



Planning & Development Services

P.O. Box 1486, Palatka, FL 32178

Phone: 386-329-0491

Fax: 386-329-1213

APPLICATION FOR EXEMPT SUBDIVISION: NON-LOT SPLIT

ELIGIBILITY

Section 12.08.03.c of the Land Development Code provides for review and approval of exempt subdivisions, which shall include any of the following:

1. Any conveyance of an illegal or nonconforming parcel(s), as determined by the Department, to a common boundary line between adjoining property owners in accordance with the following conditions:
 - (a.) The purpose of the conveyance is to settle boundary disputes, correct encroachments, or otherwise resolve conditions which are illegal, nonconforming or deemed by the Director of Planning and Development Services to be undesirable under this Code;
 - (b) A deed, or other conveyance instrument, shall be recorded in the Official Records of Putnam County;
 - (c) The grantee of the conveyance shall combine the conveyed parcel with their original parcel under a single parcel identification number in the records of the Putnam County Property Appraiser; and
 - (d) Upon completion of the conveyance transaction, the resulting parcels shall conform to all dimensional and frontage requirements of this Code, or shall result in greater conformance with this Code, as determined by the Director of Planning and Development Services.
2. Any division of land for the purpose of conveyance to any Federal, State or local government entity or public utility provided the instrument is accepted by the grantee and recorded in the Official Records of Putnam County;
3. Any conveyance (i.e. corrective deed) necessary to correct an error made in the language used in an earlier conveyance for the purpose of resolving land title issues;
4. Any division of land by order of a court of competent jurisdiction; and
5. Any parcel that contains 30 acres or greater and not intended for development with permanent structures as defined in the Florida Building Code. No permanent structures may be erected on the parcel unless the access roads and drainage are determined to be acceptable by the Public Works Director. No such creation of a lot 30 acres or greater in size shall be exempt under this section if it results in the remainder of the parcel being subdivided having less than 30 acres.

Note: A Lot Split intended to create a new buildable lot, requires a different application form and fee



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THE PROCESS

1. Call Planning Staff at (386) 329-0491 about your interest in an exempt subdivision application.
2. The applicant is responsible for all required information (please carefully review application requirements on page 4). The applicant has two processing options:

Option 1 - If the applicant chooses to request a Lot Inquiry (\$35) prior to application for a Lot Split to obtain parcel information and feasibility of the proposed Lot Split, the amount due at the time of the Lot Split application will be \$215.

Option 2 – If the applicant chooses to not request a Lot Inquiry prior to submission of the Lot Split Application, the full application fee of \$250 will be required.
3. The application and surveys are sent to the following for review:
 - a. The County Surveyor
 - b. The Property Appraiser
 - c. The Department of Health (Septic & Well)
 - d. Planning Staff
 - e. Flood Plain Manager (If applicable)
4. The above entities will conduct their review and provide comments if necessary. If comments are provided the applicant must remedy the issues for the application to be approved. If there are no comments or all comments have been remedied, then the application is approved.
5. Once the exempt subdivision application has been approved by staff, it is the applicant's responsibility to ensure new deeds have been recorded in order for the new parcels to become legal for development purposes.



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REQUIREMENTS

Exempt subdivision application completed and notarized (we have notaries at the office). The application must have the notarized signatures of **ALL** property owners of record.

1. Complete, correct, and notarized application.
2. Application fee
3. Current Survey, 5 sealed copies (16.5 by 22.5 minimum) and 1 sealed copy (8.5 by 14).
 - a. The survey shall depict such improvements impacted by the proposed exempt subdivision (for example: principal & accessory structures drain field, well etc), the properties involved in the conveyance, and the condition or situation being resolved by the conveyance. For example, if the purpose is to correct or mitigate an encroachment by a structure, the survey shall depict the structure and show the distance(s) from the structure to the current and proposed boundary or boundaries.
 - b. The legal descriptions of the parent (existing) parcel(s) and the new parcels must be on the surveys. The legal descriptions must include reference to any and all easements providing access to or otherwise affecting the parcels. Official Records (OR) or Deed Book number and page must be provided for the parcel(s).
 - c. Flood hazard noted and depicted on survey if a property is in a flood zone
 - d. All requested information must be on the surveys, not attached. If necessary the survey size may be increased to a maximum of 24" X 36" and/or additional sheets (i.e. Sheet 1 of 2, Sheet 2 of 2) may be added.
 - e. Once the exempt subdivision application has been approved by staff, it is the applicant's responsibility to ensure new deeds have been recorded in order for the new parcels to become legal for development purposes.



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EXEMPT SUBDIVISION CHECKLIST

Please complete the checklist below and submit it with the application. Staff will use this to check for completion of application requirements.

<u>Applicant</u> <u>Applicant</u>	<u>Staff</u> <u>Staff</u>	<u>N/A</u>	<u>Item</u> <u>Item</u>
<input type="checkbox"/>	<input type="checkbox"/>		Application Complete, Correct, & Notarized
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Fee Paid in Full
<input type="checkbox"/>	<input type="checkbox"/>		Current Survey, 5 sealed copies (16.5 by 22.5)
<input type="checkbox"/>	<input type="checkbox"/>		Current Survey, 1 sealed copy (8.5 by 14)
<input type="checkbox"/>	<input type="checkbox"/>		Survey Depicts Requirement 3.a. (page 3)
<input type="checkbox"/>	<input type="checkbox"/>		Legal Descriptions Provided on the Survey
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Survey Depicts Flood Zone



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APPLICATION FOR EXEMPT SUBDIVISION

PARCEL # 1

PROPERTY OWNER NAME(S) _____

PARCEL NUMBER _____

911 ADDRESS _____

FUTURE LAND USE DESIGNATION(S) _____

ZONING(S) _____

CURRENT USE(S) _____

DATE PARCEL CREATED _____

PARCEL SIZE _____

SUBDIVISION (name & number) _____

REQUIRED SET BACKS: Front Side Rear Corner Water

PARCEL # 2

PROPERTY OWNER NAME(S) _____

PARCEL NUMBER _____

911 ADDRESS _____

FUTURE LAND USE DESIGNATION(S) _____

ZONING(S) _____

CURRENT USE(S) _____

DATE PARCEL CREATED _____

PARCEL SIZE _____

SUBDIVISION (name & number) _____

REQUIRED SET BACKS: Front Side Rear Corner Water

LOT SIZE(S)

Current (In Acres) _____

Proposed (In Acres) _____

FLOOD HAZARD DETERMINATION

FLOOD ZONE: _____ ELEVATION: _____

FIRM MAP #: _____ REVIEWER _____



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NARRATIVE Explain purpose of proposed exempt subdivision (attach extra sheet if necessary). Add copies of supporting documentation (prior deeds, court order, etc.) if applicable.

Parcel 1

Signature of Applicant(s):

Contact Information:

Phone _____
Address _____

Phone _____
Address _____

Phone _____
Address _____

Phone _____
Address _____

Phone _____
Address _____

Phone _____
Address _____

THE FOREGOING instrument was acknowledged before me, this ___ day of _____, 20___,
by _____ State of _____ County of _____

Notary Signature: _____
Personally known / Produced ID Type of ID: _____



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Parcel 2

Signature of Applicant(s):

Contact Information:

Phone _____
Address _____

Phone _____
Address _____

Phone _____
Address _____

Phone _____
Address _____

Phone _____
Address _____

Phone _____
Address _____

Phone _____
Address _____

THE FOREGOING instrument was acknowledged before me, this ____ day of _____, 20__.

by _____ State of _____ County of _____

Notary Signature: _____

Personally known / Produced ID Type of ID: _____

Office Use Only-	
Date Received: _____	Sufficiency Review Completed by: _____
Date Forwarded to Reviewing Departments: _____	