

**PUTNAM COUNTY  
PLANNING & DEVELOPMENT SERVICES**

2509 Crill Avenue, Suite 300  
Palatka, FL 32177  
Fax: 386-329-1213  
Email: [pzb@putnam-fl.gov](mailto:pzb@putnam-fl.gov)  
Website: <https://www.putnam-fl.gov>



Planning: 386-329-0491  
Zoning: 386-329-0316  
Building: 386-329-0307  
Code Enforcement: 386-329-0317

**TYPE III FAMILY SUBDIVISION AGREEMENT**

Subdivision Case # \_\_\_\_\_

In accordance with Section 45-1036 of the Putnam County Land Development Code, this Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Putnam County ("*County*") and individual family members receiving a parcel of land from \_\_\_\_\_ (*Property Owner(s)*), for the purpose of providing a home site for those individuals who are members of the Property Owner's immediate family (parent, stepparent, adoptive parent, sibling, child, adopted child, grandchild or grandparent of the owner or owner's spouse), hereby acknowledge and agree that:

- a. At no time is/will the County be responsible for maintenance or development of roads, drainage or other infrastructure to the lots created through the family subdivision.
- b. The individual property owner is responsible for providing and maintaining adequate access to parcels for emergency service, school and other public service vehicles.
- c. This Agreement shall identify the persons who are to receive the lots and their relationship to the owner(s).
- d. Property Owner and family members receiving lots shall be solely responsible for any environmental permitting and compliance with the regulations of the St. Johns River Water Management District, Florida Department of Environmental Protection and Florida Department of Health.

Any future splitting of any lots within an approved Type III subdivision, in excess of ten lots, would result in a Type I subdivision as set forth in section 45-1034 of the Putnam County Land Development Code (or its successor in function) including all required subdivision design and improvement standards. Furthermore, in accordance with LDC Section 45-1036, the Type III subdivision procedure may not be utilized more than twice by any property owner and property to divide land.

**Agreement – Type III Subdivision**  
**Subdivision Case # \_\_\_\_\_**

The undersigned hereby acknowledges that he/she is the individual receiving property within the \_\_\_\_\_ Type III Family Subdivision, identified as \_\_\_\_\_ (Lot # or Parcel # indicated on the approved survey), and hereby agrees to comply with this Agreement.

\_\_\_\_\_  
Print Name of Individual Receiving Parcel

\_\_\_\_\_  
Relationship to Property Owner

\_\_\_\_\_  
Signature of Individual Receiving Parcel

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization,

this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_ who is  
*(Print Signer's Name)*

personally known to me or  who has produced \_\_\_\_\_ as identification.  
*(Type of Identification)*

**Notary Stamp**

*(Print, Type, or Stamp Commissioned Name of Notary)*

\_\_\_\_\_  
Signature of Notary Public