



COMMUNITY DEVELOPMENT DEPARTMENT

Land Split Determination Application (revised 10/10/2019)

NOTE: BEFORE submitting to Community Development for review, submit this application to Charlotte County Environmental Health, 1100 Loveland Blvd, Port Charlotte, FL 33980 for their approval. Any fees due to Environmental Health must be paid directly to that agency.

If the application is rejected by the Health Department, Community Development will not review, it is automatically denied.

AFTER approval by the Health Department, forward the complete application package to Community Development with an application fee of \$110.00, payable to the Charlotte County Board of County Commissioners (CCBCC).

Applicant's Name: _____ Date: _____
Address: _____
City: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____
Parcel ID # (Required): _____
Current Owner's Name: _____
Complete Address of Subject Property: _____

Please describe your intentions and attach a signed & sealed survey that details exactly how the proposed split will appear: _____

Applicant's signature _____ Date _____

Health Department Approval: _____ Health Department Rejection: _____
(Signature & Date) (Signature & Date)

Charlotte County allows certain land splits to be exempt from the Subdivision Regulations. However, any proposed split requiring the creation of more than two lots must go through the subdivision process. Zoning Division staff can provide information related to building code requirements.

To qualify, it is up to the property owner to verify the following:

1. The land has not been previously divided since February 1, 1992.
2. Any newly created parcels must meet all other provisions of Charlotte County Code, particularly lot size, lot width, setbacks and actual road frontage of at least 50 feet (20' for flag lots only). Easements do not qualify as road frontage.
3. You must be certain there are no variances, easements or other restrictions which might prevent the split of such land.

YOU MUST PROVIDE A CURRENT SIGNED & SEALED SURVEY WITH THIS APPLICATION THAT DEPICTS EXACTLY HOW THE PROPOSED SPLIT IS INTENDED. ANNOTATING AN EXISTING SURVEY IS NOT ALLOWED.

Split or subdivision of properties not in compliance with Charlotte County Regulations shall be deemed non-conforming and NO permits will be issued for improvements thereon until the non-conformity is corrected.

DO NOT WRITE BELOW THIS POINT

----- The area below for staff comments ONLY -----

Current Zoning: _____
 Future Land Use: _____ Urban Service Area: YES NO
 Minimum Lot Width: _____ Feet Minimum Lot Area: _____ Acres/Sq Ft
 Roads abutting this property which qualify as road frontage: _____

Property has already been split using one-time split? YES NO

Community Development Department: Approved ____ Denied ____

Comments: _____

THIS PROPOSED SPLIT REQUIRES FULL SUBDIVISION APPLICATION FOR PLATTING: YES NO

Prepared by: _____ Date: _____

Submit this form to:
 Charlotte County Community Development
 18400 Murdock Circle
 Port Charlotte, FL 33948
 Phone 941-764-4954

Once this application has been approved, the applicant must deliver it to the Charlotte County Property Appraiser's Office where the actual changes to the County maps are made.