

CITY OF CORAL GABLES

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES AUTHORIZING THE RELEASE OF DECLARATION OF RESTRICTIVE COVENANT, AS RECORDED IN THE OFFICIAL RECORDS BOOK 8408, PAGE 1955, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR THE PROPERTY LOCATED AT 1533 SUNSET DRIVE

WHEREAS, the property located at 1533 Sunset Drive currently contains two (2) parcels of land located on the North and South side of San Ignacio Avenue; and

WHEREAS, the parcel to the South of San Ignacio Avenue, and fronting onto Sunset Drive, consists of a 2-story office building with a surface parking lot while the parcel to the North of San Ignacio Avenue is improved with a surface parking lot that provides for overflow parking; and

WHEREAS, there is a Declaration of Restrictive Covenant unifying the two parcels for parking purposes (the "Restrictive Covenant") recorded in Official Records Book 8408, Page 1955 of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the property owner wishes to release Declaration of Restrictive Covenant and enter into a new covenant with the property directly abutting 1533 Sunset Drive to the west, 1541 Sunset Drive; and

WHEREAS, the new covenant will serve the same role as the previous covenant to make sure that 1533 Sunset Drive has adequate parking as required by the City's Zoning Code and the new overflow parking will allow for safer and more convenient access for visitors and patrons alike as they would no longer be required to cross San Lorenzo Avenue; and

WHEREAS, the City in reviewing the property owner's request determined that the new covenant would be in the best interest of the City and its residents.

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

SECTION 1. That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and are hereby made a specific part of this Resolution upon adoption herein.

SECTION 2. That the City does hereby authorize the release of the Declaration of Restrictive Covenant recorded in the Official Records Book 8408, Page 1955, of the Public Records of Miami-Dade County, Florida for 1533 Sunset Drive on the condition that a new covenant be recorded simultaneously with the release joining 1533 Sunset Drive and 1541 Sunset Drive.

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

PASSED AND ADOPTED THIS _____ DAY OF _____
A.D., 2021.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY