



City of Coral Gables
CITY COMMISSION MEETING
January 25, 2022

ITEM TITLE:

Resolution. A Resolution of the City Commission of Coral Gables approving the release of the easement as depicted on the amended plat of Coconut Grove Warehouse Center recorded in plat book 25, page 66, of the public records of Miami-Dade County, Florida for the property located at 101 US-1, Coral Gables, Florida 33133.

BRIEF HISTORY:

In 1926 the City of Coral Gables approved the Amended Plat of Coconut Grove Warehouse Center, as recorded in Plat Book 25, at Page 66, of the Public Records of Miami-Dade County, Florida, (the "Plat") which depicted a 18-foot wide easement for use as a "spur railroad track"(the "Easement").

The Easement encumbers the property located at 101 US-1 and the current property owner is seeking to release the encumbrance to redevelop the Property.

The City in reviewing the property owner's request determined that the City does not have any interest in the Easement and the property owner has provided letters of non-objection to the release of the Easement by all utility providers in the area. Additionally, but for the City's approval of the Plat, there appears to be no instruments dedicating the easement nor any interested parties for this almost 100-year-old easement which to this day has never been used.

As part of the release, any new required easements must be granted to utility companies as part of the redevelopment of the Property.

EXHIBIT(S):

- A. Draft Resolution - Release of Easement for 101 US-1