



**CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

Land Split Determination Application

NOTE: BEFORE SUBMITTING TO COMMUNITY DEVELOPMENT FOR REVIEW, SUBMIT THIS APPLICATION TO CHARLOTTE COUNTY ENVIRONMENTAL HEALTH (941-743-1266) FOR APPROVAL. ANY FEES DUE TO THE ENVIRONMENTAL HEALTH DEPARTMENT MUST BE PAID DIRECTLY TO THAT DEPARTMENT.

IF REJECTED BY THE HEALTH DEPARTMENT, COMMUNITY DEVELOPMENT DOES NOT NEED TO REVIEW, IT IS AUTOMATICALLY DENIED.

IF APPROVED BY THE HEALTH DEPARTMENT, FORWARD IT TO COMMUNITY DEVELOPMENT WITH AN APPLICATION FEE OF \$110.00 PAYABLE TO THE CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS.

Applicant's Name: _____ Date: _____
Address: _____
City: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____
Parcel ID # (Required): _____
Current Owner's Name: _____
Legal Description or Complete Address: _____

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 provides for 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 code requirements, code interpretations, and copies of the 1992 zoning atlas showing parcels as our records show existed in 1992.

It is up to the property owner or purchaser to verify the following:

1. The land has not been previously split utilizing the one-time split 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 road frontage ownership of at least 50 feet in width. Must also verify Future Land Use designation of property.
3. You must be certain there are no variances, easements or other restrictions which would prevent the split of such land.

YOU MUST PROVIDE A CURRENT CERTIFIED SURVEY WITH THIS APPLICATION THAT DEPICTS EXACTLY HOW THE PROPOSED SPLIT IS INTENDED.

Split or subdivision of properties not in compliance with Charlotte County Regulations shall be deemed non-conforming and no building 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

NOTE: If the proposed lot split produces a non-complying condition(s) for any existing structure on either property, that non-compliance must be corrected before any building permits can be issued.

Prepared by: _____ Date: _____

Submit this form to: Charlotte County Community Development
18400 Murdock Circle
Port Charlotte, FL 33948
Phone 941-764-4954 Fax 941-743-1598

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.