



Petitioner Information

9500 West Sample Road | Coral Springs, FL 33065 coralsprings.gov/communitydevelopment Phone: (954) 344-1160 | Fax: (954) 344-1181

Monday-Thursday 8:00 a.m.-5:30 p.m. | Friday 8:00 a.m.-3:00 p.m.

Hover form fields for instructions.

Exemption from Platting Regulations Petition (PE) for the Division of Non-Residential Parcels Section 202(C)(4) & (5)

In accordance with Section 202(c)(4) and (5) of the Coral Springs Land Development Code, I (we) hereby apply for an exemption from the platting regulations of the City of Coral Springs.

Name	Pho	Phone	Petitioner's rela	ationship to property
Street address				
City				
Email				
Property Owner Inform	ation (if different from	petitioner)		
Name	Pho	one		
Street address				
City	State		ZIP Code	
Email				
Property Information				
Legal description				Total acreage
Present zoning		Present land	use designation	

Supporting Documents

The following supporting documents shall be attached to and deemed to be incorporated into this application.

- Application fee of \$493.63, Plus recordation fee, property owner notification and legal advertising which will be billed separately by the City Clerk's office and must be satisfied prior to the execution for this plat exemption.
- A current certified ALTA / ACSM land title survey identifying the proposed parcel and existing development, if applicable.

Supporting Documents (cont'd)

- Two 24"x36" copies of a subdivision plan containing all proposed plot lines, dimensions and plot areas (in square feet). Said shall also contain a location map, signature blocks for the City Engineer and Assistant Director of Development Services, as well as reference to an attached cross indexing of plot titles to metes and bounds descriptions of all plots created by the plat exemption. Mylar of said plan and additional copies will be required upon approval.
- CD containing digital copies of all documents in PDF file
- Master Parking Plan
- Secondary access plan
- Alley, access, drainage, utility, planting or other easements
- Paving and drainage plans
- Sewer and water plans
- Letters from all utilities franchised to operate in the City (Florida Power & Light, AT&T, and Blue Stream Fiber as well as the applicable improvement district relative to adequacy of proposed easements shown in the plat, including approval of shared easements
- The sketch of survey must be based on current title work. The sketch must include a survey note stating that is has been based on current title work abstracted for restrictions, reservations, and encumbrances of record.
- Title Certification from a title company licensed in the State of Florida including a Statement of Restrictions, Reservations, Liens, Encumbrances (including easements, etc) and including a statement identifying the owner of any residential property included in this plat on May 1, 1979
- If the title holder is a corporation, evidence that the person executing the petition has the authority to act on behalf of and bind the corporation
- Consent of any mortgage holders (consent from attached hereto). Joinder and consent of mortgage section must be filled out by each mortgage holder. If there is no mortgage holder on the property, the owner shall file an affidavit to that effect.

Attestation

I (we) understand that no waiver may be granted unless the City Commission finds that the waiver is not detrimental to the public welfare and is consistent with and in furtherance of the City's Comprehensive Plan. In granting this waiver, the City Commission may prescribe requirements or conditions appropriate to the individual case. I/we hereby agree that no building permits or certificates of occupancy for this site can be issued until this exemption is approved by the City. If an exemption is not granted, this property cannot be developed as proposed without meeting all other requirements of Section 202 of the City's Land Development Code.

For use when petitioner is the owner of subject property

This is to certify that I am the owner in fee simple of subject lands described above in the Petition for Exemption from Platting Regulations. This further certifies that I have read this petition and the statements contained herein are true and correct to the best of my knowledge.

Property owner name		Property owner signature/date			
State	County		-		
The foregoing instrume	ent was acknowledg	ged before me on			
by means of: Ophysic	cal presence Conli	ine notarization			
Opersonally known	oproduced identi	fication ID type _			
 Notary signature/dat	e		ommission expires	Notary seal	

Attestation (cont'd)

For use when petitioner is not the owner of subject property

This is to certify that I am the owner of the subject lands described above in the Petition for Exemption from Platting Regulations and that I have authorized the person listed below to make and file the aforesaid petition.

Corporate officer/owner name Title		Corporate officer/	Corporate officer/owner signature/date		
State	County				
The foregoing instrument was a	acknowledged before	me on			
by means of: Ophysical presen	nce Oonline notariz	ation			
opersonally known oprodu	uced identification ID) type			
Notary signature/date		My commission expires	Notary seal		

Joinder and Consent of Mortgagee

Mortgagee	Date o	f mortgage	Mortgage recorded	Record book & page	
, being the holder of that o subordinate its mortgage t				ve, hereby consent and	
		Mortgagee sig		nature/date	
			Title		
Notarization					
State	County				
The foregoing instrument					
by means of: Ophysical p	oresence Oonline notariz	zation			
Opersonally known Op	oroduced identification I	O type			
Notary signature/date		My commis	ssion expires N	otary seal	