



**City of Greenacres
Application for Plat Exemption**

This is an application for an exemption from the platting requirements of the Subdivision Regulations. This form must be completed in accordance with directions on the accompanying instructions and filed with the Development and Neighborhood Services Department at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, FL.

AN INCOMPLETE APPLICANT CANNOT BE ACCEPTED

- 1 Justification statement why Plat Exemption appropriate. See Sec. 12-7.
- 2 Survey of existing parcel and newly created parcels.
- 3 Verified document that legal access has been provided to all lots.
- 4 Title of Ownership for existing and proposed parcels.
- 5 Consent by Mortgage holders.
- 6 \$360 Plat Exemption Fee along with \$2000 Special Services Fee.

CONTACT INFORMATION

Owner(s) of the Property Requesting Platting:

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

Primary Contact? (Please check) Yes No

Agent Representing the Applicant *(if applicable)*

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

Primary Contact? (Please check) Yes No

Contract Purchaser *(if applicable)*

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

Primary Contact? (Please check) Yes No

REQUEST INFORMATION

Current Land Use _____

Proposed Land Use _____

Current Zoning District _____

Septic Tanks Number _____

If Septic Tanks, submit approval from Palm Beach County Health District.

CERTIFICATION

The undersigned acknowledges and certifies the following:

1. The applicant or their duly authorized agent hereby certifies that the information given herein is correct and will comply with the requirements of this application.
2. They agree to comply with Greenacres Subdivision Regulations and all other pertinent ordinances or regulations of the City of Greenacres and Statutes of the State of Florida.
3. They have been advised of the fee requirements established and that the appropriate fee is herewith tendered.
4. This application cannot be processed unless it is complete and accompanied by all required documents.

SIGNATURES

Property

Owner _____ Date _____

Agent (if applicable) _____ Date _____

Property

Owner _____ Date _____

Subdivision and Land Development Regulations

Sec. 12-7. - Exemptions

- (a) The requirements, as outlined in this chapter, may be modified by the city council in the case of a planned unit development, which in the judgment of the city council provides adequate public space and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and implementation of the plan. In granting such modifications, the city council shall require such reasonable conditions and safeguards as will secure substantially the objectives and standards of this chapter. The requested exceptions and modifications shall be reviewed in conjunction with the special exception for the planned unit development in accordance with Chapter 16, Article V, Division 2.
- (b) The following shall be exempt and not subject to the platting provisions prescribed by this Chapter.
- (1) The division of land into parcels of more than five (5) acres, where the subdivision is not in conflict with the official map and where no streets or easements of access are planned to be dedicated and accepted by the public, and where streets or easements of access are dedicated to a property owners' association or a condominium or cooperative association as defined by Florida Law.
 - (2) The combination or recombination of portions of previously platted lots where no new parcels, or residual parcels, result in lots of less area, width or depth than the original lots of record and which involve less than a total of five (5) parcels.
 - (3) The sale or exchange of parcels of land to or between adjoining property owners where such sale or exchange does not create additional lots and does not reduce any lot to an area less than that permitted in the zoning district in which the property is located, and no dedications or improvements are required under this chapter.
 - (4) Mobile home parks developed for rental purposes under a unity of title.
 - (5) Division of a total of less than five (5) tracts or parcels of land where all parcels when divided about a public street, and no dedication or improvements are required under this chapter.
 - (6) The financing or leasing of multi-family residences, offices, stores, or similar spaces within residential, non-residential, industrial, or commercial buildings.
 - (7) The division of real estate property for the conveyance of land to a federal, state, county, or municipal government agency, entity, political subdivision or public utility.
- (c) Regardless if platting is required by this chapter, all parcels created or modified shall meet the requirements of the designated zoning district in accordance with Chapter 16, Article III, District Regulations, of the City Code.
- (d) If platting is not necessary pursuant to this chapter, in its place a survey including legal description of the property and all easements of record, referenced by Official Record Book and Page, prepared by a surveyor registered in the State of Florida shall be submitted, along with an explanatory letter, warranty deed, and the required fees as established through a resolution of the city council. The city council shall reserve the right to require deeded rights-of-way and easements, reservations or improvements such as those required in connection with platting under this chapter, including the posting of a performance and maintenance bond, as may be necessary to carry out the intent and purpose of this chapter.

(Ord. No. 2012-16, § 1, 10-15-12)