



Community Development
7525 NW 88th Avenue
Tamarac, FL 33321
Telephone (954) 597-3530
Fax (954) 597-3540

FOR STAFF USE ONLY:

CASE #: _____
Master File #: _____
HTE Project #: _____
Date Received: _____
Received by: _____
Fee(s) Collected: _____

P - CASE DEVELOPMENT APPLICATION

UNITY OF TITLE

Project Name: _____

Project Address (if applicable): _____

Project Location: _____

Parcel Size: _____ acres/sq. ft. Folio No. _____

Project Description: _____

(Identify existing and proposed land use classification and proposed density, if applicable.)

Applicant/Agent/Contact: _____
Phone: _____ Fax: _____
Address: _____

E-Mail Address: _____
Property Owner's Name: _____
Phone: _____ Address: _____

**The City of Tamarac is committed to serving the needs of all its citizens and visitors, and our goal is to ensure access to information for a diverse audience. Please incorporate accessibility design standards to meet Universal Design concepts supported by the W3C Guidelines and ADA Accessibility Requirements into all application submittal documents.*

UNITY OF TITLE APPLICATION CHECKLIST

The following checklist is designed to assist the applicant in preparing the required materials for review. The application will **not** be accepted if all required items are not present at the time of submittal. The following items are required as part of a complete application for a Plat Note Amendment Approval:

Y N N/A

- A completed City of Tamarac Unity of Title Application.
- Justification Letter. The letter shall encompass all requirements from Section 10-5.4 (J) (3) (f) (iii) of the City's Land Development Code.
- Proof of property ownership. (i.e. deed, property appraisers, or contract to purchase)
- One (1) copy of a survey dated within the last twelve (12) months of properties to be unified with legal description.
- Executed and notarized Unity of Title form with legal description of properties to be unified as Exhibit "A."
- Appropriate fees (download from our website <https://www.tamarac.org/368/Planning-and-Zoning>).

****INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED***

UNITY OF TITLE
LAND DEVELOPMENT CODE REQUIREMENTS

In the project’s justification statement, please explain how and why the proposed development request meets the criteria outlined in Section 10-5.4 (J)(3)(f)(iii) of the City’s Code outlined below.

Per Section 10-5.4 (J) (3) (f) (iii) of the City’s Land Development Code, minor changes from the plat (including conditions and notes) approved as part of Plat Approval may be incorporated into the application for Broward County approval of the City-approved plat, or onto the plat approved under Broward County platting requirements, or in subsequent applications for development authorized by the Plat Approval—without the need to amend the Plat Approval provided, however, that the Director determines that such changes:

- A.** Continue to comply with this Code;
- B.** Are necessary to comply with conditions of approval; or
- C.** Are consistent with the Plat Approval—i.e., the changes would not significantly alter the development’s general function, form, intensity, character, demand on public facilities, impact on adjacent properties, or other characteristic from that indicated by the Plat Approval.

This Instrument Prepared by
(Insert attorney name and full address)

and Return to:
Planning & Zoning Division
City of Tamarac
7525 NW 88 Avenue
Tamarac, FL 33321

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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UNITY OF TITLE

THIS UNITY OF TITLE, made and entered into this ____ day of _____, 20_____, by _____, their agents, successors, and assigns, ("Owner"), who is (are) the Owner of the real property located in the City of Tamarac, Broward County, Florida, as described in **Exhibit "A"**, which is attached hereto and incorporated herein by reference.

WITNESSETH:

WHEREAS, the undersigned is the Owner of the parcels of property located in the City of Tamarac, Broward County, Florida, more particularly described in **Exhibit "A"**, attached hereto and made a part hereof, (the "Property"); and

WHEREAS, the Owner recognizes and acknowledges this Unity of Title is in the best interests of all the parties and serves to promote the general welfare, safety and convenience of the public and the Owner hereby releases, waives and forever discharges any claim, demand, cause of action and right it may have against the City relative to this Unity of Title.

NOW THEREFORE, in consideration of the issuance of a building permit, certificate of use, or certificate of occupancy from the City for the Property, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agrees to restrict the Property in the following manner:

1. The parties acknowledge that the foregoing recitals are true and correct and hereby incorporated into this Unity of Title as set forth herein.
2. That the Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.
3. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the Property and shall remain in full force and effect and be binding upon the undersigned, their heirs, successors, personal representatives and assigns and upon all mortgagees or lessees until such time as the same may be released in writing by the City.

4. This Unity of Title shall be recorded in the Public Records of Broward County, Florida, at the sole cost and expense of the Owner.

5. This Unity of Title shall not be modified, amended or released without first obtaining the written consent of the City as to any portion of the Property.

6. This Unity of Title shall become effective upon its acceptance by the City and its recordation in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, the parties hereto have made and executed this Unity of Title on the day and year above written.

Signed, sealed and delivered
in the presence of:

OWNER:

By: _____

Print Name: _____

Print Name: _____

By: _____

Print Name: _____

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____. He/She is personally known to me or has produced
_____ as identification.

Seal:

Notary Public, State of Florida
My Commission Expires:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____. He/She is personally known to me or has produced
_____ as identification.

Seal:

Notary Public, State of Florida
My Commission Expires: