

CAN I DIVIDE MY PARCEL?

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WHAT IS A PARENT TRACK?

A Parent Tract is a lot of record that existed on May 2, 1992, the date of the Calhoun County Comprehensive Plan adoption.

LET'S ELABORATE:

A Parent track of land and/or Parcel or Lot of Record is a parcel or lot of record means: 1) Any contiguous quantity of land that is part of an approved subdivision recorded in the Office of the Clerk of the Circuit Court; or, 2) Any contiguous quantity of land which is capable of being described with such definiteness that its location and boundaries are established, and which has been so recorded in the public records in the Office of the Clerk of the Circuit Court prior to May 5, 1992 or, 3) Any contiguous quantity of land which is the subject of an agreement for deed or other instrument of conveyance properly executed prior to May 1, 1992, and which describes the parcel with such definiteness that its location and boundaries are established and recognized by Florida Law. 4) When a Parent Track of land is divided by a public roadway (State or County) that existed on or before May 5, 1992, each portion of the parent track created by the division by the public roadway, shall be considered a parent track for purposes of land use densities and shall be granted the right to built at least one single family residential unit. 5) When a Parent Track of land is divided by the Chipola River, each portion of the parent track created by the division by River, shall be considered a parent track for purposes of land use densities and shall be granted the right to built at least one single family residential unit.

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WHAT IS A SUBDIVISION?

It is the platting of real property into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division. Subdivision includes the establishment of new streets and alleys, additions, and re-subdivisions; and, when appropriate to the context, subdivision applies to the process of subdividing or to the lands or area to be subdivided.

WHAT CRITERIA MUST BE MET FOR DIVIDING A PARENT PARCEL?

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A parent tract can be divided once without meeting the subdivision regulations if the following conditions are met:

- Tract has frontage on and direct access to an existing publicly maintained street and meets all frontage requirements.
- Both lots meet the minimum lot size requirement of the zoning district.
- The lot split must be memorialized in a document recorded in the public record

Any other lot splits not meeting the requirements above will be considered subdivisions and must go through the Subdivision Plat Approval Process and comply with the Subdivision Regulations found in Ordinance (#84-03), the Calhoun County Comprehensive Plan and the Calhoun County Land Development Regulations.