



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 or combining of any parcel(s), City approval is required. In addition to City approval, all outstanding property taxes must be paid. For lot combinations, all parcels must be titled the same. (e.g. single, tenants in common, tenants by entirety)

Directions for Submittal

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

1. For **lot splits** and **lot combinations** - One (1) copy of the completed **Application for a lot split and lot combination**.
2. For **lot splits** or **lot combinations** not along platted lot lines or unplatted parcels, you must include:
 - a) Complete boundary identification, with legal description of the parent tract of land from which the division is being created.
 - b) Complete boundary identification, with a legal description 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.

Survey(s) and legal descriptions shall be prepared and sealed by a professional Land Surveyor registered in the State of Florida. Note: If request(s) is to split or divide structure, application must go through the Planning and Building Divisions.

<input type="checkbox"/>	COMBINE	←	CHECK ONE	→	SPLIT	<input type="checkbox"/>
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Folio IDs or STRAP Numbers

(attach another sheet if more than six)

Folio ID or STRAP Number

List Lot Number or Attach Sketch/Survey

BLOCK(S) INVOLVED _____

LOTS INVOLVED _____



Date: _____

Property Owner Information

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) 574-0401
Fax: (239) 574-0591
Email: 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.

If one of the parcels involved in the split or combination is receiving a **Homestead Exemption** through Lee County Property Appraiser, your exemption may be impacted. Please answer the following question if a homesteaded parcel is involved.

After completion of the split or combination, will the parcel(s) be used as part of your homesteaded property?

Yes No

If no, how will the property be used?

I authorize the Lee County Property Appraiser to obtain information to determine eligibility for Homestead Exemption. I understand that under section 196.131(2), Florida Statutes, any person who knowingly gives false information to claim Homestead Exemption is guilty of a misdemeanor of the first degree, punishable by imprisonment up to one (1) year, a fine up to \$5,000, or both.

Under penalties of perjury, I declare that I have read the foregoing affidavit and the facts in it are true. I further understand that if the Property Appraiser determines that for any year within the prior 10 years I was not entitled to receive this exemption, my property shall be subject to the taxes exempted, plus 15 percent per annum, and a penalty of 50 percent of the taxes exempted.

Signature _____

OFFICE USE ONLY	Simple Lot Split/Combination
Reviewed by: _____ Approved _____ Unapproved _____	
Signature: _____	
Date: _____	