



Hover form fields for instructions.

Exemption from Platting Regulations Petition (PE) for the Combination of Platted Lots

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

Petitioner Information

Name _____	Phone _____	Petitioner's relationship to property _____
Street address _____		
City _____	State _____	ZIP Code _____
Email _____		

Property Owner Information (if different from petitioner)

Name _____	Phone _____	
Street address _____		
City _____	State _____	ZIP Code _____
Email _____		

Property Information

Legal description _____	Total acreage _____
Present zoning _____	Present land use designation _____
Proposed use _____	
Project name _____	Project type _____

Supporting Documents

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

- Executed agreement for the combining of lots
- A current certified survey of entire property, which shall include the following:
 - A location map
 - Overall plot square footage and acreage
 - Individual lot or parcel square footage

Supporting Documents (cont'd)

- The sketch of survey must be based on current title work. The sketch must include a survey note stating that it has been based on current title work abstracted for restrictions, reservation, and encumbrances of record.
- Proof of ownership by Title Certificate
- Consent of any mortgage holders. 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 understand that no exemption will be granted unless the City Commission finds that the exemption is not detrimental to the public welfare, in conflict with the City's Comprehensive Plan or where such approval would allow violations of any other provision of the Coral Springs Land Development Code.

I 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 the plat ordinance.

This is to certify that I am the owner in fee simple of the property described in this Petition for Exemption from Plat 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.

Owner signature/date

As owner, I authorize the following party to act as my agent in this matter.

Authorized agent name

Phone

Street address _____

City _____

State _____

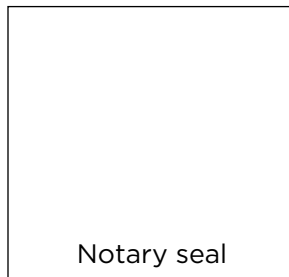
ZIP Code _____

Notary Public

The foregoing instrument was acknowledged before me on _____

by means of: physical presence online notarization took an oath did NOT take an oath

personally known produced identification ID type _____



Notary signature/date

My commission expires _____

Agreement for the Combination of Platted Lots into One Building Site

AGREEMENTS TO BE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

THIS AGREEMENT, made and entered into the date listed below, by and between: City of Coral Springs, Florida a municipal corporation, hereinafter referred to as "City", and the aforementioned owner, the agents, successors and assigns, hereinafter collectively referred to as "OWNER".

WITNESSETH:

WHEREAS, OWNER owns certain lands situated in Coral Springs, Florida, described in Exhibit "1," attached hereto and made a part hereof (a detailed legal description and sketch of all lots and/or parcels to be combined); and

WHEREAS, OWNER desires to combine said lands into one building site sometimes referred to as a "plot" to be developed as (proposed use both type and project name) in accordance with the Municipal Code of the CITY; and

WHEREAS, in order to take advantage of this privilege, CITY requires that OWNER agree that the lands described in Exhibit "1" shall never be sold or disposed of in any manner except in conjunction with one another or until released from this Agreement by the City Commission; NOW, THEREFORE IN CONSIDERATION of the mutual covenants and agreements as herein set forth, the sufficiency of which is hereby acknowledged, the Parties agree that:

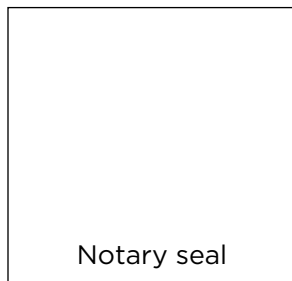
- The above recitals are true and correct and incorporated herein.
- OWNER agrees that the property described in Exhibit "1" shall be committed to one building site in accordance with the Municipal Code of the City of Coral Springs.
- OWNER further agrees that the property described in Exhibit "1" shall never be sold, transferred, devised, assigned or disposed of in any manner except in conjunction with the sale, transfer, demise, assignment or disposal of all of said property so long as the area is developed as one building site for the aforementioned proposed use (type and project name), in accordance with the Municipal Code of the City of Coral Springs, or until released from this Agreement by the City Commission.
- CITY agrees that the lands in question will be treated as one building site, notwithstanding the fact that the City Commission has previously approved lot or parcel lines interior to the building site.
- The Parties agree that the terms, conditions and covenants of this Agreement shall be and now constitute a covenant running with the land, binding on subsequent purchasers of the above described real properties regardless of transfer of interests, title or ownership.
- The Parties agree that this Agreement shall be recorded in the Public Records of Broward County, Florida. The recording fee shall be paid by OWNER.

Notary Public

The foregoing instrument was acknowledged before me on _____

by means of: physical presence online notarization took an oath did NOT take an oath

personally known produced identification ID type _____



Notary signature/date

My commission expires _____

Approved as to form _____
Deputy City Attorney signature/date

Agreement for the Combination of Platted Lots into One Building Site

AGREEMENTS TO BE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Developer name

Property owner

Notarization

State _____ County _____

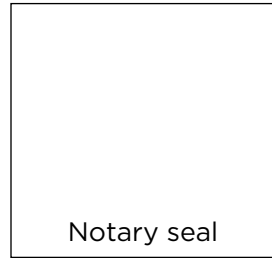
The foregoing instrument was acknowledged before me on _____

by means of: physical presence online notarization

personally known produced identification ID type _____

Notary signature/date

My commission expires



Joinder and Consent of Mortgagee to the Combination of Platted Lots into One Building Site

_____ Mortgagee _____ Date of mortgage _____ Mortgage recorded _____ Record book & page _____

I, being the holder of that certain mortgage dated and recorded on the dates listed above, hereby consent and subordinate its mortgage to the foregoing Combination of Lots Agreement, relating to the combination of the lands described in Exhibit 1.

Mortgagee signature/date

Title

Notarization

State _____ County _____

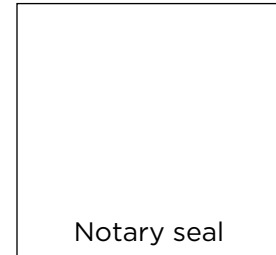
The foregoing instrument was acknowledged before me on _____

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Notary signature/date

My commission expires



FEE: \$324.29 (residential) or \$171.24 (non-residential) plus recordation fee to be determined by the City Clerk's Office (954-344-1065).