



NORTH SPRINGS IMPROVEMENT DISTRICT

REQUEST FOR EASEMENT REVIEW AND/OR LETTER OF NO OBJECTION

All permits issued by the City of Coral Springs and the City of Parkland within the boundaries of the North Springs Improvement District require a letter of no objection from the District.

Property Owner's Name(s): _____

Property Address: _____

Subdivision: _____

Lot: _____ Block: _____

Permit No. (if applicable): _____

Email Address: _____

Telephone Number: _____ Fax Number: _____

Signature: _____ Date: _____

Submit form and a copy of survey and/or plans outlining proposed construction to:

Email: BrendaS@NSIDFL.Gov

Fax: (954) 755-7317

Mail: North Springs Improvement District
Attention: Clerk's Office
9700 NW 52nd Street
Coral Springs FL. 33076

For questions, please contact the Clerk's Office at (954) 796-6603

North Springs Improvement District Easement Review and Letter of No Objection Request

Overview

Permits granted by the City of Coral Springs or the City of Parkland for projects within the North Springs Improvement District, (NSID) require a letter of no objection from the District before any further action may be taken.

Application Information

To request a letter of no objection, please provide the following property and contact details:

- Property Owner's Name(s):
- Property Address:
- Subdivision:
- Lot
- Block
- City Issued Permit Number (if applicable)
- Email Address:
- Telephone Number:
- Fax Number

Signature and Date

Please sign and date the form to certify the information provided.

- Signature
- Date

Fees

Please find the fee schedule attached.

Submission Instructions

Along with this completed form, please submit a copy of the property survey and/or construction plans and applicable fees to:

- Email: BrendaS@NSIDFL.Gov
- Fax: (954) 755-7317
- Mail: North Springs Improvement District, Attention: Clerk's Office, 9700 NW 52nd Street, Coral Springs, FL 33076

Contact Information

For any questions regarding the application process, please contact the Clerk's Office at (954) 796-6603.

LETTER OF NO OBJECTION (LNO)

To prevent unauthorized use of easements or rights-of-way, the City of Coral Springs and City of Parkland require a letter of no objection from the North Springs Improvement District before issuing a permit.

Easement

A legal right, established by agreement or law, for dedicated use of another person's land for a specific use.

Right-of-Way

A right-of-way refers to land allocated for public use.

Encroachment

Encroachment denotes unauthorized intrusion onto another's property, whether intentional or unintentional.

Easement encroachment occurs when an improvement, such as a fence or structure, does not adhere to setback requirements or extends onto an existing easement.

Letter of No Objection

A formal statement issued by an agency indicating that it does not object to a particular request or action proposed by an individual or entity.

Examples of Easement Encroachments:

- A fence constructed over a utility, access, drainage, or flowage easement, limiting access needed for repairs and maintenance.
- Trees or landscaping placed within a utility, access, drainage, or flowage easement, restricting repair and maintenance activities and the intended function of the easement.
- A structure built beyond the property line or violating setback regulations.

Resolution Options:

- **Removal** – The encroaching structure or feature may need to be removed or relocated.
- **Encroachment Agreement** – The District may agree to grant a variance, converting the unauthorized use into a permitted one.

SCHEDULE 'A'

PERMIT & PLAN REVIEW FEES

Drainage Permit Fees

Permit Type	Fee	Trash Bond Required Current	Trash Bond Required FY2026
Surface Water Management	5% of Construction Cost or \$500 minimum	\$2,500.00	\$5,000.00
Right of Way Residential	5% of Construction Cost or \$500 minimum	\$2,500.00	\$2,500.00
Right of Way Commercial	5% of Construction Cost or \$500 minimum	\$2,500.00	\$5,000.00
Temporary R/W Access (< 30 days)	\$500.00		
Temporary R/W Access (> 30 days)	\$1,000.00		
Pre-application Conference	\$250.00		

Water and Sewer Plan Review and Inspection

Plan Review	Fee
Water & Wastewater	2.5% of Construction Cost

Permit Renewal / Five Year Certification

Permit Type	Current Fee	Violation Fee
Surface Water Management	\$500.00	\$200.00 and Actual Cost of Inspection upon Final Notice

Miscellaneous

Letter of No Objection (Residential)	\$125.00
Letter of No Objection (Commercial)	\$250.00
Easement Encroachment Agreement	\$750.00