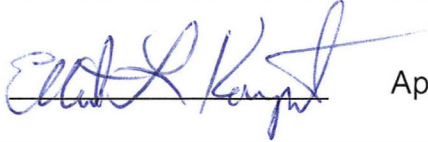


Policy Title: Family Homesteads

Policy Number: 2020-001

Effective date: 2/14/2020

Approved by:



Approved date:

2/14/2020

STATEMENT OF ISSUE/PURPOSE OF DETERMINATION: This policy letter implements how the Department of Growth Management planning staff interprets Comprehensive Plan 2009, Future Land Use, Policies 10.1 and 10.2 relative to Agriculture (AG), lands classified as “Prime Farmland” by the U.S. Department of Agriculture and Land Development Code S.1.05.00 (1) Family Homestead.

PURPOSE/RATIONALE: This policy guides planning staff on how to interpret the Family Homestead (S.1.05.00 Land development Code) provision as it relates to Comprehensive Plan Policy 10.1, “Lands classified as prime farmland”, one (1) dwelling unit per ten (10) acres, when subdividing property for a family member. Controlling statutory language follows. Furthermore, said policy is in keeping with Policy 10.2, “Any divisions of land occurring directly from inheritance either by testate or intestate, shall be exempt from the platting requirements of the LDC, provided that such division is not accomplished through recorded plats and the proposed densities and parcel size meets the established minimum consistent with plan densities”.

Florida Statute 163.3179, Family Homestead, a local government may include in its comprehensive plan a provision allowing the use of a parcel solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the plan. Such provision shall apply only once to any individual.

APPLICATION: Based on the controlling statutory language, a citizen may subdivide property for a family member that does not meet the required density for Agricultural zoned properties with the prime farmland designation.