



Agricultural Lot Split Checklist and Application Section 14.11.03

The County shall approve an Agricultural Lot Split of a legally created lot if it conforms to the requirements of the Land Development Regulations. An applicant for an Agricultural Lot Split shall have six months from the date the application is submitted to the County to finalize the lot split, with no extensions.

Initial submittal

The County shall consider a proposed Agricultural Lot Split upon the submittal of the following materials:

- A completed application.
- One (1) paper copy of the proposed Agricultural Lot Split on paper not to exceed 11" x 17" in size, showing the proposed lot split with the original parcel shown with the boundary(ies) of each parcel being created identified.
- A statement indicating whether water and/or sanitary sewer service is available to the property.
- A sketch on a soil survey map with the boundary(ies) of each lot indicated. (Obtainable at US Department of Agriculture Service Center, 1725 David Walker Dr, Suite C, Tavares, FL (352) 343-2481 ext. 6)
- A parcel sketch on two (2) aerial photos with the boundary(ies) of each lot indicated. (The **(2)** aerial photos may be obtained at the Lake County Public Works Department, 437 Ardice Avenue, Eustis, FL (352) 483-9000)
- Current property record card for the subject property.
- Current Warranty deed for subject property.
- Federal Emergency Management Agency (FEMA) flood insurance map with property boundaries overlain. (A flood determination may be obtained at the Lake County Public Works Department, 437 Ardice Avenue, Eustis, FL (352) 483-9000)
- Preliminary Lot Split review fee** – Growth Management \$150.00, Public Works \$165.00, and Lake County Environmental Health \$50.00; **Total - \$365.00**. Make check payable to Lake County Board of County Commissioners.
- You may pay with a debit or credit card, however, an additional fee equal to 1% of the transaction total will be added for the convenience of using a debit or credit card.
- If you have any concerns or questions please contact our office at phone: 352-343-9641 fax: 352-343-9767

Standards

All Agricultural Lot Splits shall conform to the following standards:

- There is no limit on the number of lots that may be created.
- Each proposed lot shall be a minimum of forty (40) gross acres with at least five (5) acres of uplands.
- Each proposed lot shall have "A" Agricultural zoning.
- If any lot abuts a publicly maintained road that does not conform to the right-of-way specifications provided or adopted by reference in these regulations, the owner may be required to dedicate the required right-of-way width necessary to meet the minimum design standards.
- Each proposed lot shall front on a paved private road, a publicly maintained road, or an easement.
- If an easement is utilized in subsection 14.11.03(D)(5), the easement shall:
 - Be non-exclusive for ingress and egress, dedicated to the public for road, utility, and drainage purposes, if satisfying the criteria set forth in section 14.00.08 and accepted by the BCC. However, a private easement may be permitted if it is determined that there is no need for a future road corridor.
 - Connect to a publicly maintained road.
 - Have a minimum width of forty (40) feet.
 - Not obligate the County to maintain the easement.

Final Submittal

Prior to final approval, in addition to any other requirements, the following shall be required:

- Agricultural Lot Split fee of \$310 plus appropriate recording fees – average \$22.50**
- A legal description and acreage or square footage of the original and proposed lots.
- Sketch of description showing the intended division prepared by a professional land surveyor registered with the State of Florida.
- A survey which must include and identify:
 - The overall legal description of the original parcel
 - The legal description of each parcel created
 - The legal description of all existing and created easement
 - All existing structures
 - The 100 year flood zone and elevation
 - Mean High Water Line (MHWL) and the amount of acreage within and outside of the MHWL
 - Jurisdictional wetland line and/or environmental easement
- An actual boundary survey may be required for final approval.
- A title opinion of an attorney licensed in Florida or a certification by an abstractor or a title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as deeds, mortgages, etc., referenced in the title opinion.
- Capacity Encumbrance Letter Review** (select from A-B) (Optional)
 - A. Capacity Encumbrance Letter- No Alternate Data – not submitting traffic study
 - Public Works - Storm water: \$30.00 (CELPWS)
 - Public works – Transportation: \$450.00 (CELPWT)
 - Growth Mgmt Administration- Parks, SW \$110.00 (CELADM) \$590.00 _____
 - B. Capacity Encumbrance Letter- Alternate Data- submitting traffic study
 - Public Works- Storm water: \$30.00 (CELPWSD)
 - Public Works- Transportation: \$ 915.00 (CELPWTD)
 - Growth Mgmt Administration- Parks, SW \$110.00 (CELADMD) \$1055.00 _____

Recordation

Upon approval of the agricultural Lot split, the County Shall record the agricultural Lot split, and easements if necessary, on the appropriate maps and documents and Shall, at the applicant's expense, record the agricultural Lot split, and easement if necessary, in the Public Records of Lake County.



AGRICULTURE LOT SPLIT APPLICATION

DATE _____ File # _____

_____ Agricultural Lot Split – create forty (40+) acre parcels.

Owner(s) of Property _____

Name _____ Signature of Owner(s) _____ Phone (____) _____

Address _____ Street _____ City _____ State _____ Zip Code _____

Name _____ Phone (____) _____

Address _____ Street _____ City _____ State _____ Zip Code _____

Representative Name _____ Phone (____) _____

Address _____ Street _____ City _____ State _____ Zip Code _____

Property information:

Section _____ Township _____ Range _____ Alternate Key # _____

Property is: vacant _____ improved _____

Size of property _____ acres _____ square feet. Dimensions _____

Utilities: Property is serviced by central sewer _____ septic system _____ central water _____ well _____
Is the property within 1,000 feet of a central sewer system? _____
Is the property within 500 feet of a central water system? _____

Frontage:

() County maintained road? Name _____ Number _____
paved _____ clay _____
() Easement? Length of easement _____ Width _____

Property Information:

- 1. Is the subject property a Lot of Record? Yes _____ No _____
2. Current Zoning _____ Future Land Use designation _____
3. Has this property been granted a variance? _____ If yes, Case # _____
4. Number of Lots being created: _____
5. Size of lots being created: Acres _____ Square Feet _____
6. Is the property located in the Green Swamp ACSC? _____ Wekiva RPA? _____
7. Have Impact Fees been prepaid? Yes _____ No _____
8. Affordable Housing Projects: Estimated value of structure(s) and land for each lot. Structure(s):
\$ _____ + Land \$ _____ = \$ _____. Project meets affordable housing
expedited review criteria: Yes _____ No _____

To be Completed by Staff Only

Customer Services

Application# _____

Concurrency required? Yes _____ No _____

Address# _____

Preliminary review comments: _____

Development Review Staff sign-off/comments

Zoning Division: _____

Development Processing: _____

Environmental: _____

Addressing: _____

Environmental Health: _____

Public Works: _____

Right-Of-Way: _____

Access Management: _____

Storm water Management: _____

Recording

Deed Restrictions: Recorded in ORB _____ Page _____

Easement: Recorded in ORB _____ Page _____

Affidavit: Recorded in ORB _____ Page _____

Mapping

Drawn on map by _____ Date _____

File name used _____