

WAIVER FROM PLATTING REGULATIONS [PW] PETITION

In accordance with Section 202(d)(1) of the Coral Springs Land Development Code, I (we) hereby apply for a waiver from the platting requirements of the City of Coral Springs.

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

PETITIONER NAME (person or firm) _____ [] _____
PHONE NUMBER

ADDRESS _____

PROPERTY OWNER (if other than petitioner) _____ [] _____
PHONE NUMBER

ADDRESS _____

LEGAL DESCRIPTION OF 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 petition:

1. Application fee of **\$544.00**, plus **\$50.00** recordation fee (separate check please). Petitioner is responsible for the cost of the property owner notifications, legal advertising and postage fees which will be billed separately by the City Clerk's office and must be satisfied prior to the public hearing for the plat waiver.
2. A current certified ALTA / ACSM land title survey identifying the proposed parcel and existing development, if applicable.
3. A written statement identifying the sections of the Municipal Code platting requirements from which the waiver is requested and stating fully the grounds for and all facts relied upon in support of the application.
4. Letters from all utilities franchised to operate in the City (Florida Power & Light, Bell South, & Advanced Cable Communications) relative to adequacy of proposed easements shown in the plat, including approval of shared easements.
5. Four copies of a subdivision plan containing a location map, signature blocks for the City Engineer, Director of Community Development, and City Clerk, as well as reference to an attached cross indexing of plot titles to metes and bounds descriptions of all plots created by the plat waiver. A Mylar and additional copies of said plan is required upon approval.
6. 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.
7. Title Certification from a title company licensed in the State of Florida including a Statement of Restrictions, Reservations, Liens and Encumbrances, and including a statement identifying the owner of any residential property included in this plat on May 1, 1979.
8. Consent of any mortgage holders (consent form 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.**
9. If the titleholder is a corporation, evidence that the person executing the petitioner has the authority to act on behalf of and bind the corporation.

City of Coral Springs
 Platting Waiver (PW) Petition

I (we) understand that no waiver may be granted unless the City Commission finds that the waiver is not detrimental to the public welfare and is consistent with and in furtherance of the City's Comprehensive Plan. In granting this waiver, the City Commission may prescribe requirements or conditions appropriate to the individual case.

FOR USE WHEN PETITIONER IS 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 Waiver 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.

Sworn to and subscribed before me 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

 SIGNATURE OF OWNER

 OWNER'S NAME (Print or Type)

 ADDRESS (Street, City)

 PHONE NUMBER

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 Waiver from Platting Regulations and that I have authorized _____ to 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.

Sworn to and subscribed before me 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

 SIGNATURE OF OWNER

 OWNER'S NAME (Print or Type)

 ADDRESS (Street, City)

 PHONE NUMBER

FOR OFFICE USE ONLY

Accepted By _____ Date Accepted _____ Section # _____ Petition# _____

APPROVED:	<u>INITIAL</u>	<u>DATE</u>	<u>DEPARTMENT</u>
_____	_____	_____	Planning
_____	_____	_____	Subject Utility, if applicable
_____	_____	_____	_____ (utility)
_____	_____	_____	_____ (utility)
_____	_____	_____	_____ (utility)
_____	_____	_____	Engineering
_____	_____	_____	Public Works
_____	_____	_____	City Attorney

FEE: \$544.00 plus \$50.00 Recording Fee, property owner notification and advertising costs to be determined by the City Clerk's Office (954)-344-1065, which must be paid prior to the public hearing for this plat waiver).

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 Waiver 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____.

NOTARY PUBLIC

My Commission Expires: _____

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