



**City of Coral Gables
CITY COMMISSION MEETING
September 10, 2025**

ITEM TITLE:

A Resolution of the City Commission approving the release of the Declaration of Restrictive Covenant on the property located at 1154 Alfonso Avenue, recorded in official record of Miami- Dade County, book 11508, page 431, and providing for an effective date.

(Subject to approval of Ordinance on Second Reading. Conditional Use Review for Building Site Separation.)

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their August 13, 2025, meeting recommended approval with conditions of the Building Site Separation (vote: 5-1)

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Board/Committee	Dates	Comments (if any)
Board of Architects (BOA)	5.01.25; 6.12.25; 7.10.25; 7.17.25	Approval (vote: 8-0)

BRIEF HISTORY:

The Conditional Use Review for Building Site Separation was approved on first reading. If approved on second reading this corresponding Resolution will address the release of the existing Declaration of Restrictive Covenant.

Because approval of the Building Site Determination is required in order to create two (2) separate building sites, the corresponding release of the Declaration of Restrictive Covenant is necessary.

EXHIBITS:

A. Draft Resolution.