



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

PLANNING AND ZONING DEPARTMENT

*****WARNING TO PROPERTY BUYERS***
DON'T BUY PROPERTY UNTIL
YOU READ THIS IMPORTANT NOTICE!**

- Often a customer will come into our office for a permit and be told they can't build on their property. One of the most important requirements of a lot or parcel is that it must be a "conforming" lot, that is, it must meet the requirements of the County's Land Development Code (LDC) and established zoning districts. If the lot or parcel is not in a recorded subdivision, then our office must determine whether it is a "lot of record", defined as "any lot existing as of February 8, 1996". After that date, a parcel may only be divided once without a subdivision review. If the original parcel has been divided more than once, no permit can be issued until the "subdivision" is properly reviewed.
- The only exception is for property deeded (conveyed) at no cost to a family member. However, you should check with our office before taking any such action, since other restrictions may still apply, such as minimum lot size requirements, building setbacks, and road frontage standards, and these vary by zoning district.
- If you have purchased a non-conforming lot or parcel, the person who sold you the property will need to submit an application for subdivision review, or you may need to accomplish this yourself. Staff will be happy to assist you in determining the options available to you. Remember, please be open to our suggestions. While we are not trying to prevent you from developing your property, we are bound by the Code.
- Remember **BUYER BEWARE!** Don't subdivide your land or purchase a piece of property or a building until you do some research. This is called "due diligence" and is the easiest way to prevent a hardship of your own creation.

(09-14-07)

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