

LOT SPLIT REQUIREMENTS
Growth Management Department

The requirements for a lot split apply only to property that lies within a residential zoning district. In order to qualify for a lot split, the following criteria must be met:

- 1) Only two (2) lots may be created per original parcel.
- 2) Each lot created must have a minimum area of one (1) acre.
- 3) Each proposed lot shall front on a paved private road, a publicly maintained road, or an easement.
- 4) An easement is not required to be paved, however, it shall:
 - a) Be non-exclusive;
 - b) Be dedicated to the public for road, utility and drainage purposes;
 - c) Connect to a publicly maintained road;
 - d) Be no longer than one thousand three hundred twenty (1,320) lineal feet from a publicly maintained road;
 - e) Have a minimum width of fifty (50) feet;
 - f) Not obligate the Town to maintain the easement; and
 - g) Have road name signs installed.
- 5) If a paved private road or easement is utilized, then deed restrictions, which require the property owners to maintain the paved private road or easement, shall be recorded prior to the recordation of the lot split.
- 6) If any lot abuts a publicly maintained road that does not conform to the right-of-way specifications provided or adopted by reference in the Town's Land Development Regulations (LDRs), the owner shall be required to dedicate the required right-of-way width necessary to meet the minimum design standards.
- 7) All proposed lots must meet or exceed the dimensional requirements of the LDRs Code, and required easements for utility, drainage, conservation, or other purposes must be delineated for transfer to the Town as part of the development order.
- 8) Flag lots are not allowed.
- 9) A well or septic tank may be allowed per the Water and Sewer Standard Specifications chapter of the LDRs.

Prior to the property being divided, it must be reviewed and approved by the Town. A summary of the review and approval process follows:

The completed lot split application, along with the applicable fee, must be submitted to the Growth Management Department no later than **thirty (30) days** in advance of a regularly scheduled Technical Review Committee (TRC) meeting in order to be considered at that meeting. The staff may request the assistance of the Town Engineering consultant and the Town attorney if needed. The TRC meetings are

posted, public meetings. The applicant will be informed of the date and time of the TRC meeting for which the application is scheduled.

The application must include the following information:

- 1) Property owner name, address and legal description of property.
- 2) Current zoning of subject parcel and whether a rezoning will be required.
- 3) Size and number of proposed lots.
- 4) Adjacent street name and classification.
- 5) Type and square footage of existing buildings on the parcel.
- 6) Information regarding adjacent right-of-way or easements.
- 7) Boundary and improvement survey.
- 8) Source and location of water and sewer facilities.

The lot-split application shall be reviewed by the TRC and recommendations shall be made to the Town Commission. The Commission, at a public hearing, shall review the request and approve, approve with conditions, or deny the request. The property owner or the owner's agent must be present at the public hearing. Upon approval of the lot split, a separate deed for each lot or parcel must be prepared and recorded. If an easement is required, the easement document must also be prepared, recorded and the deed restriction regarding the easement be included in the deeds. Copies of these documents must be submitted to the Town Clerk's Office.

The above requirements are intended to provide only a general overview of the lot-split process. Lot split requirements are specific in Lady Lake Ordinance 94-08 Land Development Regulations, adopted August 15, 1994, and are available at Town Hall.

For further information and assistance, contact the Growth Management Department at 751-1582.

LOT SPLIT CHECKLIST

Alternate Key Number _____

PROPERTY OWNER: _____
LEGAL DESCRIPTION: _____

APPLICATION/ACCOMPANYING DOCUMENTS

DATE

_____ Received by Growth Management Dept.	_____
___ Application	
___ Survey	
___ Proof of Ownership	
___ Owner/Agent Affidavits	
___ Recorded Deed (for each lot)	
___ Recorded Easement (if applicable)	
_____ Submitted to the Town Clerk's Office	_____
_____ Fees Paid in the Amount of \$ _____	_____

SCHEDULED MEETING DATES

_____ Technical Review Committee	_____
_____ Town Commission	_____

UTILITY REVIEW FORMS

_____ Mailed	_____
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EASEMENT DOCUMENT (if applicable)

_____ Prepared/Signed	_____
_____ Mailed to Clerk of the Court for Recording	_____
_____ Recorded Copy Received	_____

DEEDS (NEW)

_____ Recorded Copies Received	_____
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ACTIONS TAKEN

Technical Review Committee:

_____ Approved	_____
_____ Approved with Conditions	_____
_____ Disapproved	_____

Commission:

_____ Approved	_____
_____ Approved with Conditions	_____
_____ Disapproved	_____

**TOWN OF LADY LAKE
LOT SPLIT APPLICATION**

Alternate Key Number _____

1. Owner's Name: _____
Mailing Address: _____
Telephone #: _____
Email Address: _____
2. Applicant's Name: _____
Mailing Address: _____
Telephone #: _____
Email Address: _____
3. Applicant is: Owner___Agent___Purchaser___Lessee___Optionee___
4. Property Address/Location: _____
5. Legal Description of Property to be divided: _____

6. Area of Property: _____ Square feet _____ Acres
7. Utilities: Central Water___ Central Sewer___ Well___ Septic Tank___
8. Zoning of property: _____
9. Number, square footage and present use of the existing structures on the property:

10. Proposed number and size of lots/parcels:

11. Proposed use of the property: _____

12. Have any land use applications been filed within the last year in connection with this property? ___Yes ___No. If yes, briefly describe the nature of the request and date when this was done:

This application must be accompanied by a legal description of the property, proof of ownership and authorization from the owner if represented by an agent or contract purchaser.

I certify that the statements in this application are true to the best of my knowledge.

Signature of Applicant

PLEASE SUBMIT THE APPLICATION, ACCOMPANIED BY THE APPROPRIATE REVIEW FEES AND TWENTY-EIGHT (28) COPIES OF ALL APPLICABLE INFORMATION DOCUMENTATION AS REQUIRED BY THE LADY LAKE LAND DEVELOPMENT REGULATION, ADOPTED AUGUST 15, 1994 TO THE GROWTH MANAGEMENT DEPARTMENT. ADDITIONAL COPIES OF APPLICATION AND PLANS WILL BE REQUIRED PRIOR TO CONSIDERATION AT THE PLANNING AND ZONING BOARD AND TOWN COMMISSION MEETINGS.

Office Use:

Date Application Received: _____ Received By: _____

Fees Paid: _____

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared _____,
who being by me first duly sworn on oath, deposes and says:

(1) That he is the fee-simple owner of the property legally described on page one
of this application.

(2) That he desires approval for:

(3) That he has appointed _____ to act as agent in
his behalf to accomplish the above. The Owner is required to complete the
APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act
in his stead.

Affiant (Owner's Signature)

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 (did not) take an oath.

Notary Public

NOTE

All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

APPLICANT'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority personally appeared _____, who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Lady Lake, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Lady Lake, Florida, and are not returnable.

- (2) That he desires approval for:

- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Affiant (Applicant's Signature)

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 (did not) take an oath.

Notary Public