



Development and Growth Management Development Coordination Division

INSTRUCTIONS FOR ZONING COVENANT

PLEASE READ INSTRUCTIONS THOROUGHLY

It is recommended that you contact a representative of Development and Growth Management (DGM) at TampaZoning@tampagov.net or (813) 274-3100, option 2, prior to submitting your application to ensure that you receive the correct letter for your needs.

A zoning covenant letter is for recognition of a single zoning lot for setbacks and density. For properties zoned for multifamily uses.

Submittal of Covenant Letter

- Submit covenant letter with legal description.
- Record with Clerk of Circuit Court.
- Submit to TampaZoning@tampagov.net

COVENANT REGARDING ZONING

This Covenant is made on this _____ day of _____, 202_, by the undersigned Owners, _____ Owner (s) A and _____ Owner (s) B.

WHEREAS, Owner (s) A and Owner (s) B separately own Parcel A and Parcel B, respectively, fee simple, the legal description of which are set forth on **Exhibit "A", attached hereto and made a part hereof by reference;** and

WHEREAS, Parcel A and Parcel B have been or will be developed and improved collectively as one zoning lot as said term is defined by City of Tampa Zoning Code; and

WHEREAS, it is necessary to ensure that Owner (s) A and Owner (s) B and future property owners of Parcel A and Parcel B fully comprehend and are on notice that Parcel A and Parcel B may only be developed and improved as one zoning lot and in accordance with parcel A and Parcel B's zoning district classification.

NOW, THEREFORE, in consideration of the mutual covenants and other valuable considerations contained herein, the sufficiency of which is hereby acknowledged, Owner (s) A and Owner (s) B agree as follows:

1. Parcel A and Parcel B, as legally described herein, are one "Zoning Lot", as such term is defined and used in the City of Tampa Zoning Code, as amended. The intent of this covenant is to consider both Parcels one zoning lot for purposes of City of Tampa zoning, rezoning and comprehensive plan land use classifications only.

2. This Covenant shall be immediately recorded by Owner (s) A in the Public Records of Hillsborough County, Florida and shall run with the land, and the use of the terms "Owner (s) A" and "Owner (s) B" herein shall be deemed to include their successors, heirs and assigns.

3. This Covenant may be amended at any time only by an instrument signed by both Owner (s) A and Owner (s) B and any such instrument shall require approval of the City of Tampa Zoning Administrator to ensure compliance with the City of Tampa Code.

4. This Covenant is related to City of Tampa Building Permit BLD-2_-_____.

Executed on the date above first written.

WITNESSES:

NAME: _____
Type or Print

NAME: _____
Type or Print

OWNER (S) A:

NAME: _____
Type or Print

ADDRESS: _____

NAME: _____
Type or Print

ADDRESS: _____

WITNESSES:

NAME: _____
Type or Print

NAME: _____
Type or Print

OWNER (S) B:

NAME: _____
Type or Print

ADDRESS: _____

NAME: _____
Type or Print

ADDRESS: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 202_ by _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

NAME: _____

Type or print

My Commission Expires:

(NOTARIAL SEAL)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 202_ by _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

NAME: _____

Type or print

My Commission Expires:

(NOTARIAL SEAL)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 202_ by _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

NAME: _____

Type or print

My Commission Expires:

(NOTARIAL SEAL)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 202_ by _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

NAME: _____

Type or print

My Commission Expires:

(NOTARIAL SEAL)

RETURN TO:
Eric Cotton, Zoning Administrator
Eric.Cotton@tampagov.net

Exhibit A

Survey –Legal Description of Each Parcel