



**City of Coral Gables
CITY COMMISSION MEETING
May 28, 2019**

ITEM TITLE:

A Resolution of the City Commission of the City of Coral Gables, Florida approving an amended declaration of restrictions regarding that certain property legally described as Lots 15-16, Block 29, Granada Section Coral Gables, according to the plat thereof, recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

BRIEF HISTORY:

North Gables Building, LLC (the "Owner") is the owner of the real property legally described as

Lots 15-16, Block 29, GRANADA SECTION CORAL GABLES, according to the Plat thereof, recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida (the "Property").

On January 30, 1973, the City Commission adopted Ordinance No. 2001 which amended the conditions and restrictions for the use of the offstreet parking lot located at the Property and required that the use be subject to the Declaration of Restrictions dated January 24, 1973 and subsequently recorded on February 2, 1973 at Official Records Book 8109, Page 848 of the Public Records of Miami-Dade County, Florida (the "Declaration of Restrictions").

The Owner has requested that certain provisions of the Declaration of Restrictions be modified as follows:

- (1) to allow parking beginning at 7:00 A.M. instead of 8:00 A.M.;
- (2) to allow the parking of vans and pick-up trucks used by patients, employees, or managing personnel of the professional offices and/or medical clinic, but not for the parking, loading, and/or unloading of passenger vans; and
- (3) to indicate that the conditions requiring replacement of sidewalks and improvements to the parking lot have been complied with.

Owner has agreed to grow the existing hedge on the Property to a height of eight (8) feet, to install a hedge on the east side of the Property, and to provide for a continued maintenance program which will include the installation of sprinklers and provision of fertilizer. Owner has also agreed to install a gate at the entrance to the parking area, in lieu of the chain required by the Declaration of Restrictions, and such gate shall be closed to prevent use of the parking area during the prohibited hours.

A notice of public hearing was mailed to the property owners within a one thousand (1,000) foot radius of the Property.

ATTACHMENT(S):

1. Draft Resolution
2. Declaration of Restrictions
3. Proposed Amendment to Declaration of Restrictions