



Legislation Details (With Text)

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Title: A Resolution of the City Commission authorizing the City Attorney to file a quiet title action for Lot 3 of Block 44, of revised plat Coral Gables Douglas Section, according to the plat thereof recorded in plat book 25, page 69, relating to Phillips Park.

Sponsors:

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Attachments: 1. Signed Resolution 2022-204, 2. Quiet title action Cover Memo, 3. Resolution authorizing quiet title action MSR

Date	Ver.	Action By	Action	Result
8/24/2022	1	City Commission	adopted by Resolution Number	Pass

A Resolution of the City Commission authorizing the City Attorney to file a quiet title action for Lot 3 of Block 44, of revised plat Coral Gables Douglas Section, according to the plat thereof recorded in plat book 25, page 69, relating to Phillips Park.

In anticipation of a forthcoming renovation project, the City conducted a title search on Phillips Park to confirm the City owns the entire property. The title search was prompted because a small corner of the park is fenced-off and used exclusively by Coral Gables Preparatory Academy’s middle school campus. While the City was able to confirm it does in fact own the fenced-off property, the title search evidenced a deficiency in the title of Lot 3 of Block 44, which constitutes a different portion of the Phillips Park property. The City has been in actual possession of Lot 3 for more than twenty years and the real property taxes during such period have been returned in the City’s name. Furthermore, Phillips Park has served the community for decades at its current location and on its current footprint.

The City Commission wishes to clear title to Lot 3 of Block 44, and by passage of this resolution, authorizes the City Attorney to take all necessary action to do so including filing a quiet title action