



City of Coral Gables
CITY COMMISSION MEETING
October 12, 2021

ITEM TITLE:

Resolution. A Resolution of the City Commission of Coral Gables authorizing the release of the Declaration of Restrictive Covenant recorded in the Official Records Book 8408, Page 1955, of the Public Records of Miami-Dade County, Florida for 1533 Sunset Drive.

BRIEF HISTORY:

The property located at 1533 Sunset Drive currently contains two (2) parcels of land located on the North and South side of San Ignacio Avenue. The parcel to the South of San Ignacio Avenue, and fronting onto Sunset Drive, consists of a 2-story office building with a surface parking lot while the parcel to the North of San Ignacio Avenue is improved with a surface parking lot that provides for overflow parking.

There is a Declaration of Restrictive Covenant unifying the two parcels for parking purposes (the "Restrictive Covenant") recorded in Official Records Book 8408, Page 1955 of the Public Records of Miami-Dade County, Florida.

The property owner wishes to release Declaration of Restrictive Covenant and enter into a new Covenant with the property directly abutting 1533 Sunset Drive to the west, 1541 Sunset Drive. The new covenant will serve the same role as the previous covenant to make sure that 1533 Sunset Drive has adequate parking as required by the City's Zoning Code. Furthermore, the new overflow parking will allow for safer and more convenient access for visitors and patrons alike as they would no longer be required to cross San Lorenzo Avenue.

EXHIBIT(S):

- A. Resolution - Release of Declaration of Restrictive Covenant
- B. Original Covenant (To be released)
- C. Covenant Release
- D. New Covenant