



DEPARTMENT OF COMMUNITY DEVELOPMENT

SIMPLE LOT SPLIT & COMBINE APPLICATION

Questions: 239-574-0553

DATE: \_\_\_\_\_

APPLICATION FOR A LOT SPLIT AND LOT COMBINATION

A lot split or combination within the City of Cape Coral may affect conformity with the City's Land Use and Development Regulations. Prior to the division of any parcel or combining of two or more parcels, City approval is required.

**Directions for Submittal**

Please submit all items to the Planning Division. Please allow ten (10) business days for approval from date of receipt. The initial submission should include the following information in order to avoid delay:

1. For **lot splits** or **lot combinations** - Complete (1) copy of the city application for a lot split and lot combination form.
2. For **lot splits**, three (3) individual copies of a **Boundary Survey are REQUIRED**, showing the following:
  - a) The property that is to be split as it is currently with boundary identification.
  - b) The second and third sheet should display how the property will be split (For example, if the parcel is a four lot site, sheets 2 & 3 should show two lots each on separate sheets of paper) complete with boundary identification, and new legal descriptions of each area proposed for division.
  - c) Location of any structures showing setback dimensions and identification of all existing or proposed easements and rights-of-way affecting the parent property and the proposed property to be created.
  - d) A Boundary Survey is **NOT REQUIRED** for lot combinations.

The survey and legal descriptions shall be prepared and sealed by a professional Land Surveyor registered in the State of Florida.

STRAP number(s) and area of property to be split or joined (attach additional sheet if necessary)

Existing		Proposed	
STRAP Number	Area (Square feet)	Final STRAP Number	Area (Square feet)

BLOCK(S) Involved: \_\_\_\_\_

LOT(S) Involved: \_\_\_\_\_



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Property Owner Information (attach additional sheet if necessary):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Please include this form and all other required materials and mail, email, or fax this information to:

Department of Community Development  
PO Box 150027  
Cape Coral, FL 33915-0027  
Ph: (239) 574-0553  
Fax: (239) 574-0594  
Email: [planning@capecoral.net](mailto:planning@capecoral.net)

**Additional notes and information:**

Please be advised that this request does not imply suitability or authorize development of the parcel. Please contact the Planning Division concerning questions about the development of the parcel(s). No rights are being granted by this action that is reserved to any regulatory agency. This action does not nullify or alleviate any existing liens or encumbrances on the property.

<b>OFFICE USE ONLY</b>		
Planning Approval		
Simple Lot Split/Lot Join: Approved: _____	Disapproved: _____	
Reviewed by: _____	Signature: _____	Date: _____
Building Approval		
Simple Lot Split/Lot Join: Approved: _____	Disapproved: _____	
Reviewed by: _____	Signature: _____	Date: _____

(Note: If request(s) is to split or divide structure, application must go through the building department).