

Florida Communities Trust Meeting Agenda

Date: August 22, 2019
Time: 10:00 AM – 11:30 AM
Location: Department of Environmental Protection
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard, Tallahassee, FL 32399
Conference Rooms A and B
Conference Call Number: 1-888-585-9008
Room Code: 221-186-609, then #

Call to Order **Chair**

Information

- ITEM 1:** Upcoming 2019-2020 FCT Board Meeting Dates **Chair**
- ITEM 2:** FY 2019-2020 Stan Mayfield Working Waterfronts Workshop and Cycle Update **Rita Ventry**
- ITEM 3:** FY 2018-2019 Parks and Open Space Program Update **Bill Bibby**
- ITEM 4:** Open/Undeveloped Project Sites - Update **Bill Bibby**

Action

- ITEM 5:** Consider the June 06, 2019 Meeting Summary **Chair**
- ITEM 6:** Consider Town of Malabar Request for Release of Restrictive Covenants Malabar Sanctuary Greenway, FCT# 96-019-P7A **Lois LaSeur**
- ITEM 7:** Consider Town of Davie Request for Management Management Plan Modification Davie Wetlands Restoration Park, FCT# 02-088-FF2 **Lois LaSeur**
- ITEM 8:** Public Comment **Chair**

Adjourn

Information

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**ITEM 1: Upcoming 2019-2020 Florida Communities Trust (FCT)
Governing Board (Board) Meeting Dates**

Chair

2019 meeting dates:

- November 21, 2019 – 10:00-11:30 a.m.

2020 meeting dates:

- January 16, 2020
- April 16, 2020
- August 20, 2020
- November 19, 2020

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**ITEM 2: FY 2019-2020 Stan Mayfield Working Waterfronts
Workshop and Cycle Update**

Rita Ventry

The 2019-2020 Stan Mayfield Working Waterfront Cycle opened August 5 and will run through September 20, 2019. This cycle will utilize the program's remaining funds of \$2,779,113.57.

FCT Staff held an application workshop on August 6 in Temple Terrace. This workshop was also recorded as a webinar for those who could not attend and has been posted on the FCT website.

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ITEM 3: FY 2018-2019 Parks and Open Space Program Update**Bill Bibby**

Rank	FCT #	Project Name	Applicant Name	Status
1	18-018-FF19	South Dade Wetlands Preserve Acquisition Project	Miami-Dade County Environmentally Endangered Lands Program	Grant agreement drafted and sent to recipient. Pending execution by recipient
2	18-017-FF19	North Fork II Addition (Zorc Parcels)	St. Lucie County Board of County Commissioners	Grant agreement drafted and sent to recipient. Pending execution by recipient
3	18-019-FF19	Serenola Forest	Alachua Conservation Trust, Inc.	Grant agreement is fully executed by all parties. Onboarding meeting is to be scheduled. Acquisition activities to begin shortly
4	18-001-FF19	Turkey Creek Park: Hardee's Site	Niceville, City of	Grant agreement is fully executed by all parties. Onboarding meeting is complete. Acquisition activities are underway.
5	18-021-FF19	Turnbull Creek Watershed Preservation Project	New Smyrna Beach, City of	Grant agreement is fully executed by all parties. Onboarding meeting is to be scheduled. Acquisition activities to begin shortly
6	18-011-FF19	Tract B	Fellsmere, City of	Grant agreement is drafted, but on hold. Final grant amount will be determined after other projects are completed.

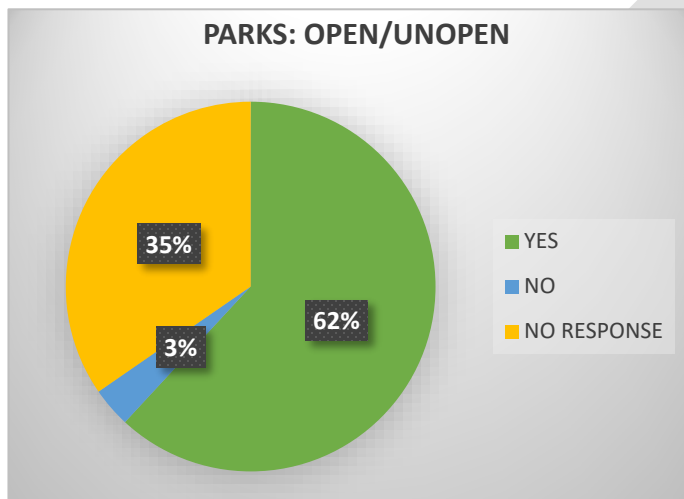
ITEM 4: Open/Undeveloped Project Sites - Update

Bill Bibby

This is an information item. Board action is not required. Staff are conducting a review of our FCT project sites. Our purpose is to determine grantee compliance with conditions of the management plans and special management conditions.

Specifically, we are working toward providing an accurate count of FCT project sites that are open to the public versus not opened. We are also working to determine the extent to which the project sites have been developed per approved management plans.

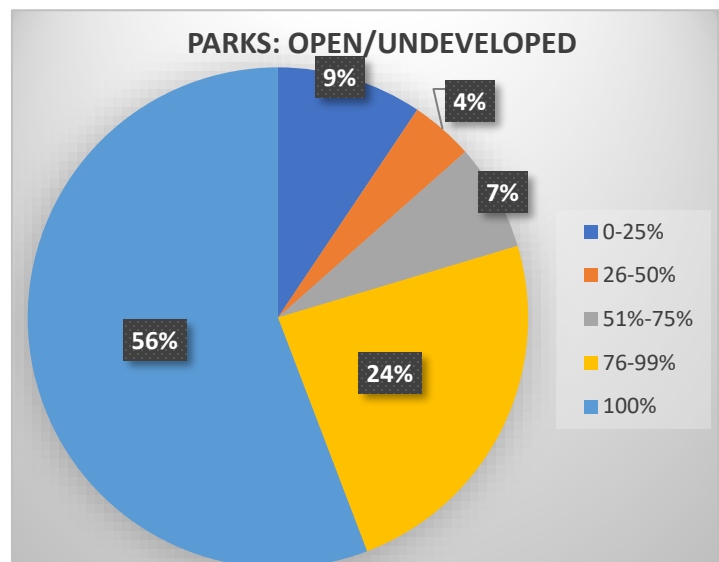
In the charts below, the term “Parks” refers to FCT project sites. These are individual units acquired with the assistance of FCT grant funds. We have identified 517 such parks. In some instances, individual parks received more than one FCT grant. Thus, we have 517 parks that received a combines 617 grant awards.



This chart reflects parks that are Open versus Not Open to the public.

10% of parks reported as “not open” to the public (blue wedge) sustained hurricane damage. Grant recipients reported that these parks were originally 100% developed and open prior to closing due to storm damage.

This chart includes only the 62 percent of parks reported as “Open.” This breaks down the level of development for all open parks. The 3 percent of parks reported as “unopened” are not included in this summary.



Action

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ITEM 5: Consider the June 06, 2019 Meeting Summary

Chair

STAFF RECOMMENDATION: Approve the June 06, 2019 Meeting Summary.

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

- APPROVE
- APPROVE WITH MODIFICATIONS:
- DEFER
- WITHDRAW
- NOT APPROVE
- OTHER:

Motion by:

Second by:

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**FLORIDA COMMUNITIES TRUST
GOVERNING BOARD MEETING
SUMMARY
JUNE 06, 2019**

MEMBERS PRESENT

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

OTHERS PRESENT

Bill Bibby, FCT Staff; Rita Ventry, FCT Staff; Pam Lister, FCT Staff; Marjorie Karter, Division of State Lands Staff; Lois LaSeur, Attorney, Office of General Counsel; Rebecca Wood, Division of State Lands Staff; Erin Waizani, FCT Staff; Linda Reeves, FCT Staff; Callie DeHaven, DSL; Tom Kay and Alexa Menashe, Alachua Conservation Trust Inc.; Bill McCartney, City of Niceville; Kimberly A. Buchheit, Buchheit Assoc. Inc, Apopka, FL. (Sign in sheet attached to minutes).

VIA TELEPHONE

Sheila Rose, City of Coconut Creek.

CALL TO ORDER

Chair Goodman called the June 06, 2019, meeting of the Florida Communities Trust Governing Board to order at 10:05 AM.

WELCOME AND INTRODUCTIONS

Chair Goodman welcomed those present and introduced the Board members.

INFORMATIONAL ITEMS

Item 1: Upcoming 2019 FCT Board Meeting Dates

Chair Goodman presented the updated 2019 meeting dates.

- August 22, 2019 – 10:00-11:30 AM.
- November 21, 2019 – 10:00-11:30 AM.

No comments or discussion.

Item 2: FY2019-2020 FCT Parks and Open Space Program Update

Presentation by Rita Ventry.

No questions or comments.

ACTION ITEMS

Item 3: Consider the March 26, 2019 Regular Board Meeting Summary

Chair Goodman presented the meeting summary.

No comments or revisions.

Lynda Bell moved to approve the March 26, 2019 Regular Board Meeting Summary, Greg Jones seconded. The motion passed unanimously.

Item 4: Consider the March 26, 2019 Ranking and Selection Meeting Summary

Chair Goodman presented the meeting summary.
No comments or revisions.

Lynda Bell moved to approve the March 26, 2019 Ranking and Selection Meeting Summary, Erick Lindblad seconded. The motion passed unanimously.

Item 5: Consider Stan Mayfield Working Waterfronts (SMWW) Application Cycle

Presentation by Rita Ventry.
No questions or comments.

Lynda Bell moved to approve a SMWW application cycle with submissions from August 5 – September 20, 2019, Greg Jones seconded. The motion passed unanimously.

Item 6: Approval of the FCT Parks and Open Space Program Florida Forever 2019 Application Cycle Final Ranking List

Presentation by Bill Bibby.
Question by Erick Lindblad.
Comment by Sheila Rose, City of Coconut Creek.
Question by Chair Goodman.
Question by Greg Jones.
Comment by Lynda Bell.

Lynda Bell moved to award seven additional points to the City of Fellsmere, Tract B Project (18-011-FF19). Greg Jones seconded.

Comment by Erick Lindblad.
Question by Sheila Rose.
Discussion by Chair Goodman, Lynda Bell, and Rebecca Wood.

The motion passed unanimously.

Lynda Bell moved to approve the Florida Forever 2019 (FF19) Application Cycle Final Ranking List as adjusted. Erick Lindblad seconded. The motion passed unanimously.

Item 7: Public Comment

Public Comment by Kimberly Buchheit, Apopka, FL.
No additional questions or comments.

ADJOURNMENT

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

Chair Goodman adjourned meeting at approximately 10:30 AM.

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ITEM 6: Consider Town of Malabar Request for Release of Restrictive Covenants Malabar Sanctuary Greenway, FCT# 96-019-P7A

Lois LaSeur

Background

The Florida Department of Transportation (FDOT) has initiated the taking of the Fern Creek Park parcel within the Malabar Sanctuary Greenway acquired with FCT funds in 1997. FDOT requires this parcel to successfully complete a right-of-way project on Malabar Road to include the construction of a round-about, center turn lane and water retention area. In cooperation with a sister state agency and local community, FDOT will compensate the Town of Malabar for the parcel in the amount of \$ [REDACTED] in accordance with the appraisal of July 25, 2019.

Pursuant to the terms of the FCT Grant Agreement, "In the event that the Project Site, or any part thereof, is taken by a governmental body through the exercise or the threat of the exercise of the power of eminent domain, the FCT Recipient shall deposit with the FCT any condemnation award, and shall promptly commence to rebuild, replace, repair or restore the Project Site in such manner as is consistent with the Agreement." The Town of Malabar proposes to either purchase additional FCT property with the funds received from FDOT or make improvements to existing FCT sites.

STAFF RECOMMENDATION: Staff recommends two separate Board actions under this item:

1. Grant the Town of Malabar's request for release of restrictive covenants of the Fern Creek Park parcel for utilization by FDOT in Right of Way Project: 4137611, Parcel 110; and
2. Grant the Town of Malabar's request to utilize the FDOT payment to either purchase additional FCT property or make improvements to existing FCT sites.

FCT GOVERNING BOARD ACTION 1: MOTION AND VOTE

- APPROVE
- APPROVE WITH MODIFICATIONS:
- DEFER
- WITHDRAW
- NOT APPROVE
- OTHER:

Motion by:

Second by:

FCT GOVERNING BOARD ACTION 2: MOTION AND VOTE

- APPROVE**
- APPROVE WITH MODIFICATIONS:**
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER:**

Motion by:

Second by:

DRAFT

ITEM 7: Consider Town of Davie Request for Management Plan Modification Davie Wetlands Restoration Park, FCT# 02-088-FF2

Lois LaSeur

Background:

The Town of Davie acquired Davie Wetlands Restoration Park, a 115-acre parcel, in October 2004 for \$8.9M with \$5.3M in FCT funding and \$3.6M in grantee match. Pursuant to the terms of the Grant Agreement and approved Management Plan, the Town is required to improve water quality on the site through the creation and enhancement of marsh areas and slough habitat on approximately 85 acres of the Project Site. Additionally, approximately 30 acres of uplands are required to be restored to native condition. The Town entered into a mitigation agreement with Home Dynamics Corporation, an adjacent developer, to mitigate 82 acres of wetlands on the Project Site to offset adjoining construction.

Home Dynamics redesigned its residential development project and a mitigation area is no longer required on the FCT parcel to offset the adjoining construction. The Town has subsequently entered into a settlement and released Home Dynamics from the terms of the mitigation agreement in the amount of \$1M. The Town of Davie will utilize the settlement funds to develop the FCT site and open the park to the public.

Since the adjoining development no longer requires a mitigation area, the Town is requesting to modify its Management Plan reducing the number of acres for wetland mitigation from 85 to 30; constructing a 55-acre stormwater facility and restoring 30 acres of uplands.

STAFF RECOMMENDATION: Staff has reviewed the revisions to the Management Plan and recommends approval of the Town of Davie's request to modify the Management Plan for Davie Wetlands Restoration Park.

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

- APPROVE**
- APPROVE WITH MODIFICATIONS:**
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER:**

Motion by:

Second by:

ITEM 8: Public Comment

Chair

STAFF RECOMMENDATION:

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

- APPROVE**
- APPROVE WITH MODIFICATIONS:**
- WITHDRAW**
- NOT APPROVE**
- OTHER:**

Motion by:

Second by:

ADJOURN

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