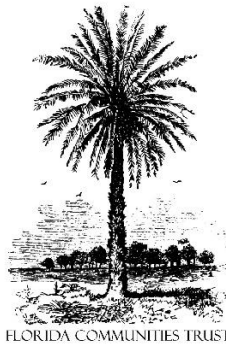


March 21, 2018 – Tallahassee, Florida



**FLORIDA COMMUNITIES TRUST
GOVERNING BOARD MEETING**

Conference Call Number: 1(888) 670-3525
Participant Code: 2255967442, then #

AGENDA

10:30 AM Call to Order Chairman David Clark
Welcome and Introductions Chairman David Clark

Action Items

Item 1: Approval of November 17, 2017, Minutes Chairman David Clark
Item 2: Approval of Upcoming 2018 Board Meeting Dates Chairman David Clark
Item 3: Review of Proposed Lease Agreement Bill Bibby
Martin County, Indian Riverside Park
(FCT #96-038-~~P6~~AP7A)
Item 4: Proposal to Revise Interpretive/Educational Bill Bibby
Program Requirement for FCT Project Sites
Item 5: FY2018-2019 Legislative Funding Appropriation – Parks Rita Ventry
and Open Space
Item 6: FY2018-2019 Legislative Funding Appropriation – Rita Ventry
Stan Mayfield Working Waterfronts Program
Item 7: City of Jacksonville – Request for Renewal of Pam Lister
Grazing Leases

Informational Items:

Item 8: Status of Unopened Sites Pam Lister

Item 9: FCT Staff Outreach Program Pam Lister

Status of Acquisitions

**Item 10: Lake May Reserve (FCT #11-007-FF11), Rita Ventry
Lake County**

**Item 11: Sebastian Harbor Preserve (FCT #11-050-FF11) Rita Ventry
Indian River County**

**Item 12: Lake Dan Preserve Phase II, (FCT #11-046-FF11) Bill Bibby
Hillsborough County**

Item 13: Status of UA17 Projects Bill Bibby

Public Comment Chairman David Clark

11:30 AM Adjournment Chairman David Clark

Appendices

ACTION ITEMS

ITEM 1

Approval of November 17, 2017, Minutes

**FLORIDA COMMUNITIES TRUST
GOVERNING BOARD MEETING
MINUTES
NOVEMBER 17, 2017**

MEMBERS PRESENT

Andrew Fleener, Director, DEP Division of State Lands (for DEP Deputy Secretary David Clark) Chair; Lynda Bell; Erick Lindblad (via telephone); Greg Jones (via telephone).

OTHERS PRESENT

Rebecca Wood, Office of Operations; Linda Reeves, Office of Operations; Bill Bibby, FCT Staff; Lois La Seur, DEP Senior Attorney; Pam Lister, FCT Staff, Deborah Drum, Manager, Ecosystem Restoration & Management Division, Martin County (via telephone).

CALL TO ORDER

Chairman Fleener called the November 17, 2017, meeting of the Florida Communities Trust Board (Board) to order.

WELCOME AND INTRODUCTIONS

Chairman Fleener welcomed those present and asked staff to introduce themselves. There were no announcements.

ACTION ITEMS

Item 1: Approval of August 17, 2017, Minutes

Chairman Fleener presented the minutes. There were no comments or revisions.

Erick Lindblad moved to approve the minutes, Greg Jones seconded. The motion passed unanimously.

Item 2: Approval of Upcoming Board Meeting Dates 2018

No comments or revisions.

Greg Jones moved to approve the meeting dates as proposed, Erick Lindblad seconded. The motion passed unanimously.

Item 3: Approval of FCT Delegations

Lois La Seur presented FCT Delegations. No revisions.

Erick Lindblad moved to approve the Delegations, Lynda Bell seconded. The motion passed unanimously.

Item 4: Approval of Jensen Beach Impoundment Boundary Modification (FCT # 03 004-FF3), Martin County

Bill Bibby reviewed Martin County's boundary modification request. Deborah Drum, Manager of Martin County's Ecosystem Restoration & Management Division provided additional comments.

Lynda Bell moved to approve the Land Exchange request, Erick Lindblad seconded. The motion passed unanimously.

INFORMATIONAL ITEMS:

Item 5: UA17 Applications Update

Bill Bibby provided summary of status of applications.

Lynda Bell asked why Losner Park was funded under requested amount; appraisal was less than purchase price.

Eric Lindblad commented on Miami-Dade having two applications; City application was funded; County application was below the available funding.

Item 6: Annual Report Update

Bill Bibby provided brief overview of report.

Item 7: Update on Jetta Point Park Land Exchange Request (FCT#03-055-FF3), Seminole County

Lois La Seur provided a brief status update.

Item 8: Update on Stan Mayfield Working Waterfronts

Bill Bibby provided an update on available funding; cycle anticipated after legislative session.

Item 9: Update on Three Sisters Springs (FCT #08-088-FF8), City of Crystal River

Bill Bibby provided update on status of Management Agreement with USFWS. No action from the Board required.

Item 10: Update on 1912 Cortez Schoolhouse & Nature Preserve Request for Linear Facilities (FCT #98-009-P8A), Manatee County

Bill Bibby provided an overview of the Linear Facilities Request. No action from the Board required.

STATUS OF ACQUISITIONS

Item 11: Lake Dan Preserve Phase II, (FCT #11-046-FF11), Hillsborough County

Update provided by Bill Bibby. No action from the Board required.

Item 12: Lake May Reserve (FCT #11-007-FF11), Lake County

Update provided by Bill Bibby. No action from the Board required.

Item 13: Sebastian Harbor Preserve (FCT #11-050-FF11), Indian River County

Update provided by Bill Bibby. No action from the Board required.

PUBLIC COMMENT

None

ADJOURN

Chairman Fleener adjourned the meeting.

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ITEM 2

Approval of Upcoming FCT Governing Board 2018 Meeting Dates

The following dates were approved at the November 2017 Board Meeting.

***May 17, 2018: Regular Quarterly Governing Board Meeting**
***August 16, 2018: Regular Quarterly Governing Board Meeting**
November 15, 2018: Regular Quarterly Governing Board Meeting
*** These dates will need to change.**

Since that meeting, a need has arisen to revisit these dates. We propose the following dates:

- **Proposed date for the May meeting: May 24, 10:00 – 11:30 am.**
- **Proposed dates for the August meeting: August 9 or August 23, 10:00 – 11:30 am.**

Staff requests Board action to revise the upcoming meeting dates.

ITEM 3

Review of Proposed Lease Agreement – Martin County Indian Riverside Park (FCT #96-038-P6A)

Indian Riverside Park is a 54.2-acre site purchased by Martin County in 1998 using FCT funds. The original grant award was \$1,962,982.81, matched by \$3,122,982.61.

Martin County requests approval of a lease between the County and the Stuart Sailfish Club for a portion of currently unused land on the park. The site is identified as a museum site in the park's Management Plan. However, the not-for-profit organization that was identified to develop and operate the museum has since disbanded.

The Stuart Sailfish Club proposed to fund and build a permanent structure on the leased site. The building will serve as a meeting space, interpretive exhibit center and will house the offices of the Stuart Sailfish Club. The site would also include a dock/fishing pier.

FTC staff held a teleconference with representatives of Martin County to discuss this proposal. Chief among our concerns:

- There must be a net public benefit to allowing this lease and this structure on the site. Particularly since the structure would be funded and operated by a private, not-for-profit entity.
 - We were assured that there would be a museum in the building and that the museum would be open to the public.
 - We were further assured that the meeting space would be available to the public when not in use by the Sailfish Club.
 - The sailfish Club would plan and produce public fishing events such as kids fishing days on the site. These events would be open to the public as well.
- The proposed structure would become property of the park. If the Sailfish club were to move or otherwise vacate the park, the building would remain on park inventory.
 - County staff assured us that the Sailfish Club was aware of this requirement and were amenable.
- The FCT must approve the lease agreement, and any revisions or amendments thereto.

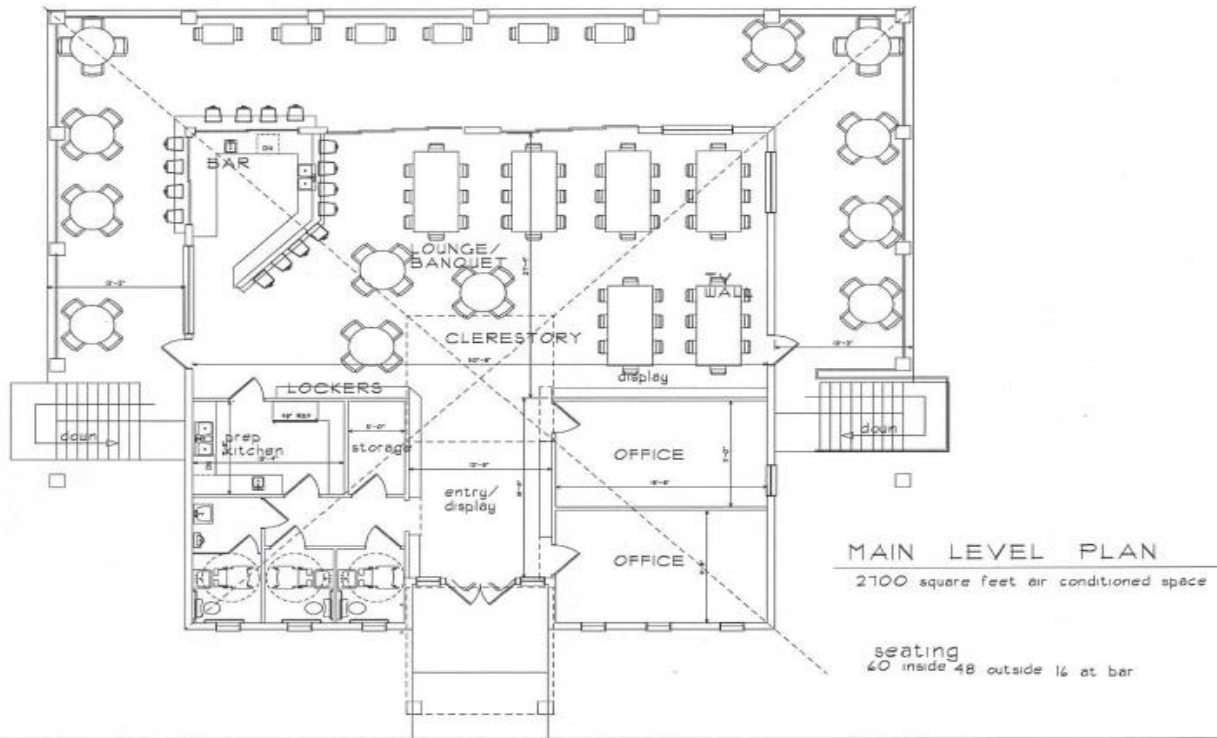
FCT Rules require our approval of this lease. The Delegation of Authority places this responsibility with the Board. FCT staff request Board approval of this lease, pending FCT staff approval of the lease document.

Approximate Location

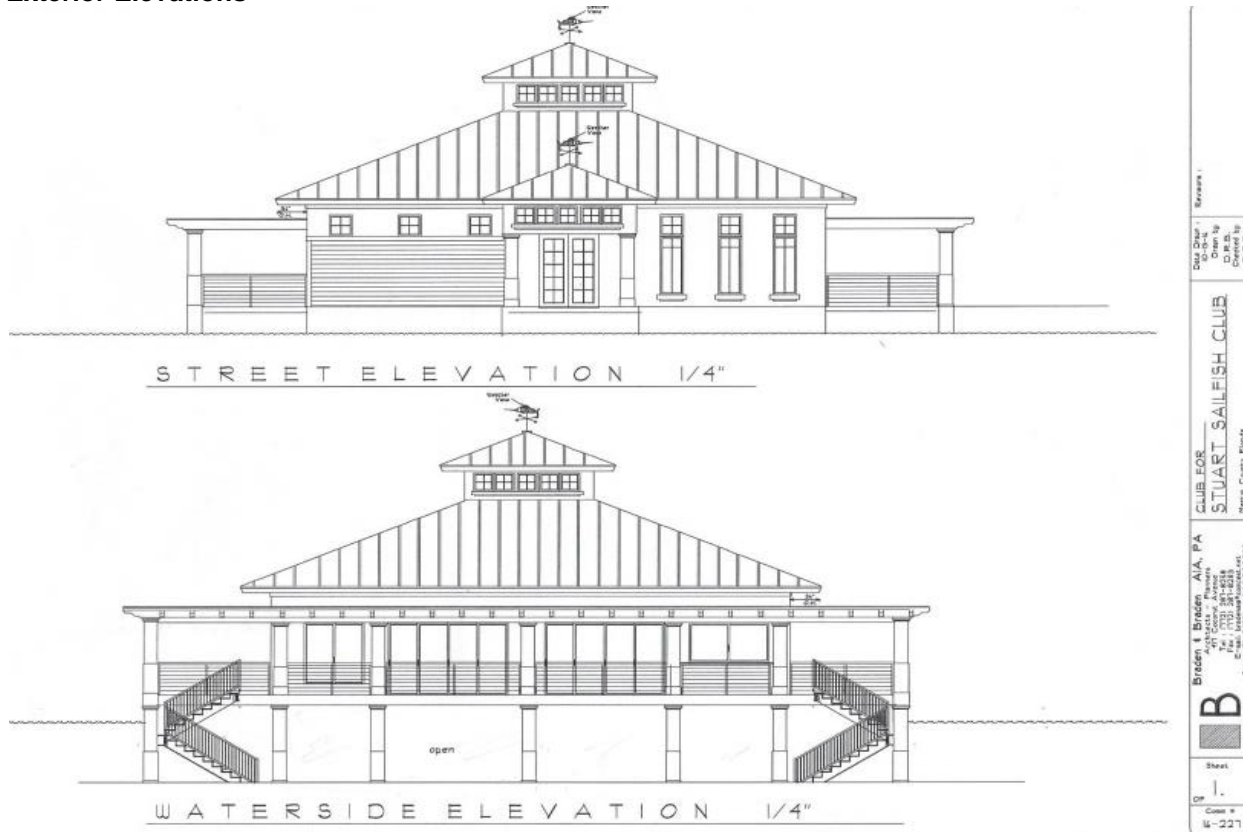


The Stuart Sailfish Club provided the conceptual drawings as follows:

Floor Plan



Exterior Elevations



ITEM 4

Staff Proposal to Revise the Interpretive/Educational Program Requirement for FCT Project Sites.

The existing application scoring criteria under Rule 62-818.007(2)(c)2, F.A.C., requires recipients who request interpretive/education program points on their application to provide a minimum of six educational or interpretive programs annually. If the Project Site was purchased in phases, using more than one FCT grant, then the recipient must hold six interpretive/educational classes for each FCT grant. Under this interpretation, a grantee with two FCT grants would be responsible for twelve interpretive/education programs. A grantee with three FCT grants on a site would be responsible for eighteen programs, and so on.

FCT staff discussed this issue at length. Staff believes this interpretation to be overly burdensome on those grant recipients with two or more FCT grant projects on the same site. Staff, therefore, proposes to interpret the requirement as follows:

The six programs offered on the Project Site will meet the educational / interpretive program requirement for any and all FCT grants on that site, only if the sites are managed as a single unit.

As noted on the table below, this would affect 46 grantees who manage 142 individual FCT grants on 60 sites. The vast majority of sites involve two grants.

Number of Project Sites	# of Grant projects on site	# of FCT Grants	Percent of Total
47	2	94	78.33%
7	3	21	11.67%
4	4	16	6.67%
1	5	5	1.67%
1	6	6	1.67%
60		142	100%

46 Grantees

Staff believes that this interpretation is consistent with FCT policy. This interpretation is in line with recipient responsibilities regarding Management Plans and stewardship reporting. When multiple FCT grants are used to purchase a given property, the FCT requires only one management plan and stewardship report for that Project.

FCT staff recommend Board approval of this interpretation.

ITEM 5

FY2018-2019 Legislative Funding Appropriation – Parks and Open Space

Pending signature by the Governor, FCT will receive \$10,000,000 in legislative appropriations FY2018-2019 for Parks and Open Space Projects. Staff has tentatively identified July 2 through September 17 for the application submission window. By rule, we must have a 75-day application submission window. These dates generally follow the Unique Abilities application cycle schedule from FY 2016-2017.

Staff requests Board Approval to hold a grant submission cycle from July 2 to September 17, 2018.

ITEM 6

FY2018-2019 Legislative Funding Appropriation – Stan Mayfield Working Waterfronts Program

As discussed in November, there are no Working Waterfronts Projects remaining from the original priority list. As such, there is an outstanding balance of \$2,274,838.57 from the 2009 & 2011 FY budgets.

Pending signature by the Governor, the Stan Mayfield Working Waterfronts Program will receive \$2,000,000 in legislative appropriations for FY2018-2019. Combining the new funding with the remaining funds from 2009 & 2011, FCT will have \$4,274,838.57 to fund a new grant submission cycle this year.

Staff requests Board Approval to hold a grant submission cycle on June 1-29, 2018.

ITEM 7

City of Jacksonville – Renewal of Grazing Lease

This request involves two FCT properties:

- The Yellow Water Creek Trailhead, a 264.56-acre site purchased by the City of Jacksonville in 2004 using a grant of \$817,900.76. This was matched dollar for dollar by the City.
- The Jacksonville-Baldwin Rails to Trails Buffer II, a 325.45-acre site purchased by the City in 2005 using a grant of \$1,371,738.30, also matched locally dollar for dollar.

The particulars of this request of this request are:

- Request for (5) year renewal of grazing leases with five (5) year option for renewal.
- Grazing allowed since 2008 as interim management practice.
- Sites to be opened to the public in 2018.
- City attorney has requested Grant Award Agreements for all FCT sites.
- City’s plan for fulfilling the remaining Special Management Conditions (SMC’s) for each FCT site:

Exit strategy for terminating grazing to include a timeline:

Upon initial acquisition of FCT Projects #02-086-FF2 and #04-052-FF4, the City paid for regular mowing of the former agricultural fields for the first few years of ownership at a cost of \$123,500 annually. In an effort to reduce maintenance costs until funding became available for park development, the City began using grazing as an interim management strategy. The current grazing agreement expires in July 2018 and some funding is now available to begin park development. In the next proposed grazing agreement, the City is planning to remove significant portions of the properties from the grazing area and proceed with providing initial park amenities and limited public access as shown in the provided maps. The new, proposed grazing agreement for the two FCT projects would be for 5 years beginning in summer of 2018 with one, five-year renewal option at the discretion of the City. At any time during the agreement period, the City may remove additional portions of the designated grazing area from the agreement for recreational purposes by providing Contractor at least sixty (60) days written notice. The City also reserves the right to terminate the entire agreement and renewal option for recreational purposes with a six (6) month written notice. As sufficient funding is secured to move forward with the remaining park development plans, the City intends to exercise its right to modify and/or terminate the agreement.

- **FCT #02-086-FF2, Yellow Water Trailhead**

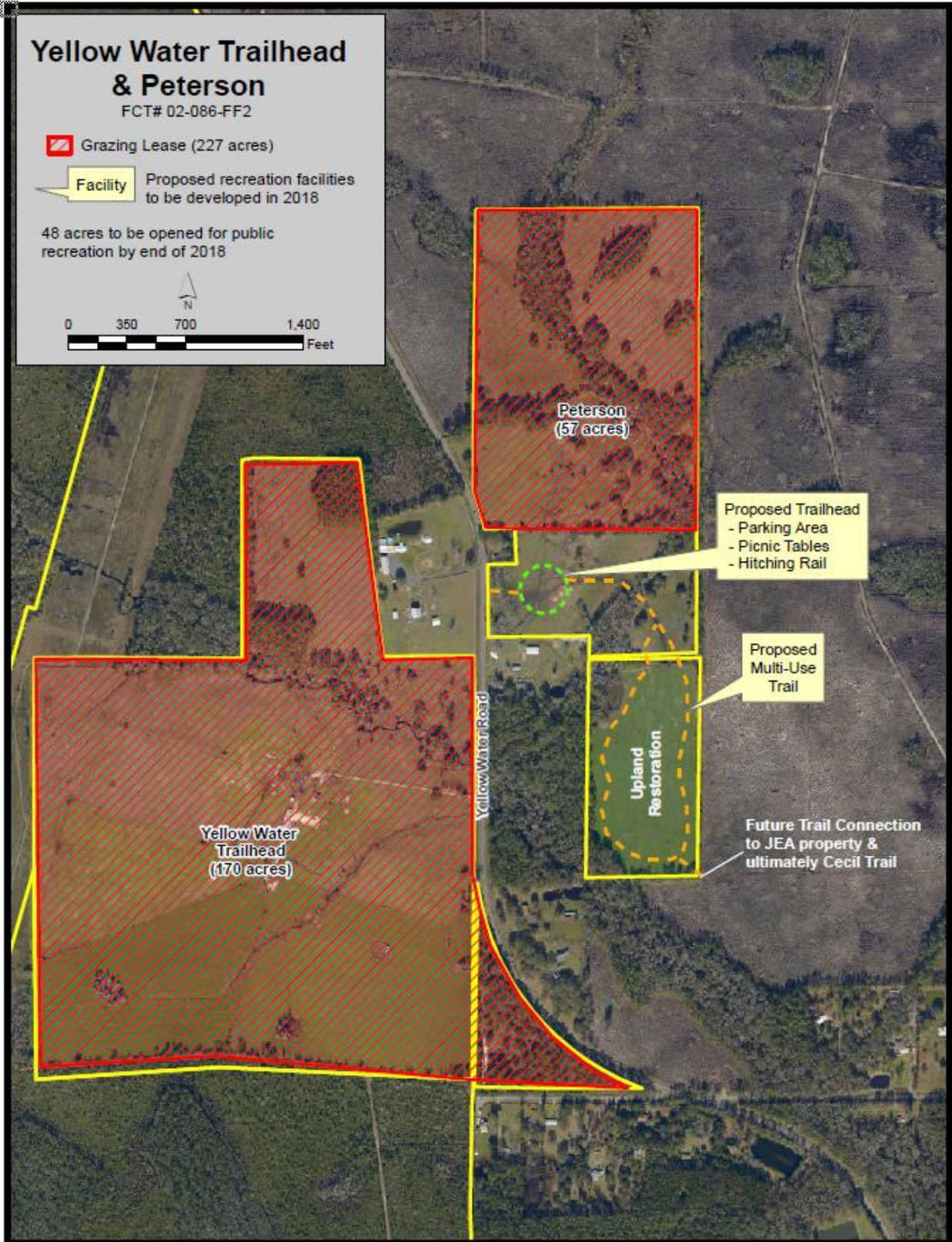
Condition	Timeline	Funding Sources
Nature trail	2018	City CIP
Picnic pavilion	2028	City CIP
Dirt bike trail	2028	City CIP
Fitness trail	2028	City CIP
Recognition sign	2028	City CIP
Bike rack	2028	City CIP
Interpretive signage	2028	City CIP
Environmental programs	2018	Operating budget
Upland restoration	2020 & 2028	City CIP
Wetland restoration	2028	City CIP

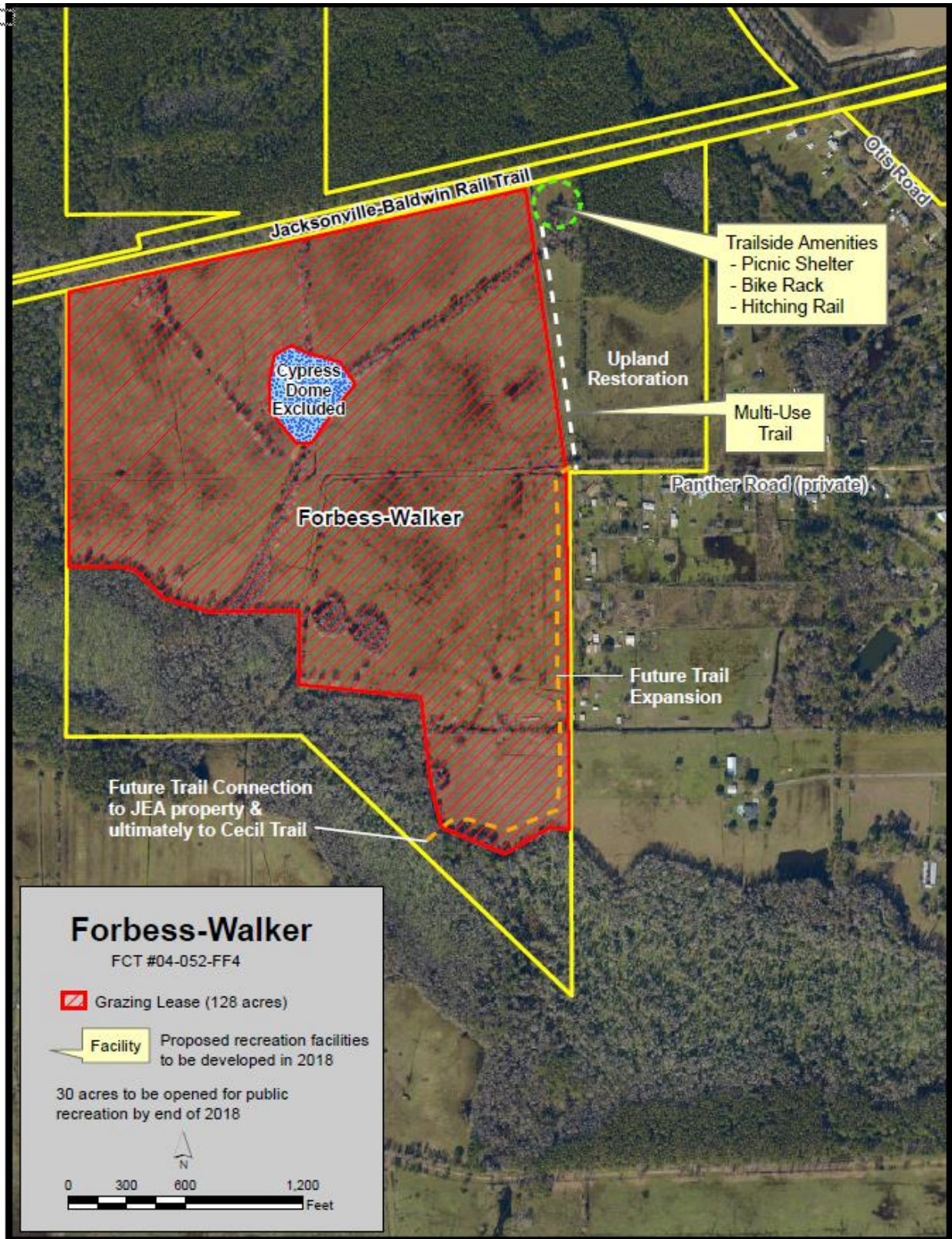
- **FCT #04-052-FF4, Jacksonville-Baldwin Rail Trail Buffers-Phase 2**

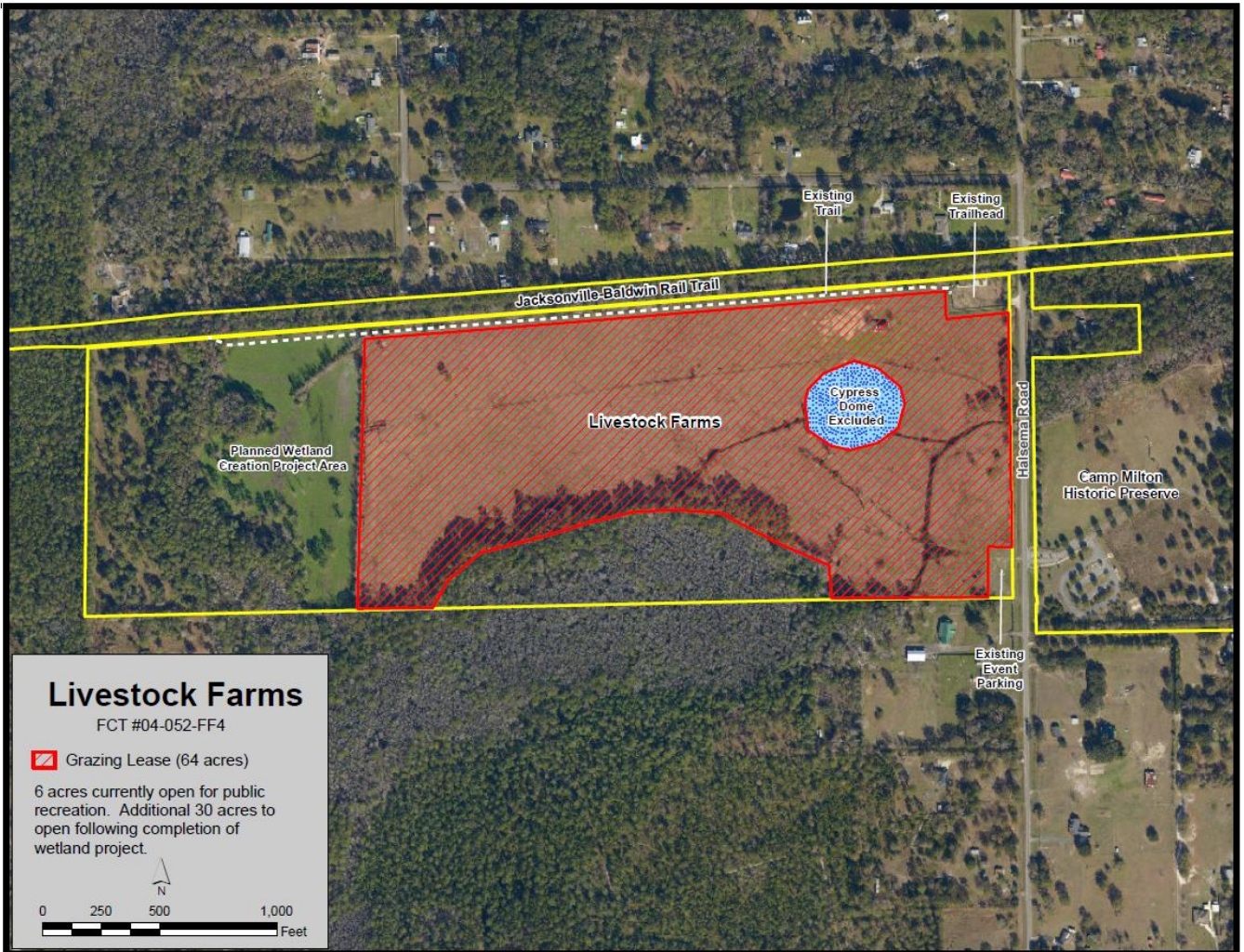
Condition	Timeline	Funding Sources
Nature trail	2018	City CIP
Picnic pavilion	2018	City CIP
Volleyball court	2028	City CIP
Horseshoe pits	2028	City CIP
Recognition sign	2028	City CIP
Environmental programs	Already ongoing	Operating budget
Bike rack	2018	City CIP
Upland restoration	2020 & 2028	City CIP
Wetland restoration	2018 & 2028	City CIP
Condition	Timeline	Funding Sources

Review and approval by the FCT is required by rule. The Delegation of Authority gives authority for approval to the Board.

Staff recommends requiring a revised timeline for completion of SMC's within 5 years and City to request renewal of lease agreements in (5) years.







INFORMATIONAL ITEMS

ITEM 8

Status of Unopened FCT Sites:

- Staff are identifying # of unopen sites. Report provided.
- Evaluating those that are open but undeveloped.
- Offering leverage of other grant programs to develop these sites.
- Staff is requesting Board's guidance on how to proceed:
 - Staff continue with outreach, or
 - Begin Triage process (Chairman Clark will explain process)

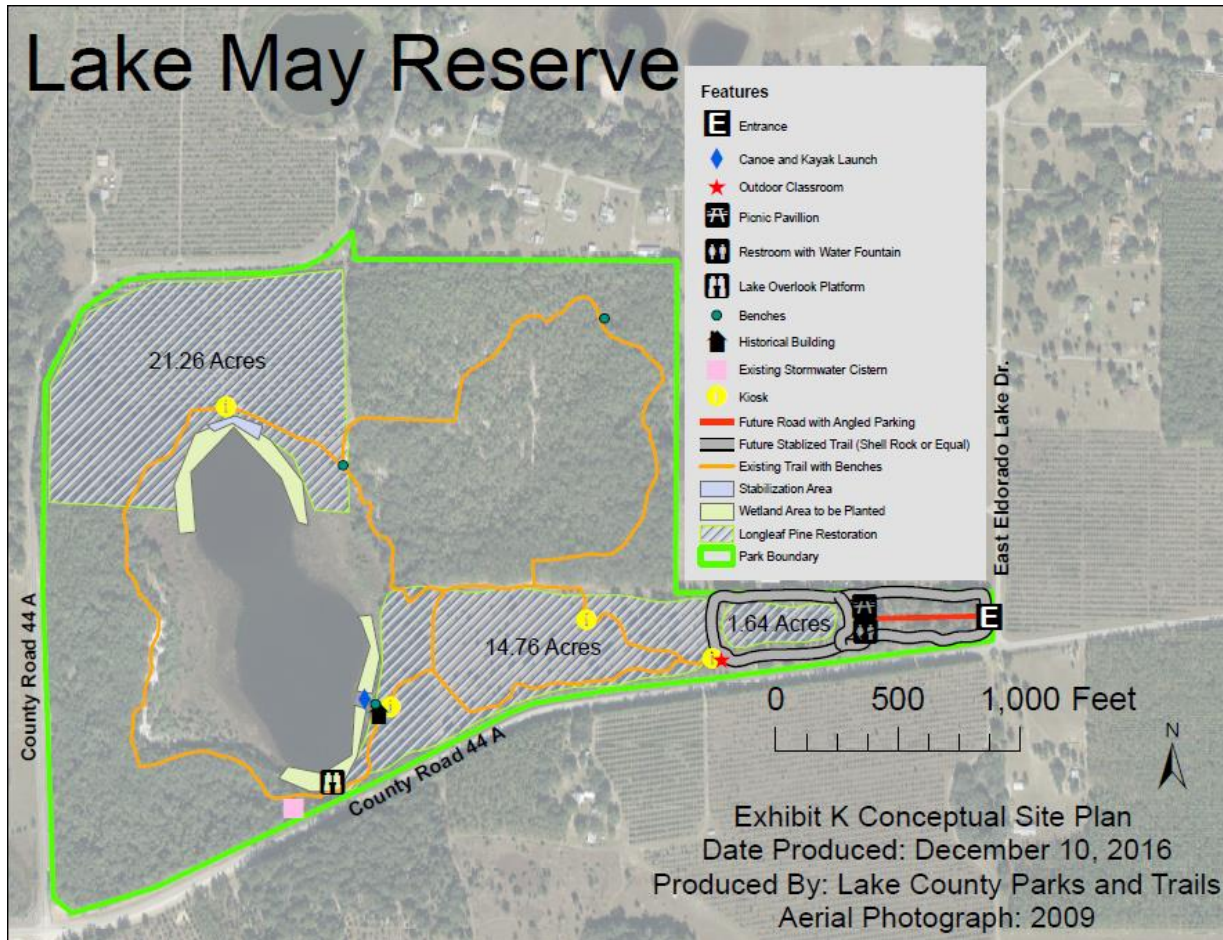
ITEM 9

FCT Staff Outreach Program

- **FCT staff developed the following priorities for regional workshops and/or webinars:**
 - **Introduction to Stan Mayfield Grants and the Application Process**
 - **Revision of the FCT Application Workshop for new applicants**
 - **FCT post-completion responsibilities to include management plans, stewardship and revenue reporting**
- **Staff will have an exhibit booth at the Florida Recreation and Park Association and the Florida League of Cities conferences in August.**

STATUS OF ACQUISITIONS: ITEM 10

Lake May Reserve, FCT # 11-007-FF11, Lake County



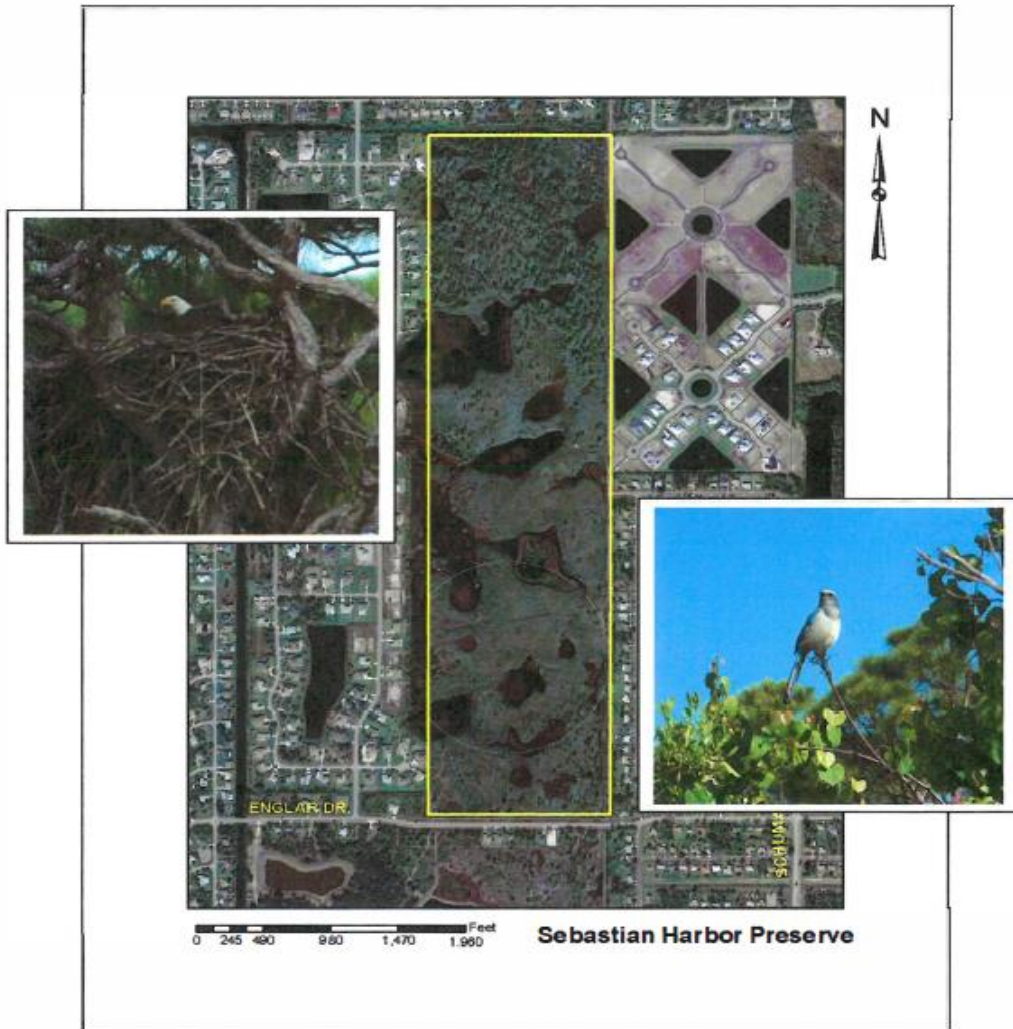
- A draft Management Plan has been requested. Upon receipt, the Environmental Site Assessment will be ordered.

ITEM 11

Sebastian Harbor Preserve (FCT #11-050-FF11), Indian River County



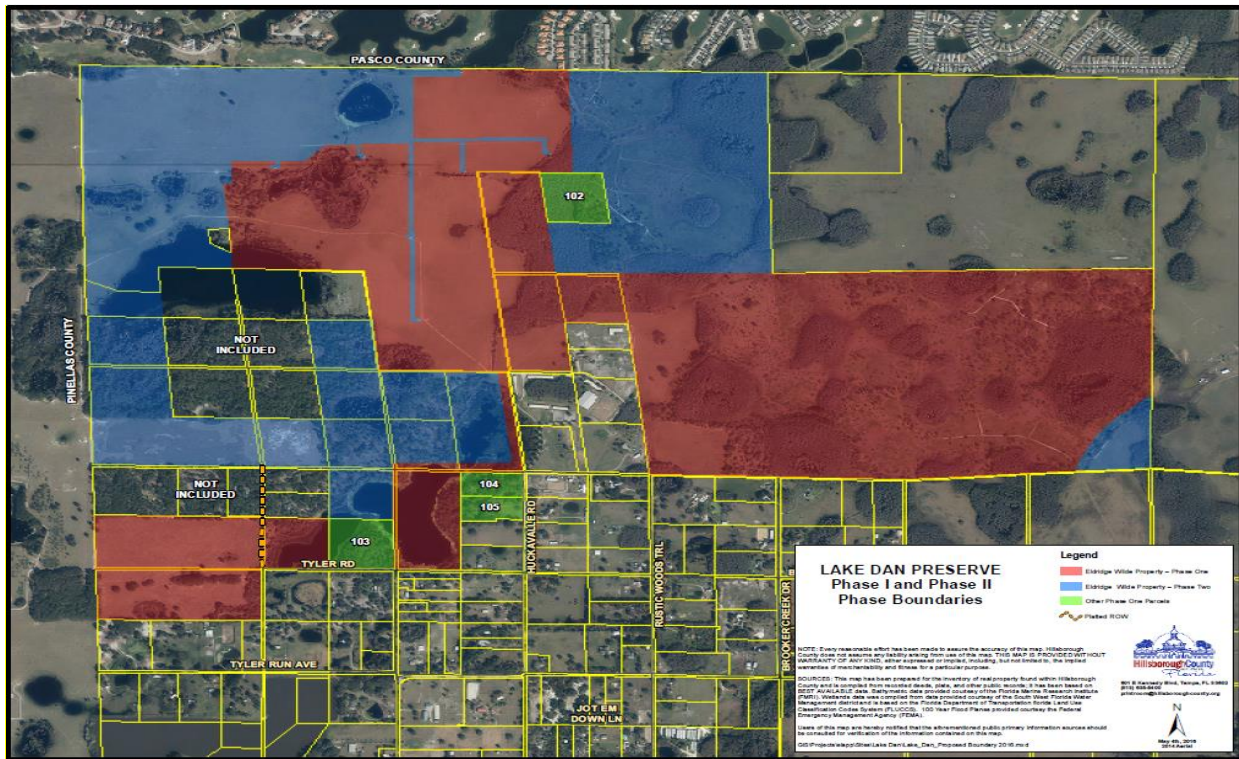
FCT 2011 Grant Application
Applicant: Indian River County
Project Name:
“Sebastian Harbor Preserve”



- Retrospective Appraisal has been ordered and will be reviewed by DSL. Draft Management Plan will be requested subsequently.

ITEM 12

Lake Dan Preserve Phase II, FCT# 11-046-FF11, Hillsborough County



- Since this is a second phase to an existing project, a revision to the existing Management Plan is required. Recipient submitted the revision -- accepted by the FCT.
- The Survey work for Phase two is about 50% complete.
- The final agreement with Tampa Bay Water and all of the easements are with the Hillsborough County Clerk for signature.
- The easements should be recorded this week (March 19-23).
- The recipient is currently working on the Phase One Environmental Site Assessment proposal request for bids.

ITEM 13

Summary:

There are eleven active acquisition projects in the FY2016-2017 Unique Abilities funding cycle. All but two of these are now under contract.

The City of Sanford needed time to resolve compliance issues related to other DEP grant programs. Those issues are now cleared, and their contract is in process.

The City of Oakland Park withdrew their project. The funds originally earmarked for that project will roll down to the City of Miami Ludlam Trail project. The City of Miami agreement was held until all other FCT funds had been encumbered. That agreement is in process as well. We are in the process of verifying the due diligence documents for the nine projects already under agreement.

UA17 Applications Update

Pre-Acquired Projects

FCT # 16-012-UA17

Myers Stickel Property

St. Lucie County Board of County Commissioners

Status: Grant Agreement executed by DEP on 12/4/17. A request for appraisal services (RFAS) sent to Bureau of Appraisal - for review of 2 appraisals received.

16-007-UA17

Losner Park

City of Homestead

Status: Grant Agreement executed by DEP on 11/30/17. The project site appraised at less than the requested grant amount. The recipient has been informed that they will only be reimbursed the amount of the appraisal. The revised Grant Award amount based on the approved appraisals is \$362,759.27. Management Plan has been submitted and under review by FCT staff. Remaining due diligence items needed for all parcels:

- (1) Title commitments and back up documents
- (2) Certified copies of surveys
- (3) New Phase I ESA

16-013-UA17

Cypress Creek Preserve

St. Lucie County Board of County Commissioners

Status: Grant Agreement executed by DEP on 1/24/18. A new appraisal has been received and due diligence products are currently being reviewed

16-008-UA17

Round Lake Park Addition

City of Oviedo

Status: Grant Agreement executed by DEP on 1/4/18. The appraisal submitted had the incorrect Date of Value and the City is obtaining a replacement appraisal.

16-014-UA17

Ocean Hammock Park Phase II

City of St. Augustine Beach

Status: Grant Agreement executed by DEP on 12/4/17. DSL staff is currently reviewing all due diligence products submitted and requesting additional information.

16-006-UA17

Hampton Lane

Village of Key Biscayne

Status: Grant Agreement executed by DEP on 12/4/17. Recipient did not provide all required due diligence products and FCT has requested those missing items.

Partial Pre-Acquired Projects

16-016-UA17

Upper Santa Fe River Corridor

Alachua Conservation Trust, Inc.

Status: Grant Agreement executed by DEP on 1/4/18. The recipient bought three parcels 11/25/15. Due diligence products being reviewed by DSL and eight parcels are being negotiated.

16-011-UA17

Downtown Play Park

City of Oakland Park

Status: This was withdrawn by the applicant. The funds targeted for this project will be applied to 16-002-UA17, City of Miami, Ludlam Trail.

Joint Acquisition Projects

16-015-UA17

City Center Barrier Free Park

City of Freeport

Status: Grant Agreement executed by DEP on 1/24/18. DSL is taking the lead on acquisition of this property.

16-010-UA17

School Board Property

City of Sanford

Status: The agreement for this project had been on hold while the City and DEP discussed

remedies for non-compliance with other DEP grant projects. The City has resolved these compliance issues to the satisfaction of the FCT. We are proceeding with the grant agreement on this project.

Reimbursement Projects

16-005-UA17

Victory Pointe (f.k.a. West Lake Wetlands)

City of Clermont

Status: Grant Agreement executed by DEP on 12/15/17. DSL staff working to gather due all outstanding due diligence products.

16-002-UA17

Ludlam Trail Land Acquisition

City of Miami

Status: This project is at the “bottom” of the funding priority list and was only initially approved for partial funding of \$1,137,027.55. Due to projects being paid for over appraisal amounts and 2 withdrawn projects, the City of Miami can now be funded for \$3,147,972.48. The original FCT grant request was for \$3,404,000.00 with a match of \$5,106,000.00. Agreement is being drafted at this time to be sent to the City for execution. Once contract is executed, project can start moving forward with the acquisition process.