

COLLIER COUNTY LAND DEVELOPMENT CODE STAFF CLARIFICATION

CURRENT PLANNING STAFF CLARIFICATION SC 03-001

DATE: 27 August 2003

LDC SECTION: 3.2.4.8. Lot line adjustment/reconfiguration

SUBJECT: Lot line adjustments, irregular lot configuration, and minimum lot width

INITIATED BY: Staff

BACKGROUND/CONSIDERATIONS: Section 3.2.4.8 allows adjustment of lot lines between contiguous lots or parcels to correct an engineering or surveying error, or to allow an "insubstantial boundary change." There are situations where a lot line adjustment is requested for lots under common ownership which have improvements on one or more of the lots. In some of these situations, substantial boundary changes are proposed in order to accommodate the improvements while avoiding encroachments into the required setbacks. These adjusted lot lines, if approved, would result in highly irregular lots, making it difficult to determine what setback applies to which yard. This clarification is intended to address those situations.

DETERMINATION (CLARIFICATION): When a lot line adjustment is requested, the minimum required lot width must be provided to a depth equal to the required front yard. This width must be provided along a linear street frontage. In the case of a corner lot (as defined in Division 6.3), the minimum width must be provided on one street frontage or the other and may not "wrap around" the corner. In all cases, the lot configuration created must be one to which the required setbacks for front, side and rear yards can be readily applied.

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