

## **SECTION 34.0 FAMILY FARM LOT PROVISION**

### **Section 34.01 Introduction**

A Family Farm and Lot Determination is required for placement or construction of additional single-family units on a parcel meeting the minimum lot size in Rural Silviculture (R/S) and, Agricultural-Intensive (AI) or an Exempt parcel of land, as defined by Policy A.1.6.3 of the Goals, Objectives and Policies of the Comprehensive Plan, for the one time use per immediate family member, as defined in Policy A.1.6.4(b), Goals, Objectives and Policies of the Comprehensive Plan, on properties designated Agricultural Intensive (AI) or Rural/Silviculture (RS) on the Future Land Use Map. The request is considered by the Planning & Zoning Division of the Growth Management Department and is based on consistency with the Comprehensive Plan, and the Land Development Code. Applications for Family Farm Lot Determination are submitted to the Current Planning & Zoning Division of the Growth Management Department.

Address: 4040 Lewis Speedway  
St. Augustine, FL 32084

Filing Fee: No Fee

### **Section 34.02 Application Process**

One (1) copy of the following items must be included with a Family Farm Lot Determination application. If necessary, Applicant may be required to submit proof of Exempt parcel and family member status.

- A. Application
- B. Property Owner's Affidavit for each owner of record (must be notarized)
- C. Family Member's Affidavit (must be notarized)
- D. Proof of Ownership
- E. Copy of deed or other acceptable documentation demonstrating parcel to be exempt (parcel existing prior to September 14, 1990)
- F. 11" x 17" Site Plan showing all existing and proposed structures , divisions, and access points

### **Section 34.03 Review/Approval Process**

- A. Complete application package is submitted to the Planning & Zoning Division.
- B. Application is routed to the appropriate reviewing departments; departments have 5 working days to review and provide comments.
- C. Comments should be addressed in a resubmittal to the Planning & Zoning Division. Resubmittals from the applicant are routed to the appropriate reviewing departments for 5 working days.
- D. When all comments, if any, have been addressed the approval block on the affidavits is completed, copies are made for the file and the original affidavits are returned to the applicant.



St. Johns County Growth Management Department  
 Planning and Zoning Division  
 4040 Lewis Speedway  
 St. Augustine, Florida 32084  
 Phone: (904) 209-0575 Fax: (904) 209-0576 E-mail: plandept@sjcfl.us

Application for Family Farm Provision

Date:  File No:  Parcel ID No.

Name:  Zoning Class

Address:  Future Land Use Designation

City  State  Zip Code  Size of Parent Parcel:

email

If Parent Parcel is being divided provide the following:

Size of New Parcel:  Size of Remaining Parcel:

One (1) copy of the following items must be included with a Family Farm Lot Determination application. If necessary, Applicant may be required to submit proof of Exempt parcel and family member status.

- A. Application
- B. Property Owner's Affidavit (must be notarized)
- C. Family Member's Affidavit (must be notarized)
- D. Proof of Ownership
- E. Copy of deed demonstrating parcel to be exempt
- F. Site Plan showing proposed division **consistent with Section 5.01.00,** or additional unit and proposed access

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED WITH THIS APPLICATION IS CORRECT **and acknowledge division of property may require a replat.**

Printed or typed name(s): \_\_\_\_\_

Signature(s): \_\_\_\_\_

Address and contact information of person to receive all correspondence regarding this application (if different than the applicant)

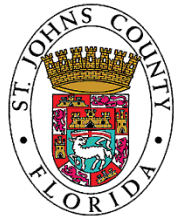
Name

Address

City  State  Zip Code

email

Planning and Zoning Division  
Approval Date: \_\_\_\_\_  
Parcel/Strap# \_\_\_\_\_  
Approved by: \_\_\_\_\_



## Property Owner's Affidavit

I, \_\_\_\_\_

certify that I am one of the owners of the following property located in St. Johns County, Florida:

\_\_\_\_\_

I further certify that the owners are also qualifying immediate family members, in that we are all (a) parents, step-parents, adopted parents; (b) spouse; (c) brothers or sisters; (d) children, step-children, adopted children, or grandchildren; and/or (e) the parents, step-parents, adopted parent, siblings, and children, step-children, adopted children, or grandchildren of the Owner's spouse. I further certify that the owners will occupy the above property or legal portion thereof as their primary residence as shown on the attached site plan.

I understand that the allowance of these additional units within the \_\_\_\_\_ Future Land Use Designation is an exemption pursuant to Objective A.1.6 Agriculture and Silviculture Areas of St. Johns County 2025 Comprehensive Plan, Family Farm and Lot Provision, and is based on certain requirements and limitations (1) occupancy limited to the primary residence of the qualifying family member, (2) must meet all land development regulations for permitting, (3) exemption is limited to one time use by the above listed family member and, (4) no permit may be issued on the parcel in the future except to a qualifying immediate family member of the owner of the subject property and the master parcel. **It is the responsibility of the owner to disclose the above stated limitations to any future owners of the property.**

\_\_\_\_\_  
Signature of property owner(s)  
(If not signed in the Planning and Zoning Division, this form must be notarized.)

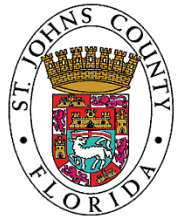
STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ for \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Florida  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_

Personally Known \_\_\_\_ OR Produced Identification \_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Planning and Zoning Division  
Approval Date: \_\_\_\_\_  
Parcel/Strap# \_\_\_\_\_  
Approved by: \_\_\_\_\_



## Family Member Affidavit

I, \_\_\_\_\_

certify that I am the \_\_\_\_\_ of \_\_\_\_\_

who is the owner of the following property located in St. Johns County, Florida:

\_\_\_\_\_

I further certify that the proposed location is to become my primary residence and that I understand the allowance of this additional unit within the \_\_\_\_\_ Future Land Use Designation is an exemption pursuant to Objective A.1.6 Agriculture and

Silviculture Areas of St. Johns County 2025 Comprehensive Plan, Family Farm and Lot Provision, and is based on certain requirements and limitations (1) occupancy limited to the primary residence of the qualifying family member, (2) must meet all land development regulations for permitting, (3) exemption is limited to one time use by the above listed family member and, (4) no permit may be issued on the parcel in the future except to a qualifying immediate family member of the owner of the subject property and the master parcel. **It is the responsibility of the owner to disclose the above stated limitations to any future owners of the property.**

\_\_\_\_\_  
Signature of qualifying immediate family member  
(If not signed in the Planning and Zoning Division, this form must be notarized.)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ for \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Florida  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_

Personally Known \_\_\_\_ OR Produced Identification \_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Note: For purposes of this provision, "immediate family members" shall mean the Owner's (a) parents, step-parents, adopted parents; (b) spouse; (c) brothers or sisters; (d) children, step-children, adopted children, or grandchildren; and/or (e) the parents, step-parents, adopted parent, siblings, and children, step-children, adopted children, or grandchildren of the Owner's spouse. I further certify that the owners will occupy the above property or legal portion thereof as their primary residence as shown on the attached site plan.