

LOT SPLIT

City of Fellsmere, 22 S. Orange Street, Fellsmere, Florida 32948

Phone: 772-571-9077 Fax: 772-571-0097

This application is for a residential or commercial lot split as authorized by Article XV, Section 15.2 Exemptions to Subdivision Plat Review. The following type of land divisions may be accomplished via a Lot Split.

1. Lot splits: The division of a lot of record that so existed on December 17, 1956, into two lots (parcels) provided that each lot (parcel) so created shall comply with all other Land Development Regulations.
2. Judicial exception: Any division or re-division of a parcel of land made pursuant to an order of a court of competent jurisdiction.
3. Boundary settlement exceptions: Any conveyance between adjacent land owners if:
 - a. The purpose of the conveyance is to adjust or settle the common boundary line between said adjacent landowners;
 - b. Such purpose is stated in the deed of conveyance or is stated in a separate instrument recorded in the public records of Indian River County; and
 - c. The resulting parcel(s) conform to the applicable zoning district dimensional criteria.
4. Conveyance to government: Any division or re-division of a parcel of land, the sole purpose of which is to convey a part thereof to any Federal, state or local governmental entity or agency for a bona fide public purpose and provided that such conveyance is accepted by such governmental entity or agency by an instrument recorded in the public records of Indian River County.
5. Exception for corrective instruments: Any conveyance from the grantor in a deed recorded prior to December 17, 1956, to the same grantee in said deed, if the purpose of such conveyance is solely to correct defects in such deed recorded prior to December 17, 1956.

PROPERTY

Tax ID No. _____
 Address _____

Attach Legal Description and Sketch of Parent Parcel
 Attach Legal Description and Sketch of New Parcel 1
 Attach Legal Description and Sketch of New Parcel 2

REAL PROPERTY OWNER

Name _____
 Address _____

Phone _____
 Mobile _____
 Fax _____

APPLICANT

Name _____
 Address _____

Phone _____
 Mobile _____
 Fax _____

If Applicant is not the owner of the parent property to be split, please provide a signed authorization from the owner authorizing the split and acknowledging responsibility for all fees, fines, and property encumbrances that may be imposed as a result of this application.

Signature of Applicant

Date

Application Requirements – TWO COPIES OF EACH APPLICABLE ITEM

1. Application Fee as set by resolution of the City Council.
2. Title Policy (w/in six months of date of application).
3. Mortgage Release if a mortgage is held on the property.
4. Proposed Deed of Conveyance.
5. Legal Description and Sketch of Parent Parcel.
6. Legal Description and Sketch of New Parcel 1.
7. Legal Description and Sketch of New Parcel 2.
8. Deed of parent property and copy of all deeds of conveyance since December 17, 1956 if splitting pursuant to 15.2.B.1, LDC.
9. Court Order if splitting pursuant to 15.2.B.2, LDC.
10. Boundary settlement agreement if splitting pursuant to 15.2.B.3, LDC.
11. Public record of Indian River County pertaining to government receipt of land if splitting pursuant to 15.2.B.4, LDC.
12. If the property is not owned or is owned only in part by the applicant, a notarized letter must accompany the application giving written consent by all property owners of the subject property.

FOR CITY USE ONLY

<u>Parent Property</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Tax ID _____	Tax ID _____	Tax ID _____
Address: _____	Address: _____	Address: _____
Ownership Verified: Yes _____ No _____		
Approved _____ Denied _____ Date _____		