

Florida Communities Trust Meeting Agenda

Date: November 29, 2018

Time: 10:00 AM

Location: Department of Environmental Protection
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard, Tallahassee, FL 32399
Conference Rooms A and B
Conference Call Number: 1(888) 670-3525
Participant Code: 1959036437, then #

Call to Order Chairman Clark

Information

ITEM 1: Presentation of Ceremonial Checks Chairman Clark

ITEM 2: Staff update of application cycles Pam Lister

Action

ITEM 3: Consider the August 23, 2018, Meeting Summary Chairman Clark

ITEM 4: 2019 Board Meeting Dates Chairman Clark

ITEM 5: Consider Seminole County request for rule waiver
Rolling Hill Golf Course/Jetta Point Lois LaSeur

ITEM 6: Dissolution of Town of Hastings
Management of Cora C. Harrison Preserve Lois LaSeur

ITEM 7: Consider Agreement Extensions; UA17 Projects
City of Freeport – City Center Barrier Free Park
City of Clermont – West Lake Wetlands Rita Ventry

ITEM 8: Consider Preliminary Scoring and Evaluation Reports of
FY2018-2019 Stan Mayfield Working Waterfronts applications Pam Lister

ITEM 9: Public Comment Chairman Clark

Adjourn

Information

DRAFT

ITEM 1: Presentation of Ceremonial Checks**Chairman Clark**

FCT #	Project Name	Applicant Name	Acres	FCT Award Amt	Match Amt	Total Project Cost
16-006-UA17	Hampton Lane	Village of Key Biscayne	0.20	\$828,000.00	\$1,262,000.00	\$2,090,000.00
16-007-UA17	Losner Park	City of Homestead	4.00	\$332,181.12	\$989,716.98	\$1,321,898.10
16-008-UA17	Round Lake Park Addition	City of Oviedo	0.50	\$51,091.34	\$17,030.44	\$68,121.78
16-012-UA17	Myers Stickel Property	St. Lucie County BOC	33.00	\$228,766.14	\$228,766.14	\$457,532.28
16-013-UA17	Cypress Creek Preserve	St. Lucie County BOC	783.41	\$1,684,410.77	\$1,684,410.77	\$3,368,821.53
16-014-UA17	Ocean Hammock Park Phase II	City of St. Augustine Beach	4.50	\$1,500,000.00	\$3,006,950.00	\$4,506,950.00
16-016-UA17	Upper Santa Fe River Corridor	Alachua Conservation Trust, Inc.	739.00	\$1,010,000.00	\$1,316,800.00	\$2,326,800.00

Background

Seven projects have closed or will close within the next 30 days. Representatives from each Recipient are being recognized today to celebrate the success of their projects and the FCT program.

STAFF RECOMMENDATION: Not required. Information item.

FCT GOVERNING BOARD RECOMMENDATION: Not required.

Hampton Lane Village of Key Biscayne FCT # 16-006-UA17

0.2 Acres

Total Project Cost	\$2,090,000
FCT Grant Award	\$828,000
Local Match	\$1,262,000

The Village of Key Biscayne is an island community located between Biscayne Bay and the Atlantic Ocean. The small community of 12,000 is primarily residential with hotels, shops and restaurants located along the main thoroughfare, Crandon Boulevard.

Demonstrating the Village's commitment to meet the needs of residents, the Village identified a major the lack of open space throughout its community. As a result, the Village has aggressively moved forward with the acquisition of small neighborhood parks to provide easy access for all users.

The proposed FCT project was one of the few undeveloped lots available on the island. Located in a residential neighborhood on the corner of Hampton Lane and West Heather Dr., the site was completely undisturbed except for scattered vegetation including non-native species. The site is surrounded by homes on its southern and eastern border and roadways to the north and south. An existing fence line separates the property from the residences and a sidewalk is present on the northern portion of the site. The sidewalk provides a connection to the Village's pathway system providing access to parks, schools, cultural facilities and the commercial corridor along Crandon Boulevard.



The Village has already completed construction of this site into a unique park that provides universal access for all users including interactive play and educational facilities. New pathways and a bocce ball court were constructed. All the park facilities were designed to meet ADA standards. To continue to provide unique facilities a grass mound/play structure was designed and constructed for the greatest



amount of inclusivity. Support facilities such as bike racks, benches and landscaping were installed. A kiosk has been placed on the site to educate visitors about the environment, storm water features and the importance of preserving open space. This kiosk will complement the education programming that will take place on the site as part of the Village's partnership with local schools.

The new open space has included the development of native vegetation planted throughout the site to provide treatment to storm water coming from the surrounding developed areas while creating an attractive outdoor destination. The development of the new park site on the island gives the Village the opportunity to prevent future development, and through effective design, alleviate flooding and enhance surfacing water quality entering Biscayne Bay.

Losner Park City of Homestead FCT # 16-007-UA17

4 Acres

Total Project Cost \$1,321,898.10

FCT Grant Award \$332,181.12

Local Match \$989,716.98



The City of Homestead is the second oldest city in Miami-Dade County incorporated in 1913. Losner Park is the major open space for the City's Historic Downtown District. One of the City's most centrally located parks, the FCT project site is adjacent to the Historic Seminole Theater and recently constructed Homestead Police Station.

The proposed project will construct a new ADA barrier free playground, ADA multi-purpose trails and picnic facilities. In addition, a climbing wall and fully accessible outdoor performance areas will be constructed. The children's playground will be constructed to meet the needs of all ages and abilities. The facility will meet the ADA access requirements such as smooth, uniform surface, transition ramps to the trails, and varying heights of features. The play elements will be both sensory and tactile. All these elements combined will provide a fully inclusive play facility.

The new ADA multipurpose trails will allow for a wide range of fitness activities. The trails will also provide unrestricted access to most the elements at the park. The trail will provide a direct connection for all users to the Miami-Dade County Greenways

and Trail System, specifically the Krome Avenue Trail which runs along the east side of the park site. The FCT project will also be a trailhead for the Biscayne Everglades Greenway Trail.

Other accessible elements that will be completed on the site will include a rock climbing wall and picnic facilities that are specifically designed for wheelchair access through ADA trails. An outdoor performance area will be constructed in the center of the site. This area will be home to cultural performances by schools, local organizations, City programming and the Seminole Theatre.

A large portion of the project will be dedicated to increasing the awareness of the community to the importance of protecting the environment. The community is surrounded by significant natural resources and having an environmental education park in downtown Homestead will only increase the attention paid to important resources such as the Everglades and surrounding National Parks. The Everglades Wetland exhibit will include a wooden boardwalk throughout the exhibit and signage that educates visitors to the many aspects of the native eco-system including the importance of improving water quality impacted by human development. These important issues will also become part of the educational programming that will occur at the site.



Round Lake Park Addition City of Oviedo FCT # 16-008-UA17

0.5 Acres

Total Project Cost \$68,121.78
FCT Grant Award \$51,091.34
Local Match \$17,030.44

The City of Oviedo is in Seminole County and within the Metro-Orlando area. Round Lake Park is a multi-purpose recreational facility with both active and passive elements including water access. The FCT project site is located in a mixed-use area with both adjacent commercial and residential areas. The park is accessible through a major thoroughfare to pedestrians and bicyclists via the Oviedo Trail System.

The FCT project will include the acquisition of a parcel that will add approximately .5 acres to the overall boundary of Round Lake Park. The site area is undeveloped and undisturbed and consists of upland forest, wetlands and grassy areas. The completion of the trail facilities will enhance access to the Oviedo Trail System, Park to Park Connector and provide connection to the Cross-Seminole Trail, a Florida National Scenic Trail.

Once completed, the project site will consist of a picnic pavilion, fishing/observation platform, interpretive kiosk and recreational trails, all meeting ADA standards. The trail will be approximately ½ mile in length and will connect with the trail circling Round Lake allowing greater access to the park. The fishing/observation platform will be ADA accessible by the trail and will be located directly on the lake to enhance the public access to the water. The trail will also be completely accessible to all users. A natural stormwater retention area in the form of bio-swale will be constructed on a portion of the-site. The facility will be integrated into the natural surroundings and through this swale which will help protect the lake from stormwater entering from neighboring commercial and residential areas.



The acquisition of the FCT project site is the last parcel needed to gain complete public access to Round Lake. The project will allow users to fully utilize the lake and associated recreational elements. In addition, the project will protect a valuable natural habitat. According to FNAI, the project site is significant and several important animal species inhabit the area. The successful completion of the project will allow Round Lake Park to be developed to its full potential and will also serve several low-income neighborhoods.

Myers Stickel Property St. Lucie County FCT # 16-012-UA17

33 Acres

Total Project Cost \$457,532.28

FCT Grant Award \$228,766.14

Local Match \$228,766.14

The Myers Stickel property makes up 33 acres of public conservation land located in the eastern central part of St. Lucie County near historic White City. The intent of the FCT project is to appropriately use, conserve and restore the North Fork of the St. Lucie River, an aquatic preserve and Outstanding Florida Waterway.

The property contains both disturbed prairie and areas of lightly impacted uplands and wetlands. Approximately 89 percent of the site consists of native plant communities and contains suitable habitat for 15 listed animal species. The floodplain forest on the subject parcel is dominated by laurel and live oaks, water hickory, pop ash, red maple, dahoon holly, and wax myrtle. An understory of wild coffee, marlberry, myrsine, beauty berry and a variety of ferns exists in these hydric hammocks along with epiphytic plants such as bromeliads and resurrection fern.

St. Lucie County is conducting restoration activities to the FCT project site which include planting native vegetation in disturbed areas, prescribed burning regiment for fire-maintained communities, and trail and amenities maintenance. Minimizing disturbance to the less impacted areas will help the overall reestablishment of native plant and animal species, including some listed as species of special concern, threatened and endangered. A minimum of 600 linear feet of a shoreline along the St. Lucie River and the site's oxbow will be restored by removing exotics and replanting with native plants. The existing ditch on the north end of the property will be plugged to allow for the restoration of natural water flow and retention to the Floodplain forest.

The site will be open for public recreation and will include accessible amenities for people with unique abilities. Amenity highlights include ADA and wilderness hiking trails, a wildlife observation platform, ADA kayak launch/ stop-over, nature playground, 20ft x 40ft "Chickee-style" outdoor classroom, ADA and wilderness boardwalks, bike rack, benches along the ADA trails, an ADA compliant parking area, educational kiosks and interpretive brochures. Trails will incorporate interpretive signs kiosks with braille and QR codes for the visually impaired. QR codes will link visitors to auditory support via



smartphones and/or YouTube videos to describe the site features. The ADA amenities will be built upon universal design and informed design principles. Free nature programming will be provided seasonally and programs will be developed for wounded warriors, veterans, and youth with exceptional abilities including autism and special needs. Outside scheduled programming in the outdoor classroom will be used by local groups and the nature playground will provide a unique sensory experience to all youth that visit the site. Fencing will be constructed along

the north and south boundaries of the site and an access/ entrance gate will be added to further secure the site. The gates will be opened at dawn and closed at dusk each day to prevent vandalism and security issues.



Cypress Creek Preserve St. Lucie County FCT # 16-013-UA17

783.41 Acres
Total Project Cost \$3,368,821.53
FCT Grant Award \$1,684,410.77
Local Match \$1,684,410.77



Cypress Creek Preserve represents a significant portion of the remaining hydric forest that once extended along the entire eastern edge of the Orlando Ridge south of Indian River County, through western St. Lucie County, and to the end of the Allapattah Flats Marsh System in southwest Martin County. The Cypress Creek region has also been identified as the single most important and highly valued areas for natural storage, water quality improvement, and habitat restoration to benefit the southern Indian River Lagoon and the St. Lucie estuaries by St. Lucie County, the U.S. Army

Corps of Engineers, and the South Florida Water Management District. The FCT project site is also within the Comprehensive Everglades Restoration Plan (CERP) for natural area storage.

Approximately 83 percent of the site consists of native plant communities. The remaining area consists of improved pasture to be restored, interior roads, firebreaks, ditches, and man-made ponds. Wetland soil types support species such as bald cypress, pond cypress, pond apple, persimmon, red maple, dahoon holly, Carolina ash, and galberry. Upland and transitional soils support species such as slash pine, live oak, beautyberry, native ferns, and wild coffee. Forested wetlands and hammocks are full of native epiphytic plants. Commonly observed wildlife includes Sherman fox squirrel, hawks, American bad eagle, grey fox, bobcat, swallow-tailed kites, deer, turkey, gopher tortoise, and crested caracara. A Florida Panther was also noted in the past year.

Since acquisition, the preserve has been actively managed for invasive vegetation, prescribed fire, and general maintenance to ensure ecosystem health. Plans for the property include upland and wetland restoration projects, continued maintenance of the natural communities, and public passive recreation amenities. Wetland restoration projects include ditch and pond removal and limiting drainage to rehydrate the Cypress Creek floodplain, baygall, and depression marshes.



The FCT project site will be open to the public for passive recreation and will include accessible amenities for people with unique abilities. The project is an integral part of the Cypress Creek Greenway Corridor which connects neighbors and multi-trail users to greenways and trails. Future amenity highlights will include ADA boardwalks, parking, and picnic facilities, as well as observations tower(s), wildlife blinds, hiking, biking, and equestrian trails, and a campground. The campground will provide ADA compatible RV and primitive campsites, as well as multiple ADA accessible ecofriendly cabins with restrooms. Trails will incorporate interpretive signs and kiosks with braille and QR codes for the visually impaired. QR codes will link to auditory support via smartphone and/or YouTube videos to describe the visual surrounding. Hiking and equestrian trails will utilize semi-improved grassed roadways wherever possible. Future amenities may also include an ADA/adaptive archery range. Free nature programming will be provided seasonally. Annual programming will be developed for wounded warriors, veterans, and youth with exceptional abilities including autism and special needs to encourage experiencing therapy time with nature. Outside nature programming, eco-cabins and camping will be open periodically free of charge to people with unique abilities.

City of St. Augustine Beach
FCT # 16-014-UA17

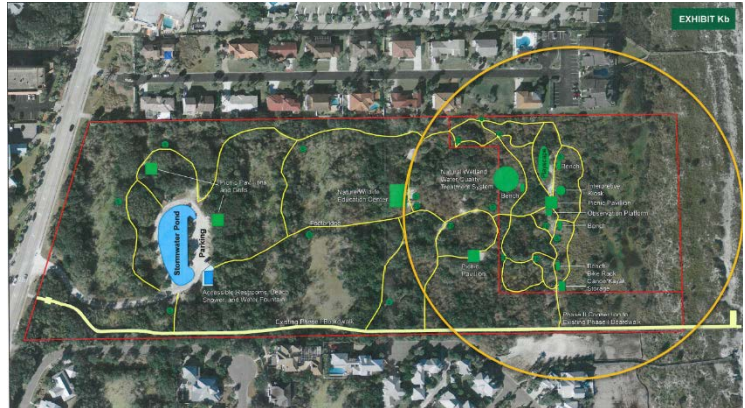
4.5 Acres

Project Cost \$4,506,950.00

Grant Award	\$1,500,000.00
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Local Match \$3,006,950.00

The Ocean Hammock Park Phase II is located in the southern section of the City of St. Augustine Beach. It is bordered on the north by the Bermuda Run residential subdivision, on the east by the Atlantic Ocean, and on the west and south by the City of St. Augustine Beach's Ocean Hammock Park Phase I. The FCT acquisition will be the final segment in the City's long-range plan, started 15 years ago, to obtain all 18 acres of the parcel, on which developers had planned to build 72 condo units in several three-story buildings. Two of the 18 acres were donated by the developer, which the City constructed a boardwalk for. The remaining 16 acres were acquired in 2009 by grant and an additional \$830,000 from City's remaining 4.5 acres.



The primary use of the Ocean Hammock Park Phase II will be in keeping with the primary use of Phase I, which is for passive recreation. The objective is to balance the goal of keeping the park's unique natural features as undisturbed as possible, while at the same time providing some basic improvements that will make part of the park accessible to the public and to persons with unique abilities. This will be achieved by providing such amenities as walking trails, trail fitness equipment, playground, a raised observation deck/picnic area that will provide an overview of the park's unique features and adjacent beach, and a connection to the existing 8- foot wide, handicapped-accessible boardwalk that will connect the park to the beach.

Signage will be placed along the trails and on the observation deck to educate park visitors about its natural communities, both plant and animal. This signage will be constructed in a manner to enable persons with unique abilities to use other available senses, such as touch and hearing, to learn about the park's plants and wildlife. There is a parking lot with a natural surface and spaces for 22 vehicles on a small section of the 11.5 acres that the City acquired in 2009. Restrooms will be constructed on a section of the 4.5 acres that are adjacent to the parking lot.



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

739 Acres

Total Project Cost \$2,326,800

FCT Grant Award \$1,010,000

Local Match \$1,316,800



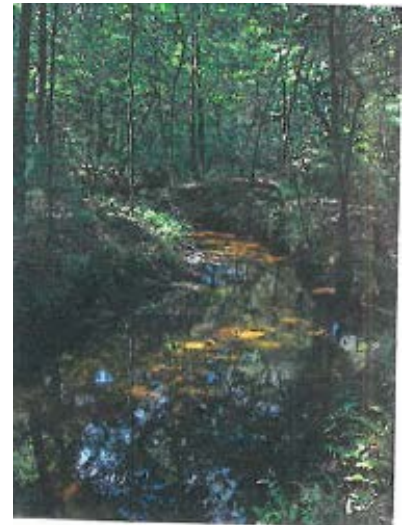
The Upper Santa Fe River Corridor project will greatly expand conservation of a pristine stretch of the Santa Fe River, and safeguard water resources for several counties in north central Florida. The FCT project site is part of a much larger effort to protect the entire Santa Fe River and keep it a complete and viable conservation corridor. Protecting the Santa Fe River has been a top priority for government agencies and nonprofit organizations for decades, and today, nearly half of the river's length is in conservation on one or both sides.

The project site will provide safe access points along a major road – a critical need for the Santa Fe River Preserve and an issue that has restricted further improvements for recreation and management. Because the existing preserve sits at the intersection of the Alachua-to-Lake Butler Trail where it crosses a state designated paddling trail, the project site will become a

major hub for outdoor recreation in the region. Within the project site, 5.5 miles of trails are planned for hiking, off-road cycling, and horseback riding. A wildlife observation/fishing platform, canoe/kayak landing, and picnic pavilion will also be developed. Outstanding wildlife viewing areas have been placed at scenic sections of the Santa Fe River where the water glows red with tannins against the white sandy bottom. The trail network will include a 1.25-mile section that is wheelchair-accessible. Following ADA guidelines, these trails will be constructed with hard-pack gravel and provide a firm and stable surface for wheelchairs and strollers.

The mosaic of alluvial, floodplain, and bottomland forests that border this stretch of the Santa Fe River are intact containing diverse stands of uncommon trees such as overcup oak and a profusion of flowering shrubs including wild azalea. As riparian buffers, these forests maintain water quality conditions that continue to support rare and sensitive species like the oval pigtoe, a federally endangered mussel that has disappeared from 75 percent of its range. Portions of the FCT project site have been used for silviculture and agriculture. The upland pasture will be managed as an open savannah with prescribed fire for gopher tortoise, with improved ground cover and wildflower diversity as a restoration goal. Pine plantations will be managed initially for timber production, and ultimately to restore the forest to uneven-aged stands of longleaf pine.

The Upper Santa Fe River Corridor project acquisition includes lands with both outstanding environmental and recreational resources that are valuable to the local and regional communities. Protecting the project site will prevent future land use conflicts that could adversely affect water quality and will further a shared vision to keep this watershed wild and scenic.



ITEM 2: Staff update of application cycles

Pam Lister

Stan Mayfield Working Waterfronts and FCT Parks & Open Space

STAFF REMARKS: Staff will present the Stan Mayfield Working Waterfronts applications later in the meeting. Twenty-five applications were received for the Parks and Open Space Program which staff is currently reviewing for eligibility. The applications will then be scored and the preliminary ranking list will be presented to the Board at the first meeting in 2019. An evaluation report will be submitted to all applicants no later than January 15, 2019, which 120 days after the close of the application cycle. (Parks and Open Space Applicant List attached)

STAFF RECOMMENDATION: Not required. Information item.

FCT GOVERNING BOARD RECOMMENDATION: Not required.

DRAFT

FCT Cycle 2018: Applications Received

FCT #	Project Name	Applicant Name	Acres	FCT Grant Amt	Match Amt	Total Proj Cost
18-001-FF19	Turkey Creek Park: Hardee's Site	Niceville, City of	11.17	\$700,000.00	\$478,000.00	\$1,178,000.00
18-002-FF19	Hammock Park Expansion	Dunedin, City of	8.7	\$539,200.00	\$808,800.00	\$1,348,000.00
18-003-FF19	Downtown Park	Oakland Park, City of	1	\$648,450.00	\$972,675.00	\$1,621,125.00
18-004-FF19	Spring Haven Wildlife Corridor	North Port, City of	9.16	\$750,000.00	\$750,000.00	\$1,500,000.00
18-005-FF19	Capri Property	Collier County	0.2	\$122,731.50	\$40,910.50	\$163,642.00
18-006-FF19	Gore Property	Collier County	168.87	\$441,000.00	\$294,000.00	\$735,000.00
18-007-FF19	Lackey Property	Kissimmee, City of	52.48	\$1,712,400.00	\$2,568,600.00	\$4,281,000.00
18-008-FF19	Twin River Property	Oviedo, City of	267	\$1,977,042.00	\$2,965,565.00	\$4,942,607.00
18-009-FF19	Oak Trails Park Expansion	Coconut Creek, City of	15	\$135,649.10	\$1,703,473.65	\$1,839,122.75
18-010-FF19	600 Alton Road Open Space Project	Miami Beach, City of	3.23	\$5,000.00	\$74,800.00	\$79,800.00
18-011-FF19	Tract B	Fellsmere, City of	351.91	\$3,163,500.00	\$351,000.00	\$3,514,500.00

FCT Cycle 2018: Applications Received

FCT #	Project Name	Applicant Name	Acres	FCT Grant Amt	Match Amt	Total Proj Cost
18-012-FF19	Fairlawn Acquisition	Miami, City of	0.79	\$383,335.00	\$575,003.00	\$958,338.00
18-013-FF19	Isle of Palms Park	Treasure Island, City of	0.25	\$286,024.20	\$122,581.80	\$408,606.00
18-014-FF19	Acquisition of Quay Bayside	Marathon, City of	1.95	\$944,800.00	\$1,267,200.00	\$2,212,000.00
18-015-FF19	1190 N Lockwood Ridge Road Greenspace Acquisition	Sarasota, City of	1.34	\$232,375.00	\$232,375.00	\$464,750.00
18-016-FF19	Acquisition of Salty's Bayside	Marathon, City of	1.25	\$1,488,000.00	\$2,232,000.00	\$3,720,000.00
18-017-FF19	North Fork II Addition (Zorc Parcels)	St. Lucie County BOC	20.93	\$264,236.21	\$264,236.21	\$528,472.42
18-018-FF19	South Dade Wetlands Preserve Acquisition Project	Miami-Dade County Environmentally Endangered Lands Program	55,000	\$1,500,000.00	\$2,225,000.00	\$3,725,000.00
18-019-FF19	Serenola Forest	Alachua Conservation Trust, Inc.	110.76	\$1,500,000.00	\$1,775,000.00	\$3,275,000.00
18-020-FF19	Lake Dan Preserve Phase III	Hillsborough County	75	\$1,200,000.00	\$1,200,000.00	\$2,400,000.00
18-021-FF19	Turnbull Creek Watershed Preservation Project	New Smyrna Beach, City of	147.4	\$3,620,000.00	\$5,430,000.00	\$9,050,000.00
18-022-FF19	Estero River Land Purchase	Estero, Village of	62.2	\$5,000,000.00	\$20,255,500.00	\$25,255,500.00

FCT Cycle 2018: Applications Received

FCT #	Project Name	Applicant Name	Acres	FCT Grant Amt	Match Amt	Total Proj Cost
18-023-FF19	Apalachicola River Park Project	Calhoun County BOC	110	\$1,400,000.00	\$0.00	\$1,400,000.00
18-024-FF19	3229 12th Street Greenspace Acquisition	Sarasota, City of	3.28	\$289,620.00	\$289,620.00	\$579,240.00
18-025-FF19	4425 Old Bradenton Road Greenspace Acquisition	Sarasota, City of	0.9	\$46,607.50	\$46,607.50	\$93,215.00

Action

ITEM 3: Consider the August 23, 2018, Meeting Summary

Chairman Clark

STAFF RECOMMENDATION:

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

() APPROVE

() APPROVE WITH MODIFICATIONS: _____

() DEFER

() WITHDRAW

() NOT APPROVE

() OTHER: _____

Motion by:

Second by:

DRAFT

**FLORIDA COMMUNITIES TRUST
GOVERNING BOARD MEETING
SUMMARY
AUGUST 23, 2018**

MEMBERS PRESENT

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

OTHERS PRESENT

Linda Reeves, Office of Operations; Lois La Seur, DEP Senior Attorney; Pam Lister, FCT Staff; Rita Ventry, FCT Staff; Marjorie Karter, DSL Staff; Rebecca Wood, Executive Staff Director, Land & Recreation Grants; Candis Adams, Staff Assistant; Callie DeHaven, Director, DSL; Andrew Fleener, Deputy Director, DSL; Joe Abel, Seminole County; Paul Chipok, Sr. Assistant Attorney, Seminole County; Nicole Guillet, Seminole County Manager; Dawn Adams, concerned citizen for Leon/Seminole/Orange/Osceola Counties; Paul Bradshaw, SSG; Kim Buchheit, Land Surveyor, Apopka; Katrina Shadix, Seminole County Resident; Peter O'Bryan, Indian River County, Chairman of Board of County Commission; Forest Turbiville, Director of Hillsborough County Conservation & Environmental Lands Department; Bobby Bonilla, Director of Parks and Trails; Leslie Campione, Lake County Commissioner; Robbie Parrish, Division of State Lands; Jason Merritt, Central FL Expressway Authority. (Sign in sheet attached to minutes).

VIA TELEPHONE

Rob Craig, Rolling Hills Community Group; Oscar Anderson, SSG; Melanie Brodhead, Orange County Citizen; Valerie Anderson, Friends of Split Oak; Richard Brighton, Hopping, Green & Sam; John Rashard, Longwood CPA.

CALL TO ORDER

Chairman Clark called the August 23, 2018, meeting of the Florida Communities Trust Governing Board (Board) to order at 10:00 AM.

WELCOME AND INTRODUCTIONS

Chairman Clark welcomed those present and asked staff to introduce themselves.

Item 1: Presentation of Ceremonial Checks

Chairman Clark gave an overview of the Florida Communities Trust Program and an overview of each project being highlighted by presentation of a ceremonial check. Chairman Clark then presented checks to Hillsborough County (Lake Dan Preserve Phase II), Lake County (Lake May Reserve) and Indian River County (Sebastian Harbor Preserve).

INFORMATIONAL ITEMS

Item 2: Update on 2018 Application Cycles

Presentation by Pam Lister

Erik Lindblad commented on the challenges faced with receiving eligible applicants and stated that the Land Trust Alliance is a National Organization which might be a good network to reach out for the Stan Mayfield Working Waterfront Applications.

No questions or comments.

Item 3: Staff Update of Unopen Projects Report:

Presentation by Rita Ventry

Chairman Clark wanted to know if the 10 sites which have opened since the original report was generated, if they have been identified as open because they were just not reporting.

Ms. Ventry stated that when the original report was generated, it was based on the latest correspondence staff had and some of that correspondence was outdated. Since the report and in response to the Board's letter, staff has been able to contact each partner and been able to identify these 10 as being open.

Greg Jones wanted to know if the 6 projects scheduled to open within the next 12 months and the 6 scheduled to open within the next 3 years, if their scheduled timeline is based on what they originally applied for when they received funding.

Ms. Ventry stated yes, most them are based on their original application with the exception of a few that we will be working with to modify their project to something that is acceptable by all parties.

Mr. Jones also asked about the 2 partners which had not responded yet according to the report. He stated we may want to send a stronger letter from the Board. Ms. Ventry stated since the agenda went out, we had heard from those 2 partners and now we had received a response from everyone.

No questions or comments.

Item 4: 2018-2019 Board Meeting Dates:

Presented by Rita Ventry

November 9, 2018 – Remaining meeting in 2018

February 21, 2019 - Ranking and selection of Parks and Open Space applications

May 16, 2019

August 15, 2019

November 21, 2019

No questions or comments

Item 5: Status of Acquisitions

Presented by Marjorie Karter

No questions or comments

ACTION ITEMS

Item 6: Approval of May 24, 2018, Meeting Summary

Chairman Clark presented the meeting summary.

There were no comments or revisions.

Lynda Bell moved to approve the meeting summary, Eric Lindblad seconded. The motion passed unanimously.

Item 7: Consider Adoption of Land Exchange Rule for P2000 Projects

Presentation by Lois LaSeur

Lynda Bell agrees there should be a policy.

Eric Lindblad agrees there should be a policy, but had a question if there was a possibility with Land Exchanges for there to be a partial land exchange rather than the entire site being exchanged. Lois La Seur responded yes, we do get partial exchanges. Eric then asked if this could diminish the value of the property or the uniqueness of the property that would make it appealing to us. Lois stated that the proposed exchange parcels must have a significant and clear net environmental, conservation and/recreational benefit to the Project Site as determined by trust staff. Greg is concerned that if there is a net benefit gain, do we just rescore the parcel they are trading for or the parcel as a whole. Lois stated they rescore the project as a whole.

Lynda Bell added that there would be many different parts to the land exchange and staff will be looking at them all and giving their best recommendation to the Board.

Speakers on Agenda item:

Jason Merritt – differed comments

Paul Chipok (Senior Attorney Seminole County) – Wanted to know if the intent of the policy would be prospective and would not apply to any projects currently under Land Exchange? Lois LaSeur stated this was only for P2000 projects moving forward.

Dawn Adams (Tallahassee) – Wanted to know if we accept public comment pertaining to applications? Lois La Seur stated yes, we welcome all public comment once application has been made.

Lynda Bell moved to approve the adoption of the Land Exchange rule for P2000 projects, Eric Lindblad seconded. The motion passed unanimously.

Item 8: Review and Approval of Certain Land Exchange Conditions Rolling Hills Golf Course Land Exchange Request Seminole County, Jetta Point (FCT#03-055-FF3)

Presentation by Lois LaSeur

Greg Jones asked Lois about the Rule Waiver Option she mentioned. Lois stated Seminole County could ask for a rule waiver to paying back the difference of the appraisals of the two properties. Seminole County has committed to either paying the money back or requesting a rule waiver.

Speakers on the Agenda Item:

Paul Chipok (Senior Attorney Seminole County) agrees with the staff recommendation. They are scheduled to close on the property August 31 and to do this, they would need a signed document from the Board to take to closing. Mr. Chipok requested the Board to sign off on such document. Mr. Chipok also spoke to Condition #7 of the original February 2017 Conditional Approval Letter, pertaining to the Financial Assurance. They

had to enter into a Financial Assurance Agreement which would roll into the Award Agreement along with the completion of the remediation which ties them to completion of the project.

Richard Durr passed on speaking.

Kimberly Buchheit differed to later during public comment.

Katrina Shadix (Seminole County Resident) fully supports remediation of Rolling Hills, however, wants both Jetta Point and Rolling Hills to be protected and not have Jetta Point exchanged for Rolling Hills. She does not understand why you have to give up one to protect the other, especially when Jetta Point has an eagle habitat on it. She does not want to see Jetta Point developed and the green space illuminated. Chairman asked Lois to explain how, an Awardee can propose exchange of a site, which she responded.

Lynda Bell moved to approve the conditional items with the exception of the Financial Assurance documents, Eric Lindblad seconded. The motion passed unanimously.

Item 9: Public Comment

Chairman Clark opened the floor up for public comment and asked for any comments to pertain only to items on the agenda.

Kimberly Buchheit – here to learn the process and address the issue of the importance of early community involvement. As citizens in Orange and Osceola Counties the citizens are going to be very involved in the Split Oak when it is brought to the Board.

Via Phone:

Sandy Webb – regarding Split Oak, not on the agenda. Board will gladly take comments once FCT staff received official request.

No additional questions or comments.

ADJOURNMENT

Lynda Bell moved to adjourn the meeting, Erick Lindblad seconded. The motion passed unanimously.

Chairman Clark adjourned meeting at 11:00 am.

ITEM 4: 2019 Board Meeting Dates

Chairman Clark

2019 proposed meeting dates:

- February 21, 2019 – 9:00 a.m.-3:00 p.m.
Meeting will also include ranking and selection of Parks and Open Space applications
- May 16, 2019 – 9:30-11:00 a.m.
- August 15, 2019 – 9:30-11:00 a.m.
- November 21, 2019 – 9:30-11:00 a.m.

STAFF RECOMMENDATION:

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

() APPROVE

() APPROVE WITH MODIFICATIONS: _____

() DEFER

() WITHDRAW

() NOT APPROVE

() OTHER: _____

Motion by:

Second by:

**ITEM 5: Consider Seminole County request for rule waiver
Rolling Hill Golf Course/Jetta Point (FCT#03-055-FF3)**

Lois LaSeur

DOCUMENTATION PENDING from OGC

STAFF RECOMMENDATION:

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

- () APPROVE**
- () APPROVE WITH MODIFICATIONS: _____**
- () DEFER**
- () WITHDRAW**
- () NOT APPROVE**
- () OTHER: _____**

Motion by:

Second by:

DRAFT

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
FLORIDA COMMUNITIES TRUST

SEMINOLE COUNTY, FLORIDA,
a political subdivision of the State of Florida,

Petitioner,

vs.

CASE NO. _____

FLORIDA COMMUNITIES TRUST,

Respondent.

_____ /

**AMENDED PETITION FOR WAIVER OF RULE 62-818.016(1)(c)
AND RULE 62-818.016(3)(c), FLORIDA ADMINISTRATIVE CODE**

SEMINOLE COUNTY, FLORIDA, a political subdivision of the State of Florida, hereby files this Amended Petition and petitions the FLORIDA COMMUNITIES TRUST (FCT) for a waiver of Rule 62-818.016(1)(c) of the Florida Administrative Code, which states: "The proposed exchange parcel(s) must have at least the same real estate value (as determined through independent appraisal[s]) as the Trust parcel being given up (or monetary compensation of the difference). There will be no monetary compensation if the proposed parcel(s) to be exchanged have a value greater than the Trust parcel;" and Rule 62-818.016(3)(c) of the Florida Administrative Code, which states: "The entity receiving the exchange must provide monetary compensation to the Trust if the value of the land provided by the Recipient/Trust is greater than the land received by the Recipient/Trust in the exchange. Such funds will be distributed between the Trust and the Recipient in accordance with the percentages in the original grant award." In support, Petitioner states the following:

1. The name, address, e-mail address, telephone number, and facsimile number of the

Petitioner is:

Seminole County
c/o Nicole Guillet, County Manager
1101 East First Street
Sanford, FL 32771
nguillet@seminolecountyfl.gov
Telephone: 407-665-7211
Fax: 407-665-7958

2. The name, address, e-mail address, telephone number and facsimile number of the Petitioner's qualified representative is:

Mr. Joseph R. Abel, CPRP
Director, Leisure Services Department
Seminole County Government
100 E. First Street, 4th Floor
Sanford, FL 32771
Email: jabel@seminolecountyfl.gov
Telephone: 407-665-2001
Fax: 407-665-2179

3. Rules from which the waiver is sought:

Petitioner requests a waiver from Rule 62-818.016(3)(c) of the Florida Administrative Code, which provides that:

"The entity receiving the exchange must provide monetary compensation to the Trust if the value of the land provided by the Recipient/Trust is greater than the land received by the Recipient/Trust in the exchange. Such funds will be distributed between the Trust and the Recipient in accordance with the percentages in the original grant award."

In an abundance of caution and even through the initial appraisals supplied established that the Rolling Hills Property had a greater real estate value than the Jetta Point Property, Petitioner requests a waiver from Rule 62-818.016(1)(c), which provides that:

"(1)...To be considered by the Trust, the proposal must at a minimum meet the following tests..."

(c) "The proposed exchange parcel(s) must have at least the same real estate value (as determined through independent appraisal[s]) as the Trust parcel being given up (or monetary compensation of the difference). There will be no monetary compensation if the proposed parcel(s) to be exchanged have a value greater than the Trust parcel;"

4. Citation to the statute Rules 62-818.016(1)(c) and 62-818.016(3)(c), Fla. Admin. Code are implementing:

Rules 62-818.016(1)(c) and 62-818.016(3)(c) implement Sections 259.105 and 380.510, Florida Statutes (2018). Section 259.105 provides the mechanism and criteria for acquisition and management of conservation and recreational lands through the Florida Forever Program. Section 380.510 governs the conditions applicable to grants and loans awarded through the Florida Communities Trust.

5. Type of action requested:

The Petitioner respectfully requests a waiver from Rule 62-818.016(1)(c) and Rule 62-818.016(3)(c) to conclude that no monetary compensation is required from the Recipient (County) to the Trust (FCT). Even though the value of the land being received by FCT in the exchange, and subject to the FCT Grant Award Agreement (the Rolling Hills Property), under FCT staff's interpretation, is less than the value of the land being released from the FCT Grant Award Agreement (the Jetta Point Property), and given the fact that the County has provided financial assurance to cover the full cost of implementing the Remedial Action Plan

Modification, for the FCT to receive monetary compensation from the County would violate the principles of fairness.

6. **Specific facts that demonstrate a substantial hardship or a violation of principles of fairness that would justify the waiver from 62-818.016(1)(c) and Rule 62-818.016(3)(c):**
- a) **Initial appraisals submitted as part of the Application for Land Exchange pursuant to FAC Rule 62-818.016(1)(c) established that the Rolling Hills Property had a higher real estate value than the Jetta Point Property.** No issue with the initial appraisals or their values established therein were raised at the time of their submission. The initial appraisals met the minimum test of greater value of the Rolling Hills Property over the Jetta Point Property as required by Rule 62-818.016(1)(c).
 - b) **In accordance with FAC Rule 62-818.016(2)(f), the parcel to be provided by the Recipient (the County) “shall be appraised as if it did not have any development restrictions on it.”** The initial appraisal for the Rolling Hills Property was completed in such a manner and since the Phase II Environmental Site Assessment and Remedial Action Plan Modification were not completed at that time, the cost of the environmental remediation was not taken into consideration.
 - c) **The FCT Conditional Approval of the Land Exchange dated February 28, 2017 required remediation of the Rolling Hills Property and Financial Assurance to FCT that the remediation would be completed.** As part of the FCT Board’s “Conditional Approval of Seminole County’s Land Exchange Request Involving Jetta Point, FCT #03-055-FF3” dated February 28, 2017, the FCT required at Condition 6 that a remediation plan be established for the Rolling Hills Property and that the County perform all remediation activities so that the Florida Department of Environmental Protection (the Department) could issue a site rehabilitation completion order. At Condition 7, the County is required to provide sufficient Financial Assurance to complete the remediation plan. The Remedial Action Plan Modification (RAPM) Approval Order was issued on July 18, 2018 by the Department and the County is commencing implementation of the RAPM. The Escrow Agreement has been prepared by the Department as the Financial Assurance mechanism. The County has executed the Escrow Agreement and delivered the Escrow Agreement and check for the \$1,500,000.00 estimated cost of remediation to the Department.
 - d) **The FCT Conditional Approval of the Land Exchange dated February 28, 2017 required an additional appraisal of the Rolling Hills Property, as deemed sufficient by FCT, after the Phase II ESA is complete.** As part of Condition 8 of the FCT Conditional Approval, FCT staff required the County to provide updates to the original appraisals submitted with the initial Application for the Land Exchange and an additional appraisal for both the Jetta Point Property and the Rolling Hills Property. Regarding the Jetta Point Property update and the new appraisal, the property was appraised “as if it did not have any development restrictions on it” following FAC Rule 62-818.016(2)(f). Regarding the Rolling Hills Property update and new appraisal, those appraisals were required by FCT staff to take into consideration the “as is” condition of the property which included the RAPM and cost thereof. As confirmed in the “Review Comment of the Roper and Pendergast Appraisals for the Proposed Rolling Hills Reserve and Jetta Point Properties in Seminole County” prepared by Douglas Dane, Chief, Bureau of Appraisal, DSL/FDEP, the highest appraised value of the Rolling Hills Property “as if it did not have any development restrictions on it” or “as if clean”

is \$6,300,000.00 while the highest appraised value of the Jetta Point Property is \$6,282,700.00. See Exhibit A.

e) Imposition of the Condition to Appraise the Rolling Hills Property Subject to Remediation and Reduce the Value by the Cost of Remediation Violates the Principles of Fairness. Condition 6 of the Conditional Approval Letter of February 28, 2017 ensures in the event that FCT acquires fee simple title to the Rolling Hills Property through a default under the Section II.1 of the Grant Award Agreement for Florida Communities Trust, FF3 Award #03-055-FF3, FCT Contract #05-CT-a5-03-F3-J1-055, Jetta Point Property, dated October 21, 2004 (as to be amended to be applicable to the Rolling Hills Property) that the Rolling Hills Property will be clean and suitable for park purposes. This is further ensured and enhanced by Condition 8 of the Conditional Approval Letter through the creation and funding by the County of the Escrow Agreement in the amount of \$1,500,000.00 to secure the cost of implementing the RAPM on the Rolling Hills Property.

7. The reason why the variance or the waiver requested would serve the purposes of the underlying statute:

To require the County to pay the cost of the RAPM on the Rolling Hills Property and also deduct that same amount from the value of the Rolling Hills Property in the appraisals is not consistent with the purpose of the underlying statute. Application of Rule 62-818.016(1)(c) and Rule 62-818.016(3)(c) in such a manner would violate the principles of fairness in that literal application of the rule affects the County differently from the way it would affect the others since, given the unique facts and history of this matter, there are no similarly situated persons. Literal interpretation of FAC Rules 62-818.016(1)(c) and 62-818.016(3)(c) will lead to a windfall profit to FCT. The County is paying the cost of the clean-up of the Rolling Hills Property for use as a park. Use of the Rolling Hills Property as a park is consistent with the Grant Award Agreement. In the event FCT acquires title to the Rolling Hills Property, FCT receives such property either in its clean state or with the Escrow Agreement in place to ensure completion of the RAPM. The value of the Rolling Hills Property in the event FCT obtains fee simple title is the full value as if clean. FCT is kept whole. To require the County to pay for the cost of the RAPM and then further reduce the value of the land under Rule 62-818.016(3)(c) by the cost of the RAPM and retroactively apply that value to the initial appraisals submitted in accordance with Rule 62-818.016(1)(c) violates the principle of fairness. Since the FCT will receive a clean property in the event of a default of the Grant Award Agreement by the County, "the value of the land" as applying Rule 62-818.016(3)(c), in fairness, must be the value of the Rolling Hills Property as if clean. To do otherwise unfairly burdens the County not only with the cost of clean-up secured by the Financial Assurance but then charges the County a second time for that same clean-up cost in the form of a reduction in the value of the land which requires a payment to FCT under the Rule. Any payment which would be due under Rule 62-818.016(1)(c) and 62-818.016(3)(c) in this particular situation, in fairness, must be waived.

8. Statement of waiver timeframe:

The Petitioner requests that the waiver is permanent in regard to this applicable FCT project.

DATED this 28th day of September, 2018



PAUL H. CHIPOK

Senior Assistant County Attorney

Florida Bar No.: 0494054

SEMINOLE COUNTY ATTORNEY'S OFFICE

Seminole County Services Building

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Sanford, Florida 32771

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Facsimile: (407) 665-7259

Primary e-mail: pchipok@seminolecountyfl.gov

Secondary e-mail: orios-gonzalez@seminolecountyfl.gov

Attorney for SEMINOLE COUNTY, FLORIDA

EXHIBIT A

CONDITION 8

Review Comments of the Roper and Pendergast Appraisals For the Proposed *Rolling Hills Reserve* and *Jetta Point* Properties in Seminole County

Paul Roper, MAI, SRA

Subject Property: THE ROLLING HILLS RESERVE, LLC PROPERTY
Report Date: 8/9/2018
Date of Value: 6/11/2018

Mr. Roper's appraisal is made subject to the **Hypothetical Condition** that a **Remedial Action Plan (RAP)** has been instituted successfully and that a **No Further Action** designation has been achieved. This means that the appraisal considers the site "**as if clean**".

Mr. Roper clearly points out that in fact the subject property is contaminated, and that the cost of remediation (clean-up) has been estimated at approximately \$1,500,000. Mr. Roper states that based on this information, and that the remediation was only to allow public park use, **the subject's current, "as is" value based on public park use, would be no greater than \$4,800,000**. To develop the subject at the stated H&BU of residential, the remediation required would be significantly higher. Mr. Roper's values are summarized as follows:

Estimated MV, based on H&BU , "As if Clean" is:	\$6,300,000
Estimated cost to remediate site, based on Public Park use is:	\$1,500,000
Estimated MV, based on H&BU , "As Is", would be <u>less than</u> :	\$4,800,000

Gary Pendergast, MAI, GAA

Subject Property: THE ROLLING HILLS RESERVE, LLC PROPERTY
Report Date: 8/6/2018
Date of Value: 8/2/2018

Mr. Pendergast's appraisal is made subject to **NO Hypothetical Conditions** or **Extraordinary Assumptions** and while the report does not clearly identify it as such, the appraisal was made of the current "**as is**" condition of the property, a "**contaminated**" site. Mr. Pendergast acknowledges that a **Remedial Action Plan (RAP)** has been developed for the subject that once completed and a **No Further Action** designation has been achieved, the total cost will have been approximately \$1,500,000. Mr. Pendergast did not analyze or present a valuation of the subject property "as if clean". Mr. Pendergast's values are summarized as follows:

Estimated MV, based on H&BU , "As if Clean"	N/A
Estimated cost to remediate site, based on Public Park use	\$1,500,000
Estimated MV, based on H&BU , would be less than	\$4,293,500

ROLLING HILLS RESERVE, LLC - Comparison of Reports and Divergence

The main difference between the two appraisals was that the Roper report included values for the property both "**as if clean**" and "**as is**", while the Pendergast report only included a value of the subject "**as is**". Both recognized the same remediation cost. Despite the two appraisals solving different appraisal problems, each report was well written, and the results were credible. Both reports were found to meet the minimum requirements of the USPAP, the UASFLA and the SASBOT, except that the Roper report **did not** analyze or present a larger parcel discussion, however all the rights of the entire subject are to be acquired (i.e. no remainder).

The divergence in value between the two appraisals for the "**as is**" value is about 11.8%, low to high. Since both appraisers did not provide "**as if clean**" values, there is no divergence to measure for that.

**Review Comments of the Roper and Pendergast Appraisals
For the Proposed Rolling Hills Reserve and Jetta Point Properties in Seminole County**

Roper

Subject Property: THE JETTA POINT PROPERTY
Report Date: 6/15/2018
Date of Value: 6/11/2018

Mr. Roper's appraisal contains **NO Hypothetical Conditions** or **Extraordinary Assumptions** and the appraisal was made based on the current "***as is***" condition of the property and at its H&BU. Mr. Roper's value is summarized as follows:

Estimated MV, "as is" and ***based on H&BU*** is: **\$5,950,000**

Pendergast

Subject Property: THE JETTA POINT PROPERTY
Report Date: 8/6/2018
Date of Value: 8/2/2018

Mr. Pendergast's appraisal contains **NO Hypothetical Conditions** or **Extraordinary Assumptions** and the appraisal was made based on the current "***as is***" condition of the property and at its H&BU. Mr. Pendergast's value is summarized as follows:

Estimated MV, "as is" and ***based on H&BU*** is: **\$6,282,700**

THE JETTA POINT PROPERTY - Comparison of Reports and Divergence

The two appraisals for the Jetta Point property were very similar, other than the final conclusions of value. The two appraisals solved the appraisal problem in a similar way, more or less. Each report was well written, and the results were credible. Both reports were found to meet the minimum requirements of the USPAP, the UASFLA and the SASBOT, except that the Roper report once again ***did not*** analyze or present a "Larger Parcel" discussion, but again as was the case for the Rolling Hills property, all the rights of the entire subject are to be acquired (i.e. no remainder).

The divergence in value between the two appraisals for the "***as is***" value is about 5.6%, low to high.

Final Comments

Virtually all appraisal reports will contain some type of deficiency, small or large, which are observed and then corrected through the appraisal review process. The four appraisals prepared and reviewed in this case were no different. While one of the deficiencies was an omission from a UASFLA requirement, that being including a relevant discussion of the "Larger Parcel", the deficiency is considered minor because the full bundle of rights will be acquired (or exchanged) for the entire properties appraised. The presence of a few minor deficiencies can be acceptable if the deficiencies individually or in aggregate, do not affect the appraisal results, or the relevance and credibility of the appraisal itself.

It is notable however that both appraisers recognize that the subject, the contaminated former Rolling Hills Country Club property, was purchased 4 years ago by Rolling Hills Reserve, LLC, for \$1,500,000, and is now under contract to Seminole County for \$3,950,000. The contamination is ***not yet remediated*** and other than time, some engineering, planning and land use type soft costs have been spent, neither appraiser provided any opinion or analysis of the reason why a \$2,450,000 increase is relevant.

All four reports are considered reasonable, but it would be helpful to understand how the current sale price between the current owner and Seminole County was arrived at.

**ITEM 6: Dissolution of Town of Hastings
Management of Cora C. Harrison Preserve (FCT# 08-FF-044)**

Lois LaSeur

Background

FCT #	Project Name	Applicant Name	Acres	FCT Award Amount	Match Amount	Total Project Cost	Date Closed
08-044-FF8	Cora C. Harrison	Town of Hastings	7.92	\$90,781.88	\$100,868.75	\$100,868.75	05/18/2011
08-044-FF8	Cora C. Harrison	Town of Hastings	5.69	\$60,643.80	\$6,738.20	\$67,382.00	01/21/2012

DOCUMENTATION PENDING from OGC

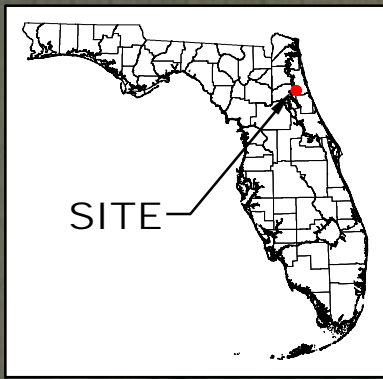
STAFF RECOMMENDATION:

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

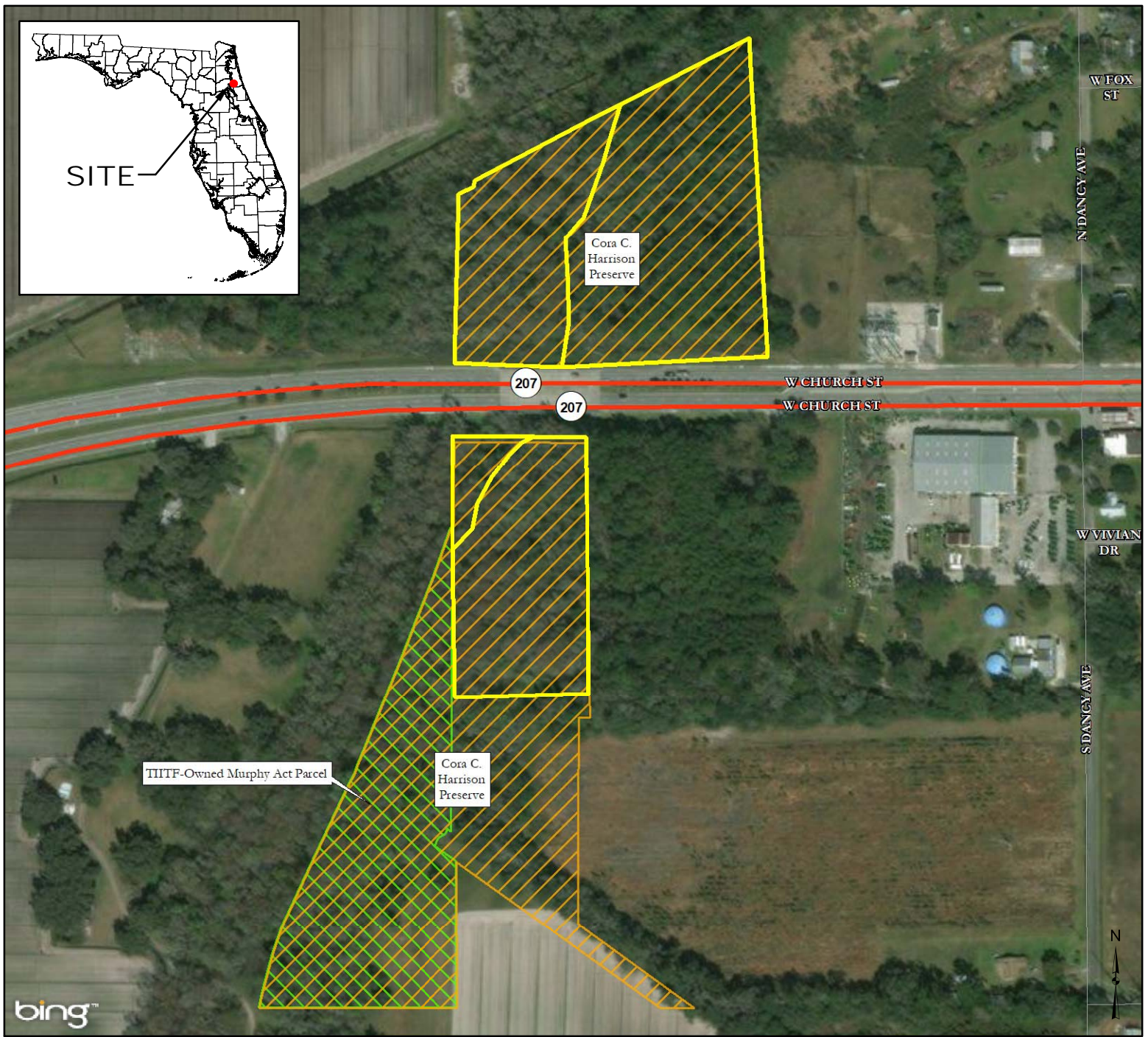
- () APPROVE
() APPROVE WITH MODIFICATIONS: _____
() DEFER
() WITHDRAW
() NOT APPROVE
() OTHER: _____




Motion by:

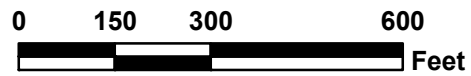
Second by:



SITE



-  Subject Parcels
-  City/County Managed Conservation Lands
-  LITS- TIITF Owned



CORA C. HARRISON PRESERVE

Section 18, Township 9 South, Range 28 East

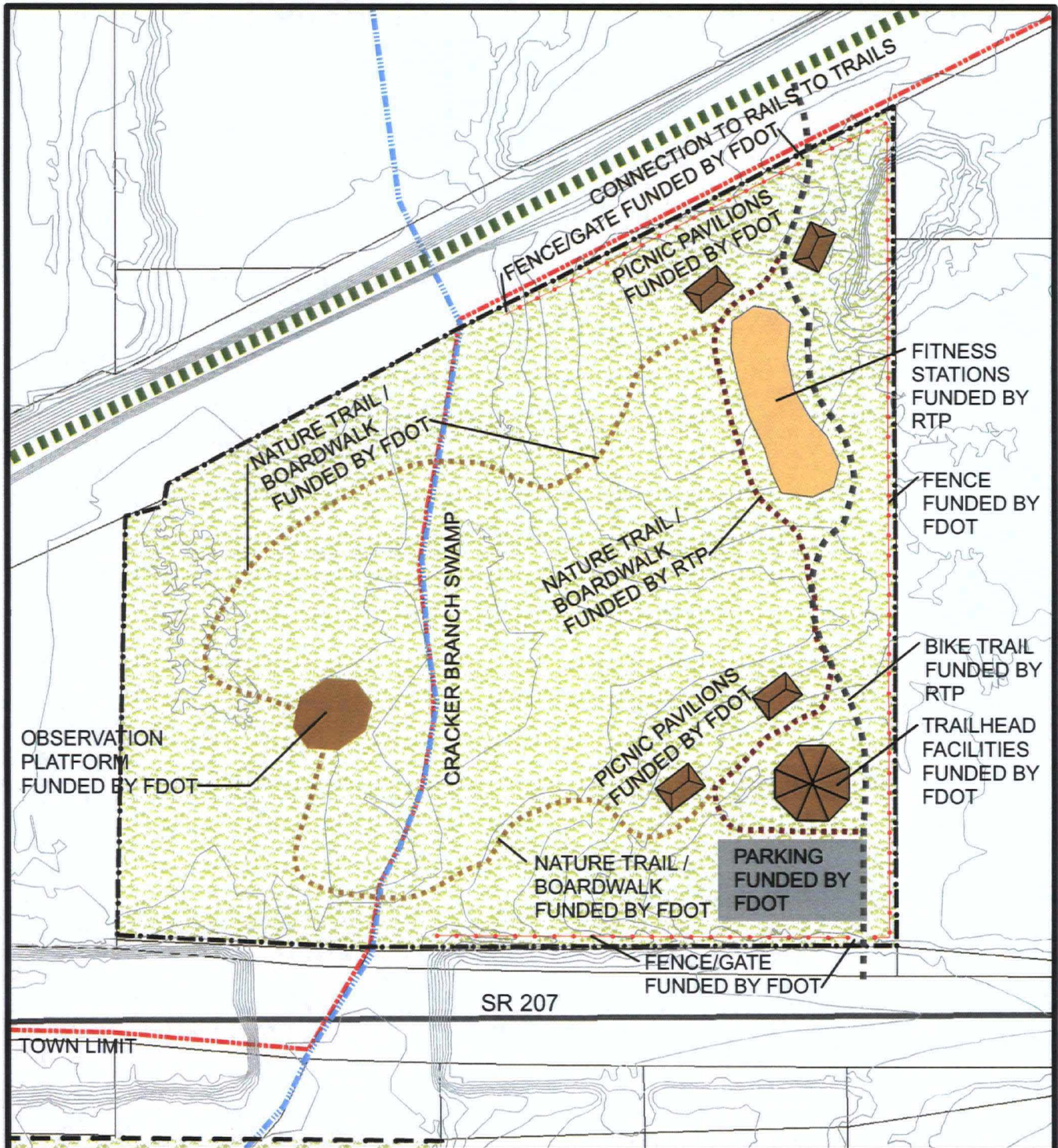
St. John's County, Florida

NEW 4/2013

The Town of Hastings
Cora C. Harrison Preserve

CONCEPTUAL SITE PLAN
PHASE 1

0 75 150 225 300 Feet



OLD

The Town of Hastings Cora C. Harrison Preserve

MASTER SITE PLAN

0 160 320 480 640 Feet

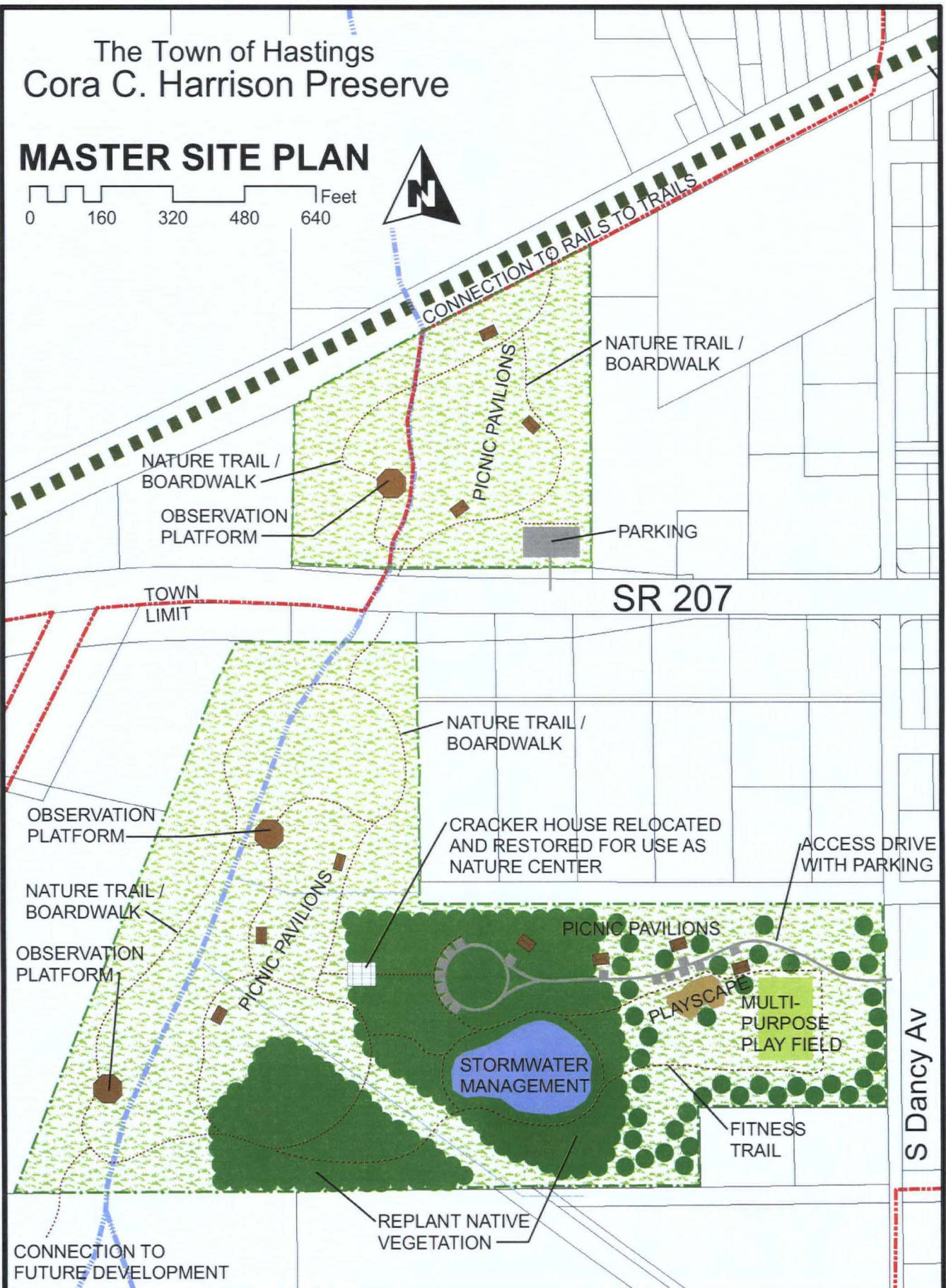


EXHIBIT H

ITEM 7: Consider Agreement Extensions; UA17 Projects**Rita Ventry**

FCT #	Project Name	Applicant Name	Acres	FCT Award Amount	Match Amount	Total Project Cost
16-005-UA17	West Lake Wetlands	City of Clermont	2.00	\$165,000.00	\$110,000.00	\$275,000.00
16-015-UA17	City Center Barrier Free Park	City of Freeport	5.50	\$614,000.00	\$0.00	\$304,000.00

STAFF REMARKS:

Clermont: The current agreement expires 12/15/18. Additional testing has been requested on the Environmental Site Assessment from the Division of State Lands so additional time is needed to complete this process. Staff is requesting a 1-year extension be approved by the Board extending the agreement to 12/15/19.

Freeport: The current agreement expires 1/24/18. The Division of State Lands is the lead acquisition agent for this project and due diligence documents have been ordered. The City of Freeport has contracted with an engineering firm to draft their Management Plan and additional time is needed to finalize due diligence documents. Staff is requesting Board approval of a 1-year extension to end on 1/24/20.

STAFF RECOMMENDATION:**FCT GOVERNING BOARD ACTION: MOTION AND VOTE**

() **APPROVE**

() **APPROVE WITH MODIFICATIONS:** _____

() **DEFER**

() **WITHDRAW**

() **NOT APPROVE**

() **OTHER:** _____

Motion by:

Second by:

**ITEM 8: Consider Preliminary Scoring and Evaluation Reports of
FY2018-2019 Stan Mayfield Working Waterfronts applications**

Pam Lister

STAFF REMARKS: Staff has reviewed the Business Summary along with comments received from the Department of Agriculture and Consumer Services and determined that the Business Summary is sufficient for all applications. Site visits confirmed conditions provided in both applications.

STAFF RECOMMENDATION:

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

☐ **APPROVE**

☐ **APPROVE WITH MODIFICATIONS:** _____

☐ **DEFER**

☐ **WITHDRAW**

☐ **NOT APPROVE**

☐ **OTHER:** _____

Motion by:

Second by:

Project#	Project Name	Applicant	County	FCT Grant Request*	Match Amount*	Total*
18-001-WW19	Homosassa Heritage Park & Working Waterfront	Homosassa Civic Club, Inc	Citrus	\$1,495,000.00	\$0.00	\$1,495,000.00
18-002-WW19	Blue Crab Cove, Phase II	Brevard County	Brevard	\$1,493,300.00	\$0.00	\$1,493,300.00
Total Requested:				\$2,988,300.00		

* Figures listed above are the estimated purchase prices based on the 2018 Grant Applications.

Balance of \$1,278,589.00 remaining funding.

Staff Evaluation Report
2018 Stan Mayfield Working Waterfront Program
Florida Communities Trust – Department of Environmental Protection

Project Number: 18-001-WW19

Project Name: Homosassa Heritage Park & Working Waterfront

Applicant(s): Homosassa Civic Club, Inc

Partnership Application? ☐ Yes ☒ No

Acreage: 2.01

FCT Grant Request: \$1,495,000.00

Match: \$0.00

Total Project Cost: \$1,495,000.00

Project Scores by Evaluation Category:

Category	Points
1. Location	9
2. Economic Consideration	18
3. Site Suitability/Readiness	27
4. Financial Contribution	0
5. Community Planning	14
6. Public Education	4

Total Project Score:	72
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Note: Staff conducted site visits to verify site condition to check the accuracy of the information provided in the Grant Application.

Project Overview:

Existing seafood market and commercial boat slip leases. Mobile food trailer on site; new proprietor to be sought. Existing cracker house to be converted in to museum. Dock leases to commercial fishers must be continued; existing submerged lands lease can be transferred upon purchase of the property. Submerged lands lease is in compliance. Site visit confirmed conditions provided in application.

Business Summary:

The Florida Communities Trust staff has reviewed the Business Summary along with comments received from the Department of Agriculture and Consumer Services and determined that the Business Summary is **sufficient**.

Old Homosassa Heritage Park & Working Waterfront



1. Shelly's Fish Market

2. Wild Sassa Food Trailer

3. Coolers

4. Crab Trap Storage

5. Parking

6. Cracker House (Museum)

7. Storage Shed

8. Mobile Home

9. Boat Slips

Staff Evaluation Report
2018 Stan Mayfield Working Waterfront Program
Florida Communities Trust – Department of Environmental Protection

Project Number: 18-002-WW19

Project Name: Blue Crab Cove , Phase II

Applicant(s): Brevard County

Partnership Application? ☐ Yes ☒ No

Acreage: 1.88

FCT Grant Request: \$1,493,300.00

Match: \$0.00

Total Project Cost: \$1,493,300.00

Project Scores by Evaluation Category:

Category	Points
1. Location	15
2. Economic Consideration	23
3. Site Suitability/Readiness	14
4. Financial Contribution	0
5. Community Planning	14
6. Public Education	6

Total Project Score:	72
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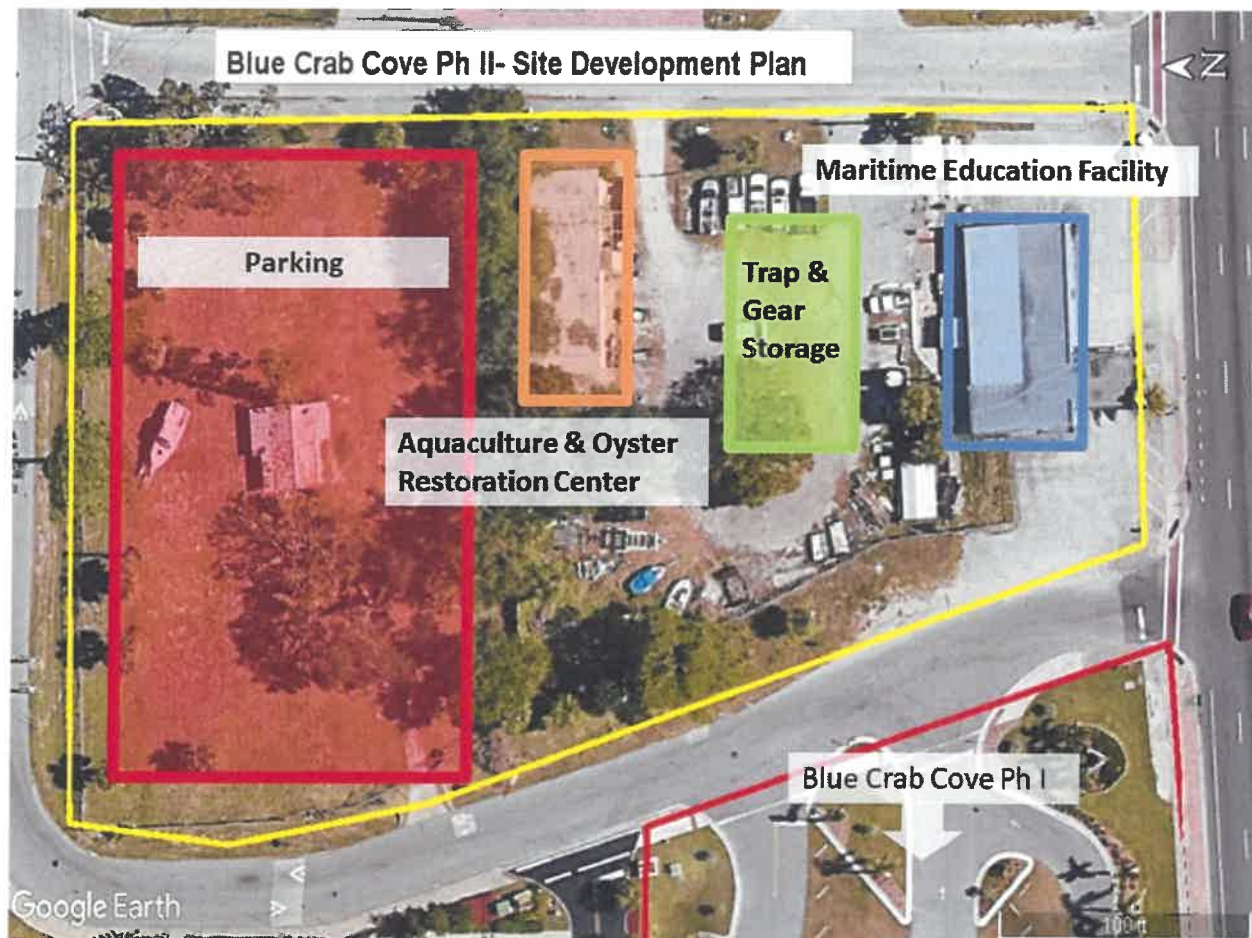
Note: Staff conducted site visits to verify site condition to check the accuracy of the information provided in the Grant Application.

Project Overview:

Existing working waterfront (Phase I); phase II will expand parking for boat trailers and provide commercial and educational aquaculture facilities. Museum will be provided. Submerged lands lease for existing site is in compliance. Site visit confirmed conditions provided in the application.

Business Summary:

The Florida Communities Trust staff has reviewed the Business Summary along with comments received from the Department of Agriculture and Consumer Services and determined that the Business Summary is **sufficient**.



ADJOURN

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