

HENDRY COUNTY PLANNING AND ZONING DEPARTMENT

P.O. Box 2340
LaBelle, Florida 33975-2340
863-675-5240 • FAX: 863-674-4194
<http://www.hendryfla.net/planning.php>

<i>For Office Use Only:</i>	
Date:	_____
Hearing No.:	_____
Fees:	_____
Check No.:	_____ or Cash _____
Strap No.:	_____

APPLICATION FOR LARGE LOT SUBDIVISION

Name of Applicant: _____

Address: _____

Tel: _____ Fax: _____ e-mail: _____

Name of Agent: _____

Address: _____

Tel: _____ Fax: _____ e-mail: _____

Property Address: _____

Property Acreage: _____

Future Land Use Designation on Property: _____

Zoning on subject Property: _____

Adjacent Zoning: North: _____ South _____ East: _____ West: _____

Adjacent Future Land Use: North: _____ South _____ East: _____ West: _____

Reason for Request: _____

HAS A ZONING HEARING BEEN HELD ON THIS PROPERTY IN THE PAST TWENTY-FOUR (24) MONTHS? _____

If yes, application number or resolution number. _____

IS THIS REQUEST A RESULT OF A VIOLATION NOTICE? _____

If yes, to whom was the Violation Notice written? _____

Is there an existing approval for a special exception, rezone, variance, and/or administrative waiver on the property?

_____ If yes, please provide resolution and/or ordinance numbers _____

All data and exhibits submitted in support of this application shall become a permanent part of the public records of Hendry County, Florida. **PLEASE SUBMIT ORIGINAL APPLICATION PLUS FOUR COPIES AND 1 CD OF ALL DOCUMENTS SUBMITTED.**

The procedures and data required in accordance with this application are found in Section 1-54-5 of the Hendry County Code of Ordinances and are attached for reference.

SUBMITTAL REQUIREMENTS (unless waived at the pre-application meeting):

1. Original application.
2. Notarized letter of Owner's Authorization (attached).
3. A copy of the pre-application meeting notes.
4. A boundary survey less than one year old showing the original parcel of land together with the proposed Large Lot Subdivision of land shall be prepared by a professional surveyor and mapper and shall include the following information:
 - (a) The boundary survey shall indicate that its purpose is for a large lot subdivision.
 - (b) Existing legal description and boundary survey of the parent parcel to be subdivided. All existing easements and rights-of-way must be indicated.
 - (c) Legal description, boundary survey, and dimensions of the proposed lots. Proposed lots shall be assigned numbers or letters through which each may be identified to the parent parcel.
 - (d) Legal description, boundary survey, and dimensions of all access easements in the proposed subdivision.
 - (e) Legal description, boundary survey, and dimensions of all drainage easements in the proposed subdivision.
 - (f) The boundary survey shall be drawn to scale appropriate for legibility on 24" X 36" sheet, and no letter or number shall be less than one-tenth of an inch in height and shall be bold enough to remain clearly legible after reduction. The Planning and Zoning Department may require provision of additional detail.
5. A Florida Land Use Cover Classification (FLUCCS) map prepared by an environmental professional.
6. Each lot so created shall contain a minimum of ten acres and meet the minimum lot frontage area, and dimensional requirements for the zoning district in which it is located; however, in no case shall lots have minimum lot width of less than 330 feet.
7. Access to each lot shall be provided by one of the following two means:
 - (a). a single lot fronting a public roadway not listed below may be provided direct access to said roadway provided that the minimum frontage requirements for the zoning district in which the property is located are met and a driveway apron is constructed in accordance with county standards. No lot fronting the following public roadways may be provided direct access to said roadway:
 - All state roads
 - Numbered county roads or their successors
 - Kirby Thompson Rd.
 - Howard Rd.

Ft. Denaud Rd.
Wheeler Rd.
Church Rd.
Sears Rd.
Helms Rd.
Wellington Parkway
Lexington Parkway
Pine Cone Ave
Flaghole Rd.
Hendry Isles Blvd
Everhigh Acres Rd.

- (b) A newly-created access easement with each lot having at least 330 feet of frontage on the access easement. The access easement does not have to be paved except for that portion of the access easement located within the County road right-of-way or road easement.
8. Stormwater management facilities shall be placed in a drainage easement. Utilities provide by third parties shall be placed in easements according to standard practice.
9. Within 90 day of approval of the subdivision by the county, the subdividing landowner shall record in the Hendry County official records all access easements and drainage easements necessary for the subdivision and submit copies of same to the planning and zoning department. Maintenance of the access easements (including signage) and stormwater management facilities is the responsibility of the affected landowner(s). The county shall have no responsibility for the maintenance of such areas.
10. Processing fee payable to the Hendry County Board of County Commissioners:
Large Lot Subdivision Application Fee-
\$1,000.00 plus \$10.00 per acre

LETTER OF AUTHORIZATION

ATTEST:

We/I, _____, being first duly sworn, depose and say that we/I are/am the owners of the property described herein g; that all the answers to the questions in this application, all sketches, data, and other supplementary matter attached to and made a part of this application, are true and correct to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated or County printed shall not be altered.

As property owner We/I further authorize _____ to act as our/my representative in any matters regarding this Petition.

(Signature of Property Owner)

(Signature of Property Owner)

(Typed or Printed Name of Owner)

(Typed or Printed Name of Owner)

State of Florida
County of Hendry

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____ who is personally known to me or has produced _____ as identification.

(Signature of Notary Public – State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)