



**Project  
Details**

Describe present use of property: \_\_\_\_\_

\_\_\_\_\_

Size of parcel (in acres or square footage) to be considered for the Family Homestead or Parent Parcel Subdivision.

\_\_\_\_\_

**(For Family Homestead Subdivisions only)** provide the name(s) and relation of the family member(s) who will receive each newly created lot.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional Information:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Approval**

\_\_\_\_\_

Planning & Zoning Official

\_\_\_\_\_

Date

\_\_\_\_\_

Title

Conditions or Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. This permit is conditioned on obtaining all other applicable state or federal permits before commencement of the development.

**Instructions:**

1. Complete application and submit along with the following:
  - a. A site plan of the property, showing property lines (existing and proposed), dimensions, structures (existing and proposed), abutting streets, and any other pertinent information must be attached to this application. All site plans must be drawn to scale.
  - b. Submit \$50.00 fee for review.
2. An access easement is required for all proposed parcels that do not have road frontage. This easement must be recorded on each deed.
3. For Family Homestead Subdivisions, provide the name and relation of each family member that is to receive one of the newly created lots.

*Taken from the Santa Rosa County Land Development Code:*

**Family Homestead Subdivisions (Article 6.05.02(G) (1), LDC)**

- A. The dividing of a parcel of land in the Agricultural zoning district (AG), resulting in a parcel which does not possess the required road frontage, may be approved by the Community Planning & Zoning Department with the following provisions:
  1. The divided parcel shall be only given without valuable consideration to a member of the donors immediate family, being defined as spouse, father, mother, brother, sister, son, daughter, stepchild, grandchild, or grandparent.
  2. Property being divided shall not be located within a recorded platted subdivision.
  3. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per acre.
  4. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.
  5. An easement maintenance agreement between property owners is required or; an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description.
  6. No new County roads are created.

**Parent Parcel Subdivisions (Article 6.05.02(G)(2),LDC)**

The dividing of a parcel of land in the Agricultural zoning district (AG), resulting in a parcel which does not possess the required road frontage, may be approved by the Planning & Zoning Department with the following provisions:

- A. A parent parcel may only be subdivided to create a maximum of three (3) new lots, which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met.
- B. Property being divided shall not be located within a recorded platted subdivision.
- C. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per acre.
- D. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.
- E. An easement maintenance agreement between property owners is required; or an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description.
- F. No new County roads are created.

Lots created under this provision are exe