



City of Coral Gables
CITY COMMISSION MEETING
March 23, 2021

ITEM TITLE:

Resolution. A Resolution authorizing the release of the Declaration of Restrictive Covenant unifying Lots 12, 13, and 14, in Block 2, of Coral Gables Section "E", according to the Plat thereof, as Recorded in Plat Book 8, Page 13, of the Public Records of Miami-Dade County, Florida.

BRIEF HISTORY:

A building site determination dated May 10, 1988, by the then City of Coral Gables Zoning Administrator, confirms that Lots 12 and 13 are a single building site and Lot 14 is a separate building site.

In 1990, as part of construction on Lots 12 and 13, the then-property owner of the Lots 12, 13, and 14, executed a Declaration of Restrictive Covenant which unintentionally consolidated the three lots and prohibited conveyance, mortgaging, and leasing of the three lots separately from each other.

The then-property owner of the property provided an affidavit dated January 23, 2021 stating that it was never her intent that Lot 14 be included as part of the legal description of said covenant and microfilm records from the Building Department, also indicate that Lots 12 and 13 were to be treated as a single building site, while Lot 14 was to be treated as a separate building site.

EXHIBIT(S):

- A. Resolution - Release of Declaration of Restrictive Covenant
- B. Release of Declaration of Restrictive Covenant
- C. Draft new Unity of Title