
Gilchrist County

10.07.04. Modified procedure for lot splits.

- (a) Proposed subdivisions meeting the criteria of a Lot Split as defined herein shall not have to comply with the platting requirements herein so long as all of the conditions below are met:
 - (1) Each proposed lot must conform to the requirements of these land development regulations and the Gilchrist County Comprehensive Plan, and must be shown on a boundary survey prepared by a Florida Registered Surveyor. Provided, however:
 - a. Where the boundaries of two or more existing Parent Tracts are being re-configured by way of the lot split process, the resulting parcels need not comply with lot size requirements so long as neither of the resulting two parcels is smaller than the smallest of the original Parent Tracts.
 - b. Where a single Parent Tract is being divided into two parcels, one of the parcels may be in the form of a "flag lot" if such configuration is the most practicable way to provide direct access by both lots to the public roadway.
 - (2) Each lot shall abut and take direct access from a public street. Such access shall be direct and may not be by way of any other access easement serving other lots or parcels.
 - (3) If the street right-of-way does not conform to the design specifications of these land development regulations, the owner may be required to dedicate one-half the right-of-way width necessary to meet the minimum design requirements.
- (b) If the proposed lot split meets the conditions of this section and otherwise complies with all applicable laws and ordinances, the Planning Director shall approve the application and the attached boundary survey. The Planning Director shall establish a procedure for recording and monitoring lot splits.
- (c) Any further division of a parent tract shall be deemed a subdivision and shall comply with all platting requirements of these regulations.

(Ord. No. 07-07, § 2, 4-16-2007; Ord. No. 07-10, § 10, 7-16-2007)