



Agenda Item Summary

File #: 25-00307

Agenda Date: 4/22/2025

Agenda Item Name:

NE 63rd Avenue Covenants, Conditions Restrictions Transfer Request (Fairgrounds)

Presenter:

Missy Daniels, Assistant County Manager

Description:

This item is to have the Board consider adding the conveyance of ownership of McCall Park Property as part of the transfer request to the State related to the fairgrounds Covenants, Conditions, and Restrictions on Property at NE 63rd Avenue

Recommended Action:

Adopt findings that the State of Florida (State) needs the County's McCall Park property for inclusion in the River Rise State Park and that the McCall Park property is not needed for County purposes, direct staff to include the conveyance of the McCall Park property to the State as part of the County's request for the Florida Board of Trustees of the Internal Improvement Trust Fund (TIITF) to consider a transfer of covenants, conditions and restrictions (Covenants) related to the fairgrounds from NE 63rd Avenue to the Alachua County Agriculture and Equestrian Center (Equestrian Center), and authorize the Chair to execute all documents needed to convey the McCall Park property to the State by County Deed for \$0.00 if the TIITF transfers the Covenants to the Equestrian Center.

Prior Board Motions:

11/14/2023 – Board approved chair letter requesting the Governor's Cabinet to consider the transfer of covenants related to the fairgrounds from NE 63rd Avenue to the Alachua County Agriculture and Equestrian Center.

Fiscal Note:

N/A

Strategic Guide:

Infrastructure, All Other Mandatory and Discretionary Services

Background:

In November 2023, the County Commission requested that the Cabinet consider removing the covenants and restrictions regarding fairgrounds use from the property at NE 63rd Avenue (Waldo/Weseman Tract) to the Alachua County Agriculture and Equestrian Center as the investment and improvements on this property meet the intent and requirements of the State's covenants and restrictions. The request was sent to the State, which requested appraisals for both the current NE 63rd Avenue property and the Ag and Equestrian Center. Those appraisals were submitted. Though the appraisals were favorable, the acreage of the Agriculture and Equestrian

Center (35 acres) was less than the NE 63rd Avenue property (102 acres) so the State requested additional property as part of the transfer request package. McCall Park, a county-owned park west of 441 at the Santa Fe River (map attached), is surrounded by the State's River Rise Preserve State Park. The State of Florida would like to incorporate McCall Park into its River Rise Preserve State Park and County staff has previously discussed the possibility of transferring this property to the State under the Parks Division to include within the boundary of River Rise so that it can be managed much more efficiently and effectively as one larger preserve. McCall Park is approximately 77 acres and staff is recommending adding it to the total package for transferring the covenants from NE 63rd to the Agriculture and Equestrian Center. If the County Commission agrees, the transfer request will hopefully come before the Cabinet at their June meeting.