

## Lot Splits/Lot Line Deviations or Adjustments Regulations

### Lot Splits.

The Development Services Director may approve a lot split provided each lot created from the Lot Split meets the requirements of these Land Development Regulations and must have sufficient access to a public right-of-way. Any request for a Lot Split of an unplatted lot must include at least a survey and legal descriptions of the parent parcel and of each lot created from the Lot Split. The applicant shall record the Lot Split approval with all three legal descriptions in the Public Records of Lake County Florida. Each lot of record may be split only one time.

### Lot Line Deviation/Adjustment.

#### (1) Purpose and intent.

- a. To reconfigure two 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 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 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.

#### (2) 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 City.
- 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. Lot Line Deviation/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.

#### (3) Initial Submittal Requirements.

- a. Complete an application form as provided by the City.
- b. Provide a sketch of the description of the proposed Lot Line Deviation/Adjustment, showing the proposed lot reconfiguration, access, structures, and ownership.
- c. Provide an aerial photograph no older than four years showing the boundaries of the proposed adjustment overlain.
- d. Provide current property record cards of the affected

parcels.

- e. Provide copies of warranty deeds for the affected parcels.
- f. Provide any other information required by the Development Services Director or designee.

#### (4) Review.

- a. The Development Services Director or designee shall transmit a copy of the proposed Lot Line Deviation/Adjustment to any other appropriate departments of the City 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 Development Services Director or designee shall tentatively approve the Lot Line Deviation/Adjustment subject to the final approval requirements specified in paragraph (5).

#### (5) Final approval submittal requirements.

- a. 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.
- b. In the event the proposed Lot Line Deviation/Adjustment contains parcels greater than 40 acres in size, a sketch of the 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 40 acres or less in size. (Example: two 50 acre parcels doing a Lot Line Deviation/Adjustment into a 45 acre parcel and a 55 acre parcel would allow a sketch of description, but two 50 acre parcels doing a Lot Line Deviation/Adjustment into a 65 acre parcel and a 35 acre parcel would require a sketch of description for the 65 acre parcel and a boundary survey for the 35 acre parcel.)
- c. 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.

#### (6) Recording.

- a. Upon approval of the Lot Line Deviation/Adjustment, the City shall record the Lot Line Deviation/Adjustment on the appropriate City maps and documents.
- b. The applicant shall record the Lot Line Deviation/Adjustment in the Public Records of Lake County.

**Excerpts from Sections 102-28(f) & 102-28(g) of the City of Eustis Land Development Regulations.**

## Items Needed

### Lot Split Application Review:

- Completed & Signed Development Application;
- Application fee of \$100 paid (see below);
- Sketch or Survey & Legal Description of the Parent Parcel by a registered Land Surveyor;
- Sketch or Survey & Legal Description of each newly created parcel prepared by a registered Land Surveyor; and
- If approved, the applicant shall record the Lot Split approval with the three (3) legal descriptions in the Public Records of Lake County at their expense.

**Note:** The fee may be paid by either:

1. Calling the office (352-483-5460) and paying with a credit card;
2. Coming into the office (4 N. Grove St., Eustis, FL 32726) with check, cash or a credit card for payment; and/or
3. Prepare a check made payable to the City of Eustis and mail it to the City at: City of Eustis Development Services Department, P.O. Drawer 68, Eustis, FL 32726.

**Please Note:** There is a 3% convenience fee for paying with a credit card. The application and associated documents will not be processed and reviewed by the staff without receipt of all required documents and payment.

### Lot Line Deviation/Adjustment Application Review:

- Completed & Signed Development Application
- Application fee of \$200 paid
- Sketch & Legal Description of the Parent Parcel
- Sketch & Legal Description of the Proposed Lots showing the proposed lot reconfiguration, access, structures and ownership, and existing and proposed easements prepared by a registered Land Surveyor
- Provide an aerial photograph no older than four (4) years showing the boundaries of the proposed adjustment/deviation overlain.
- Provide current property record cards of & warranty deeds for the affected parcels.
- Provide any other information required by the Development Services Director or designee
- If approved, the applicant shall record the Public Records of Lake County at their expense.