

**EXEMPTION FROM PLATTING REGULATIONS PETITION  
 RESIDENTIAL DEVELOPMENT FOR (PLEASE SELECT ONE FROM BELOW):**

- TOWNHOUSE SECTION 202(C)(6) - (PE) OR**  
 **ZERO LOT LINE – SECTION 202(C)(7) – (PE)**

In accordance with Section 202(C)\_\_\_\_\_ 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 TYPE OR PRINT THE FOLLOWING INFORMATION:

PETITIONER: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

**PROPERTY OWNER INFORMATION (if other than petitioner):**

PETITIONER: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

Total acreage \_\_\_\_\_ Proposed Use \_\_\_\_\_ Present Zoning \_\_\_\_\_

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

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

1. Application fee of **\$317.00** plus **\$1.27** per unit and if applicable, minor revisions (do not affect overall design & layout of sketch) fee of **\$90.00** plus **\$1.27** per site made payable to the City of Coral Springs, plus \$50.00 recordation fee (**separate check**). Petitioner is responsible for the cost of property owner notifications and legal advertising which will be billed separately by the City Clerk, and must be satisfied prior to the public hearing for this plat exemption.
2. (a) Current certified survey.  
 (b) 4 copies of a subdivision plan containing all proposed plot lines, dimensions and plot areas (in square feet). Said mylar 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 IT 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.
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**



City of Coral Springs  
Platting Exemption Petition  
Residential Development (Townhouse OR Zero Lot Line)

### 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 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\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

- \_\_\_\_\_ Personally known
- \_\_\_\_\_ Produced identification
- \_\_\_\_\_ Type of ID: \_\_\_\_\_
- \_\_\_\_\_ Did take an oath
- \_\_\_\_\_ Did NOT take an oath