

**CITY OF CORAL GABLES, FLORIDA**

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

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, APPROVING THE RELEASE OF UNITY OF TITLE FOR THE EAST 50 FEET 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, PART 13 (1154 ALFONSO AVENUE), CORAL GABLES, FLORIDA, AND PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

**WHEREAS**, the request is for 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, Part 13 (1154 Alfonso Avenue), Coral Gables, Florida; and, because approval of the Building Site Determination is required to allow the creation of two separate building sites, a release of the Unity of Title is necessary; and

**WHEREAS**, The Building Site Determination proposes 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), which will be finalized upon the release of the Unity of Title; and

**WHEREAS**, the Declaration of Restrictive Covenant recorded in Official Records Book 11508, Page 431, on July 26, 1982, which previously unified the subject lots as a single tract, and the Joinder of Mortgage to the Unity of Title Agreement, dated January 22, 1969, and recorded February 20, 1969, in Clerk's File No. 69R-33058 of the Public Records of Dade County, Florida, which expressly joined and agreed to be bound by the referenced Unity of Title Agreement, will be released concurrently with the adoption of this Resolution by the City Commission in connection with the Building Site Determination; and

**WHEREAS**, the City Attorney's Office has reviewed the request, the City's records of the subject property, and the applicable codes and regulations and is in support of the release of the Unity of Title;

**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 Unity of Title 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, Part 13 (1154 Alfonso Avenue), as necessary to finalize the approved Building

Site Determination.

**SECTION 3.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

**SECTION 4.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF AUGUST 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