

RESOLUTION 19-

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF
CAMP MCCONNELL TO FRIENDSHIP CIRCLE OF NORTH BROWARD
AND SOUTH PALM BEACH, INC. PURSUANT TO SECTION 125.38,
FLORIDA STATUTES; AUTHORIZING THE CHAIR TO EXECUTE
DOCUMENTS TO CONVEY THE PROPERTY; AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, the County purchased the Camp McConnell property on July 21, 2017 for the purpose of protecting the conservation value of the land; the Warranty Deed conveying the property to the County was recorded on July 24, 2017 in Official Record Book 4553, page 591, of the Public Records of Alachua County, Florida (hereinafter referred to as "Property"); and

WHEREAS, on February 22, 2019, the County issued its Notice of Intent to Accept Applications for Conveyance, Lease, Partnership or Management of Camp McConnell (hereinafter referred to as the "Notice of Intent"); and

WHEREAS, the County received two applications in response to its Notice of Intent, one was subsequently withdrawn by the applicant and the other was from Friendship Circle of North Broward and South Palm Beach (hereinafter, the "Buyer"); and

WHEREAS, a copy of the Buyer's application is attached hereto and by reference made a part herein as **Exhibit "1"**; and

WHEREAS, pursuant to direction from the Board of County Commissioners of Alachua County ("Board"), County staff held publically noticed negotiation meetings with the Buyer, during which the parties negotiated the terms of a Purchase and Sale Agreement, including the terms of the conservation easement that would be reserved by the County; and

WHEREAS, as identified by the Buyer in its application, public negotiation meeting with County staff, and in public presentations to the Board, the Buyer proposes to purchase the Property pursuant to §125.38, Florida Statutes, for the purpose of operating a children's campground and related activities; and

WHEREAS, as the Board finds that the Buyer's proposed uses of the Property are in the public and community interest and welfare; and

WHEREAS, County staff, having reviewed the City's application and considered the Buyer's proposed uses of the Property as discussed in public negotiation meetings and as presented by the Buyer to the Board during public meetings and recommends that the Board of County Commissioners of Alachua County, Florida (hereinafter, the "Board") make the following findings: (i) the Property is not needed for County purposes; (ii) the Buyer is a not for profit organized for the purposes of promoting community interest and welfare and is, therefore, qualified to request conveyances of County property pursuant to §125.38, Florida Statutes; and (iii) the Buyer desires the Property for a public purpose and such purpose is in the community interest and welfare; and

WHEREAS, the Board finds that, pursuant to §125.38, Florida Statute, the Buyer has made application requesting that the County for convey the Property to the Buyer; and

WHEREAS, §125.38 Florida Statutes authorizes the County to convey real property to a not for profit corporation which may be organized for the purposes of promoting community interests and welfare; and

WHEREAS, the Board finds that the Buyer is a Florida Not-for-Profit Corporation, that the IRS has qualified the Buyer as a public charity under 501(c)(3) of the Internal Revenue Code, and that the Buyer was organized for the purposes of promoting community interests and welfare; and

WHEREAS, the Board is finds that the Property is not needed for a County purpose; and

WHEREAS, the Board finds that the Buyer requires the Property for public and community interest and welfare; and

WHEREAS, the Board is finds that it is the best interest of the County to convey the Property pursuant to the terms and condition the Commercial Real Estate Purchase and Sale Agreement attached hereto as **Exhibit "2"**, including the County Deed attached to same, which reserves unto the County a perpetual conservation easement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA;

1. The Board finds, determines, and declares that the recitals in the preamble are true and correct, and hereby incorporates them by reference.

2. The Board approves the Commercial Real Estate Purchase and Sale Agreement attached hereto as **Exhibit "2"**.

3. That the Board approves and authorizes the conveyance of the County's interest in the Property to the Buyer by County Deed, which is attached as part of **Exhibit "2"**, and reserving unto the County a perpetual conservation easement as set forth in the County Deed, upon receipt of the purchase price in the amount of \$1,025,000.00 from the Buyer.

4. That the Board authorizes the Chair to execute the Commercial Real Estate Purchase and Sale Agreement attached hereto as **Exhibit "2"**, including the County Deed attached hereto as part of **Exhibits "2"**, and any other documents, approved by the County Attorney, necessary to convey the County's interest in the Property to the Buyer.

5. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this _____ day of _____, A.D., 2019.

**BOARD OF COUNTY COMMISSIONERS
ALACHUA COUNTY, FLORIDA**

By: _____
Charles S. Chestnut, IV, Chair

ATTEST:

J. K. "Jess" Irby, Esq., Clerk

APPROVED AS TO FORM:

County Attorney's Office

**EXHIBIT “1” to RESOLUTION
(Buyer’s Application)**

**EXHIBIT “2” to RESOLUTION
(Purchase and Sale Agreement)**