

14.12.00 - Lot Line Deviation/Adjustment.

14.12.01 Purpose and Intent.

- A. To reconfigure two (2) or more lots of record or legally created lots each of which currently meet all other sections of these Land Development Regulations and all requirements of the Comprehensive Plan; or
- B. To reconfigure two (2) or more lots of record or legally created lots in order to meet all other Sections of the Land Development Regulations and all requirements of the Comprehensive Plan or to make each lot more compatible to the Land Development Regulations and the Comprehensive Plan; or
- C. To reconfigure two (2) or more lots of record, either one or all of which are non-conforming lots of record due to setbacks, in order to make them more conforming lots of record.

14.12.02 Standards.

- A. A lot line deviation/adjustment may be applied for lots in either platted subdivision or a metes and bounds legal description, provided that each parcel or lot is currently recognized as a lot of record or legally created lot approved by the County.
- B. Existing access to each lot may not be altered for each lot. (i.e., an easement may not be added or extended).
- C. Only abutting lots of record or abutting legally created lots may be reconfigured.
- D. A lot line adjustment Shall not be approved within a platted subdivision when such lot line adjustment changes the character of the subdivision, or where the lot line adjustment increases the density, beyond the general nature of the subdivision. The creation of a flag lot is prohibited.

14.12.03 Initial Submittal.

- A. An application form provided by the County.
- B. A sketch of description of the proposed Lot Line Deviation/Adjustment, showing the proposed lot reconfiguration, access, structures, and ownership.
- C. Aerial photograph no older than four (4) years showing the boundaries of the proposed adjustment overlain.
- D. Soil map showing the boundaries of the proposed adjustment overlain.
- E. Current property record cards of the affected parcels.
- F. Warranty deeds for the affected parcels.

14.12.04 Review.

- A. The County Manager or designee Shall transmit a copy of the proposed Lot Line Deviation/Adjustment to any other appropriate departments of the County for review and comments.
- B. If the proposed Lot Line Deviation/Adjustment meets the conditions of these regulations and otherwise complies with all applicable laws and ordinances, the County Manager or designee Shall approve the Lot Line Deviation/Adjustment.
- C. Any other information as is required by the County Manager or designee.

14.12.05 Final Submittal. Prior to final approval, and in addition to any other requirements, legal descriptions, acreage and square footage of the original and proposed Lots together with the legal description of any existing or proposed easements Shall be shown on a boundary survey prepared by a professional land surveyor registered in the State of Florida. In the event the proposed lot line deviation/adjustment contains parcels greater than forty (40) acres in size, a sketch of description for the land area containing such parcels Shall be accepted instead of a boundary survey. However, a boundary survey Shall be required for the land area containing parcels forty (40) acres or less in size. (Example: two fifty (50) acre parcels doing a lot line deviation/adjustment into a forty-five (45) acre parcel and a fifty-five (55) acre parcel would allow a sketch of description, but two fifty (50) acre parcels doing a lot line deviation/adjustment into a sixty-five (65) acre parcel and a thirty-five (35) acre parcel would require a sketch of description for the sixty-five (65) acre parcel and a boundary survey for the thirty-five (35) acre parcel.) The boundary survey must show all structures, easements, flood zones with base flood elevation, and wetlands showing the total acreage inside and outside of the wetland jurisdiction line.

14.12.06 Recording. Upon approval of the Lot Line Deviation/Adjustment, the County Shall record the Lot Line Deviation/Adjustment on the appropriate maps and documents, and Shall, at the applicant's expense, record the Lot Line Deviation/Adjustment in the Public Records of Lake County.