

CITY OF CORAL GABLES

RESOLUTION NO. 2020-

RESOLUTION APPROVING RELEASE OF 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 125-195 SOUTH DIXIE HWY, CORAL GABLES, FLORIDA 33133.

WHEREAS, on July 14, 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”); and

WHEREAS, the Easement encumbers the property located at 125-195 South Dixie Highway in Coral Gables, which is further legally described in the attached Exhibit “A”, (the “Property”), and the current property owner is seeking to release the encumbrance to redevelop the Property; and

WHEREAS, 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 Miami-Dade County’s Department of Transportation and Public Works, and the relevant utility providers in the area; and

WHEREAS, 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 that has never been used; and

WHEREAS, the City Commission has previously released similar “Merrick Easements” which had also never been used and were not contemplated for any future utility use; and

WHEREAS, the City is releasing any approvals or reservations for Easement provided any new required easements are granted to the respective utility companies as part of the redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing “Whereas” clauses are hereby ratified and confirmed as being true and are hereby made a specific part of this Resolution upon adoption herein.

SECTION 2. That the City does hereby release its reservation and approval of the 18-foot easement contained in the Amended Plat of Coconut Grove Warehouse Center, as recorded in Plat Book 25, at Page 66, as to the subject Property only.

SECTION 3. That this Resolution shall become effective upon the dated of its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____
A.D., 2020.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY

Exhibit "A"

PARCEL 1:

LOTS 17 THROUGH 22, INCLUSIVE, AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH:

LOTS 23, 24, 25, 26 AND 27 OF THE AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, PLAT BOOK 25, PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PORTIONS THEREOF:

BEGIN AT THE MOST EASTERLY CORNER OF LOT 17 OF THE SAID AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE SAID LOT 17 FOR A DISTANCE OF 14.50 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 5; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 5 AND ALONG A LINE PARALLEL TO THE SOUTHEASTERLY LINE OF LOTS 17 THROUGH 27 FOR A DISTANCE OF 234.81 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD 5 AND ALONG SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1867.58 FEET THROUGH A CENTRAL ANGLE FOR 00 DEGREES, 28 MINUTES, 20 SECONDS FOR AN ARC DISTANCE OF 15.39 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE SAID LOT 27 AND A POINT OF COMPOUND CURVE; THENCE CONTINUE SOUTHWESTERLY ALONG A CIRCULAR CURVE HAVING A RADIUS OF 25 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 31 MINUTES 40 SECONDS FOR AN ARC DISTANCE OF 39.06 FEET TO THE END OF SAID CURVE AND A POINT OF THE SOUTHWESTERLY BOUNDARY OF THE SAID LOT 27; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF THE SAID LOT 27 FOR A DISTANCE OF 39.29 FEET TO THE MOST SOUTHERLY CORNER OF THE SAID LOT 27; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF THE SAID LOTS 27 THROUGH 17 FOR A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING. ALSO LESS THE FOLLOWING DESCRIBED PORTION OF THE SAID LOT 27: BEGIN AT A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE SAID LOT 27, SAID POINT BEING LOCATED 69.72 FEET NORTHWESTERLY OF THE MOST SOUTHERLY CORNER OF THE SAID LOT 27, SAID POINT ALSO BEING THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT WHICH IS TANGENT TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 27 AT THE POINT BEGINNING; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 250 FEET THROUGH A CENTRAL ANGLE OF 25 DEGREES 50 MINUTES 29 SECONDS FOR AN ARC DISTANCE OF 112.75 FEET TO THE MOST NORTHERLY CORNER OF THE SAID LOT 27; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF LOT 27 FOR A DISTANCE OF 25.123 FEET TO THE MOST WESTERLY CORNER OF LOT 27; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 27 FOR A DISTANCE OF 112.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 16A, AND 16B, OF AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING:

A PARCEL OF LAND FOR THE RIGHT-OF-WAY OF STATE ROAD NO.5, BEING ALL THAT PART OF LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 16A AND 16B, OF AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF A LINE WHICH IS 14.5 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 16A AND 16B.