



City of Coral Gables
CITY COMMISSION MEETING
May 11, 2010

ITEM TITLE:

Resolution authorizing and accepting the modification of a recorded Declaration of Restrictive Covenant for Lots 19-26, inclusive, Block 7, Coral Gables Coconut Grove Section Part One, according to the Plat thereof as recorded in Plat Book 14, Page 25, of the Public Records of Miami-Dade County, Florida, located at 3280 Ponce de Leon Blvd., Coral Gables, Florida.

RECOMMENDATION OF THE CITY MANAGER:

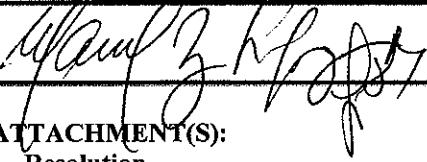
Approval

BRIEF HISTORY:

The subject property (Lots 19-26 inclusive, Block 7, Coconut Grove Section One) consisting of three parcels was owned by The Wackenhut Corporation. The existing two-story building was built on Lots 19-26 inclusive, Block 7, Coconut Grove Section One in 1960. The Wackenhut corporation owned two parcels (4 & 5) on the other side of Ponce de Leon Boulevard. At that time The Wackenhut Corporation intended to develop additional buildings on parcels 2 and 3 and provided parking across the other side of Ponce de Leon Boulevard. The Wackenhut Corporation signed a Declaration of Restrictive Covenant in 1966.

In 1984, Wackenhut modified the Declaration because it sold off parcels 4 and 5 and never built the additional buildings on parcel 2 and 3. The modification agreed to provide 42 parking spaces for the existing building, however, since 1984, parking spaces on site have been reduced to 34. The original 42 parking spaces included compact parking spaces. Compact parking spaces are no longer allowed in the Zoning Code. In addition, the 42 parking spaces did not include handicapped parking which became a requirement subsequent to 1984. In 2009, the interior of the building was renovated and the commercial trash dumpster is now enclosed as required by the Zoning Code displacing two more spaces. The total parking spaces on site are 34.

APPROVED BY:

Department Director	City Attorney (if Applicable)	City Manager
		

ATTACHMENT(S):

1. Resolution
2. Letter of Request
3. Declaration of Restricted Covenant Recorded July 26, 1966
4. Declaration of Restricted Covenant Recorded July 12, 1984
5. Survey