

APRIL 27, 2017 – TALLAHASSEE, FLORIDA



FLORIDA COMMUNITIES TRUST BOARD MEETING

AGENDA

9:00 AM	Welcome board members and review of day's agenda	Linda Reeves
9:30 AM	Call to Order	Chairman Gary Clark
	Welcome and Introductions	Chairman Gary Clark
	<u>Action Items</u>	
	Item 1: Approval of February 8, 2017 (9:00 a.m.) Minutes (Seminole County Land Exchange Meeting)	Chairman Gary Clark
	Item 2: Approval of February 8, 2017 (9:30 a.m.) Minutes (UA17 Ranking and Selection Meeting)	Chairman Gary Clark
	Item 3: Approval of Upcoming Board Meeting Dates	Chairman Gary Clark
	Item 4: Approval of UA17 Final Ranking List and Execution of Grant Contracts	Jennifer Carver
	Item 5: Approval of Amended and Restated Perpetual Conservation Easement and Request to Amend the Grant Award Agreement to Incorporate the Amended and Restated Perpetual Conservation Easement for the Alafia River Corridor, Hillsborough County (FCT# 03-015-FF3)	Rita Ventry
	Item 6: Request to Extend the Grant Award Agreement for Lake Dan Preserve Phase II, Hillsborough County (FCT#11-046-FF11)	Bill Bibby
	<u>Informational Item:</u>	
	Item 7: Update on Jetta Point Park, Seminole County (FCT# 03-055-FF3), Land Exchange Request	Jennifer Carver

Status of Acquisitions

Item 8: Bay Drive Park Phase II, Flagler County Rita Ventry

Item 9: Lake May Reserve, Lake County Rita Ventry

Item 10: Stock Island Working Waterfronts, Monroe Co. Marjorie Karter

Item 11: Lake Dan Preserve Phase II, Hillsborough County Marjorie Karter

Park Updates Jennifer Carver

Public Comment Chairman Gary Clark

11:30 AM **Adjournment** Chairman Gary Clark

Appendix

ITEM 1

Florida Communities Trust Governing Board Meeting Minutes February 8, 2017 9:00 AM

Members Present

Gary Clark (DEP Deputy Secretary) Chair
Lynda Bell
Erick Lindblad
Greg Jones (via telephone)

Others Present

Rebecca Wood, Program Coordinator, Office of Operations
Linda Reeves, Land and Recreation Grants Section Manager
Rita Ventry, FCT Staff
Jennifer Carver, FCT Staff
Bill Bibby, FCT Staff
Pam Lister, DEP Land and Recreation Grants
Megan Seward, DEP Sr. Assistant General Counsel
Marjorie Karter, DEP Division of State Lands
James Parker, DEP Division of State Lands
Brian Dougherty, DEP Office of Waste Management
Ben Theisen, DEP Office of Operations
Matt Mask, DEP Office of Operations
Alex Setzer, Southern Strategy Group
Nicole Guillet, Seminole County
John Horan, Seminole County
Joe Abel, Seminole County
Richard Durr, Seminole County
Paul H. Chipok, Seminole County

Call to Order

Chairman Clark called the February 8, 2017 9:00 AM meeting of the Florida Communities Trust Governing Board (Board) to order.

Welcome and Introductions

Chairman Clark welcomed those present and asked staff to introduce themselves. Chairman Clark explained that this meeting is scheduled for 30 minutes and has one agenda item. Chairman Clark stated that the ranking and selection meeting scheduled for 9:30 am would start at 9:40 am. Speaker's cards available for those wishing to speak.

Action Items

Item 1: Consideration of Jetta Point Park, Seminole County (FCT# 03-055-FF3) Land Exchange Request

Ms. Jennifer Carver gave a brief overview of the land exchange request and the status of staff review of each portion of the land exchange, as described in the written agenda item. Ms. Carver stated that staff was not prepared to make a recommendation to the FCT Governing Board at this time due to the lack of completion of several of the requirements, including the Phase I and Phase II Environmental Site Assessments (ESA). Due to the uncertainty of the extent and severity of the Recognized Environmental Conditions (RECs) that would be identified in the updated Phase I ESA and the Phase II ESA, staff has not been able to fully evaluate the suitability of exchanging the proposed parcels for the existing Jetta Point Park FCT Project Site. In addition, updated appraisals may be required for further evaluation.

Chairman Clark then opened the meeting to public comment.

Commissioner John Horan, Seminole County Commission Chair, thanked the FCT and staff for all the hard work in processing this application that is a bit out-of-the-ordinary situation and would allow the County to do something pretty special. He stated that the County is seeking conditional approval so they can go forward with the real estate transaction, which will require environmental studies, appraisals and the various due diligence products. He stated that, with the conditional approval, this application would allow the County to repurpose this former golf course property (which will never be operated as a golf course again) to provide a natural open space to an area of the County that has a dearth of such facilities. He stated that the County is proposing to basically double the size of the property being preserved with FCT funds, and it is in the public interest.

Paul Chipok, Assistant County Attorney, Seminole County, stated that the County would like to request that the Board approve the project today. He acknowledged that staff has raised legitimate concerns and the type of approval requested would be conditional approval. Mr. Chipok stated specifically, the County asks that the land exchange proposal be found to be consistent with Rule 62-818.016, F.A.C., that the approval of the proposed land exchange would be contingent on conditions 1-6, and that the approval and authorization of FCT staff to take those actions necessary and to execute on behalf of FCT those documents necessary to complete the land exchange which will impose all of the grant conditions over and encumber the Rolling Hills Property and fully release the Jetta Point property.

Mr. Chipok acknowledged that there are still some outstanding issues and proposed six conditions as follows:

- 1) Seminole County will update the Phase I ESA; and
- 2) Prior to the land exchange closing, Seminole County will bring to completion the Phase II ESA. The County will be responsible for completing any potential remediation which may be shown in that report, which would be accomplished after the land exchange. Further, Seminole County would provide sufficient financial assurance that any potential remediation will be completed; and
- 3) Prior to or at acquisition of the Rolling Hills property by Seminole County, the existing deed restriction limiting the property to use as a golf course through 2019 shall be removed, modified, or addressed through other means so as to enable use of the Rolling Hills property for public recreational use consistent with the FCT grant application filed by Seminole County for the Jetta Point/Rolling Hills land exchange; and

4) Seminole County would have a second appraisal report completed for the Rolling Hills property subsequent to completion of the Phase II ESA so any of those factors from the Phase II could be factored into the appraisal; and

5) Consistent with FCT's previous order granting the waiver, Seminole County will provide the survey and title policy for the Rolling Hills property; and

6) Conditions 1-5 above (other than completing the necessary remediation) would be completed on or before January 31, 2018. If the County cannot complete all of these items before that date, FCT approval will expire, with the caveat that, if the County is approaching that date and if they are still moving forward and want to complete the project, then the County would have the ability to ask for an extension.

Greg Jones asked what specifically was meant by "financial assurance" in item 3. Mr. Chipok responded that there were numerous means by which the County could provide financial assurance including bonding the cost to an appropriate level to cover the cost of the remediation work. Mr. Jones asked if that was the route the County would take or just one of the routes possible. Mr. Chipok reiterated that the Phase II is not complete, so the County does not know the magnitude, but once the Phase II was received, they would use an appropriate means at their disposal, one of which could be a straight bond on the work. Chairman Clark stated that he had asked staff to address this issue. Megan Seward stated that potential bonding was a remedy, and other financial assurance options the Department accepts in other program areas such as Solid Waste or Hazardous Waste, include letters of credit, escrow funds, trust funds, self-insurance and sometimes straight-up insurance policies. Staff could certainly discuss the options further to determine the most suitable. Chairman Clark stated that the conditional approval would be contingent upon meeting a requirement as established by FCT staff to secure that funding in the future.

Erick Lindblad asked how many of these items would need to be completed prior to the closing. Chairman Clark stated that 100 percent of the items would need to be completed prior to closing.

Joe Abel, Director of Leisure Services for Seminole County, stated that the new Phase I and Phase II ESAs will be back in the next couple weeks, and the County's intent is to determine the remediation that is needed. He stated that some of the remediation identified in the original Phase I was already taken care of when that Phase I was completed a couple years ago. Based on the new ESAs, the County will set up a specific calendar for addressing the remediation needs. He stated that part of Seminole County's land acquisition process requires that an appraisal be done just before the purchase, and the contract for this purchase requires an appraisal within 60 days of the closing and allows for due diligence up until April 24th. The County's acquisition process requires Phase I ESA and Phase II if needed, so the County will know what is needed prior to the acquisition.

Mr. Lindblad asked what would happen to the Jetta Point property if the land exchange goes through. Mr. Abel stated that he couldn't state with assurance what would happen but that once the restrictions on the property were lifted, it would go into the regular County property inventory and would be evaluated like any other County property, and the decision would be based on the best return on investment for the County.

Mr. Jones asked what specific remediation items had already been completed. Richard Durr, Greenways and Natural Lands Division Manager with Seminole County, stated that some groundwater contamination in the maintenance area that was monitored and cleaned up and at one point that was closed out by the state. Mr. Jones asked if the closed out area referred to the mixing area within the maintenance area. Mr. Durr stated that the Phase I described the work that was done, and those areas were being retested during the Phase II.

Chairman Clark asked Ms. Seward if the Board was within its right to approve the land exchange based on conditional approval of the proposed conditions. Ms. Seward stated that if the Board was so inclined, it was within their right. Chairman Clark asked if there were any outstanding issues other than those covered by the conditions. Ms. Seward stated that Mr. Chipok covered everything, including the sufficient title work, sufficient survey, new ESA I, ESA II, remediation depending on what the ESAs show, financial assurances to ensure that the remediation would occur, and another appraisal. The lifting of the deed restriction would be included in the title policy.

Ms. Seward mentioned that Brian Dougherty from DEP's Division of Waste Management was present if anyone had questions about the remediation of a golf course. Chairman Clark asked Mr. Dougherty to speak about the site. Mr. Dougherty stated that he had reviewed the Phase I ESA for the property, and the ESA seems thorough and comprehensive and he believes it correctly identifies the Recognized Environmental Concerns (RECs) on the property. He stated that he was aware that there was a storage tank location that he thinks was addressed, but that is the only documentation that he has seen on any clean up that has taken place on the property.

Lynda Bell asked if it is within the bounds of the norm or not to approve something conditional rather than wait until everything is in order and all requirements have been met and then approve it. Her discomfort falls in giving pre-approval before all the requirements have been met. Ms. Seward responded that the norm is to go through all the steps in the rule, including the criteria in steps 1 and 2 and then the staff would make the recommendation yes or no on approving the land exchange request. Ms. Bell stated she admires the applicant for jumping through all the hoops, but she still has a level of discomfort regarding the pre-approval and would like to hear from her colleagues.

Mr. Abel responded that the County's concern is that they have a contract on the property that allows them a due diligence process through April 24th. He stated that the County knows they're going to complete all these products because they are part of the process, and they want to go to the table saying they have conditional approval from the state to be able to move this forward and do the acquisition. The County's concern at this point is a timing issue.

Nicole Guillet, County Manager for Seminole County, stated that there is also a practical concern in that a number of the conditional items will involve time and cost and they do not want to spend taxpayer dollars pursuing something that the Board ultimately might not approve. They are committed to following through with these items, but if, for some reason, the Board does not approve the land exchange, it doesn't make sense to expend those public dollars to pursue those items if this is for naught. They have spent a lot of money so far, and before they spend further money, they would like to know if this Board is going to support the land exchange and that they are moving to a real project at the end of the day. She stated that they have already put in two years, time and money, and want to know that they're going to end up with a project that the community wants.

Commissioner Horan stated that the BOCC had put a condition on the County staff in order to move forward with the acquisition, to make sure that they had conditional approval. Mr. Durr stated that the County was in a Catch-22, because there is a lot they still need to know about the remediation and the costs. He also stated that over the years, they had searched for funding for improvements to the Jetta Point Park site and to-date they had not found funding, including a FRDAP grant that was returned because Jetta Point wasn't going to be developed. Ms. Guillet stated that the BOCC has budgeted \$500,000 this year for the park development of the Rolling Hills site, not including delineation, remediation, etc. Mr. Lindblad asked if the funding commitment could be included in the conditional approval. Ms. Guillet indicated that they could include that in

the conditions for approval. Chairman Clark confirmed with staff that there is currently no time limit for the development of the park. He asked if the County would agree to having a certain amount of the park development completed by a date certain. Ms. Guillet stated that they could encumber the dollars. Mr. Durr stated they had identified the specific items required for the Jetta Point property and plan to develop those items first at the Rolling Hills site to meet the FCT requirements.

Chairman Clark asked if the Board wanted to consider, as an additional condition, a development commitment by January 31, 2019, a certain dollar amount of investment to develop the property. Ms. Bell stated she would have a better level of comfort with such a condition; however, she was not sure about the request to allow the County to request an extension. Chairman Clark asked Commissioner Horan if he could speak to the possibility of the BOCC stipulating an amount of money toward development of the site. Commissioner Horan stated that the BOCC is committed to the project, it's important to the County, and he would recommend to the BOCC that they accept that as a condition, but he cannot guarantee it. Ms. Guillet stated that the FY16/17, the County has committed \$500,000 from improvements to Jetta Point Park (to be used for Rolling Hills). She suggested that rather than committing a dollar amount, she would be comfortable with a condition that the BOCC will have to encumber the funding that is allocated in the FY16/17 budget to complete the improvements that are required. She would also be comfortable if the Board wanted them to establish a commencement date for park improvements, such as within 30 days of the completion of any required remediation.

Chairman Clark asked Ms. Seward if she had all the conditions that were presented and if she was comfortable with the 6 that were presented. She indicated that she was comfortable with those conditions.

Ms. Bell wanted to make sure the conditions would include a specific dollar amount. Ms. Guillet stated that the \$500,000 is the amount they estimate is needed to complete the requirements of the Jetta Point project at the Rolling Hills site. Ms. Seward and Ms. Carver pointed out that the County was proposing additional items at the Rolling Hills site that might increase the cost to meet the points required in the application. Ms. Guillet stated that they fully intend to meet every commitment that they made in the application (for the Rolling Hills site). Ms. Guillet stated that there were some optional items that the neighborhood requested. She stated there are hundreds of neighbors who are pressuring them to get out there and start turning the site into a park.

Mr. Lindblad asked who would sign off on the remediation to determine it had been completed. Staff responded that the Bureau of Waste Cleanup would approve the remediation per the requirements of Rule 62-780, F.A.C. Mr. Lindblad pointed out that the timeline for starting the improvements was based on completion of the remediation, and he didn't have a good sense of how long that would take. Chairman Clark stated that his comfort level was that we have a bond or insurance policy that is in place for the duration until the remediation is completed, so the state/FCT has no potential loss there and won't get stuck with a piece of property that has contamination on it. The bond period would cover up until the time that remediation is completed. Mr. Lindblad clarified that the approval would be subject to the remediation being completed. Chairman Clark asked Ms. Seward if the board could make those conditions.

Mr. Jones asked what FCT's exposure/risk if the board conditionally approves the request with the six conditions (including financial assurance) plus the seventh condition regarding the funding commitment in place. Ms. Seward stated that FCT is pretty well covered with these conditions as far as environmental liability and financial aspects, as long as the conditions are put in place. Chairman Clark stated that staff has been working through these conditions for the last few weeks and that his primary concern was the potential reversion of the property back to the Board of

Trustees, and the insurance and bond (or other appropriate financial remedy) satisfies his concern. Ms. Seward pointed out that ultimate approval would cover after all these conditions are met.

Ms. Lynda Bell made a motion to approve the request for permanent land exchange based on the seven conditions set forth during the discussion with Mr. Erick Lindblad seconding. The motion passed unanimously. Note: The motion includes conditions 1-6 on pages 2-3 above and additional condition 7 stating that the County shall encumber the \$500,000.00 allocated to do improvements at Jetta Point in Fiscal Year 16/17 to the Rolling Hills property by April 24, 2017.

Adjourn

Chairman Clark adjourned the meeting at 10:00 am.

ITEM 2

Florida Communities Trust Ranking and Selection Meeting Minutes February 8, 2017 9:30 AM

Members Present

Gary Clark (DEP Deputy Secretary) Chair
Lynda Bell
Erick Lindblad
Greg Jones (via telephone)

Others Present

Florida Communities Trust and DEP staff: Rebecca Wood, Program Coordinator, Office of Operations; Linda Reeves, Land and Recreation Grants Section Manager; Rita Ventry, FCT Staff; Jennifer Carver, FCT Staff; Bill Bibby, FCT Staff; Pam Lister, DEP Land and Recreation Grants; Megan Seward, DEP Sr. Assistant General Counsel; Penny Justin, DEP Division of Recreation and Parks; Marjorie Karter, DEP Division of State Lands; Matt Mask, DEP Office of Operations; KaCee Johnson, DEP Senior Attorney; and Hank Vinson, DEP Division of State Lands.

Citizens in attendance included: Max Royle, City of St. Augustine Beach; Rich O'Brien, City of St. Augustine Beach; Dana Weiler, City of Freeport; Janice McLean, City of Freeport; Mike Middlebrook, St. Lucie County; Amanda Thompson, St. Lucie County; John M. Meeks, Levy County; Matt Weldon, Levy County; Jose Bermudez, Becker & Poliakoff; Joseph Eisenberg, City of Miami; Maria Lievano Cruz, Kathleen Margoles, City of Oakland Park; Tom Kay, Alachua Conservation Trust; and Ryan Ruskay.

Call to Order

Chairman Clark called the February 8, 2017, 9:30 AM Ranking and Selection meeting of the Florida Communities Trust Governing Board to order.

Welcome and Introductions

Chairman Clark welcomed those present and moved right into the first agenda item.

Action Items

Item 1: Approval of November 17, 2016 Minutes

Chairman Clark presented the minutes from FCT's November 17, 2016, Governing Board meeting. **Lynda Bell made the motion to approve the minutes, with Erick Lindblad seconding. The motion passed unanimously.**

Item 2: Approval of Upcoming Board Meeting Dates

Chairman Clark presented list of upcoming Board meeting dates: April 6, 2017, June 15, 2017, August 17, 2017, and November 15, 2017. **Erick Lindblad made the motion to approve the minutes, with Greg Jones seconding. The motion passed unanimously.**

Item 3: Application and evaluation report review, application scoring consideration, ranking and selection of projects for funding and contingent funding (Projects considered in project number order)

Chairman Clark stated that Ms. Linda Reeves would explain the process in which the projects would be heard. He asked that anyone on the phone would have an opportunity to make comments at the end of the discussion on each project. He stated that presentations from applicants regarding their unique abilities components would be limited to 5 minutes. Ms. Reeves gave a brief explanation of the guiding principles for the ranking process. Chairman Clark reiterated the process, reminding applicants that they would have 5 minutes to discuss the unique abilities component only, except the City of Freeport, which submitted written objections, and that the Board would make a motion to approve a total score including any project excellence points the board wished to award.

16-001-UA17 -- Ludlam Trail Section 2 Segment B, Miami-Dade County

Ms. Ventry received no written comments. She stands by the staff recommended score of 81.

Jose Bermudez gave a brief presentation, stating that the Ludlam Trail is a unique opportunity for the County to purchase this property and turn it into a trail. He pointed out that the funding is a portion of longer trail that would include an accessible path for persons with unique abilities. He stated the trail will provide vital recreation opportunities and transportation access to over 32,000 residents within ½ mile of the corridor. The trail will promote connectivity and access to schools, neighborhoods, parks, etc.

Erick Lindblad asked if this segment of the Ludlam Trail was contingent on the other sections, including the other project submitted for FCT funding in case only one of the projects was funded. Mr. Bermudez stated that the project could stand alone, even though it is part of a much larger project, and all the parts are critical.

Chairman Clark reminded applicants that their discussion should focus on unique abilities and asked how this project was going to incorporate unique abilities components such that the board should award up to 10 project excellence points. Mr. Bermudez stated that the urban setting and the unique ability to claim these lands and provide recreational opportunities for residents. This project is incredibly unique and there will be fewer opportunities like this in the future to allow residents to leave vehicles and ride bikes.

Chairman Clark asked Ms. Penny Justin, ADA & Safety Coordinator for DEP Division of Recreation and Parks, to give an overview of the unique abilities component. Ms. Justin stated that unique abilities refers to people with disabilities, and the ADA is a law that has been a requirement since 1990. She stated that anything built has to be accessible per ADA and Florida Building Code. However, there are additional guidelines for universal accessibility that allows for people with a variety of disabilities to be able to participate in programs. In looking at unique abilities, look at what your programs are doing to make sure all of our population can be part of whatever is provided.

Mr. Bermudez stated that the proposed project followed design guidelines that included ADA-accessible water fountains and fitness equipment along the trail, promoting healthy living and providing people with accessibility issues the right to use it.

Motion: Erick Lindblad moved to approve the staff recommended score of 81. Lynda Bell seconded the motion. The motion passed unanimously.

16-002-UA17 -- Ludlam Trail Land Acquisition, City of Miami

Ms. Ventry received no written comments. She stands by the staff recommended score of 94.

Joseph Isenberg, City of Miami, gave a brief presentation, stating that this project is in an area different from what people usually think about Miami. In this area, 30% of the residents are living below the poverty line and the average median income is around \$32,000 (state average is \$57,000). He stated the City is matching the project with over \$5 million. He pointed out a few specific areas in which the City is going above and beyond universal design. First, in the middle of the project, there is a connection between the low-moderate income neighborhood to the east with a grocery store, shortening travel time from this neighborhood, and providing a gazebo, accessible adventure play area and workout equipment, and picnic shelter on an accessible surface. All intersections will also include bioswales narrowing the crossing distance and table intersections to increase accessibility. He also pointed out that rather than a shared use path, the project will provide two trails – a 10-foot-wide pedestrian path and a 16-foot-wide two-day cycling path for higher volume, higher speed travel, allowing people with unique abilities options and opportunities to move away from that speed. He stated that this piece of the Ludlam Trail could absolutely function on its own for the neighborhood.

Ms. Bell asked how much the project goes above and beyond ADA-compliance. Mr. Isenberg pointed to two items: first, they are using a very expensive ADA-accessible material, something that is permeable and ADA-accessible and feels comfortable. Second, he pointed to the table intersection, narrowing a 50-foot crossing to a 20-foot crossing. This project is a ¾-mile piece of the 6.2-mile long Ludlam Trail.

Motion: Lynda Bell moved to award the project a revised score of 98 (4 excellence points). Erick Lindblad seconded the motion. The motion passed unanimously.

16-003-UA17 -- Lancaster Ranch Park Expansion, City of Kissimmee

Ms. Ventry received no written comments. She stands by the staff recommended score of 54.

Motion: Lynda Bell moved to approve the staff recommended score of 54. Greg Jones seconded the motion. The motion passed unanimously.

16-004-UA17 -- Hammock Park Expansion, City of Dunedin

Ms. Carver received no written comments. She stands by the staff recommended score of 68.

Motion: Lynda Bell moved to approve the staff recommended score of 68. Erick Lindblad seconded the motion. The motion passed unanimously.

16-005-UA17 -- West Lake Wetlands, City of Clermont

Ms. Ventry received no written comments. She stands by the staff recommended score of 120.

Motion: Lynda Bell moved to approve the staff recommended score of 120. Erick Lindblad seconded the motion. The motion passed unanimously.

16-006-UA17 -- Hampton Lane, Village of Key Biscayne

Ms. Ventry received no written comments. She stands by the staff recommended score of 107.

Motion: Erick Lindblad moved to approve the staff recommended score of 107. Lynda Bell seconded the motion. The motion passed unanimously.

16-007-UA17 -- Losner Park, City of Homestead

Ms. Ventry received no written comments. She stands by the staff recommended score of 146.

Ms. Lynda Bell asked about the item in the application which stated that the City has not received FCT funding in the past and named a park which may have received FCT funding. Staff clarified that the funding for the other park project came from Florida Recreation Development Assistance Program (FRDAP) rather than FCT. Ms. Bell also asked if the dates of acquisition, as some of the parcels were acquired in 2015 and some were acquired much earlier. Staff clarified that all the parcels included in the FCT project site are within the appropriate timeframe. As a result, some points were not given because the proposed facilities were not on the FCT site.

Jose Bermudez gave a brief presentation, stating that the proposed Losner Park project is in a major open space in the City of Homestead, which is redeveloping and creating a very unique downtown district, including a city hall and police station. He stated the proposed project will construct a new ADA barrier-free playground, boardwalk, rock climbing wall and outdoor performance area. He pointed out that a large portion of the project will be dedicated to increasing the awareness of the community to the importance of protecting the environment, being close to Everglades National Park.

Motion: Erick Lindblad moved to approve the staff recommended score of 146. Lynda Bell seconded the motion. The motion passed unanimously.

16-008-UA17 -- Round Lake Park Addition, City of Oviedo

Ms. Ventry received no written comments. She stands by the staff recommended score of 136.

Motion: Erick Lindblad moved to approve the staff recommended score of 136. Lynda Bell seconded the motion. The motion passed unanimously.

16-009-UA17 -- Stribling Way Property, Village of Wellington

Ms. Carver received no written comments. She stands by the staff recommended score of 107.

Motion: Lynda Bell moved to approve the staff recommended score of 107. Erick Lindblad seconded the motion. The motion passed unanimously.

16-010-UA17 -- School Board Property, City of Sanford

Ms. Ventry received no written comments. However, after additional internal review, staff recommendation is to award 5 points for criterion (3)(a)(4). The revised total project score is 111.

Motion: Lynda Bell moved to approve the staff recommended revised score of 111. Erick Lindblad seconded the motion. The motion passed unanimously.

16-011-UA17 -- Downtown Play Park, City of Oakland Park

Ms. Ventry received no written comments. She stands by the staff recommended score of 118.

Kathleen Margoles, Community and Economic Development Director for the City of Oakland Park, gave a brief presentation stating that the City's downtown is very small, and part of the Community Redevelopment Area's plan is to increase parkland in the downtown area. She stated there is a great deal of development going on in South Florida, and it is imperative to acquire property for parks and put in facilities for people who are uniquely abled. She stated the park is 1.1 acres on the edge of their local activity center, a culinary arts district, and it will have an ADA trail and an inclusive playground. She pointed out that one of their partners is the Urban Farming Institute, which has committed to providing a garden in this area for the community. She stated the City is committed to providing park facilities for people of all abilities. Chairman Clark asked Ms. Margoles to elaborate on the inclusive playground. Ms. Margoles stated it would allow access with a wheelchair and would have transitions to allow people to move through with or without their wheelchairs. She stated the City has just completed a mobility study for the downtown area. Penny Justin asked about how this facility would provide access to other individuals with disabilities. Ms. Margoles stated the playground will be designed with input from the community and agencies that provide services for people with unique abilities, including Lighthouse for the Blind, etc. In addition, she stated the playground will incorporate opportunities for persons with sensory issues as well.

Motion: Lynda Bell moved to award the project a revised score of 120 (2 excellence points). Erick Lindblad seconded the motion. The motion passed unanimously.

16-012-UA17 -- Myers-Stickel Property, St. Lucie County

Ms. Carver received no written comments. She stands by the staff recommended score of 171.

Amanda Thompson, St. Lucie County Environmental Resources Department, gave a brief presentation, stating that the County is really excited about the unique abilities funding because they don't really have any sites that allow people with disabilities to interact and immerse themselves in nature. She showed the site plan and pointed out the various habitats on the site. She has worked with ARC and other organizations that work with people with disabilities on interactive, tactile programs. She stated the site will have a totally ADA-compliant trail with benches and shade for those that are photo-sensitive. She stated that for those that are visually impaired, there will be braille and QR codes to get information on the site. She pointed out the site will also have a nature play area, and they are working with Big Brothers, Big Sisters. She has also talked to Center for Autism and Related Disorders (CARD) and others to find out what people want. They have already conducted programs with people with Downs Syndrome and autism and have changed the way they experience nature, in a more relaxing environment, such as touch boxes, etc. They will have kids program, VA programs for people suffering from PTSD, and prescriptions for play in the park.

Chairman Clark observed that some of the things they are doing are very unique, especially addressing the sensory overload issue for people with autism and other sensory issues.

Motion: Lynda Bell moved to award the project a revised score of 181 (10 excellence points). Erick Lindblad seconded the motion. The motion passed unanimously.

16-013-UA17 -- Cypress Creek Preserve, St. Lucie County

Ms. Carver received no written comments. She stands by the staff recommended score of 136.

Mike Middlebrook, Lands Manager with St. Lucie County Environmental Resources Department, gave a brief presentation, stating that the project meets accessibility standards, applies the Access Board's guidelines for outdoor facilities and areas, and goes beyond the requirements. He stated

the project will provide annual programming for persons with various disabilities. He pointed out that Cypress Creek is a new property that will be an ecotourism hub, and the neat things about these programs is that they will allow camping on the site. He stated the camping opportunity will provide for total immersion into the environment along with facilities as discussed for Myers-Stickel (QR codes, braille) and equine therapy. This will be a highly accessible site which also links to greenways and trails on SR 70. He stated the nature programs will get people out there and will be focused on autism and other abilities. He stated the camping is the main feature here on this site, allowing for real immersion and experience, and going deeper and further to expand the use to veterans. Mr. Middlebrook also discussed the County's work camper program which allows someone to come in and camp and provide volunteer hours, and they will give veteran's preference for that program. The County is also considering reduced or free camping for Veteran's Day for veterans and their families to support those with PTSD. The nature programs are really going to bring people to the site and incorporate unique abilities and tie that to nature with the camping amenity. There is only one other camping opportunity in St. Lucie County.

Ms. Bell asked if the unique abilities amenities on this site are comparable to the Myers-Stickel site that was discussed before this one. Mr. Middlebrook stated that it is and would also have equine therapy and camping. Ms. Thompson pointed out that this site is much larger than the other site as well.

Motion: Erick Lindblad moved to award the project a revised score of 146 (10 excellence points). Lynda Bell seconded the motion. The motion passed unanimously.

16-014-UA17 -- Ocean Hammock Park Phase II, City of St. Augustine Beach

Ms. Ventry received no written comments. She stands by the staff recommended score of 150.

Rich O'Brien, Mayor of St. Augustine Beach, gave a brief presentation, stating the City is a small, oceanfront community of 6,000 people with many visitors. The voters passed a referendum for green space, and the City cannot sell park land per the charter. This project is part of a 16-acre oceanfront parcel. Phase I did not include 350 feet along the shoreline, which was slated to become condos. On Phase I, the City has installed a parking lot and has wheelchair access through a boardwalk with rest stations. In 2015, the City had the opportunity to purchase the remaining 4.5-acre parcel and put a down payment. The site features hammock, interdune swale, grassland, remnant coastal strand and provides habitat for the endangered Anastasia Island beach mouse and gopher tortoise. The site provides educational and environmental elements and has good access. In the future, there will be educational signage for persons with unique abilities and utilize other senses such as touch and smell. Their County has the School for the Deaf and Blind, which will be invited to participate in the design of the items at the park. The park will have walking and fitness stations and pet watering stations. There will be audio-visual stations for persons with visual impairment and also braille. The City will ensure access for people with unique abilities, providing an observation deck and picnic area. Raised spurs will be built off the 1600-foot existing walkway to allow people to enjoy the features of the park. The City's main goal is to keep the habitat intact and provide ADA compliant trails. They will create an educational environment for school trips and senior trips. The City has shown a commitment to preserve this place from development and for use by the public.

Motion: Lynda Bell moved to approve the staff recommended score of 150. Erick Lindblad seconded the motion. The motion passed unanimously.

16-015-UA17 -- City Center Barrier Free Park, City of Freeport

Ms. Carver received written comments on criteria (2)(a)(1)b and (2)(a)(2)c. She considered the applicant's comments during the evaluation of the application and stands by the original staff recommended score of 113.

Chairman Clark asked Dana Weiler, City of Freeport, if there was still a question regarding the comments provided by the City. Ms. Weiler stated that the original map in the application was not clear, and the City could not submit a new map for consideration in response to the score report. Chairman Clark confirmed that this was the case as staff evaluated the application based on the materials that are provided. Ms. Weiler then discussed the unique abilities aspects of the project, stating that the project will include a ½-mile trail on the site with overlooks and sensory stations and multi-user fitness stations. Ms. Weiler pointed out the unique components of the City Center Barrier-Free Park and stated the City wanted it to be focused on natural play instead of traditional structures – items that would engage and stimulate creative play in all people. The sensory stations will both be in a sensory garden and stations along the trail -- touch, feel, smell. Information will be provided as braille and touch-feel stations. These features will be spread out around the park, along the trail, etc. There will be an area solely dedicated to natural play and sensory stations, with a ramp leading up to it for multiple mobility options. There will be features that can be used in different ways, with wheelchairs, climbing, sliding, walking, etc., using natural play equipment. The picnic pavilion, education center and kiosks will be designed for all abilities. The educational component will incorporate the City's relationship with the Special Olympics and Florida Fish & Wildlife Conservation Commission partnership already in place.

Motion: Erick Lindblad moved to award the project a revised score of 115 (2 excellence points). Lynda Bell seconded the motion and proposed an amendment to the motion to award a revised score of 118 (5 excellence points). Erick Lindblad seconded the amendment to the motion. The amendment to the motion passed unanimously. The amended motion also passed unanimously.

16-016-UA17 -- Upper Santa Fe River Corridor, Alachua Conservation Trust, Inc.

Ms. Carver received no written comments. She stands by the staff recommended score of 168.

Tom Kay, Executive Director, Alachua Conservation Trust, Inc., gave a brief presentation, stating that ACT is the only non-profit that submitted this year. He stated that ACT has been working on this project for a while, and previous iterations have been funded by FCT. This project is a partial pre-acquired project. To highlight the unique abilities items, there is no place in this area of the County where people with mobility issues can get out and get around. This project will include a 1.25-mile round trip loop with crushed rock to allow people with disabilities to see different habitats. There are several restoration areas (including longleaf pine) on the site that people will be able to see on the site. Several donations received by ACT will allow them to provide environmental education programs for kids from underserved areas by bringing them up to the area through a partnership with a school from east Gainesville. There will also be interpretive materials for people with sensory issues regarding freshwater springs provided through another donation.

Motion: Lynda Bell moved to award the project a revised score of 172 (4 excellence points). Erick Lindblad seconded the motion. The motion passed unanimously.

16-017-UA17 -- Waccasassa Basin Preservation Project, Levy County

Ms. Carver received no written comments. She stands by the staff recommended score of 60.

John Meeks, Levy County, made a brief presentation, about the qualities of the project, pointing out that the project was ranking 14th on the list, was 3rd in size of the properties to be acquired, and #7 in overall financial obligation. Levy County was providing a low match as it is a fiscally constrained county, a REDI county and is in an Area of Rural Economic Concern. The biggest item about this project is accessibility. The County currently has an adjacent property with a boat ramp, but there is not enough parking or space for people with mobility issues. Acquiring this land would provide a lot more land with parking and access to the river and for multiple programs. The County's plan is to build a canoe and kayak launch, separate from the boat ramp, that can be used by elderly residents to use to launch more safely. This project would increase access to the upper areas of the Waccasassa River and Wekiva River (Levy County) and to protect pristine land along the river and preserve seagrass in Waccasassa Bay. The project would include a handicapped-accessible boardwalk, kiosks with braille, etc. The County's project is the only one on the Nature Coast, and there is a campground attached to the property that has a small hotel and will provide opportunities for persons with mobility issues.

Motion: Lynda Bell moved to award the project a revised score of 70 (10 excellence points). Erick Lindblad seconded the motion. The motion passed unanimously.

Chairman Clark thanked all the applicants for taking the time to apply for the program and understand the unique abilities requirements. He encouraged participants to apply in the next cycle if the program is funded again and stated FCT will conduct workshops on the process. He thanked Penny Justin for her assistance in understanding the unique abilities requirements. Mr. Lindblad commended the staff on the level of detail taken to get to this point.

Approval of the UA17 Cycle Preliminary Ranking List

After a 15-minute break, the Governing Board returned and the Preliminary Ranking List was distributed to the Governing Board members and attendees. Chairman Clark explained that the Board would approve this preliminary list, and then staff would go out and conduct field site visits to confirm the scores. The final list will be approved at the next meeting in April. Based on the preliminary list, it looks like the first 12 projects (through the City of Wellington) would be fully funded, assuming everything checks out during the site visit. The remaining portion would go to the City of Miami Ludlam Trail project. Chairman Clark indicated that if any projects drop out, the remaining projects will move up on the list and could be funded at a later date.

Motion: Lynda Bell moved to approve the UA17 Preliminary Ranking List. Erick Lindblad seconded the motion. The motion passed unanimously.

There was no further public comment.

Adjourn

Chairman Clark adjourned the meeting at 11:45 am.

ITEM 3

Approval of Upcoming FCT Governing Board Meeting Dates

June 15, 2017:	Regular Quarterly Governing Board Meeting
August 17, 2017:	Regular Quarterly Governing Board Meeting
November 15, 2017:	Regular Quarterly Governing Board Meeting

ITEM 4

ACTION ITEM

UA17 Cycle Final Ranking List and Execution of Grant Contracts

Florida Communities Trust (FCT) staff is seeking FCT Governing Board approval of the Unique Abilities UA17 Cycle Final Ranking List and authorize staff to execute grant contracts and fund projects in rank order, if and as funds become available.

HISTORY

On February 8, 2017, the FCT Governing Board scored and ranking the 17 eligible applications submitted for the Unique Abilities UA17 funding cycle. Following the meeting, FCT staff conducted site visits to each of the project sites likely to be funded to ensure that the application and score report are consistent with the on-site conditions.

Based on the site visits, FCT staff is recommending a revised score of 134 for the City of St. Augustine Beach Ocean Hammock Park, Phase II project (16-014-UA17). During the site visit, the City indicated that some of the facilities included in the application submitted were no longer planned. FCT staff requested a revised site plan and reevaluated the recommended score. FCT staff determined that 16 points should be removed from the application's total score due to the removal of a water fountain along the trail and a dune crossover from the Project Site. The specific points removed are listed below:

- (2)(a)(1)d (1 point) Water fountain along the trail
- (2)(a)(3) (10 points) Provide public access to existing open water shoreline
- (3)(a)(3) (5 points) Comprehensive plan directives to provide public access to existing water bodies

The change in score moves this project down the ranking list from #3 to #6. No other changes to application scores are recommended by FCT staff.

ACTION REQUESTED

Approve the Unique Abilities UA17 Cycle Final Ranking List and authorize staff to execute grant contracts and fund projects in rank order, if and as funds become available.

Florida Communities Trust -- Unique Abilities Cycle UA17
Final Ranking List
4/3/2017

Rank	Funding Status	Acq. Type	Project Number	Project Name	Applicant(s)	Total Score	Section (1)	Section (2)	Section (3)	Section (4)	Match	Cumulative Match	FCT Grant Award	Cumulative FCT Grant Award	Cumulative Total
1		PRE	16-012-UA17	Myers Stickel Property	St. Lucie County Board of County Commissioners	181	48	83	40	10	\$228,766.14	\$228,766.14	\$228,766.14	\$228,766.14	\$457,532.28
2		PPA	16-016-UA17	Upper Santa Fe River Corridor	Alachua Conservation Trust, Inc.	172	43	85	40	4	\$1,316,800.00	\$1,545,566.14	\$1,010,000.00	\$1,238,766.14	\$2,784,332.28
3		PRE	16-007-UA17	Losner Park	City of Homestead	146	53	38	55	0	\$793,138.80	\$2,338,704.94	\$528,759.30	\$1,767,525.44	\$4,106,230.38
4		PRE	16-013-UA17	Cypress Creek Preserve	St. Lucie County Board of County	146	39	62	35	10	\$1,684,410.77	\$4,023,115.71	\$1,684,410.77	\$3,451,936.21	\$7,475,051.91
5		PRE	16-008-UA17	Round Lake Park Addition	City of Oviedo	136	28	70	38	0	\$17,030.44	\$4,040,146.15	\$51,091.34	\$3,503,027.55	\$7,543,173.69
6		RMB	16-014-UA17	Ocean Hammock Park Phase II	City of St. Augustine Beach	134	43	59	32	0	\$3,006,950.00	\$7,047,096.15	\$1,500,000.00	\$5,003,027.55	\$12,050,123.69
7		RMB	16-011-UA17	Downtown Play Park	City of Oakland Park	120	33	40	45	2	\$400,000.00	\$7,447,096.15	\$400,000.00	\$5,403,027.55	\$12,850,123.69
8		PPA	16-005-UA17	West Lake Wetlands	City of Clermont	120	23	62	35	0	\$110,000.00	\$7,557,096.15	\$165,000.00	\$5,568,027.55	\$13,125,123.69
9		RMB	16-015-UA17	City Center Barrier Free Park	City of Freeport	118	18	56	39	5	\$0.00	\$7,557,096.15	\$614,000.00	\$6,182,027.55	\$13,739,123.69
10		RMB	16-010-UA17	School Board Property	City of Sanford	111	43	48	20	0	\$720,000.00	\$8,277,096.15	\$400,000.00	\$6,582,027.55	\$14,859,123.69
11		PRE	16-006-UA17	Hampton Lane	Village of Key Biscayne	107	48	34	25	0	\$1,254,000.00	\$9,531,096.15	\$836,000.00	\$7,418,027.55	\$16,949,123.69
12		RMB	16-009-UA17	Stribling Way Property	Village of Wellington	107	18	65	24	0	\$105,000.00	\$9,636,096.15	\$315,000.00	\$7,733,027.55	\$17,369,123.69
13		RMB	16-002-UA17	Ludlam Trail Land Acquisition	City of Miami	98	27	47	20	4	\$5,106,000.00	\$14,742,096.15	\$3,404,000.00	\$11,137,027.55	\$25,879,123.69
14		RMB	16-001-UA17	Ludlam Trail Section 2 Segment B	Miami-Dade County	81	33	33	15	0	\$2,250,000.00	\$16,992,096.15	\$1,500,000.00	\$12,637,027.55	\$29,629,123.69
15		JNT	16-017-UA17	Waccasassa Basin Preservation Project	Levy County	70	8	47	5	10	\$27,500.00	\$17,019,596.15	\$1,500,000.00	\$14,137,027.55	\$31,156,623.69
16		RMB	16-004-UA17	Hammock Park Expansion	City of Dunedin	68	33	28	7	0	\$682,632.53	\$17,702,228.68	\$682,632.50	\$14,819,660.05	\$32,521,888.72
17		RMB	16-003-UA17	Lancaster Ranch Park Expansion	City of Kissimmee	54	0	49	5	0	\$1,262,500.00	\$18,964,728.68	\$3,787,500.00	\$18,607,160.05	\$37,571,888.72
18		PPA	16-018-UA17	City of New Port Richey Grey Preserve Expansion - INELIGIBLE	City of New Port Richey	0	0	0	0	0	\$540,000.00	\$19,504,728.68	\$1,620,000.00	\$20,227,160.05	\$39,731,888.72

ITEM 5

Approval of Amended and Restated Perpetual Conservation Easement (ARCE) and Request to Amend the Grant Award Agreement to Incorporate the ARCE for the Alafia River Corridor, Hillsborough County – FCT# 03-015-FF3

ACTION ITEM
Hillsborough County
FCT# 03-015-FF3
April 27, 2017

Request:

Florida Communities Trust (FCT) staff is seeking FCT Governing Board approval of an Amended and Restated Perpetual Conservation Easement (ARCE) between Hillsborough County and the Greater Tampa Bay Area Council, Inc., Boy Scouts of America, and an Amendment to the Grant Award Agreement (GAA) to incorporate the ARCE.

Project Background:

In December 2002, Hillsborough County acquired a Conservation Easement (CE) over an approximately 480-acre parcel owned by the Boy Scouts of America. (not recorded until 2004). After acquisition, FCT partially funded Hillsborough County's acquisition of the CE on the Boy Scout-owned property.

FCT was approached by Hillsborough County proposing to amend the original CE that FCT partially funded to allow a mitigation bank on the property. After working through the bond concerns and getting assurance that FCT's interest would not be subordinated, FCT agreed to work with the County and Boy Scouts to move forward with their request.

The original CE conveyed the right to the County to construct public hiking trails on the parcel, subject to the CE requirements and conditions. Also in the original CE, the Boy Scouts explicitly reserved multiple rights to ensure their ability to use their property for: their own private camping; constructing some of their own trails and campsites; clearing vegetation for private scouting recreation opportunities; constructing a ranger/security residence, pavilion, mess hall, meeting hall, cabins, or other similar structures; fishing; etc.

The ARCE does not diminish the County's or FCT's interest in the property, nor does it interfere with public access previously granted in the original CE. All rights retained in the original CE by Grantor are still retained in the ARCE, with the mitigation bank option now included, and the County retains all the rights it had under the original CE, with the trail locations now being defined. All uses restricted or prohibited by the original CE are still restricted or prohibited in the ARCE.

Bond Counsel opined that there are no bond concerns with allowing a migration bank on this property because FCT funded a less than fee interest (development rights only). The Boy Scouts own the parcel in fee and the County just has the CE, so it is already subject to private use.

The ARCE is consistent with the terms of the original CE and GAA and management plan in that

it will protect, restore, and enhance the natural features of the property.

The Amendment to the GAA will replace the reference to the original CE with a reference to the ARCE and update the property description.

Action Requested:

Approval of the Amended and Restated Perpetual Conservation Easement (ARCE) and approval of the Amendment to the GAA to incorporate the ARCE and updated property description.

ITEM 6

Request to Extend the Grant Award Agreement for Lake Dan Preserve Phase II, Hillsborough County (FCT #11-046-FF11)

ACTION ITEM

**Lake Dan Preserve Phase II
FCT # 11-046-FF11
Hillsborough County
April 27, 2017**

Florida Communities Trust (FCT) staff seek FCT Governing Board approval of a request to extend the expiration date of the Grant Agreement for Lake Dan Preserve, Phase II, FCT # 11-046-FF11.

HISTORY

The Grant Agreement for this project expires on June 30, 2017.

Hillsborough County has been diligently working to complete the requirements of the Grant Agreement. Tampa Bay Water (TBW) holds easements on the property for numerous wells. The County has been working with TBW to change existing rights in order to resolve encroachments. This process is taking longer than anticipated. The County hopes to have these issues resolved within the next sixty to ninety days.

Due to the delays in resolving the relevant issues with TBW, The County requests additional time to complete the requirements of the Grant Agreement and to submit an acceptable project plan. Hillsborough County requests a twelve-month extension to the Grant Agreement.

FCT staff concur with this request. If approved by the FCT Governing Board, FCT staff will process an amendment to the Grant Agreement to extend the end date to June 30, 2018.

ACTION REQUESTED

Approval of the request by Hillsborough County to extend the grant agreement for Lake Dan Preserve, Phase II (FCT # 11-046-FF11) by 12 months, to June 30, 2018.

ITEM 7

INFORMATIONAL ITEM

Update on Land Exchange Request for Jetta Point Park (Seminole County) – FCT# 03-055-FF3

Project Background:

On February 8, 2017, the FCT Governing Board approved Seminole County's request for conditional approval of a land exchange request under Rule 62-818.016, Florida Administrative Code (F.A.C.), to replace the existing Jetta Point Park parcels with proposed exchange parcels in a different location (Rolling Hills Golf Club) approximately 10 miles away.

The Governing Board approved the land exchange request, subject to a number of conditions, including the following:

- sufficient title policy and survey;
- removal of the existing deed restriction requiring that the Rolling Hills property remain a golf course until 2019;
- an updated Phase I Environmental Site Assessment that meets ASTM E1527- 13 standards and DEP's Division of State Lands (DSL) requirements;
- a Phase II ESA (scope of services submitted for FCT/DEP's review/comment prior to commencing any work);
- commencement of any necessary assessment and remediation activities (and commitment to complete remediation efforts);
- sufficient financial assurance to FCT that any necessary remediation at the Rolling Hills property will be completed, and one additional appraisal for the Rolling Hills property; and
- encumbrance of \$500,000.00 by April 25, 2017, for improvements in Fiscal Year 2016-17 to the Rolling Hills property.

Update

Seminole County provided the Phase I and Phase II Environmental Site Assessments (ESA) to FCT staff on February 28, 2017. The ESAs were reviewed by FCT (and relevant DEP staff) and comments were provided to Seminole County on March 28, 2017. The staff review identified several concerns with the ESAs as follows:

- Soil sampling in the Phase II ESA did not follow the requirements specified in Rule 62-780.600(5)(c)(1), F.A.C.
- Delineation of the extent of arsenic impacts to soil and groundwater in the maintenance building area were not performed.
- Additional assessment will be required to determine the source of arsenic in the groundwater sample at the G4 sampling location.
- Surface water quality and sediment sampling was not conducted, rendering the assessment incomplete, since planned uses include fishing in the ponds.
- Additional assessment is recommended to evaluate arsenic and dieldrin concentrations for the surface to six-inch soil interval.
- The groundwater data cannot be considered representative of the entire property; and additional groundwater data are needed from other areas of the property.
- Access to the maintenance building is required to verify the presence/absence of a sink/bathroom and septic system and, if present, properly assessed.

These comments were provided to the County staff, including a request to review a detailed

scope of work for any additional Phase II ESA work prior to commencement.

On April 4, 2017, Seminole County staff provided an update on the status of the conditions set by the Governing Board. The County's update showing progress on several items is included below.

Rolling Hills Property

FCT Conditions of Approval – Assignments and Status – April 3, 2017

1. Title Policy: Seminole County shall submit to FCT a title policy for the Rolling Hills property as required by Rule 62-818.016(2)(e), F.A.C., meeting the requirements of Rule 62-819.005, F.A.C., and FCT approval, within 30 days of closing on the Rolling Hills property;

Timing: 30 days of closing

Primary Assignment: Real Estate Management Section / CAO

Status: Closing Agent for County being contacted to prepare required documentation to be executed as soon as Closing Date is established; Title Search to be conducted and completed within next 30 days;

2. Deed Restrictions Resolution: Seminole County shall have the existing deed restriction requiring that the Rolling Hills property remain a golf course until 2019 removed, or modified to permit public recreational use consistent with the FCT Grant Award requirements, prior to, or at the time of, closing on the Rolling Hills property, and must provide evidence of same to FCT; and

Timing: Prior to or at time of closing

Primary Assignment: CAO

Status: Previous Rolling Hills Board Members have been contacted by the County; Draft Deed Restriction resolution documents being drafted by the County – will be submitted to former Board Members for authorization within next 30 days

3. Survey: Seminole County shall submit to FCT a sufficient certified survey as required by Rule 62-818.016(2)(d), F.A.C., prepared in accordance with Rule 62-819.006, F.A.C., meeting FCT approval, prior to closing on the Rolling Hills property; and

Timing: Prior to closing

Primary Assignment: Real Estate Management Section

Status: County's surveyor preparing a proposal for execution; Survey to be completed within next 30 days

4. Phase I ESA: Within 180 days prior to closing on the Rolling Hills property, Seminole County shall provide to FCT an updated Phase I Environmental Site Assessment (ESA) that meets ASTM E1527-13 standards, as well as all additional requirements set forth by DEP's Division of State Lands (DSL), which were previously provided by DSL and which are enclosed herewith. The contractor performing these services must certify the Phase I ESA report to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida as outlined in the attached scope of services; and

Timing: Within 180 days of closing

Primary Assignment: Real Estate Management Section with Leisure Services

Status: COMPLETED AND TRANSMITTED TO FCT February 28, 2017; Comments from FCT received March 28, 2017; Response from County's consultant forthcoming

5. Phase II ESA: Within 180 days prior to closing on the Rolling Hills property, Seminole County shall provide to FCT a Phase II ESA in accordance with the scope previously provided by DSL and enclosed herewith, and Rules 62-818.016(2)(g) and 62-819.012, F.A.C. The scope of services for the Phase II ESA sampling activities should be submitted for FCT/DEP's review/comment prior to commencing any work. The contractor performing these services must certify the Phase II ESA report to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida as outlined in the attached scope of services; and

Timing: Within 180 days of closing

Primary Assignment: Real Estate Management Section with Leisure Services

Status: COMPLETED AND TRANSMITTED TO FCT February 28, 2017; Comments from FCT received March 28, 2017; Response from County's consultant forthcoming

6. Remediation: If the Phase II ESA reveals contamination above the applicable cleanup target levels in Chapter 62-780, or Chapter 62-777, F.A.C., Seminole County shall commence performance or ensure commencement of performance of all necessary assessment and remediation activities pursuant to Chapter 62-780, F.A.C., including timeframes set forth therein, prior to FCT ultimate approval of the land exchange. Seminole County shall thereafter continue remediation efforts until the remediation is deemed complete and the Department issues a site rehabilitation completion order. This shall be a condition included in the amendment to the Grant Award Agreement, to be executed and recorded by Seminole County; and

Timing: Remediation activities to commence upon ownership of property

Primary Assignment: Leisure Services

Status: Assessment Report and cost estimates in process. Raw test results expected Mid-April. Expected delivery of memorandum outlining Remediation Strategy first week of May

7. Fund Remediation Effort: Within 60 days of selecting a corrective action remedy for contamination identified in the Phase II ESA and prior to ultimate approval of the land exchange request, Seminole County shall provide sufficient financial assurance to FCT to ensure that any necessary remediation at the Rolling Hills property will be completed. Acceptable financial assurance mechanisms may include, but are not limited to, an irrevocable letter of credit, financial guarantee bond, performance bond, financial test (essentially self-insurance), trust fund agreement or escrow account (for guidance and forms, <http://www.dep.state.fl.us/waste/categories/hwfr/pages/fonns.htm>). This financial assurance shall account for annual inflation, favor the Department, and shall be maintained until such time as remediation is deemed complete by the Department. This financial assurance requirement shall be a condition included in the amendment to the Grant Award Agreement, to be executed and recorded by Seminole County; and

Timing: Funding and commencement of remediation activities upon ownership of property

Primary Assignment: BCC/Leisure Services

Status: Assessment Report will provide estimates for funding required for remediation of contamination; Completion of this item to be initiated after the completion of Item 6.

8. Updated Appraisal: After the Phase II ESA is complete but prior to closing on the Rolling Hills property, Seminole County shall obtain and submit to FCT one additional appraisal for the Rolling Hills property, in accordance with Rule 62-819.007, F.A.C. and deemed sufficient by FCT; and

Timing: Prior to Closing

Primary Assignment: Real Estate Management Section

Status: Proposal for County's Appraiser currently being sought; Appraisal to be executed once Closing Date has been set.

9. Funding for Improvements: By April 25, 2017, Seminole County shall encumber the \$500,000.00 allocated to do improvements at Jetta Point in Fiscal Year 2016-17 to the Rolling Hills property, shall provide proof of same to FCT prior to closing on the Rolling Hills property, and shall ensure that said funds remain allocated to the Rolling Hills property to perform the improvements committed to by Seminole County in its application for the Rolling Hills property (submitted during its land exchange request). Seminole County shall also provide an explanation of what will happen to said funds if they are not expended within the fiscal year that they are appropriated for and how it will ensure that they remain allocated to the Rolling Hills property until such time that they are expended.

Timing: Funding approved by the BCC for FY 2016/2017 starting October 1, 2016. Clarifying Resolution being prepared per request of FCT for approval by BCC on April 11, 2017.

Primary Assignment: CAO in coordination with Leisure Services

Status: Resolution language completed; Resolution is on the agenda for the April 11, 2017 BCC meeting for approval.

Report to FCT: Seminole County will provide an update to FCT regarding the status of each of the above stated conditions prior to, or during the April 6, 2017, FCT Board meeting.

Timing: Prior to or on April 6, 2017

Primary Assignment: CAO in coordination with Leisure Services

Status: Report In Process, to be transmitted April 4

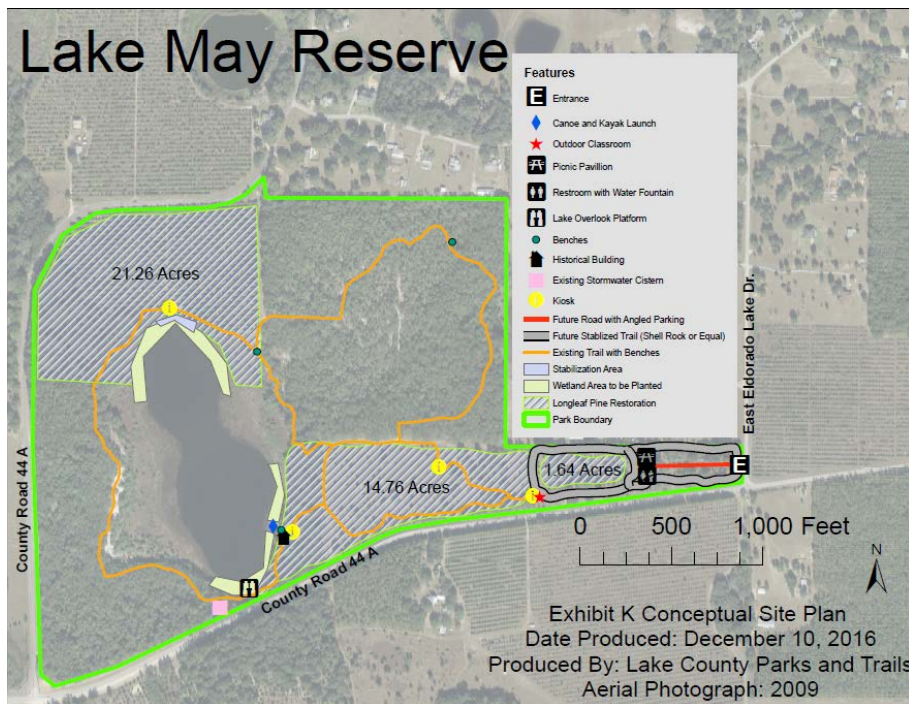
ITEM 8

Bay Drive Park Phase II, FCT# 11-026-FF11, Flagler County



ITEM 9

Lake May Reserve, FCT # 11-0007-FF11, Lake County



ITEM 10

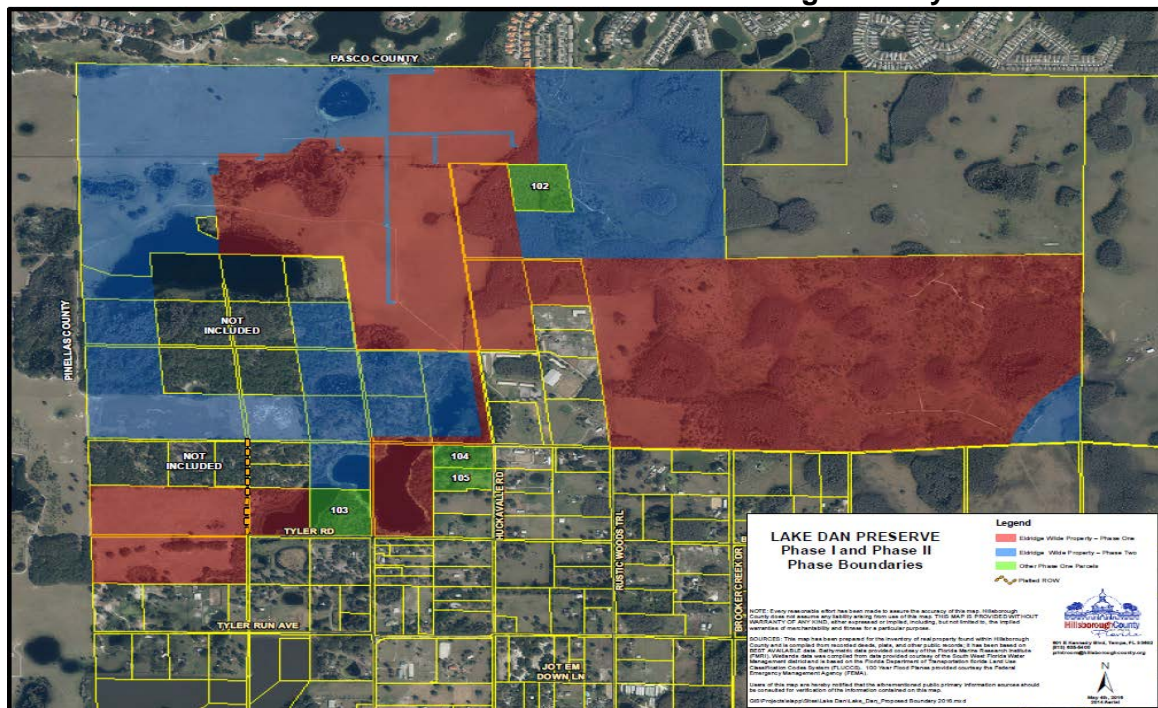
Stock Island Maritime Facility, SMWW# 08-001-WW1, Monroe County

Mayfield-Stock Island Maritime Facility
Monroe County



ITEM 11

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



PARK UPDATES

Mound House Cultural & Environmental Learning Center, Town of Fort Myers Beach (FCT# 96-046-P7A)

This article describes both Mound Key Archaeological State Park (non-FCT state land) and Mound House (FCT site).

[Article: Mound Key & Mound House](#)

Camp Milton, City of Jacksonville (part of the Jacksonville-Baldwin Rails Trails project (FCT# 01-120-FF1)

[Video: Camp Milton Historic Preserve](#)

Fort Mose Historic State Park Addition, St. Johns County (FCT# 03-038-FF3)

The museum at Fort Mose Historic State Park is on an FCT site.

[Article: Fort Mose & Prospect Bluff](#)

Indian Hills Recreation Area, St. Lucie County/City of Fort Pierce (FCT# 04-045-FF4)

[DEP Press Release: Indian Hills Recreation Area Grand Opening](#)

Blue Run Park, City of Dunnellon (FCT# 07-022-FF7)

[Video: Blue Run of Dunnellon Park, The First 10 Years](#)