

RESOLUTION NO. 26-2176

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, ESTABLISHING A RECORDING OF DOCUMENTS POLICY; DIRECTING THE TOWN MANAGER AND TOWN ATTORNEY TO IMPLEMENT THE POLICY PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Miami Lakes (the “Town”) routinely requires applicants to execute and deliver covenants, declarations of restrictions, unities of title, covenants in lieu of unity of title, declarations of use, and similar recordable instruments (collectively, “Covenants”) as conditions of land development approvals, including zoning approvals, site plan approvals, variances, public works permits, and building permits; and

WHEREAS, such Covenants are intended to run with the land and to be binding upon the property owner and its successors and assigns, and to inure to the benefit of the Town and the public, and accordingly must be recorded in the Public Records of Miami-Dade County, Florida (the “Public Records”) to provide constructive notice and to be fully enforceable; and

WHEREAS, the responsibility for the recordation of these instruments has often been placed in the hands of the applicants; and

WHEREAS, the Town Council finds that it is best that any and all recordation of instruments be managed by the Town Attorneys’ Office; and

WHEREAS, the Town Council further finds that the adoption of this Resolution and the implementation of the policy described herein serves a valid municipal purpose and promotes the public health, safety, and welfare of the residents of the Town; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. **Recitals Adopted.** Each of the recitals set forth above is hereby adopted, confirmed, and incorporated herein by reference as if fully set forth in this Section.

Section 2. **Implementation.** The Town Manager and the Town Attorney are hereby authorized and directed to implement the recording of documents policy. All future documents necessitating recordation shall be processed by the Town Attorneys' Office.:

Section 3. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

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The foregoing resolution was offered by Vice Mayor Morera who moved its adoption. The motion was seconded by Councilmember Sanchez and upon being put to a vote, the vote was as follows:

Mayor Joshua Dieguez	Yes
Vice Mayor Bryan Morera	Yes
Councilmember Juan Carlos Fernandez	Yes
Councilmember Angelo Cuadra Garcia	Yes
Councilmember Ray Garcia	Yes
Councilmember Steven Herzberg	Yes
Councilmember Alex Sanchez	Yes

Passed and adopted on this 19th day of April 2026.




Joshua Dieguez
MAYOR

Attest:



Gina M. Inguanzo
TOWN CLERK

Approved as to Form and Legal Sufficiency:



Raul Gastesi
Gastesi, Lopez Mestre and Cobiella, PLLC
TOWN ATTORNEY