Community Development
9500 West Sample Road | Coral Springs, FL 33065 coralsprings.gov/communitydevelopment
Phone: (954) 344-1160 | Fax: (954) 344-1181
Monday-Thursday 8:00 a.m.-5:30 p.m. | Friday 8:00 a.m.-3:00 p.m.

Hover form fields for instructions.

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.

Petitioner Information

Name _____ Phone _____ Petitioner's relationship to property _____

Street address _____

City _____ State Florida ZIP Code _____

Email _____

Property Owner Information (if different from petitioner)

Name _____ Phone _____

Street address _____

City _____ State Florida 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 petition:

- Application fee of $726.35 plus petitioner is responsible recordation fee and postage fees which will be billed separately by the City Clerk's office and must be satisfied prior to the execution of the plat waiver
- A current certified ALTA/ACSM land title survey identifying the proposed parcel and existing development, if applicable
- 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

Supporting Documents (cont'd)

- Letters from all utilities franchised to operate in the City (Florida Power & Light, AT&T, and Advanced Cable Communications) as well as the applicable improvement district, relative to adequacy of proposed easements shown in the plat, including approval of shared easements
- CD containing digital copies of all documents in PDF file
- Two (2) copies of a subdivision plan containing 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 waiver. A Mylar and additional copies of said plan is required upon approval.
- 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.
- 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
- 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, OWNER SHALL FILE AN AFFIDAVIT TO THAT EFFECT.
- If the titleholder is a corporation, evidence that the person executing the petition has the authority to act on behalf of and bind the corporation.

Attestation

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 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 Abandonment.

_____ _____

Property owner name Property owner signature/date

State Florida 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 Abandonment 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 Florida 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 Waiver Petition.

Mortgagee signature/date

Title

Notarization

State Florida 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

FEE: $726.35 plus recordation 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.

Submit by Email