

**FLORIDA COMMUNITIES TRUST GOVERNING
BOARD QUARTERLY MEETING SUMMARY
December 13, 2023**

MEMBERS PRESENT

Mara Gambineri, (Chair) Deputy Secretary for Land and Recreation, Deborah Denys, Former elected official of a county government, Noah Valenstein, Representative of a nonprofit organization, Frank Mingo, Former elected official of a metropolitan municipal government, Vacant, Representative of the development industry.

STAFF PRESENT

Linda Reeves (Program Manager); Shauna Allen (OMC Manager); Patricia Henry (Program Attorney); Melanie Orozco (Planner, Region 1); William McMahon (Planner, Region 3); Andrew Fleener (Deputy Director of State Lands); Lauren Cruz (Division of State Lands); Reilly Allman (Division of State Lands).

OTHERS PRESENT

VIRTUAL VIA GOTOWEBINAR

Terry Bentley; Chris Bowers; Sue Colson; Haley Cox; Holly Edmond; Samantha Gibbs; Tanja Hall; Mario Lehoux; Celeste Lyon; Richard Redick; Rebecca Robinette; Jay Scott; Lisa Sorrell; Matthew Stewart; Linda Ward; Angie Buchholz; Nicole De Venoge; Carla Burmann; Savanna Barry; Diana Bello; Deborah Burr; Nicole DeSha; Carla Gaskin; John Pipoly; Heather Stapleton

**Item 1: Opening
 Roll Call/Establish Quorum
 Call to Order**

Chair Gambineri called the December 13, 2023, meeting of the Florida Communities Trust Governing Board to order at 10:00 a.m.

Linda Reeves was introduced as the moderator for FCT Governing Board meeting. Shauna Allen was introduced as the OMC Manager of Land and Recreation Grants Section to facilitate the meeting. The quorum was established with all four members present.

Item 2: Announcements

Parks and Open Space Grant Cycle 2023-2024
Application Deadline: January 10, 2024, at 5 p.m. EST
Contact your regional planner for more information.

Stan Mayfield Working Waterfront Grant Cycle for 2024
Application Period: March 1 – April 1, 2024
Grant Funding Available: \$4.3 million

Shauna Allen provided a few housekeeping rules for the meeting including Public Comment and Virtual Comment Instructions.

Item 3: Consider the August 23, 2023, Meeting Summary

The Governing Board will vote on the August 23, 2023, Meeting Summary.

STAFF RECOMMENDATION:

Approve the August 23, 2023, Meeting Summary.

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

Motion by: Noah Valenstein

Second by: Deborah Denys

No comments or discussion from the Board

No comments from the public

APPROVE

APPROVE WITH MODIFICATIONS:

DEFER

WITHDRAW

NOT APPROVE

OTHER:

Item 4: Consider the Upcoming Calendar Year 2024 Board Meeting Dates

The Board previously approved February 14, 2024, as the next meeting date and May 15, 2024. Staff recommended that this date be rescheduled for February 13, 2024, and include the ranking and selection for Parks and Open Space.

Calendar Year 2024 Meeting Dates:

- February 13, 2024
- Quarterly Board Meeting (10 - 11:30 a.m.)
- Ranking and Selection for Parks and Open Space (1 - 4 p.m.)
- May 15, 2024
- August 14, 2024
- December 11, 2024

STAFF RECOMMENDATION:

Approve the upcoming Calendar Year 2024 Board Meeting Dates

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

Motion by: Deborah Denys

Second by: Frank Mingo

No comments or questions from the Board.

No comments from the public

APPROVE

APPROVE WITH MODIFICATIONS:

DEFER

WITHDRAW

NOT APPROVE

OTHER:

The Board unanimously approved the 2024 calendar year board meeting dates.

ITEM 5: Present the final FCT 2022-2023 Annual Report

STAFF REMARKS:

Melanie Orozco discussed the requirement of FCT Staff to prepare and submit an Annual Report as required by Chapter 380.512, Florida Statutes (F.S.). The 2023 annual report included 659 FCT project sites in 57 counties statewide for both Parks and Open Space and Stan Mayfield Working Waterfronts grant programs. Florida Forever Program's Summary of Financial Activity:

- FCT Year End Balance for FY 2021-2022 was \$20,354,212.91 for both Parks and Open Space and Stan Mayfield Working Waterfronts grant programs.
- The total expenditures for FY 2022-2023 for FCT's land acquisition activities, including both grant programs, is \$4,236,550.00.
- The total amount of encumbrances for FY 2022-2023 for FCT's land acquisition activities for the expenditures of FCT's land acquisition activities, including both grant programs, is \$9,849,472.00.
- The total amount for FY 2022-2023 Year End Balance is \$6,268,190.91.
- FCT's operational costs for FY 2022-2023 are a total of \$613,706.43.

Chapter 380.512, F.S. 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 final report for Fiscal Year 2022-2023 was submitted on September 25, 2023.

STAFF RECOMMENDATION:

No board action required; this item is for information only.

ITEM 6: Present the 2023 Projects Unopen Assessment Report

STAFF REMARKS:

Shauna presented the final results of the unopened survey for 547 project sites – individual units acquired with the assistance of FCT grant funds. Some sites include multiple grant awards due to phased acquisition projects.

The purpose of this survey was to determine grantee compliance with the conditions of their management plans and special management conditions. Two indicators were evaluated using the survey, whether project sites were open to the public and the extent to which the project sites have been developed per the approved management plans.

Of the 547 sites surveyed, approximately 91% indicated open to the public, 4% have indicated unopen to the public, and 5% of projects were acquired with the intent for conservation only.

Of these sites that are unopen, one is recorded as having sustained damage by Hurricane Idalia, and two are still recovering from Hurricane Michael.

STAFF RECOMMENDATION:

No board action required; this item is for information only.

ITEM 7: Present Status Update on the FCT Acquisitions

Will McMahon presented an update on the status of current acquisitions for the FF19, FF21 and WW23 funding cycles to the FCT Governing Board as follows:

Due Diligence Documentation Review FCT#	Project Name	Applicant Name	Award Amount
22-001-WW23	Blue Crab Cove, Phase II	Brevard County	\$1,402,000.00
18-009-FF19	Oak Trails Park Expansion	City of Coconut Creek	\$1,135,649.10
18-012-FF19	Fairlawn Acquisition	City of Miami	\$306,248.70
18-016-FF19	Acquisition of Salty's Bayside	City of Marathon	\$1,488,000.00

20-008-FF21	Buffer Land Acquisition	Town of Cutler Bay	\$856,570.00
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Management Plan Review FCT#	Project Name	Applicant Name	Award Amount
18-013-FF19	Isle of Palms Park	City of Treasure Island	\$268,024.20
18-014-FF19	Acquisition of Quay's Bayside	City of Marathon	\$844,800.00
20-001-FF21	Jumping Gully Phase II (Submitted as Grace and Truth Corridor Capstone)	Pasco County	\$1,032,180.00

Project Plan Review FCT#	Project Name	Applicant Name	Award Amount
20-004-FF21	Gladys E. Douglas Preserve Acquisition	City of Dunedin and Pinellas County	\$2,400,000.00

Execution of Dedication to Public Use and Declaration of Restrictive Covenants			
FCT#	Project Name	Applicant Name	Award Amount
20-005-FF21	Wedge Preserve Park (Submitted as 36 Acre Park)	City of Parkland	\$1,500,000.00

STAFF RECOMMENDATION:

No board action required; this item is for information only.

ITEM 8: Consider Preliminary Scoring and Evaluation report of FY 2023-2024 Stan Mayfield Working Waterfronts Application, Preliminary Ranking List Consideration and Approval

Melanie Orozco presented the preliminary ranking list for consideration and approval. Two applications were received for the Stan Mayfield Working Waterfronts grant program during the October 1 through November 1, 2023, cycle. After a thorough review, the Spring Creek Revival Society, Inc application was deemed ineligible as the proposed project did not provide sufficient documentation as required per section 62-820.003, F.A.C. Staff reviewed the Business Summary along with comments received from the Department of Agriculture and Consumer Services. Based on this review, staff determined that the Business Summary is sufficient for the application. Site visits confirmed the conditions presented in the application.

Grant Funding Available: **\$4,866,190**

FCT #	Project Name	Applicant Name	County	Acres	FCT Grant Request	Match	Score
23-001-WW24	Preserving Cedar Key's Working Waterfront	City of Cedar Key	Levy	1	\$529,200	\$0	109
Total					\$529,200		

Total Amount listed above is the estimated purchase price based on the applicant's 2023-2024 Grant Application.

STAFF RECOMMENDATION:

Approve the FY 2023-2024 Stan Mayfield Working Waterfronts Grant Application Cycle Preliminary Ranking List for consideration by the Board of Trustees of the Internal Improvement Trust Fund.

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

Motion by: Noah Valenstein

Second by: Frank Mingo

No comments or questions from the Board.

No comments from the public.

APPROVE

APPROVE WITH MODIFICATIONS:

DEFER

WITHDRAW

NOT APPROVE

OTHER:

Chair Gambineri concluded the business items.

Item 9: Closing Comments

Chair Gambineri encouraged Board members to check their calendar to confirm availability for the 2024 calendar board meeting dates and to let staff know as soon as possible to make proper accommodations.

A special purpose "Ranking and Selection Meeting" will be scheduled to approve the priority list and projects that Staff selected for funding once the application cycles are held. A workshop will be held prior to the meeting on Feb. 13, 2024; the details of this workshop will be announced at a later date.

ADJOURNMENT

Chair Gambineri adjourned meeting by unanimous consent with no objections at 10:34 a.m.