**Florida Communities Trust governing board**

**Quarterly Meeting Summary**

**AUGUST 10, 2022**

**Members Present**

Mara Gambineri (Chair), Noah Valenstein, Deborah Denys, Frank Mingo, (All in-person)

**Staff Present**

Carla Gaskin (Executive Staff Director); Linda Reeves (Operations Manager); Lois La Seur (Senior Attorney); Bill Bibby (Planner, Region 2); William McMahon (Planner, Region 1); Callie DeHaven (Director of State Lands); Andy Fleener (Deputy Director of State Lands); Rachel Crum (Bureau of Real Estate Services); Shauna Allen (Office of Environmental Services); Simone James (Office of Environmental Services); Lauren Cruz (Division of State Lands); Angela Bright (Division of State Lands); Tamika Bass (Division of State Lands).

**Others Present**

Hershel Vinyard, D.R. Horton; John Gislason, D.R. Horton; Steve Kennedy, City of Green Cove Springs; Mike Daniels, City of Green Cove Springs; Mike Null, City of Green Cove Springs; Joe Mobley, City of Green Cove Springs.

**Virtual via GoToWebinar**

Chad Stevens; West Gregory; Gary Ballard; Bevin Reardon; James Parker; Michelle Neeley; Haylee Short; Jossie Barroso; Sandra Sullivan.

**Call to Order**

Chair Gambinericalled the August 10, 2022, meeting of the Florida Communities Trust Governing Board to order at 10:01 AM.

**Welcome and Introductions**

Chair Gambineriwelcomed those present and introduced FCT Board members and FCT Staff. Chair Gambinerirecognized a quorum was present. Linda Reeves followed the welcome and introductions with meeting instructions.

**Meeting Instructions**

Presentation by Linda Reeves on housekeeping rules and instructions for webinar and public testimony.

**Informational Item**

**Item 1: Call to Order**

Chair Gambineri called the meeting to order.

**Item 2: Stan Mayfield Working Waterfront Application Cycle Update**

Bill Bibby presented the Stan Mayfield Working Waterfront (SMWW) application

cycle update. The SMWW application window opened on August 1, 2022 and will

close on September 1, 2022.

On June 15, Staff presented an Application Webinar open to all interested parties. 19 registrants participated in the session. Topics included a program overview and a step-by-step discussion of completing the Stan Mayfield Working Waterfront application form.

Staff will review applications and will present potential projects at the December Board meeting.

*No comments or questions from the Board.*

**Item 3: Annual Revenue and Annual Report Update**

Bill Bibby presented the requirement of FCT Staff to prepare and submit both an Annual Revenue report as required by the Department of Environmental Protection and an Annual Report as required by Chapter 380.512, Florida Statutes.

The Annual Revenue report is based on revenue earned on FCT sites through private use as required by DEP. The data collection is nearly complete and will include figures from each FCT region. Final figures will be presented at the December Board meeting.

Chapter 380.512, Florida Statutes requires the FCT Staff to submit an Annual Report to the Governor, Speaker of the House of Representatives, President of the Senate, and the minority leaders of the House of Representatives and the Senate. The Annual Report highlights the successes of the program, and the grant recipients who develop these lands and make them available for public outdoor recreation. The final report for Fiscal Year 2021-2022 will be made available to the Board when finished.

*No comments or questions from the Board.*

**Item 4: Acquisition Update**

Bill Bibby presented the acquisition project updates.

Fiscal Year 2018-2019 for the FF19 Parks and Open Space Cycle. City of Fellsmere (FCT #18-011-FF19) was withdrawn by the Applicant. Staff has reached out to other potential FCT project sites.

Projects from Fiscal Year 2020-2021 priority list are currently under contract. Most of these pre-acquired projects are anticipated to close by the end of the calendar year.

The Stan Mayfield Working Waterfront project, Fisherman’s Village Conch Key (FCT #20-001-WW21) Islamorada Working Waterfront is currently being processed. This FCT project was approved by the Board of Trustees at the cabinet meeting in March 2022.

*No comments or questions from the Board.*

**Item 5: Post-Completion Webinar**

Bill Bibby presented an annual post completion webinar summary.

The FCT Staff must ensure that our project partners understand their responsibilities as recipients of Florida Communities Trust financial assistance. The webinar platform is an ideal way to reach the maximum number of potential participants in the most cost-effective manner.

The 2022 Post Completion Webinar is scheduled for November 2nd, 2022. An update of this webinar will be presented during the December Board meeting.

*No comments or questions from the Board.*

**Action Items**

**Item 6: Consider the April 20, 2022, Meeting Summary**

Staff recommends approval of the April 20, 2022 Meeting Summary.

*No comments or questions from the public.*

**Motion by**:Noah Valensteinto approve the meeting summary**.**

**Second by**: Deborah Denys

*No comments or questions from the Board.*

**The motion passed unanimously.**

[x]  **APPROVE**

[ ]  **APPROVE WITH MODIFICATIONS:**

[ ]  **WITHDRAW**

[ ]  **NOT APPROVE**

[ ]  **OTHER:**

**Item 7: Consider the City of Green Cove Springs Rule Waiver**

Lois La Seur presented the City of Green Cove Springs’ Request for Rule Waiver.

The change from a conservation easement to ownership in fee simple did not affect the quality of the overall project and the City is meeting the purpose of the underlying statute (Rule 62-818.016, F.A.C.).

Staff recommends approval of the Rule Waiver.

*No comments or questions from the public.*

**Motion by:** Deborah Denysto approve the City of Green Cove Springs Rule Waiver.

**Second by:** Frank Mingo

*No comments or questions from the Board.*

**The motion passed unanimously.**

[x]  **APPROVE**

[ ]  **APPROVE WITH MODIFICATIONS:**

[ ]  **WITHDRAW**

[ ]  **NOT APPROVE**

[ ]  **OTHER:**

**Item 8: Consider the City of Green Cove Springs Land Exchange**

Will McMahon presented the City of Green Cove Springs’ Request for a Land Exchange.

Staff recommended a Phase II Environmental Site Assessment be conducted on the exchange parcel property. The City is currently conducting a limited Phase II Environmental Assessment and the results are not yet available at this time.

Should the Board choose to approve the proposed land exchange, staff recommends to approve City of Green Cove Springs’ Request for a Land Exchange contingent upon satisfactory resolution of the following outstanding Rule 62-818.016(2), F.A.C. requirements:

1. If the limited Phase II Environmental Site Assessment identifies contamination on the property, the City will need to submit a site remediation plan to be reviewed and approved by DSL’s Office of Environmental Services and the appropriate regulatory programs within DEP.
2. The City will need to submit a revised survey to be reviewed and approved by DSL’s Bureau of Surveying and Mapping.
3. The City will need to submit a Revised Title Commitment resolving the outstanding issues with listed encumbrances on the property.
4. The City will need to submit a revised appraisal incorporating the revised survey, title commitment, and Phase II Environmental Site Assessment, to be reviewed and approved by DSL’s Bureau of Appraisals.

**Motion by:** Frank Mingo to approve provided contingencies are resolved following outstanding rule requirements.

**Second by:** Noah Valenstein

**Comments from the public.**

**Steve Kennedy:** We appreciate Staff working with us to be able to bring this project

forward today for the Board’s consideration of approval

***Comments or questions from the Board.***

**Deborah Denys:** Does the City and Horton agreement both have an impact fee; has

This been done previously?

**Steve Kennedy:** There are two impact fees which has not been done before;

resources are available now to move forward with this project.

**Noah Valenstein:** We appreciate Staff’s analysis on this project.If this project’s

contingency requirements do not meet Staff’s recommendations, will

it come back to Board for approval?

**FCT Staff:** Yes

**The motion passed unanimously.**

[x]  **CONTINGENT APPROVAL**

[ ]  **CONTINGENT APPROVAL WITH MODIFICATIONS**

[ ]  **DEFER**

[ ]  **WITHDRAW**

[ ]  **NOT CONTINGENTLY APPROVE**

[ ]  **OTHER:**

**Item 8: Public Comment**

Chair Gambineri opened the meeting to public comment.

***Comments from Public (In-Person):***

**No comments from Green Cove Springs’ representatives.**

**Steve Kennedy** – (Item #7): City of Green Cove Springs Rule Waiver & (Item #8): City of

Green Cove Springs Land Exchange; **Mike Daniels** – (Item #7): City of Green Cove Springs Rule Waiver (filled out card; did not speak); **Mike Null** – (Item #8): City of Green Cove Springs Land Exchange (filled out card; did not speak).

***Comments from Public (Online):***

**Sandra Sullivan:** Voiced concerns over the radar antenna at Oceanfront Wildlife and Habitat Preservation Park approved by the Board at the April 20th meeting.

**ADJOURNMENT**

**Motion by:** Noah Valenstein to adjourn the meeting.

**Second by:** Deborah Denys

*No comments or questions from the Board.*

**The motion passed unanimously.**

[x]  **APPROVE**

[ ]  **APPROVE WITH MODIFICATIONS:**

[ ]  **WITHDRAW**

[ ]  **NOT APPROVE**

[ ]  **OTHER:**

**Chair Gambineri:** We look forward to seeing you in December for the next FCT Board meeting.

**Chair Gambineri adjourned the meeting at 10:41 AM.**