



**City of Coral Gables  
CITY COMMISSION MEETING  
October 27, 2009**

**H-1**

**ITEM TITLE:**

Resolution authorizing the following release of Unity of Title Agreements for the property located at 1029-1037 Valencia Avenue: release of Unity of Title Agreement for Lots 20-23, Block 12, Coral Gables Section A; release of Unity of Title Agreement for Lots 18-19, Block 12, Coral Gables Section A; and further releasing the Restrictive Covenant for special approaches on Lots 20-23, Block 12, Coral Gables Section A, according to the Plat thereof; further providing a new Unity of Title to be executed for Lots 18-20, Block 12, Coral Gables Section A, and Unity of Title for Lots 21-23, Block 12, Coral Gables Section A, according to the Plat thereof, recorded in Plat Book 5 Page 102 of the Public Records of Miami-Dade County, Florida and further authorize the execution respectively, in a form as approved by the City Attorney.

**RECOMMENDATION OF THE CITY MANAGER:**

Approval.

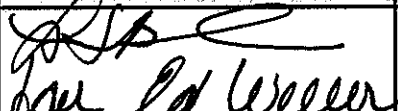
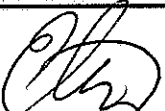
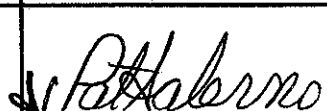
**BRIEF HISTORY:**

The property consists of six adjacent lots (Lots 18-23) and is identified as 1029-1937 Valencia Avenue. The owner of the property currently resides on two of the six lots (Lots 18 and 19), which are held together by a Unity of Title Agreement. In September of 2008, the owner acquired the adjacent four lots (Lots 20 through 23), which are vacant land. The previous owner of Lots 20 through 23 intended to develop a residence on that tract, and therefore, a Unity of Title Agreement ties these four lots together, additionally a special driveway Restrictive Covenant was executed on Lots 20-23. The owner now owns all six lots; they are seeking to add one lot (Lot 20) to their existing residence located on Lots 18 and 19. The remaining vacant land (Lots 21 through 23), now reduced in size by one lot, would remain held together as a single tract. The grouping of the tracts as three lots each, instead of two and four lots respectively, will assure the City that any future development will be consistent with the surrounding area.

**LEGISLATIVE ACTION:**

Date	Resolution/Ordinance	Comments
	N/A	

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
		

**ATTACHMENT**

1. Draft Resolution
2. Memoranda
3. Shutts & Bowen, LLP. Letter
4. Exhibits "A" - "D"