



Office of Planning and Zoning

Agricultural Lot Split Application

The County shall approve an Agricultural Lot Split (ALS) of a legally created lot if it conforms to the requirements of the Land Development Regulations. Each proposed lot shall be a minimum of forty (40) gross acres with at least five (5) acres of uplands and be within the Agriculture zoning district. 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.

The following items are need for the preliminary review:

- A completed application form, provided by the County.
- One copy (not to exceed 11" X 17" in size) of the proposed lot split, which shows the boundaries of the original parcel and each proposed parcel.
- A statement indicating whether water and/or sanitary sewer service is available to the property.
- A copy of a soil survey map with the boundaries of each lot drawn on it (a copy of a soil map can be obtained by visiting <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>).
- An aerial photo with the boundaries of each lot drawn on it (a copy of an aerial can be obtained from our office or on the Lake County website at lakecountyfl.gov under online maps).
- A copy of the current property record card for the subject property.
- A copy of the current warranty deed for the subject property.
- A copy of the Federal Emergency Management Agency (FEMA) flood insurance map with the property boundaries drawn on it (a copy of the map can be obtained from our office).
- The preliminary review fees are: Planning and Zoning \$150.00, Public Works \$165.00, Lake County Environmental Health \$50.00 and Public Safety Support \$51.00, Total - \$416.00. Please make the 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 the preliminary review is approved, you can move forward to the final review. The following items are needed for the final review:

- Boundary survey or sketch of description. In the event the proposed lot split contains parcels greater than 40 acres in size, a sketch description for the land area containing such parcels shall be accepted instead of a boundary survey. However, a boundary survey prepared by a professional land surveyor registered in the State of Florida shall be required for the land area containing parcels consisting of 40 acres. The survey must include and identify:
 - The overall legal description of the original parcel and proposed lots
 - The legal description of all existing or proposed easements
 - All existing structures
 - The 100-year flood zone and elevation
 - All surface water bodies
 - All wetlands and the amount of acreage inside and outside of the jurisdictional wetland line
- 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.
- Final review fee of \$310.

Recordation

Upon approval of the Agriculture Lot Split, the County shall record in the public records of Lake County the development order, deed restrictions and affidavit at the applicant's expense. You will receive notification of the fee due for recording the documents.

Codes

If you would like to review the Codes that apply to Agriculture Lot Splits, they are available online at municode.com. Please navigate to the free online library, then to Florida, Lake County, Chapter XIV and finally to the Agriculture Lot Split Codes. You may also review these Codes at our office on the 5th floor of the round Administration Building at 315 West Main Street, Tavares, FL.

Questions

If you have any question, please call our office at 352-343-9641 or email us at zoning@lakecountyfl.gov.



Office of Planning and Zoning

Agricultural Lot Split Application

Date _____

An Agricultural Lot Split (ALS) creates lots that consist of a minimum of 40 acres (with at least 5 acres of uplands) within the Agriculture zoning district from a legally created lot that conforms to the requirements of the Land Development Regulations and Comprehensive Plan. An applicant for an ALS shall have six (6) months from the date the application is submitted to the County to finalize the lot split, with no extensions. There are no limitations on how many lots can be created through the ALS.

Owner's Name _____ Phone _____

Address _____
Street City State Zip Code

Signature of Owner _____

Owner's Name _____ Phone _____

Address _____
Street City State Zip Code

Signature of Owner _____

Representative Name _____ Phone _____

Address _____
Street City State Zip Code

Property information:

Section _____ Township _____ Range _____ Alternate Key # _____

The property is vacant Improved

What is the size of original parcel: _____ Acres _____ Square Feet _____ Dimensions

To be Completed by Staff Only

File# _____ **Address #** _____ **Project#** _____ **AR#** _____

Property Information:

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

Utilities: Property is serviced by: _____

Is the property within 1,000 feet of a central sewer system: _____

Is the property within 300 feet of a central water system: _____

Road Frontage: Name of County-maintained road: _____ Number _____

Is the County-maintained road paved or clay: _____

Name of Easement: _____ Width _____

Is Concurrency required: _____

Preliminary review comments: _____



Office of Planning and Zoning

Agent Authorization Form

I/we, (print property owner name(s)) _____, as the property owner(s) of the real property described as follows, _____, do hereby authorize _____ (print agent's name) to act as my/our agent, to execute any petitions or other documents necessary to affect the application approval requested and more specifically described as follows, _____, and to appear on my/our behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the application. I/we hereby grant permission for staff to conduct a site visit in conjunction with this application.

| | | |
|-----------|------------------------------|------|
| Signature | Print Name of Property Owner | Date |
|-----------|------------------------------|------|

| | | |
|-----------|------------------------------|------|
| Signature | Print Name of Property Owner | Date |
|-----------|------------------------------|------|

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, who is personally known to me or who has produced _____ as identification and who did or did not take an oath.

(Seal)

Notary Public (Signature)

My Commission Expires: _____

| |
|---|
| Legal Description(s), Alternate Key Number(s), or Physical Address is required: |
| Alternate Key or Physical Address: |
| Legal Description: |

NOTE: All Applications shall be signed by the Owner(s) of the Property or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign must be attached.



Office of Planning and Zoning

Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:

Single-Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial _____
Administrative Lot Split Commercial Project _____ Rezoning _____

Legal description: Section _____ Township _____ Range _____ Alt Key # _____

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage _____ within 1,000 feet of the above described property.
(is or is not)

Hook up to Central Water _____ within 300 feet of the above described property.
(is or is not)

The City of _____, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No _____ Central Water: Yes _____ No _____
Will the connection to the central sewage system be via a _____ gravity line or a _____ force main/pump?

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not _____ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature _____

Print Name and Title: _____ Date _____

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

| | |
|----------------------------------|--------------------------------------|
| To be completed by County staff: | Staff Name: _____ |
| Date Received: _____ | Address #: _____ Project Name: _____ |