

1 **Summary of Ordinance**

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3 The purpose of this Ordinance is to repeal and replace Section 14.11.00, Lake County Code,
4 Appendix E, Land Development Regulations, entitled *Minor Lot Splits, Family Density Exception*
5 *and Agricultural Lot Splits*, to:

- 6
7 1) Simplify the application requirements for a minor lot split and family density exception;
8 2) Allow lot splits completed prior to January 1, 2020, to be considered original, legally created
9 lots that may be split further;
10 3) Further restrict the subdivision of certain lots;
11 4) Repeal the Agricultural Lot Split provisions;
12 5) Clarify the requirements of a public or private easement for access to lots created by the lot split
13 process; and
14 6) Make other minor changes for clarification.

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16 This Ordinance shall also amend Section 14.07.02, Lake County Code, Appendix E, Land
17 Development Regulations, entitled *Platting Required*, to remove the reference to agricultural lot
18 splits.

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20 Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing
21 Code sections. The notation “* * *” shall mean that all preceding or subsequent text remains
22 unchanged (excluding any renumbering or re-lettering that might be needed).

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25 **ORDINANCE NO. 2024-___**

26
27 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE**
28 **COUNTY, FLORIDA; REPEALING AND REPLACING SECTION 14.11.00, LAKE**
29 **COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED**
30 ***MINOR LOT SPLITS, FAMILY DENSITY EXCEPTIONS AND AGRICULTURAL LOT***
31 ***SPLITS*; SIMPLIFYING APPLICATION REQUIREMENTS; PROVIDING LOTS**
32 **CREATED THROUGH THIS PROCESS PRIOR TO JANUARY 1, 2020, SHALL BE**
33 **CONSIDERED PARENT PARCELS; PROVIDING PARCELS CREATED THROUGH**
34 **THE LOT SPLIT PROCESS AFTER JANUARY 1, 2020, MAY NOT BE FURTHER SPLIT**
35 **UNDER THIS SECTION; CLARIFYING REQUIREMENTS FOR ACCESS**
36 **EASEMENTS; AMENDING SECTION 14.07.02, ENTITLED *PLATTING REQUIRED*;**
37 **PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE;**
38 **PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING**
39 **FOR AN EFFECTIVE DATE.**

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41 **WHEREAS**, Chapter 14, Lake County Code, Appendix E, Section 14.11.00, Land
42 Development Regulations (LDR), entitled *Minor Lot Splits, Family Density Exception and*
43 *Agricultural Lot Splits*, sets forth the process for splitting property meeting certain criteria; and
44

1 **WHEREAS**, the Board of County Commissioners (Board) previously adjusted the
2 requirements of Section 14.11.00, LDR, through Ordinance 2022-40, adopted October 11, 2022;
3 and
4

5 **WHEREAS**, the Board of County Commissioners has determined that further
6 amendments are necessary to streamline the requirements of Section 14.11.00, LDR; and
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8 **WHEREAS**, Section 14.07.02, Lake County Code, Appendix E, LDR, entitled *Platting*
9 *Required*, will require removal of language referencing agricultural lot splits; and
10

11 **WHEREAS**, the amendments and modifications contained herein are in the best interests
12 of the residents of Lake County, Florida.
13

14 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of
15 Lake County, Florida as follows:
16

17 **Section 1. Legal Findings of Fact.** The foregoing recitals are hereby adopted as
18 legislative findings of the Board of County Commissioners and are ratified and confirmed as being
19 true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.
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21 **Section 2. Repeal and Replace.** Section 14.11.00, Lake County Code, Appendix E,
22 Land Development Regulations, entitled *Minor Lot Splits, Family Density Exception and*
23 *Agricultural Lot Splits*, is hereby repealed and replaced in its entirety to read as follows:
24

25 **14.11.00 Minor Lot Splits and Family Density Exception.**

26 14.11.01 Minor Lot Splits

27 A. Generally. A minor lot split of a legally created lot that conforms to the requirements
28 of this Section may be administratively approved by the County Manager or designee.
29 An applicant for a minor lot split must comply with all conditions of approval within
30 six (6) months from the date the application is approved to finalize the lot split. No
31 extensions shall be permitted.

32 B. Initial Submittal. The following information must be submitted to initiate a lot split:

33 1. A completed application form.

34 2. Legal descriptions, acreage, and square footage of the original and proposed lots
35 together with the legal description of any existing or proposed easements appearing on
36 a title opinion shall be depicted on a boundary survey prepared by a professional land
37 surveyor registered in the State of Florida. Access to the property shall also be depicted
38 on the survey. In the event the proposed lot split contains parcels greater than twenty
39 (20) acres in size, a sketch of description for the land area containing such parcels shall
40 be accepted instead of a boundary survey. However, the boundary survey shall be
41 required for the land area containing parcels twenty (20) acres or less in size. (Example:
42 A fifty (50) acre parcel being split into a twenty (20) acre parcel and a thirty (30) acre
43 parcel would require a boundary survey of the twenty (20) acre parcel and a sketch of

1 the description for the thirty (30) acre parcel.) The survey must show all structures,
2 surface water bodies, flood zones with base flood elevations where defined, wetlands,
3 and amount of acreage inside and outside of the wetland jurisdiction line, along with
4 any encumbrances shown on the title opinion.

5 3. A statement indicating how water and sanitary sewer services will be provided to the
6 original lot and newly created lots, if approved.

7 4. Current warranty deed for the subject property.

8 5. A Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map with
9 property boundaries overlain.

10 6. A title opinion from an attorney licensed in Florida or a certification by an abstractor
11 or a title company dated through the date of initial application, showing all persons or
12 entities with an interest of record in the property, including, but not limited to, the
13 record fee owners, easement holders, mortgage holders, and lien holders. The report
14 shall include the tax identification number(s) for the property and copies of all
15 documents referenced in the title opinion.

16 7. Any other information as required by the County Manager or designee to fully evaluate
17 the request.

18 C. Review Procedure.

19 1. The County Manager or designee shall transmit a copy of the proposed minor lot split
20 to any other appropriate departments of the County for review and comments.

21 2. If the proposed minor lot split meets the conditions of these regulations and otherwise
22 complies with all applicable laws and ordinances, the County Manager or designee
23 shall approve the minor lot split.

24 D. Standards. All minor lot splits shall conform to the following standards:

25 1. The original legally created lot or lot of record may be subdivided into a total of two
26 (2) parcels under this Section. Each newly created lot must meet the minimum acreage
27 requirements of the applicable Future Land Use Classification and Zoning District
28 assigned to the original legally created lot or lot of record.

29 2. Each newly created lot shall conform to the required minimum lot dimensions for the
30 Future Land Use Classification and Zoning District where the lots are located and either
31 (1) front on a publicly maintained paved road OR (2) front on a non-exclusive easement
32 for ingress and egress dedicated to the public for road, utility, and drainage purposes
33 meeting all the following requirements:

34 a. If there is a need for a future road corridor, as determined by the County Manager
35 or designee, and the criteria set forth in Section 14.00.08, Land Development
36 Regulations, are satisfied, the easement must be dedicated to the public and
37 accepted by the Board of County Commissioners. However, a private easement
38 may be permitted if it is determined that there is no need for a future road corridor,
39 the easement does not obligate the County to maintain it, and deed restrictions are
40 recorded prior to lot split approval that require the property owners of the newly
41 created lots to maintain the paved private road or easement;

- 1 b. Connect to a publicly maintained road;
- 2 c. Have a minimum width of fifty (50) feet;
- 3 d. Have a minimum road frontage along the private easement and maintain building
4 setbacks as set forth in Section 3.10.00, Land Development Regulations;
- 5 e. Have road name signs installed in accordance with applicable County regulations.
- 6 3. If any lot abuts a publicly maintained road that does not conform to the right-of-way
7 specifications provided or adopted by reference in these regulations, the property owner
8 of the newly created lots may be required to dedicate the right-of-way width necessary
9 to meet the minimum design criteria under Section 14.00.08, Land Development
10 Regulations, prior to approval.
- 11 4. The newly created lots and any required easements shall comply with the Federal
12 Emergency Management Agency (FEMA) flood regulations and Lake County
13 floodplain management regulations. A flood determination by the Lake County Public
14 Works Department may be required if flood issues exist on either parcel, as determined
15 by County Manager or designee. Where buildable area exists out of the flood-prone
16 area, development shall take place in that area.
- 17 5. The creation of a lot wholly within the 100-year flood zone is prohibited. Variances
18 cannot be granted to this requirement.
- 19 6. Flag lots are prohibited. Variances cannot be granted to this requirement.
- 20 7. A minor lot split Shall not be approved within a platted subdivision when such lot split
21 increases the density beyond the density permitted in the applicable Zoning District or
22 Future Land Use Classification.
- 23 8. The approval of an application under this Section is for the sole purpose of recognizing
24 the newly created parcels as legal lots for zoning purposes only. Nothing herein shall
25 vest any newly created lot to any other requirement of the Land Development
26 Regulations. Further, an approval under this Section cannot be relied upon to assert a
27 claim of estoppel against the County if the newly created lots cannot be developed due
28 to the inability to meet other requirements under these Land Development Regulations
29 applicable to the development the property owner is pursuing. Applicants under this
30 Section are solely responsible for performing any necessary due diligence to ensure the
31 newly created lots will appropriately support future development.
- 32 9. For lots that were created through the lot split process prior to January 1, 2020, the
33 County Manager or designee will determine whether an additional lot split will create
34 a subdivision as defined in Section 177.031, Florida Statutes. If additional lot splits
35 create a subdivision the lot split application shall be denied. The applicant may apply
36 for a preliminary plat if they desire to further subdivide the property. Additionally, if
37 a lot split necessitates other infrastructure to accommodate stormwater or utilities, as
38 determined by County Manager or designee, the lot split application shall be denied
39 and the applicant may use the platting process as set forth elsewhere in these
40 regulations.
- 41 10. All other Sections of the Land Development Regulations, and all requirements of the
42 Comprehensive Plan Shall apply.

1 E. Final Submittal. Prior to final approval, in addition to any other requirements an updated
2 title opinion of an attorney licensed in Florida or a certification by an abstractor or a title
3 company dated through the date of final approval, showing all persons or entities with an
4 interest of record in the property, including, but not limited to, the record fee owners,
5 easement holders, mortgage, and lien holders, shall be required. The report shall include
6 the tax identification number(s) for the property and copies of all documents such as
7 deeds, mortgages etc. referenced in the title opinion.

8 F. Recordation. Upon approval of the minor lot split, the County Manager or designee shall
9 record the minor lot split on the appropriate maps and documents, and shall, at the
10 applicant's expense, record the minor lot split in the public records of Lake County,
11 Florida. The lot split shall not become effective until recorded in the public records and
12 the applicant must pay the recording fees in advance.

13 G. No Further Subdivision Permitted. For lot split applications approved after January 1,
14 2020, once the minor lot split is approved and recorded, neither the original parcel nor
15 the newly created parcels will be eligible for any further lot splits under Section 14.11.00
16 of the Land Development Regulations. Any further subdivision of the properties may be
17 accomplished through submittal of a preliminary plat application or a site plan
18 application as applicable.

19
20 14.11.02 Family Density Exception.

21 A. Generally. The County may approve a family density exception of a legally created lot
22 that conforms to the requirements of this Subsection. An applicant for a family density
23 exception shall have twelve (12) months from the date the application receives
24 conditional approval to receive final approval by either: (1) obtaining a Certificate of
25 Occupancy for each single-family dwelling unit constructed on the newly created lot(s);
26 (2) recording of a final approved plat; or (3) sufficient evidence that the Property
27 Appraiser has granted an agricultural tax exemption for the newly created lot(s). The
28 twelve (12) month limitation may be extended if the applicant is granted an extension of
29 time on the building permit.

30 B. Initial Submittal. The following information must be submitted to initiate a family
31 density exception application:

32 1. A completed application.

33 2. Legal descriptions, acreage, and square footage of the original and proposed lots
34 together with the legal description of any existing or proposed easements appearing on
35 a title opinion shall be depicted on a boundary survey prepared by a professional land
36 surveyor registered in the State of Florida. Access to the property shall also be depicted
37 on the survey.. In the event the proposed lot split contains parcels greater than twenty
38 (20) acres in size, a sketch of the description for the land area containing such parcels
39 shall be accepted instead of a boundary survey. However, the boundary survey shall be
40 required for the land area containing parcels twenty (20) acres or less in size. (Example:
41 A fifty (50) acre parcel being split into a twenty (20) acre parcel and a thirty (30) acre
42 parcel would require a boundary survey of the twenty (20) acre parcel and a sketch of
43 the description for the thirty (30) acre parcel.) The survey must show all structures,

1 surface water bodies, flood zones with base elevation, wetlands, and amount of acreage
2 inside and outside of the wetland jurisdiction line, along with any encumbrances shown
3 on the title opinion.

4 3. A statement indicating how water and sanitary sewer services will be provided to the
5 original lot and newly created lots, if approved.

6 4. Current warranty deed for the subject property.

7 5. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)
8 with property boundaries overlain. A flood determination by the Lake County Public
9 Works Department may be required if flood issues exist on either parcel, as determined
10 by County Manager or designee.

11 6. A title opinion from an attorney licensed in Florida or a certification by an abstractor
12 or a title company dated through the date of initial application, showing all persons or
13 entities with an interest of record in the property, including, but not limited to, the
14 record fee owners, easement holders, mortgage holders, and lien holders. The report
15 shall include the tax identification number(s) for the property and copies of all
16 documents referenced in the title opinion.

17 7. Proof of ascending or descending relationship (e.g., birth certificate, adoption order,
18 marriage certificate) of each family member who will be taking title to a newly created
19 lot. Lots may only be created for the following relations: grandparent, parent,
20 stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the
21 owner of the parent parcel.

22 8. Any other information as is required by the County Manager or designee.

23 C. Review Procedure.

24 1. The County Manager or designee shall transmit a copy of the proposed family density
25 exception to any other appropriate departments of the County for review and
26 comments.

27 2. If the proposed family density exception meets the conditions of this Subsection and
28 otherwise complies with all applicable laws and ordinances, the County Manager or
29 designee shall approve the family density exception.

30 D. Standards. The creation of parcels for family members, as provided for in the
31 Comprehensive Plan, need not require adherence to the acreage requirements set forth in
32 the applicable Future Land Use Classification or Zoning District where the original lot
33 is located, but shall conform to the following standards:

34 1. Only as many lots may be created as are the number of qualifying family members plus
35 one (1) for the subdividing family member (a/k/a owner of the original lot). To qualify
36 as a family member under this Section, an ascendent or descendant must be eighteen
37 (18) years of age or older and must be a grandparent, parent, stepparent, adopted parent,
38 sibling, child, stepchild, adopted child, or grandchild of the parent parcel owner.

39 2. Each proposed lot shall be a minimum of one (1) acre of uplands.

40 3. The creation of a lot wholly within the 100-year flood zone is prohibited. Variances
41 cannot be granted to this requirement.

- 1 4. Parcels created for family members Shall be allowed only in the Rural, Rural
2 Transition, Wekiva River Protection Area A-1-20 District, and Wekiva River
3 Protection Area Overlay A-1-40 Future Land Use Categories.
- 4 5. If any lot abuts a publicly maintained road that does not conform to the right-of-way
5 specifications provided or adopted by reference in these regulations, the owner may be
6 required to dedicate the right-of-way width necessary to meet the minimum design
7 standards. Such dedication Shall be determined based upon the criteria set forth in
8 subsection 14.00.08, Land Development Regulations.
- 9 6. Each proposed lot Shall front on a paved private road, a publicly maintained road, or
10 an easement. Additionally, each proposed lot must have a minimum road frontage as
11 and maintain building setback as set forth in Section 3.10.00, Land Development
12 Regulations.
- 13 7. If an easement is utilized, the easement Shall be a non-exclusive easement for ingress
14 and egress dedicated to the public for road, utility, and drainage purposes meeting the
15 following requirements:
 - 16 a. If there is a need for a future road corridor, as determined by the County Manager
17 or designee, and the criteria set forth in Section 14.00.08, Land Development
18 Regulations, are satisfied, the easement must be dedicated to the public and
19 accepted by the Board of County Commissioners. However, a private easement
20 may be permitted if it is determined that there is no need for a future road corridor,
21 the easement does not obligate the County to maintain it, and deed restrictions are
22 recorded prior to lot split approval that require the property owners of the newly
23 created lots to maintain the paved private road or easement;
 - 24 b. Connect to a publicly maintained road;
 - 25 c. Have a minimum width of fifty (50) feet;
 - 26 d. Have a minimum road frontage along the private easement and maintain building
27 setback as set forth in Section 3.10.00, Land Development Regulations;
 - 28 e. Have road name signs installed in accordance with applicable County regulations.
- 29 8. Flag lots are prohibited. Variances cannot be granted to this requirement.
- 30 9. Parcels created for family members must be retained by the family members for ten
31 (10) years, pursuant to County approved deed restrictions recorded in the public
32 records. This requirement Shall not apply to institutional lenders who obtain ownership
33 because of foreclosure or deed in lieu of foreclosure.
- 34 10. Only one (1) lot Shall be created for each family member, regardless of where the lot
35 is located or the amount of time that has passed.
- 36 11. If a residence is to be constructed on a parcel created for a family member, such parcel
37 must be intended to be used as a primary residence by the family member. Parcels
38 created for family members Shall be contingent upon the issuance of a building permit
39 and Certificate of Occupancy or receive an agricultural tax exemption by the Property
40 Appraiser, pursuant to Section 193.461, Florida Statutes, for each parcel to be created.
41 (For example, if an applicant requests that a five (5) acre, vacant lot, in the Rural land

1 use category, be subdivided into a three (3) acre lot and a two (2) acre lot, then the
2 applicant would have to submit a family density exception application concurrent with
3 two (2) building permit applications or show proof of being granted the agricultural
4 exemption for one or both lots.)

5 12. The newly created lots and any associated easements shall comply with the Federal
6 Emergency Management Agency (FEMA) regulations and Lake County floodplain
7 management regulations. Where buildable area exists out of the flood-prone area,
8 development shall take place in that area.

9 13. A family density exception which authorizes the development of five (5) or more lots
10 or dwelling units shall not be approved by the County Manager, or designee, unless
11 the School Board has provided a certification in accordance with Section 5-A.01.01 of
12 these regulations.

13 14. A family density exception shall not be approved within a platted subdivision when
14 such lot split increases the density beyond the density permitted in the applicable
15 zoning district or future land use category.

16 15. The approval of an application under this Section is for the sole purpose of recognizing
17 the newly created parcels as legal lots for zoning purposes. Nothing herein shall vest
18 any newly created lot to any other requirement of the Land Development Regulations.
19 Further, an approval under this Section cannot be relied upon to assert a claim of
20 estoppel against the County if the newly created lots cannot be developed due to the
21 inability to meet other requirements under these Land Development Regulations
22 applicable to the development the property owner is pursuing. Applicants under this
23 Section are solely responsible for performing any necessary due diligence to ensure the
24 newly created lots will appropriately support future development.

25 16. If the family density exception lot split will create a subdivision as defined in Section
26 177.031, Florida Statutes, the applicant will be required to submit a preliminary plat,
27 proceed through the platting process, and otherwise comply with all requirements of
28 Section 14.07.00 regarding the subdivision of land. Additionally, if a family density
29 exception lot split necessitates other infrastructure to accommodate stormwater or
30 utilities, as determined by County Manager or designee, the application shall be denied
31 and the applicant may use the platting process as set forth elsewhere in these
32 regulations.

33 17. All other Sections of the Land Development Regulations, and all requirements of the
34 Comprehensive Plan shall otherwise apply.

35 E. Final Submittal.

36 1. A title opinion of an attorney licensed in Florida or a certification by an abstractor or a
37 title company dated through the date of final approval, showing all persons or entities
38 with an interest of record in the property, including, but not limited to, the record fee
39 owners, easement holders, mortgage holders and lien holders. The report shall include
40 the tax identification number(s) for the property and copies of all documents such as
41 deeds, mortgages etc. referenced in the title opinion.

1 2. In the case where a residence will be constructed on a Family Density Exception parcel,
2 an affidavit from the family member indicating that he or she intends that the residence
3 shall be their primary residence shall be required.

4 3. In the case where the newly created parcel will have an agricultural tax exemption
5 granted by the Property Appraiser, an affidavit from the property owner or family
6 member who will take title to the lot shall be required attesting the understanding the
7 agricultural tax exemption must be maintained for a minimum of ten (10) years, or
8 single family dwelling must receive a Certificate of Occupancy, and be used as the
9 property owner or family members primary residence.

10 4. The original parcel owner will execute a Notice to Third Parties, sworn to under oath
11 and subject to penalties for perjury, and recorded in the public records, notifying any
12 future purchaser that the lots were created for specified family members only; and that
13 such lots shall not be entitled to receive any development approvals or permits if
14 conveyed to non-specified family members or third parties. The family density
15 exception shall not become effective until the Notice to Third Parties is recorded in the
16 public records. The applicant shall remit the recording fees to the County in advance.

17 F. Exceptions to the Ten-Year Retention Requirement. Upon meeting the requirements of
18 D. and E. of this Section, a variance may be applied for from the requirement that the
19 property be retained by family members for a period of ten (10) years if the following
20 can be demonstrated by the property owner:

21 1. Circumstances beyond the control of the property owner have caused a need for the
22 property owner to sell the property, including but not limited to, death, divorce,
23 employment obtained elsewhere, military service, etc.; and

24 2. Without granting such variance, substantial hardship would be placed on the property
25 owner.

26 G. Recordation. Upon approval of the family density exception, the County shall record the
27 family density exception, and easements if required, on the appropriate maps and
28 documents and shall, at the applicant's expense, record the family density exception, and
29 easement if necessary, in the public records of Lake County, Florida. The family density
30 exception shall not become effective until recorded in the public records and the applicant
31 must pay the recording fees in advance

32 I. Prohibited Land Uses. Family density exceptions shall not be permitted within the Green
33 Swamp Area of Critical State Concern, as described in Chapter 28-28, Florida
34 Administrative Code, nor shall it be permitted within the Urban Future Land Use Series.

35 J. Enforcement. The County Manager or designee reserves the right to pursue all legal
36 remedies against a property owner who obtains a family density exception to create lots
37 for the sole purpose of resale to unrelated parties.

38 K. Release of Restrictions and Easements. The County Manager or designee is authorized
39 to execute and record in the public records of Lake County, Florida, a Release of
40 Restrictions or Ingress/Egress Easements in the following circumstances:

41 1. The applicant has failed to complete the family density exception by meeting the
42 requirements of Section 14.11.02.A above.

1 2. Upon expiration of the ten (10) year retention period identified in Section 14.11.02.F
2 above if requested by the applicant or successors in interest; provided, however, that
3 Ingress/Egress easements may not be released unless the applicant can demonstrate the
4 parcels have legal access by other means.

5
6
7 **Section 3. Amendment.** Section 14.07.02, Lake County Code, Appendix E, Land
8 Development Regulations, entitled *Platting Required*, is hereby amended to read as follows:
9

10 **14.07.02 Platting Required.** No application for a single-family building permit for
11 construction in the unincorporated area of Lake County Shall be granted unless a plat including
12 such parcel of land has been approved by the Board of County Commissioners and recorded in the
13 official records of Lake County, Florida. The only exceptions to mandatory platting are as follows:

- 14 A. Lots of Record. Pursuant to Subsection 3.02.01, Land Development Regulations, a
15 building permit Shall be issued for a single-family dwelling unit or duplex on a lot of
16 record.
- 17 B. Lots Created Via Administrative Lot Split. Pursuant to Section 14.11.00, Land
18 Development Regulations, a building permit Shall be issued for a single-family dwelling
19 unit or duplex on a lot created via the minor lot split, or family density exception ~~or~~
20 ~~agricultural lot split~~ processes.
- 21 C. Developers Agreements. The County Manager or designee may, by agreement, allow up
22 to six (6) building permits to be issued for a parcel of land prior to plat approval, but
23 while the plat is in the process of approval, such agreement Shall be acceptable to the
24 County Attorney and Shall prohibit the issuance of a ~~e~~Certificate of ~~e~~Occupancy until
25 the plat is recorded.

26
27 **Section 4. Severability.** If any section, sentence, clause, or phrase or word of this
28 Ordinance is for any reason held or declared to be invalid, unconstitutional, inoperative or void by
29 any court of competent jurisdiction, then said holding shall in no way affect the validity of the
30 remaining portion of this Ordinance; and it shall be construed to have been the Commissioners’
31 intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and
32 the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held
33 to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions
34 thereof shall be held inapplicable to any person, groups of persons, property, kind of property,
35 circumstances or set of circumstances, such holding shall not affect the applicability thereof to any
36 other person, property or circumstances.

37
38 **Section 5. Inclusion in the Code.** It is the intent of the Board of County
39 Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake
40 County Code and that the sections of this Ordinance may be renumbered or re-lettered and the
41 word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase
42 in order to accomplish such intentions.
43

