

PREPARED BY:

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The Above Blank Space Is For Recording Purposes

☐ **COMMERCIAL (check if applicable)**

☐ **RESIDENTIAL (check if applicable)**

**LANDLORD/TENANT ENCROACHMENT & RESTRICTIVE COVENANT AGREEMENT**

**THIS AGREEMENT** is made and entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_, hereinafter referred to as “OWNER”, whose mailing address is \_\_\_\_\_, hereinafter referred to as “TENANT”, whose mailing address is \_\_\_\_\_, and the City of Coral Gables, a Florida municipal corporation, hereinafter referred to as “CITY”.

**RECITALS**

**WHEREAS**, OWNER is/are the fee simple owner(s) of certain real property located within the City of Coral Gables, Miami-Dade County, Florida with a property address of \_\_\_\_\_ Coral Gables, Florida and more particularly described as (insert the full legal description for the property as maintained by the Miami-Dade County Property Appraiser’s Office. See <https://www.miamidade.gov/Apps/PA/PropertySearch/#/> for legal description):

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**WHEREAS**, this document is accepted by the City of Coral Gables as part of, or as a condition of, any such comprehensive plan or plan amendment; zoning ordinance; land development regulation; building code; development permit; development order; or other law, regulation, or regulatory approval; and

**WHEREAS**, OWNER’S property is located adjacent to certain CITY right-of-way, sidewalk, swale, alley, or other such right-of-way; and

**WHEREAS**, TENANT desires to place, construct, install, and/or maintain upon CITY's right-of-way, sidewalk, swale, alley, or other such right-of-way the following (place an **X** next to the type of encroachment):

\_\_\_\_\_ **Special driveway approach(es) (type):** \_\_\_\_\_

\_\_\_\_\_ **Sign(s)**

\_\_\_\_\_ **Canvas canopy(ies) or awning(s)**

\_\_\_\_\_ **Landscaping**

\_\_\_\_\_ **Irrigation system**

\_\_\_\_\_ **Tables, chairs, umbrellas, heaters (describe the item to be placed as well as the day(s) of the week and hour(s) of the day of such placement):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ **Electrical (describe):** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ **Other (describe):** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_, thereby,  
encroaching into the City's right-of-way, sidewalk, swale, alley, or other such right-of-way; and

**WHEREAS**, the TENANT warrants and represents to the CITY that it/he/she has obtained any and all necessary approvals from OWNER regarding the above described improvement to OWNER's property that will result in an encroachment into CITY's right-of-way, sidewalk, swale, alley, or other such right-of-way; and

**WHEREAS**, the CITY is willing to allow TENANT to encroach into CITY's right-of-way, sidewalk, swale area, or other such right-of-way without prejudice to the CITY's right to have the encroachment removed at the TENANT's sole expense; and

**WHEREAS**, TENANT understands that at any time the CITY may require TENANT to remove the aforesaid encroachment from the CITY right-of-way, sidewalk, swale area, or other such right-of-way.

**NOW, THEREFORE**, in consideration for the mutual covenants contained herein and as further consideration for the CITY approving TENANT's request to encroach upon CITY's right-of-way,

sidewalk, swale area, or other such right-of-way, the sufficiency of which is hereby acknowledged by the Parties hereto, the Parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein as if repeated in their entirety.
2. The CITY hereby grants permission for the above-described encroachment upon the City's right-of-way, sidewalk swale area, or other such right-of-way provided that said encroachment shall be in accordance with plans and specifications on file or to be filed with and approved by the CITY.
3. At any time, the CITY may require either the permanent or temporary removal of said encroachment and TENANT for itself/himself/herself as well as their successors in interest agree that at such time as the CITY requires temporary or permanent removal of the aforesaid encroachment, TENANT will do so promptly and at their own expense. TENANT further agrees that if he/she/they should fail to remove the encroachment within thirty (30) days after the CITY mails a written request to TENANT requiring removal of the encroachment, then the CITY may remove the aforesaid encroachment and impose the cost of said removal as a special assessment lien against the Property — such special assessment lien shall be in parity or coequal with the lien of all state, county, district and city taxes, and superior in dignity to all other liens, titles, encumbrances, and claims. In the event of an emergency, the CITY shall have the right to remove the encroachment without notice to TENANT and without any obligation or liability to TENANT for damage to the encroachment.
4. To the fullest extent permitted by Laws and Regulations, TENANT hereby agree(s) to defend, indemnify, and hold harmless the CITY and its commissioners, directors, attorneys, appointed officials, administrators, consultants, agents, and employees from and against all claims, damages, losses, and expenses direct, indirect, or consequential (including but not limited to fees and charges of attorneys and other professionals and court and arbitration costs) arising out of or resulting from the installation and/or maintenance of the encroachment and caused, in whole or in part, by any willful, intentional, reckless, or negligent act and/or omission of TENANT or any person, employee, agent, or third party acting on TENANTS's behalf (including any contractor, subcontractor, or any person or organization directly or indirectly employed by any of them or anyone for whose acts any of them may be liable).
5. In any and all claims against the CITY or any of its consultants, agents, or employees by any employee of TENANT or any employee of any person, employee, agent, or third party acting on TENANT's behalf (including contractors, subcontractors, or any person or organization directly or indirectly employed by any of them or anyone for whose acts any of them may be liable), the indemnification obligation under the above Paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for TENANT or by or for any person, employee, agent, or third party acting on TENANT's behalf (including contractors, subcontractors, or other persons or organizations directly or indirectly employed by any of them or anyone for whose acts any of them may be liable) under workers' or workman's compensation acts, disability benefit acts, other employee benefit acts or any other service of law. Moreover, nothing in this Indemnification and Hold Harmless provision shall be considered to increase or otherwise waive any limits of liability or to waive any immunity established by Florida Statutes, case law, or any other source of law. This

indemnification provision shall survive the termination of any CITY permit or Agreement with the CITY, however terminated. Nothing contained herein shall be construed as a waiver of any immunity or limitation of liability the CITY may have under the doctrine of sovereign immunity in Section 768.28, Florida Statutes. Inclusive in this Indemnity provision is the agreement to fully indemnify the City of Coral Gables from any claims or actions alleged to have been caused by the CITY's acts or omissions. TENANT shall maintain insurance, which will provide for the indemnity provision provided herein.

6. For the purposes of this Agreement, TENANT shall obtain insurance policies — naming the CITY as an additional insured on a primary and non-contributory basis — that comply with the current version of the City of Coral Gables Insurance Requirements for Encroachment & Restrictive Covenant Agreements and TENANT shall evidence this insurance to the Risk Management Division of the City of Coral Gables in accordance with the parameters and instructions outlined within the current version of the City of Coral Gables Insurance Requirements for Encroachment & Restrictive Covenant Agreements. Evidence of insurance will not be approved unless all of the requirements have been met to the satisfaction of the Risk Management Division. Moreover, said insurance shall be maintained until the encroachment is removed and failure to maintain such insurance shall constitute a material breach of this Agreement that may result in the City requiring removal of the encroachment at TENANT's sole expense.
7. All individuals signing this Agreement have the legal authority and capacity to enter into this General Encroachment & Restrictive Covenant Agreement.
8. As further part of this Agreement, it is hereby understood and agreed that any official inspector of the City of Coral Gables, or its agents duly authorized, may have the privilege at any time during normal working hours to enter and inspect the premises to determine whether the requirements of the Building and Zoning regulations and the conditions herein agreed to are fully complied with.
9. This Agreement shall be recorded at TENANT's sole expense and shall inure to the benefit of and be binding upon TENANT's successors, heirs, executors, administrators, representatives, assigns, and all other persons or entities acquiring an interest thereunder, and this Agreement shall be a restrictive covenant concerning the use, enjoyment, and title to the above-property and shall constitute a covenant running with the land.
10. In the event the terms of this Agreement are not being complied with, in addition to other remedies available, the CITY is hereby authorized to withhold any further permits and to refuse to make any inspections or grant any approvals until such time as there is full compliance with this Agreement.
11. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and all applicable and duly adopted ordinances, regulations, and policies of Miami-Dade County and the CITY now in effect and those hereinafter adopted.
12. The location for settlement of any claims, controversies, disputes, arising out of or relating, directly or indirectly, to any part of this Agreement or any breach hereof, shall be in Miami-Dade County, Florida.

13. TENANT agrees that he/she shall be liable for reasonable attorney's fees incurred by CITY, if CITY is required to take any actions, through litigation or otherwise, to enforce this Agreement.
14. CITY, shall be entitled as a matter of right to an injunction issued by any court of competent jurisdiction restraining any violation of this Agreement as well as recovery of any and all costs and expenses sustained or incurred by CITY in obtaining such an injunction including, without limitation, reasonable attorney's fees.
15. This Agreement constitutes the entire Agreement between the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements. Any amendments to or waivers of the provisions contained herein shall be made by the Parties in writing.
16. If any sentence, phrase, paragraph, provision or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed an independent provision and such holding shall not affect the validity of the remaining portions hereto.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the day and year first written above.

**AS TO TENANT(S):**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title (if applicable)

\_\_\_\_\_  
Print Name & Title (if applicable)

**Notarization of Tenant's/Tenants' Execution**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, who is/are personally known to me or have/has produced \_\_\_\_\_ as identification.

My Commission Expires:

\_\_\_\_\_  
**Notary Public, State of Florida**

**AS TO OWNER(S):**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title (if applicable)

\_\_\_\_\_  
Print Name & Title (if applicable)

**Notarization of Owner's/Owners' Execution**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who is/are personally known to me or have/has produced \_\_\_\_\_ as identification.

My Commission Expires:

\_\_\_\_\_  
**Notary Public, State of Florida**

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY:**

By: \_\_\_\_\_  
Cristina M. Suárez, City Attorney  
Stephanie M. Throckmorton, Deputy City Attorney  
Gustavo J. Ceballos, Assistant City Attorney  
Yesenia Alfonso, Assistant City Attorney