

**FLORIDA COMMUNITIES TRUST
GOVERNING BOARD MEETING**

Conference Call Number: 1(888) 670-3525

Participant Code: 4161964727, then #

AGENDA

10:30 AM Call to Order Chairman David Clark

Welcome and Introductions Chairman David Clark

Action Items

Item 1 Approval of March 21, 2018, Minutes Chairman David Clark

**Item 2 City of Tampa – Request for Linear Facilities Lois La Seur
Cotanchobee Fort Brooke Park (FCT #98-048-P8A)**

Status of Acquisitions

**Item 3 Lake County Rita Ventry
Lake May Reserve (FCT #11-007-FF11)**

**Item 4 Indian River County Rita Ventry
Sebastian Harbor Preserve (FCT #11-050-FF11)**

**Item 5 Hillsborough County Marjorie Karter
Lake Dan Preserve, Phase II (FCT #11-046-FF11)**

Item 6 Status of UA17 Projects Linda Reeves

Informational Items:

**Item 7 FCT Staff Update on Application Cycles Pam Lister
1.1 Stan Mayfield Working Waterfronts Program
1.2 Parks and Open Space Program**

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| Item 8 | Upcoming 2018 Board Meetings <ul style="list-style-type: none">▪ August 23, 2018▪ November 15, 2018 | Pam Lister |
| Item 9 | Board Management Plan Compliance Letter | Pam Lister |
| Item 10 | Seminole County – Land Exchange
Jetta Point/Rolling Hills Golf Course (FCT #03-055-FF3) | Lois La Seur |

Public Comment	Chairman David Clark
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11:30 AM	Adjournment	Chairman David Clark
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Appendices

ACTION ITEMS

ITEM 1

Approval of March 21, 2018, Minutes

**FLORIDA COMMUNITIES TRUST
BOARD OF GOVERNORS MEETING
MINUTES
MARCH 21, 2018**

MEMBERS PRESENT

David Clark, DEP Deputy Secretary, Chair; Lynda Bell; Erick Lindblad (via telephone); Greg Jones (via telephone).

OTHERS PRESENT

Linda Reeves, Office of Operations; Bill Bibby, FCT Staff; Lois La Seur, DEP Senior Attorney; Pam Lister, FCT Staff; Marjorie Karter, DSL Staff; Lynda Godfrey, DSL Staff; Callie DeHaven, Director, DSL.

VIA CONFERENCE CALL

Chuck O'Neal, President of Speak Up Wekiva; Kimberly Duchheit; Todd Foust and Carla Segura, Martin County Parks; Mark Palazzo and Charlie Conegliaro, Stuart Sailfish Club

CALL TO ORDER

Chairman Clark called the March 21, 2018, meeting of the Florida Communities Trust Board of Governors (Board) to order.

WELCOME AND INTRODUCTIONS

Chairman Clark welcomed those present and asked staff to introduce themselves. Kimberly Duchheit and Chuck O'Neal requested to speak during Public Comment portion of meeting.

ACTION ITEMS

Item 1: Approval of November 17, 2017, Minutes

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

Lynda Bell 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.

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

Item 3: Review of Proposed Lease Agreement; Martin County, Indian Riverside Park (FCT#96-038-P7A)

Presentation by Bill Bibby with Overview by Mark Palazzo and Todd Foust.

Lynda Bell moved to approve the Lease, Erick Lindblad seconded. Greg Jones asked questions regarding property/lease details; responses by Carla Segura, Martin County Parks and Mark Palazzo, Sailfish Club. No revisions. **The motion passed unanimously.**

Item 4: Proposal to Revise Interpretive/Educational – Program Requirement for FCT Project Sites

Presentation by Bill Bibby

Lynda Bell moved to approve the Revised Interpretive/Educational Program Requirements request, Erick Lindblad seconded. The motion passed unanimously.

Item 5: FY2018-2019 Legislative Funding Appropriation – Parks and Open Space

Presentation by Rita Ventry; request to hold Application Cycle July 2 to September 17, 2018.

Lynda Bell moved to approve Parks and Open Space Application Cycle dates, Greg Jones seconded. The motion passed unanimously.

Item 6: FY2018-2019 Legislative Funding Appropriation – Stan Mayfield Working Waterfronts (SMWW) Program

Presentation by Rita Ventry; request to hold Application Cycle June 1 to June 29, 2018. Lynda Bell expressed concern regarding length of cycle. Staff will advertise earlier, dates are for submission of applications.

Lynda Bell moved to approve SMWW Application Cycle dates with clarification, Erick Lindblad seconded. The motion passed unanimously.

Item 7: City of Jacksonville – Request for Renewal of Grazing Leases

Presentation by Pam Lister; staff suggests requiring City to request to renewal leases in 5 years and revise timeline to complete Special Management Conditions within 5 years.

Lynda Bell moved to approve staff suggestion regarding leases, Greg Jones seconded. The motion passed unanimously.

INFORMATIONAL ITEMS

Item 8: Status of Unopened Sites

Presentation by Pam Lister. Request for guidance; continue working with Sponsors or move to DSL Triage process. Chairman Clark reviewed Triage process.

Lynda Bell recommended holding portion of funding until Park is open; staff will review each Project and bring back report to Board with recommendations.

Erick Lindblad recommended to send letter from the Board notifying Sponsors that Board has requested FCT staff to implement further evaluation of incomplete Projects and to assist staff in getting responses and encouraging fulfillment of Special Management Conditions. Chairman Clark restated intent of letter to acknowledge initiative and encourage Sponsors to be collaborative and assist FCT staff with requested information. Letter will be drafted and sent to all Board members for approval.

Item 9: FCT Staff Outreach Program; Webinars and Workshops for Applications and Post

Completions Responsibilities, and attendance at Conferences

Presentation by Pam Lister

STATUS OF ACQUISITIONS

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

Presentation by Rita Ventry

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

Presentation by Rita Ventry

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

Presentation by Bill Bibby

Item 13: Status of UA17 Projects

Presentation of Report by Bill Bibby

Public Comment

Chairman David Clark

Kimberly Duchheit, Orange County citizen, regarding Split Oak Forest Wildlife and Environmental Area, concerns about controversy. Lois La Seur affirmed all controversial projects come before FCT Board for review. Chairman Clark advised to contact staff for Project specific questions.

Chuck O'Neal, concerns about Osceola Parkway Extension proposed routes through Split Oak Forest Wildlife and Environmental Area. Request to ensure all meetings comply with s. 286.011 F.S. "Sunshine Law" and are open to the public. Chairman Clark assured all approvals or denials would be held in a public venue.

Kimberly Duchheit requested clarification on above statement; would public be included in all project discussions? Suggested that all staff discussion be open to the public. Chairman Clark assured all Board actions would be open to the public. Lois LeSeur advised that staff discussions are not subject to Sunshine Law; suggested staff may hold public meetings prior to bringing the topic to the Board. All documents presented at staff meetings or created for the purpose of the meeting are open to Public Records request. Kimberly requested access to minutes from meetings. Advised that minutes are not generally taken at staff meetings.

Chuck O'Neal asked if meetings held between staff and Orange County be open to the public; no.

Lynda Bell recommended that all questions not related to the Agenda at hand be directed to staff outside of the meeting. Chairman Clark advised to contact staff for Project specific questions.

11:30 AM Adjournment

Chairman David Clark

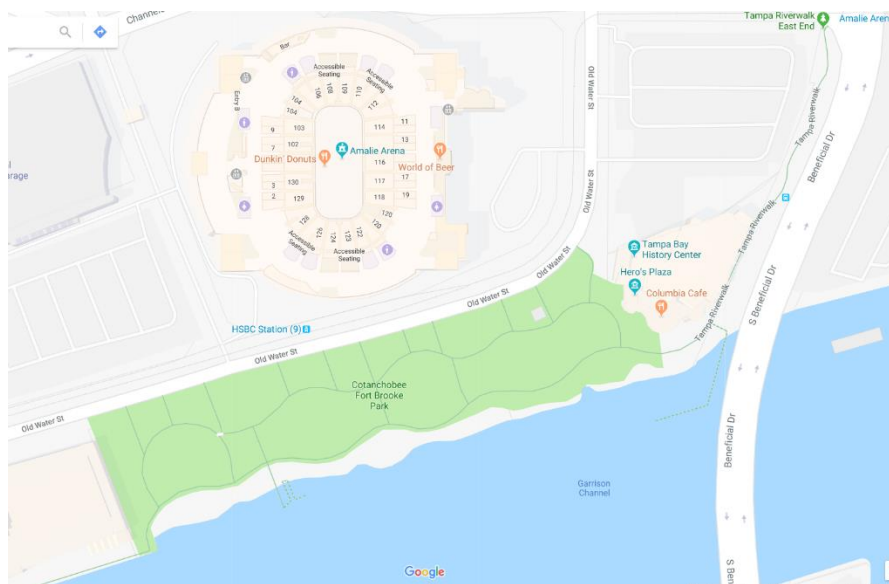
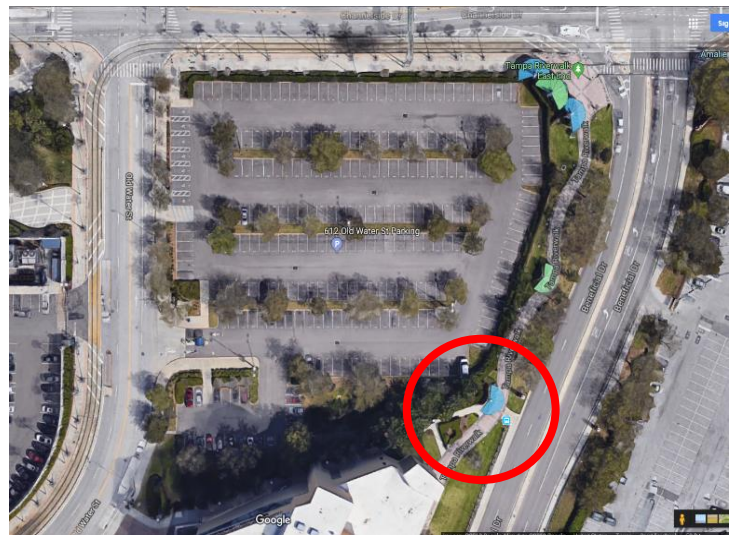
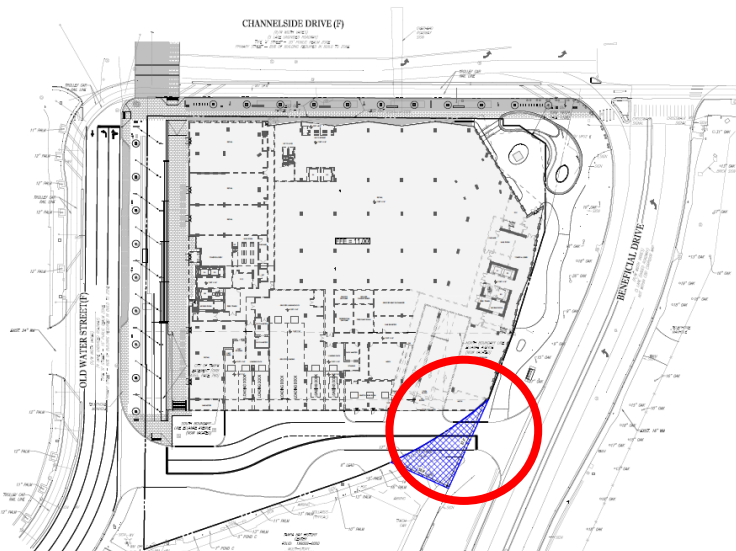
Lynda Bell moved to adjourn the meeting, Greg Jones seconded. The motion passed unanimously.

ITEM 2

City of Tampa – Request for Linear Facilities Cotanchobee Fort Brooke Park (FCT #98-048-P8A)

Pursuant to Rule 62-818.015, F.A.C., the City of Tampa (City) has requested a Request for Linear Facilities allowing the City to grant 2,100 square foot easement on the FCT Project Site to Palace Florida Properties LP (Palace Properties) who is developing the adjacent property. To prevent unnecessary traffic congestion, Palace Properties would like to create a right-of-way connecting Old Water Street and Beneficial Drive.

Staff recommends approval of the Request for Linear Facilities. The City and Palace Properties have mitigated impact to the FCT Project Site by planning for an elevated crosswalk with rumble strips and smart crosswalk lighting system. In consideration of the easement, the City will pay \$98,820 to FCT which will be deposited into the Florida Forever Trust Funds. FCT will not be permitted to utilize these funds unless directed by the Florida Legislature.

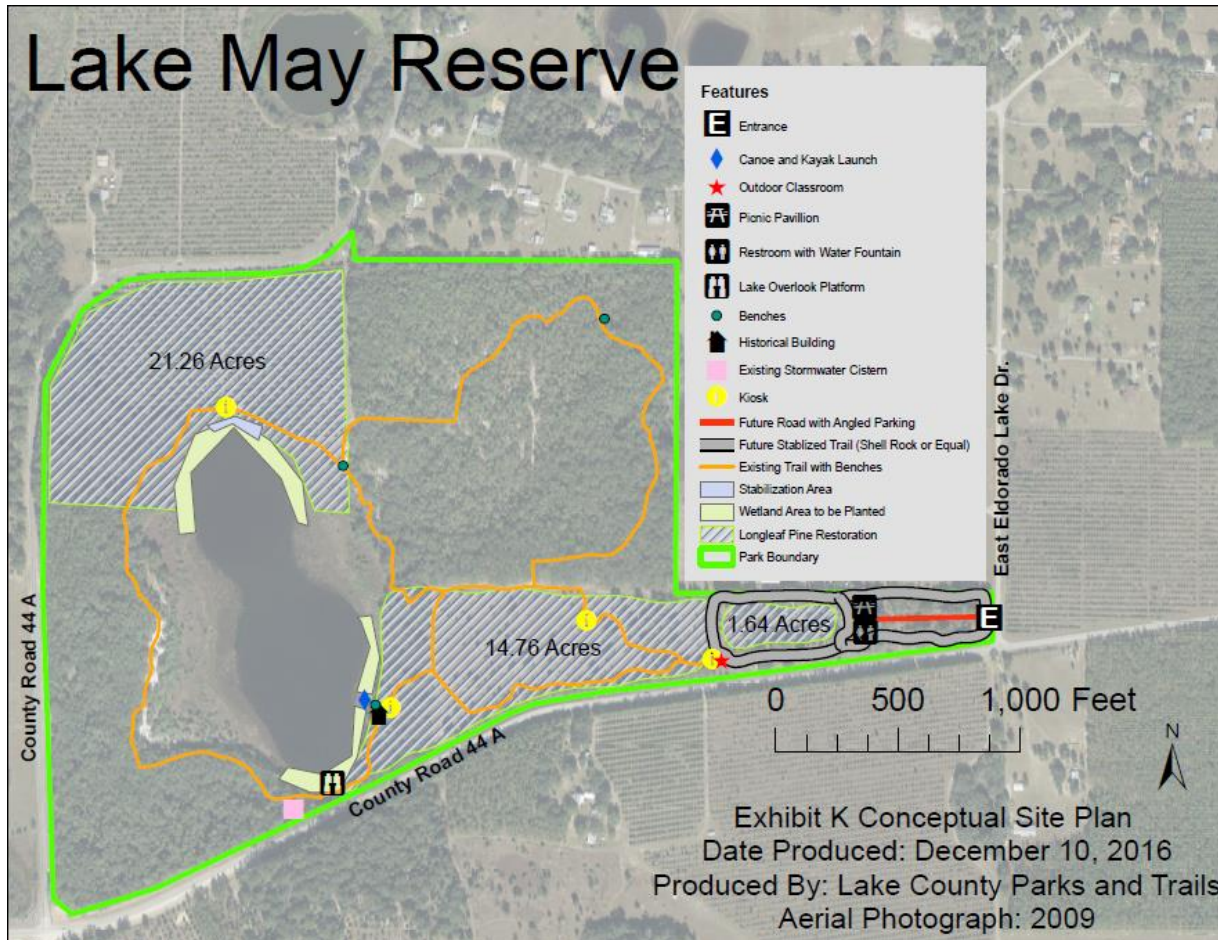


STATUS OF ACQUISITIONS

ITEM 3

Lake County
Lake May Reserve (FCT # 11-007-FF11)

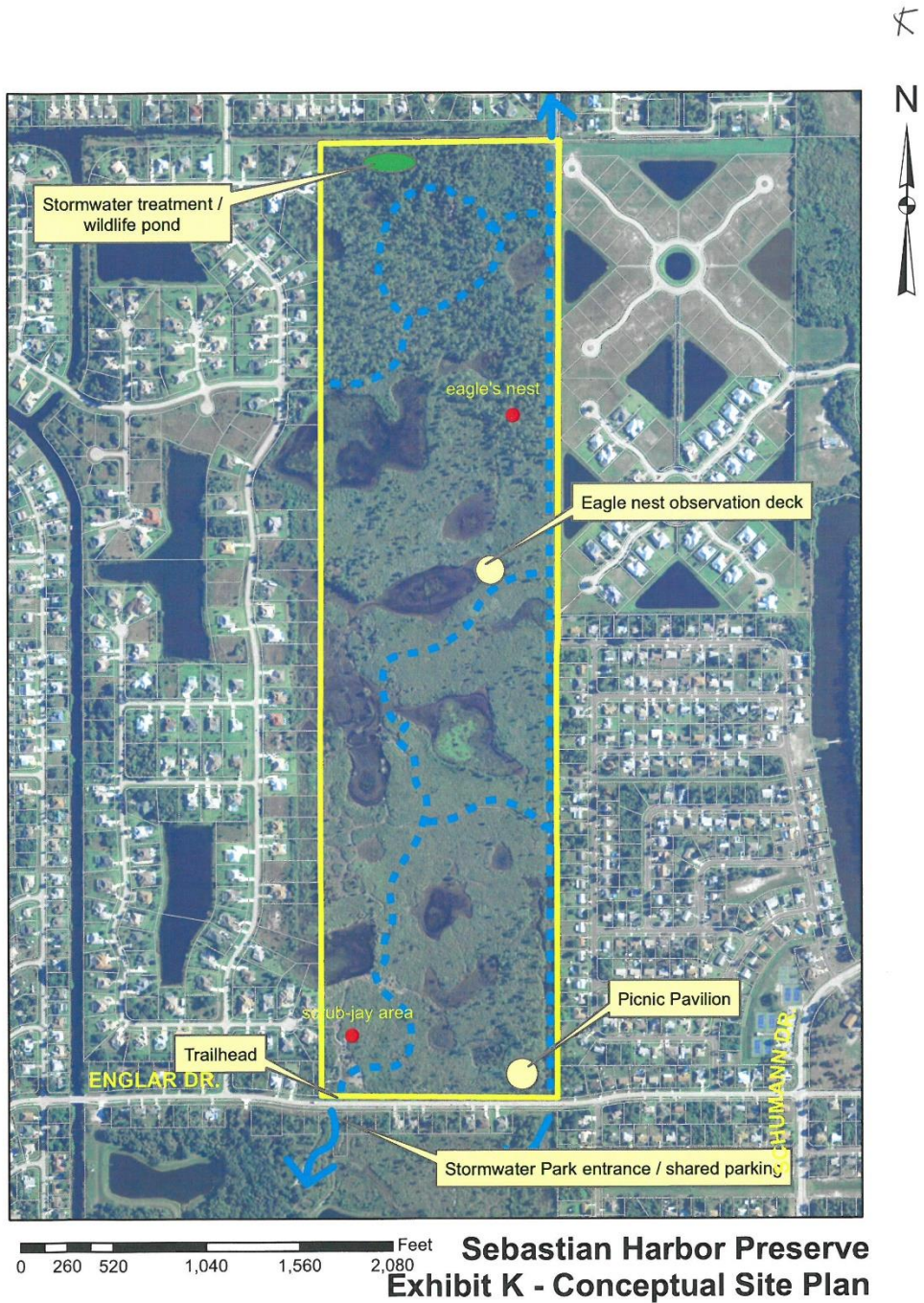
The Management Plan and Phase I ESA have been received and approved. The County is working on the Project Plan and it is anticipated this Project will close by the end of the fiscal year.



ITEM 4

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

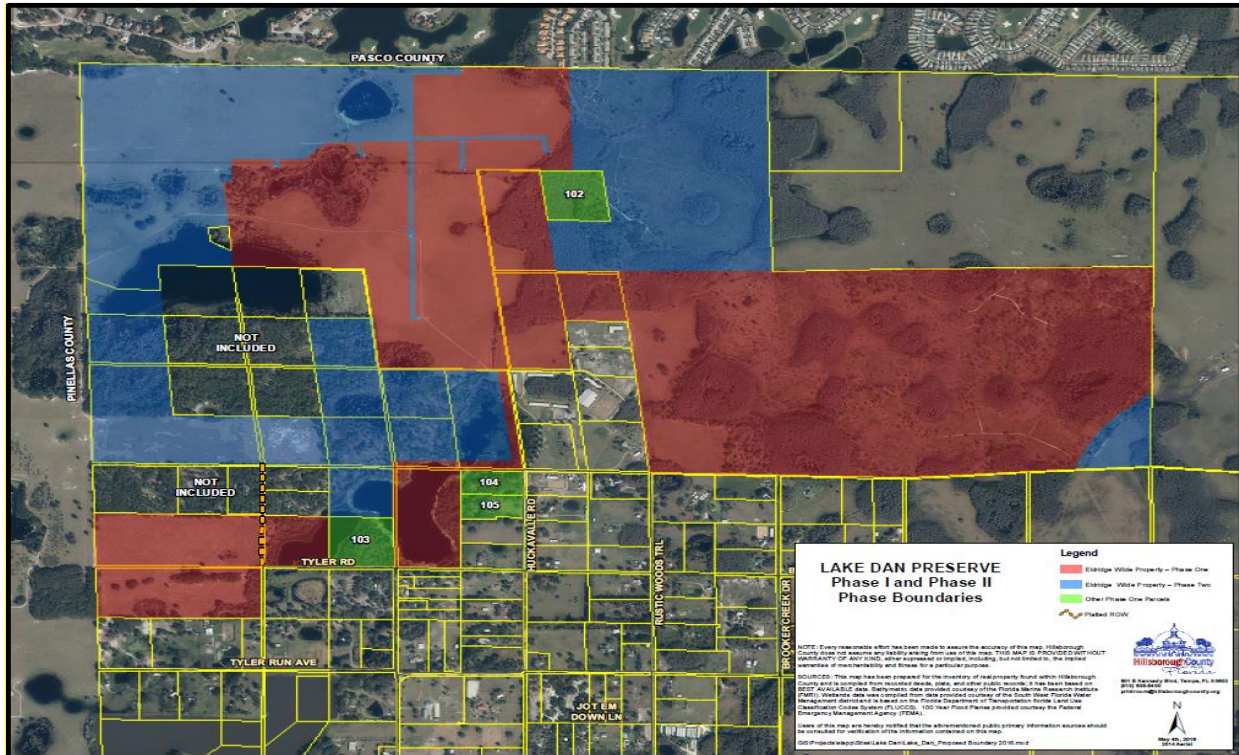
Third party appraisal review has been ordered and the Management Plan and Phase I ESA are due by the middle of June. It is anticipated this Project will close within the next 120 days.



ITEM 5

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

The updated title commitment and survey have been received. The County will provide the completed ESA by the end of May. This Project is on schedule to close by June 15, 2018.



ITEM 6

Status of UA17 Projects

Summary:

FCT Staff continue to work with our local project sponsors to obtain the necessary due diligence products. Management Plans are slowly coming in and we anticipate a number of these Projects closing in the fall.

INFORMATIONAL ITEMS

ITEM 7

FCT Staff Update on Application Cycles

1.1. Stan Mayfield Working Waterfronts Program – Workshop Schedule

Thursday, May 3, 2018; Time 10:00 a.m. – 1:00 p.m.; Tallahassee, FL

Monday, May 7, 2018; Time 10:00 a.m. – 1:00 p.m.; Temple Terrace, FL

Tuesday, May 8, 2018; Time 10:00 a.m. – 1:00 p.m.; Hobe Sound, FL

1.2. Parks & Open Space Program – Workshop Schedule

Wednesday June 13, 2018; Time 10:00 a.m. – 1:00 p.m.; Tallahassee, FL

Tuesday, June 19, 2018; Time 10:00 a.m. – 1:00 p.m.; FDEP Central Florida District Office, Orlando, FL

Wednesday, June 20, 2018; Time 10:00 a.m. – 1:00 p.m.; FDEP South District Office, Fort Myers, FL

ITEM 8

Upcoming 2018 Board Meetings

Currently scheduled 2018 meetings:

August 23, 2018

November 15, 2018*

10:00 – 11:30 am

10:00 – 11:30 am

*This Board meeting will also serve as the Ranking and Selection Meeting for the SMWW Application Cycle.

ITEM 9

Board Management Plan Compliance Letter

Pursuant to the Board's direction at the March Board Meeting, the below letter has been drafted and will be forwarded initially to those Projects which are currently unopened to public access. Project Sponsors will be asked to provide an update within 60 days of receipt of the letter. We anticipate providing the status of these unopened Projects to the Board at the August Board Meeting.



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000



April 23, 2018

Via Email

Dear FCT Partner:

At the Board Meeting on March 21, 2018, the Florida Communities Trust Governing Board (FCT) directed staff to review and evaluate all FCT Projects that are not currently open to public access or developed pursuant to the approved Management Plan under Rule 62-818.00, Florida Administrative Code (F.A.C.). FCT staff has identified your Project(s) as a site(s) that is not currently open for public access or has not been developed pursuant to the terms of the Special Management Conditions. Consequently, you are out of compliance with the terms outlined in the Project Grant Agreement.

FCT is charged with safeguarding the interests of the people of Florida and protecting the State's investments made through land acquisitions. The FCT recognizes that, over time, a variety of factors may have hampered the development of a project site(s). To avoid further default/remedy/termination action by FCT, FCT is forwarding this letter as a courtesy reminder of the commitment made as a FCT partner. To that end, FCT asks that you elect one of the following options:

1. If you are in the process of developing the site(s), please provide an updated timeline and budget outlining your plan to bring this Project(s) into compliance;
2. If you want to develop the site(s), but lack funds or there are other barriers to development, you may choose to work with FCT staff to develop a plan to bring the site(s) into compliance. A compliance plan might include amendments to the management plan to provide alternative elements better suited to the grantee's current needs, plans to seek additional funding sources to fund the development of the site(s), or other alternatives;
3. If you no longer wish to develop the site(s) or open the site(s) to the public, you may request that the FCT seek an alternative manager of the site(s) or revert the property to the Board of Trustees of the Internal Improvement Trust Fund pursuant to §380.508(4)(f), F.S.

Please forward the requested information to FCT staff via email at FloridaCommunitiesTrust@floridadep.gov no later than [date].

As perpetual stewards of over 600 Project Sites throughout Florida, FCT appreciates your continued effort to provide conservation and recreational opportunities to your community.

Sincerely,

David A. Clark
Chair, Florida Communities Trust Governing Board
Deputy Secretary, Land & Recreation

ITEM 10

Seminole County – Land Exchange Jetta Point/Rolling Hills Golf Course (FCT #03-055-FF3)

On February 8, 2017, the Board of the Florida Communities Trust granted conditional approval of Seminole County's proposed land exchange. The county proposed six conditions, and the board imposed a seventh. Below is an update for each of the seven approved conditions:

1. Seminole County would update the phase I environmental site assessment for Rolling Hills.

Update: Seminole County has completed a phase I environmental site assessment.

2. Prior to the land exchange becoming final, Seminole County would complete a phase II environmental site assessment and provide the Board financial assurance that all required remediation of the site would be completed at Seminole County's expense.

Update: Seminole County completed an initial phase II site assessment, which identified arsenic in the soil and dieldrin in the groundwater. Their environmental consultant has found that the dieldrin plume crosses the property boundaries in two directions. The consultant is conducting additional groundwater testing to identify the extent of the plume.

Staff has requested the County to provide data they have obtained on potential methods and costs of remediation on the site; an estimated time to complete delineation of the plume; steps they have taken toward establishing a funding mechanism for remediating the site; and steps they have taken to inform the surrounding property owners and the public of the contamination on the site.

3. Prior to or at the acquisition of the Rolling Hills property, the existing deed restriction limiting the property to use as a golf course through 2019 would be removed or modified.

Staff has requested an update from Seminole County.

4. Seminole County would provide a second appraisal of the Rolling Hills property incorporating the cost of remediation into the property valuation.

This is pending delineation of the plume, which will affect the cost and extent of required remediation.

When the County submitted the application for a land exchange (2015), the Jetta Point property appraised for \$3,750,000, and the Rolling Hills property appraised for \$6,000,000. This valuation was based on "highest and best use" and did not consider any contamination. The County is under contract to purchase the Rolling Hills property for \$3,950,000. As of January 9, 2018, the county's environmental consultant estimated remediation costs of \$1,500,000.

5. Seminole County would provide a survey and title policy for the Rolling Hills property.

Pending the closing on the property. Staff has requested the status of the property acquisition.

6. Conditions 1 - 5 would be completed on or before January 31, 2018. If Seminole County was not able to complete these items by that deadline, FCT's conditional approval would expire. The County would be able to request an extension if they wished to continue with the project.

The County did not complete conditions 1 - 5 by January 31, 2018. Based on a telephone conference held with county staff, it appears Seminole County's environmental consultant is moving forward with the delineation of the dieldrin plume. FCT staff has interpreted this to mean that Seminole County is still seeking approval of the land exchange by the Board.

- Seminole County would encumber the \$500,000 currently in their budget for development of Jetta Point and apply that money toward anticipated improvements in Rolling Hills.

Update: The County has encumbered the \$500,000.

FCT staff contacted the County and requested a comprehensive update on the proposed land exchange. Any information will be provided to the board members either before or at the meeting.

