



Hover form fields for instructions.

Exemption from Platting Regulations Petition (PE) for Residential Development of Townhouses and Zero-Lot Line

Select one. ☐ Townhouse - Section 202(C)(6)-PE ☐ Zero-Lot Line - Section 202(C)(7)-PE

In accordance with Section 202(C)(6) or (7) of the Coral Springs Land Development Code, I/w 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 _____

Supporting Documents

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

- Application fee of \$1,558.00, plus \$2.00 per unit and if applicable, minor revisions (do not affect overall design & layout of sketch) fee of \$1,558.00 plus \$2.00 per site made payable to the City of Coral Springs. Petitioner is responsible for the cost of recordation fees, which will be billed separately by the City Clerk, and must be satisfied prior to the execution for this plat exemption.
- Current certified survey.

Supporting Documents (cont'd)

- Two copies of a subdivision plan (24" x 36") containing all proposed plot lines, dimensions and plot areas (in square feet). Said plan 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.
- 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 ownership & encumbrance report. The sketch must include a survey note stating that it has been based on current ownership & encumbrance report abstracted for restrictions, reservations, and encumbrances of record
- Ownership & Encumbrance Report 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 exemption will be granted unless the assistant director of development services and city engineer find 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 (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 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

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/owner signature/date

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

Notary seal

Joinder and Consent of Mortgagee

_____	_____	_____	_____
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 Plat Exemption Petition.

Mortgagee signature/date

Title

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

Notary seal