

Sec. 7-22.2. Short form subdivision.

- (1) **Intent and purpose.** It is the county's intent to provide a short form subdivision process, consistent with chapter 163, Florida Statutes, and the platting of a large lot subdivisions. A large lot subdivision is the division of a large parcel of land into lots which contain a minimum of ten (10) acres or greater but less than twenty (20) acres and where county expenditure for infrastructure to support the development is not required.
- (2) **Form.** The short form subdivision submittals shall be on mylar with three (3) paper copies for review and processing by the planning department. The mylar shall be drawn at the scale acceptable to the planning department with one inch to four hundred (400) feet established as a suggested minimum scale. Where necessary, the plat may be drawn on more than one (1) mylar accompanied by the appropriate legend and index sheet.
- (3) **Content.** The final plat submittal shall be certified by a registered land surveyor or a professional engineer and shall include the following information, documentation or drawings:
 - (a) Subdivision name, north arrow, scale, date, section, township, and range, legend and all information as required for subdivision plats pursuant to chapter 177, Florida Statutes.
 - (b) Measurements, bearings and location of existing and proposed property lines, roads, easements, rights-of-way and tracts.
 - (c) Stormwater retention or detention facilities (if any) shall be identified as tracts.
 - (d) Location, centerline, name, tract number and purpose of any easements. Ownership and maintenance responsibility shall be identified in any related documentation.
 - (e) Lots shall be numbered sequentially. Tracts may be designated as Tract A, Tract B, etc.
 - (f) Identify the purpose of nonresidential sites or tracts.
 - (g) Location and description of survey monuments.
 - (h) Registered land surveyor's or professional engineer's seal or mylar.
 - (i) Certification of title or title opinion submitted with mylar.
 - (j) Statement by property owner regarding dedication of roadways, stormwater facilities, tracts, easements or rights-of-way being dedicated to public or private use, which corresponds to such areas identified on the plat. Homeowner or property owner associations shall be created and identified prior to recordation of the plat or sale of newly created lots. Membership in the homeowners' association shall be mandatory when an association is responsible for the ownership or maintenance of roadways, easements or tracts.
 - (k) Certification and/or signature blocks for county commission chairperson, county attorney, clerk of the court and planning director for recordation purposes.
 - (l) Certificate for recording of plat by clerk of the circuit court.
 - (m) The plat and all deeds shall contain a note that states all such duly recorded subdivision lots shall not be divided or resubdivided in the future without complying with the platting requirements of section 7-22.1, or approval of the planning department, Land Development Code, including written approval from the mandatory homeowner or property owner's association.
(Ord. No. 93-24, 11-15-93)

Note: See the editor's note to § 7-22.1.

Sec. 7-22.3. Review and platting procedures.

- (1) The planning and zoning department shall accept final subdivision applications for short form subdivisions. The department shall review the application for informational sufficiency within five (5) working days and request additional information. The department shall review sufficient applications within ten (10) days of receipt.
- (2) When the application is found to be consistent with all other applicable sections of the Land Development Code, then as outlined in section 7-22.2, it shall be scheduled by the department, as an agenda item at the next regular meeting of the board of county commissioners for written approval.
- (3) **Appeals.** When the planning department finds an application herein is inconsistent with the Land Development Code and thus not recommended for approval, the applicant may appeal such determination by filing the appeal with the department. The department shall schedule the appeal for hearing before the Planning and Zoning Board. Appeals from the Board shall be directed to the Board of County Commissioners, pursuant to Section 3-23 of the Land Development Code.

(Ord. No. 93-24, 11-15-93)

Note: See the editor's note to § 7-22.1