

When recorded return to:  
City Clerk  
750 Main Street  
Safety Harbor, FL 34695

**Declaration of Common-owner Lot Combination**

WHEREAS, the undersigned ("Owner") is the sole fee simple owner of the following described adjoining and fully adjacent properties in the City of Safety Harbor, Pinellas County, Florida:

Parcel "A" [insert legal description]

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Parcel "B" [insert legal description]

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WHEREAS, the foregoing described properties have boundaries as shown on that certain plat recorded in the Official Records in and for Pinellas County, Florida at Plat Book [#] Page [#]; and

WHEREAS, the Safety Harbor Comprehensive Zoning and Land Development Code ("Safety Harbor Land Development Code") Section 239.00 has provisions to allow for lot combination of adjacent lots of record under common ownership and which would not otherwise require re-subdivision of an approved recorded subdivision plat under Section 182.00(A)(3) of the Safety Harbor Land Development Code.

NOW THEREFORE, in consideration of the mutual benefits to the foregoing described properties, including but not limited to the ability to treat the parcels together as one undivided lot without the need for variance to setback from lot line(s) or any other development standard, the Owner, for themselves, their heirs, and assigns, hereby declares the parcels combined in perpetuity and the same shall be reflected in the City of Safety Harbor's records of maps and plats.

The Owner COVENANTS AND AGREES that the recording of this Declaration has no impact on the taxes imposed on the parcels by the Pinellas County Property Appraiser and/or

Tax Collector and that Owner is solely responsible for combining the parcels for tax purposes with those separate entities.

The Owner further COVENANTS AND AGREES that if the parcels are ever desired to be separated and/or treated as two separate lots for purposes of development, the Owner must subdivide the parcels in accordance with the then existing regulations under the Safety Harbor Land Development Code, including but not limited to minimum lot size and other dimensional standards.

FURTHER DECLARANT SAYETH NOT:

\_\_\_\_\_  
Print Owner Name:\_\_\_\_\_

Print Owner Title:\_\_\_\_\_

Signed in the presence of:

Witness #1:

\_\_\_\_\_  
Print Name:\_\_\_\_\_

Witness #2:

\_\_\_\_\_  
Print Name:\_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of (\_\_\_\_) physical presence or (\_\_\_\_) online notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who (\_\_\_\_) is personally known to me or (\_\_\_\_) produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: