

Florida Communities Trust Quarterly Meeting Agenda

Date: August 13, 2025

Time: 9:00 AM

Location: Department of Environmental Protection
Douglas Building, Conference Room Number 137
3900 Commonwealth Boulevard, Tallahassee, FL 32399

Virtual: Go-To-Webinar Link:
<https://attendee.gotowebinar.com/register/4826512346978779478>
Webinar ID Number: 709-484-035

ITEM 1: Opening

- A. Roll Call/Establish Quorum
- B. Call to Order

ITEM 2: Announcements

ITEM 3: FCT Parks and Open Space 2025 Project Review

- A. FCT #24-001-FF25 – Edmondson Farm Curry Creek Preserve
- B. FCT #24-002-FF25 – Indian River Land Trust/ Toni Robinson Extension
- C. FCT #24-003-FF25 – Triple Creek Greenway Phase III
- D. FCT #24-004-FF25 – Homestead SW 8th Avenue Land Acquisition
- E. FCT #24-005-FF25 – Bal Harbour
- F. FCT #24-006-FF25 – Sebastian Waterfront Park Expansion
- G. FCT #24-007-FF25 – Carroll / Thacker Park Property
- H. FCT #24-008-FF25 – Sports Complex Expansion
- I. FCT #24-009-FF25 – Doris Leeper Spruce Creek Preserve/ Doan Tract
- J. FCT #24-011-FF25 – Old Highway 50 Park and Trailhead
- K. FCT #24-012-FF25 – Ravenswood Park Addition Land Acquisition

ITEM 4: Consider the February 12, 2025, Meeting Summary

ITEM 5: Consider the request from St. Lucie County to release the Pinelands Preserve public access easement.

ITEM 6: Final Approval of the FCT Parks and Open Space 2025 Priority Ranking List

ITEM 7: Closing Comments

Adjourn

ITEM 1: Opening

- a. Roll Call/Establish Quorum
- b. Call to Order

The Chair of the FCT Governing Board will begin the meeting with a Call to Order. Members of the Board will participate in a roll call. FCT Staff and other Division of State Lands personnel will be acknowledged for their presence in attendance and participation in the day's meeting.

FCT Board Members:

Deborah Denys (Former elected official of a county government)

Frank Mingo (Former elected official of a metropolitan municipal government)

Noah Valenstein (Representative of a nonprofit organization)

Bryan Bradner (Chair, FCT Governing Board)

ITEM 2: Announcements

The Chair of the FCT Governing Board will ask for any announcements to be made by Board members. The OMC Manager for Land and Recreation Grants Section will announce meeting instructions and instructions for public comment.

Guiding Principles for The Meeting

Meeting Parameters –To ensure that the Ranking and Selection meeting is conducted in a manner that is fair to all applicants, the following parameters have been set for all presentations:

Review of FF25 Applications – Applications will be reviewed in project number order for eligible projects, then by withdrawn projects. Review is subject to changes in sequence at the discretion of the Governing Board.

Trust Staff Presentations – Staff will introduce the project name, project number and applicant agency. We will present recommended scores for each project application and mention whether the applicant submitted objections to the preliminary project score.

Applicant Objections to Point Score – Applicants who have raised objections have the option of presenting those objections to the Board at this meeting. Each applicant has up to three (3) minutes to address any unresolved issues or objections to Staff recommended scores. (Trust Staff will notify the presenter and the Chair with time warnings). It is important to note that not all applicants who raised objections intend to present those to the Board. Applicants may disagree with our decision on their objection; however, they may elect not to pursue Board action.

Governing Board discussion – The Board may ask additional questions of applicants and Staff.

Scoring Consideration – The Board will vote to either uphold Staff recommendations or to accept applicant objection information for the awarding of additional points.

Applicant Project Excellence Presentation – Each applicant is limited to a maximum of five (5) minutes to present their project to the Board. (Trust Staff will give presenters and Chair time warnings). Applicant comments should only address requests for the awarding of additional Project Excellence points.

Governing Board Discussion – The Board may ask additional questions of applicants and Trust Staff.

Scoring Consideration – The Board will make the final applicant score determination, including the awarding of project excellence points, if any. The Board will clearly state the basis for the awarding of project excellence points.

Calculation of Scores – Applicant scores will be calculated, and the preliminary ranking will be created in descending point order. In the event of a tie score, Rule 62-818.008(2)(d) establishes a four-step tie breaking procedure. FCT will apply each of these steps, in order, until the tie is broken.

- Score received in the Community Planning Section.
- Score received in the Outdoor Recreation Section.
- Score received in the General Standards Section.
- The order in which the applications were received.

Selection for Funding – The Board will make a preliminary determination of which applications will be funded for the FF25 Grant Cycle.

Final Priority List – The final priority list as approved by the board at this meeting will be published on the FCT website following the meeting.

Public Comment – the Board will receive public comment and adjourn as all business has been concluded.

ITEM 3: FCT Parks and Open Space 2025 Project Review

FCT Staff and Applicants will present the Parks and Open Space Application and Evaluation Report Review and Application Scoring Consideration

- A. FCT #24-001-FF25 - Edmondson Farm Curry Creek Preserve**
- B. FCT #24-002-FF25 – Indian River Land Trust/Toni Robinson Extension**
- C. FCT #24-003-FF25 – Triple Creek Greenway Phase III**
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- J. FCT #24-011-FF25 – Old Highway 50 Park and Trailhead**
- K. FCT #24-012-FF25 – Ravenswood Park Addition Land Acquisition**

FCT Governing Board Action: Motion and Vote

Motion by: _____

Second by: _____

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

ITEM 4: Consider the February 12, 2025, Meeting Summary

The Governing Board will vote on the February 12, 2025, Meeting Summary.

Staff Recommendation:

Approve the February 12, 2025, Meeting Summary.

FCT Governing Board Action: Motion and Vote

Motion by: _____

Second by: _____

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

ITEM 5: Consider the request from St. Lucie County to release the Pinelands Preserve public access easement.

Pinelands Preserve is a 755-acre FCT project site acquired in 1999 (FCT #96-017-P7A) and managed by St. Lucie County. Access to the project included a 50' public access easement to the west and two maintenance easements along the C-23 and C-24 canals. The site was opened to the public in 2001 using a 50' access easement through the neighboring property to the west. Public access to the site was closed in 2018 due to a dispute regarding use of the easement between the county and property owner.

The litigation has resulted in a settlement agreement between the owner and the county in 2025 to release the public access easement. The county is asking for FCT to approve this release.

The South Florida Water Management District (SFWMD) is the adjacent property owner to the north and east of the preserve. They are developing the property for the C-23/24 reservoir project. The county is working with the SFWMD to replace the public access easement and construct a permanent road adjacent to the reservoir. The county has acquired a temporary access road and maintenance easement from the SFWMD (dated February 9, 2023) with the intent of converting this to a permanent access road adjacent to the reservoir.

In the interim, St. Lucie County has been using current maintenance easements as a means of shuttling groups to and from the site for scheduled hikes and nature tours.

Staff Recommendation:

Approve the county's request.

FCT Governing Board Action: Motion and Vote

Motion by: _____

Second by: _____

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

ITEM 6: Final Approval of the FCT Parks and Open Space 2025 Priority Ranking List

The Governing Board will review and approve the FCT Parks and Open Space 2025 Priority Ranking List.

Staff Recommendation:

Approve the 2025 Priority Ranking List.

FCT Governing Board Action: Motion and Vote

Motion by: _____

Second by: _____

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

ITEM 7: Closing Comments

The Governing Board will hear closing comments from Board members.

Adjourn