

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, 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.

**WHEREAS**, the property owner of 1154 Alfonso Avenue has requested for a Conditional Use Review for a Building Site Determination for the property legally described as ½ of Lot 9, all of Lots 10 and 11, and the west 25 feet of Lot 12, Block 223, Revised Plat of Coral Gables Riviera Section, as recorded in plat book 28, page 23 of the public records of Miami-Dade County, Florida (the “Property”); and

**WHEREAS**, a Building Site Determination proposed two (2) building sites, one consisting of the east 50 feet of Lot 9 and all of Lot 10 (west parcel), and the other consisting of all of Lot 11 and the west 25 feet of Lot 12 (east parcel), and

**WHEREAS**, the Property is currently encumbered by a Declaration of Restrictive Covenant, recorded in Official Records Book 11508, Page 431, which unifies the property into one parcel; and

**WHEREAS**, on September 10<sup>th</sup>, 2025 the Building Site Determination was approved by the City Commission, and as such the release of the covenant is necessary;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**SECTION 2.** The City Commission does hereby approve the release of a Declaration of Restrictive Covenant, recorded in Official Records Book 11508, Page 431 for ½ of Lot 9, all of Lots 10 and 11, and the west 25 feet of Lot 12, Block 223, Revised Plat of Coral Gables Riviera Section, as recorded in plat book 28, page 23 of the public records of Miami-Dade County, Florida, as necessary to finalize the approved Building Site Determination.

**SECTION 3.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF SEPTEMBER A.D., 2025.

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA  
CITY CLERK

CRISTINA M. SUAREZ  
CITY ATTORNEY

DRAFT