

## 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) of the Coral Springs Land Development Code, I (we) hereby apply for an exemption from the platting regulations of the City of Coral Springs.

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

PETITIONER NAME: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

ADDRESS (person or firm): \_\_\_\_\_

PROPERTY OWNER INFORMATION (if other than petitioner):

NAME: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total acreage \_\_\_\_\_ Present Zoning \_\_\_\_\_

Present Land Use Designation \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

1. Application fee of **\$361.00**, plus **\$50.00** recordation fee (separate check please). Petitioner is responsible for the cost of property owner notifications and legal advertising which will be billed separately by the City Clerk's office, and must be satisfied prior to the public hearing for this plat exemption.
2.
  - (a) A current certified ALTA / ACSM land title survey identifying the proposed parcel and existing development, if applicable.
  - (b) 4 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 Director of Community Development, 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.
  - (c) Master Parking Plan.
  - (d) Secondary access plan.
  - (e) Alley, access, drainage, utility, planting or other easements.
  - (f) Paving and drainage plans.
  - (g) Sewer and water plans.
  - (h) Letters from all utilities franchised to operate in the City (Florida Power & Light, Southern Bell, & Coral Springs Cable TV) as well as the applicable improvement district, relative to adequacy of proposed easements shown in the plat, including approval of shared easements.
3. 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.
4. 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.

City of Coral Springs  
Platting Exemption (PE) Petition  
Division of Non-Residential Parcels

5. 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.
6. 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.**

**I, (WE) UNDERSTAND THAT NO EXEMPTION WILL BE GRANTED UNLESS THE DIRECTOR OF PLANNING 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 THE PLAT ORDINANCE.**

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FOR USE WHEN PETITIONER IS OWNER OF SUBJECT PROPERTY

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

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
OWNER'S NAME (Print or Type)

\_\_\_\_\_  
ADDRESS (Street, City) PHONE NUMBER

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FOR USE WHEN PETITIONER IS NOT OWNER OF SUBJECT PROPERTY

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

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
OWNER'S NAME (Print or Type)

\_\_\_\_\_  
ADDRESS (Street, City) PHONE NUMBER

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**Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.**

NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_ Personally known to me, or  
\_\_\_\_\_ Produced identification: \_\_\_\_\_  
(Type of identification produced) \_\_\_\_\_  
\_\_\_\_\_ DID take an oath, or  
\_\_\_\_\_ DID NOT take an oath

**APPLICATION FEE: \$361.00, plus \$50.00 recording fee (separate check please)**

**JOINDER AND CONSENT OF MORTGAGEE**

\_\_\_\_\_, being the holder of that certain mortgage dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, in Official Records Book \_\_\_\_\_, at Page \_\_\_\_\_, of the Public Records of Broward County, Florida hereby consents to the foregoing Plat Exemption Petition.

By \_\_\_\_\_  
NAME & TITLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgements, 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\_\_\_\_\_.

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

**NOTARY PUBLIC, STATE OF FLORIDA**  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Personally known to me, or  
Produced identification: \_\_\_\_\_  
(Type of identification produced) \_\_\_\_\_  
\_\_\_\_\_  
DID take an oath, or  
\_\_\_\_\_  
DID NOT take an oath

**APPLICATION FEE: \$361.00, plus \$50.00 recording fee (separate check please)**