

**EXEMPTION FROM PLAT REGULATIONS PETITION
FOR THE COMBINATION OF PLATTED LOTS - (PE)**

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

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

NAME OF PETITIONER (or firm)

NAME OF AUTHORIZED REPRESENTATIVE OF FIRM (if applicable)

ADDRESS PHONE NUMBER

I am the current owner of lands legally described as _____

Total acreage _____ Designations _____
Present zoning _____
Proposed Use(s) _____

The following supporting documents shall be attached to and incorporated in this Petition:

1. Executed agreement for the combining of lots
2. 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
3. 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.
4. Proof of ownership by Title Certificate
5. 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.**

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 Effective as of 10/01/2011

City of Coral Springs
 Platting Exemption (PE) Petition
 Combination of Platted Lots

true and correct to the best of my knowledge.
 PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

I authorize _____
 to represent me in this matter.

 WITNESS

 OWNER OF PROPERTY

 WITNESS

Sworn to and subscribed before me this _____ day of _____, 20____.

 SIGNATURE OF PETITIONER

 NOTARY PUBLIC

 ADDRESS (Street, City)

My Commission Expires: _____

 PHONE

_____ Personally known
 _____ Produced Identification
 Type of ID: _____
 _____ Did take an oath
 _____ Did NOT take an oath

TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION

ACCEPTED BY _____ DATE ACCEPTED _____

SECTION # _____ PETITION # _____

APPROVED:	<u>Initial</u>	<u>Date</u>	<u>Department/Division</u>
	_____	_____	Planning
	_____	_____	Subject Utility, if applicable
	_____	_____	_____ (utility)
	_____	_____	_____ (utility)
	_____	_____	_____ (utility)
	_____	_____	Public Safety
	_____	_____	Engineering
	_____	_____	Public Works
	_____	_____	City Attorney

FEE: **\$244.00** (residence), **\$129.00** (non-residential) and **\$50.00** recordation fee (separate check please)

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

**AGREEMENT FOR THE COMBINATION OF PLATTED
LOTS INTO ONE BUILDING SITE**

THIS AGREEMENT, made and entered into this ___ day of _____, 20___, by and between: CITY OF CORAL SPRINGS, FLORIDA, a municipal corporation, hereinafter referred to as "CITY", and _____, the agents, successors and assigns, hereinafter collectively referred to as "OWNER".

W I T N E S S E T H:

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:

- (1) The above recitals are true and correct and incorporated herein.
- (2) 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.
- (3) 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 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.
- (4) 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.
- (5) 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.

(6) 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.

CITY OF CORAL SPRINGS

By _____
Mayor

ATTEST:

City Clerk
State of Florida
County of Broward

The foregoing instrument was acknowledged before me, the undersigned Notary Public in and for the State of Florida, on this, the _____ day of _____, 20____, by Peter M.J. Richardson and Scott Brook, City Clerk and Mayor, respectively.

Notary Public, State of Florida

NOTARY PUBLIC
SEAL OF OFFICE

Printed, typed or stamped name of
Notary Public exactly as commissioned
Individuals who signed are personally
known: no identification produced; oath
was taken

Approved As to Form:

Deputy City Attorney

**AGREEMENT FOR THE COMBINATION OF
PLATTED LOTS INTO ONE BUILDING SITE**

DEVELOPER _____

By Owner: _____

State of _____

County of _____

On this, the _____ day of _____, 20____, before me, the undersigned Notary Public
of the State of _____, the foregoing instrument was acknowledged by
_____ [name of corporate officer(s) and his/her/their corporate title(s)] of

_____ (name of corporation), a _____
_____ (state of corporation), on behalf of the corporation.

WITNESS my hand
and official seal _____

Notary Public
[Print, stamp or type as commissioned]

- ____ Personally known
- ____ Produced Identification
- Type of ID: _____
- ____ Did take an oath
- ____ Did NOT take an oath

JOINDER AND CONSENT OF MORTGAGEE
TO THE COMBINATION OF PLATTED LOTS INTO ONE BUILDING SITE

_____, being the holder of that certain mortgage dated the ___ day of _____, 20___, relating to the parcel(s) of property described in Exhibit "1," attached hereto and made a part hereof, and recorded the ___ day of _____, 20_____, in Official Records Book _____, at Page _____, of the Public Records of Broward County, Florida, hereby consents and joins in the foregoing Combination of Lots Agreement, relating to the combination of the lands described in Exhibit "1."

By: _____
NAME & TITLE:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state aforesaid to take acknowledgments, personally appeared _____, known to be a person authorized on behalf of the entity described in the above Joinder and Consent of Mortgagee and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid, this day of _____, 20_____.

My Commission Expires:

NOTARY PUBLIC

Doc. #46764