



Legislation Details (With Text)

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**File created:** 7/7/2020 **In control:** City Commission  
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**Title:** Quit-Claim Deed of 15' Alley in Plat of University Place (B)

This item involves the authorization for the Mayor to execute a Quit-Claim Deed onto CA Student Living Gainesville II, LLC releasing all of the City's interest of the 15' alley in Block 1 of the University Place Plat.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 200109A\_Apr 1 2020 ltr to City Atty\_20200716, 2. 200109B\_City QC Deed to CA Student Liv\_20200716, 3. 200109C\_Plat & Aerial View\_20200716, 4. 200109D\_Survey - University Place\_20200716

Date	Ver.	Action By	Action	Result
7/16/2020	1	City Commission	Approved as Recommended	

**Quit-Claim Deed of 15' Alley in Plat of University Place (B)**

This item involves the authorization for the Mayor to execute a Quit-Claim Deed onto CA Student Living Gainesville II, LLC releasing all of the City's interest of the 15' alley in Block 1 of the University Place Plat.

The plat of University Place ("Plat") was recorded in the Public Records of Alachua County, Florida on December 10, 1909 in Plat Book A, Page 77. There is no dedication of streets to the City of Gainesville in the Plat. In fact, there is a specific reservation that the developer (W.R. Thomas Real Estate Co.) reserves the fee in all streets.

CA Student Living Gainesville II, LLC ("Applicant") has submitted a petition (PB-19-182-SUP) to the City Plan Board which includes development of a portion of Block 1 of the Plat. A 15' alley lies within the development area. Staff has concluded that this is not public right of way ("ROW") and that it is privately owned by the adjacent property owners. GRU staff has also determined that a utility easement is unnecessary to retain.

Staff recommends that a Quit-Claim Deed be executed onto the Applicant to remove any cloud on title resulting from a potential claim of use for public utilities and ROW.

There is no fiscal impact associated with this request.

The City Commission: authorize the Mayor to execute and the Clerk or designee to attest the Quit-Claim Deed onto CA Student Living Gainesville II, LLC, subject to approval by the City Attorney or designee as to form and legality.