

**FLORIDA COMMUNITIES TRUST GOVERNING BOARD
QUARTERLY MEETING SUMMARY
AUGUST 13, 2025**

MEMBERS PRESENT

Bryan Bradner, (Chair) Deputy Secretary for Land and Recreation, Deborah Denys, former elected official of a county government, Noah Valenstein, representative of a nonprofit organization, Frank Mingo, former elected official of a metropolitan municipal government, Vacant, representative of the development industry.

STAFF PRESENT

Linda Reeves (Program Manager); Shauna Allen (OMC Manager); Rebecca Robinette (Deputy General Counsel); Tiffany Coulter (Planner, Region 1); Lucia Cortez (Planner, Region 2); Andrew Fleener (Director of State Lands); Jeremy Pe (Division of State Lands); LaCheryl Scurry (Division of State Lands); La'Datrea Manatee (Division of State Lands); Christian Reeves (Division of State Lands); Travis Mitchell (Division of State Lands); Dian Borges (Division of State Lands).

OTHERS PRESENT

Amy Griffin (St. Lucie County) and Nick Dunnan (Volusia County).

VIRTUAL VIA GoToWEBINAR

Melisa Alvarado, Sharon Andrews, Karen Amstrong, Katherine Barbieri, Rod Bargaineer, Sean Beaudet, Jared Beck, Richard Blankenship, Katy Coss, Christopher Curb, Michael Dent, Rod Fenwick, Erica Frank, Reuben Franklin, Reagan Fultz, Ken Grudens, Patricia Grunwald, Gretchen Hoke, Jan Kirwan, Jamie Leonard, Steven Mattair, Michael McCluskey, Jennifer McGee, Cassandra McGlonn, Cynthia Mickler, LaShun Mitchell, Charles Murphy, Sean Parks, Hillary Paul, Gallus Quigley, Suzanne Reider, Gina Rivera, Christa Rogers, Ryan Ruskay, Adam Schwartz, Pamela Springle, WFSU-TV, Joseph Walsh, Rose West, Rebecca Young, Ashley Baird, Rebecca Jetton, Byron Ward.

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

Chair Bradner called August 13, 2025, quarterly meeting of the Florida Communities Trust (FCT) Governing Board to order at 9:00 a.m.

Linda Reeves was introduced as the moderator for FCT Governing Board meeting. Shauna Allen was introduced as the facilitator for the meeting. The quorum was established with four members present.

Item 2: Announcements

No announcements from the Board members.

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

The Land and Recreation Grants section's 'Save the Date' is available for all upcoming grant application cycles. The Parks and Open Space application cycle will run from November 3, 2025, through January 19, 2026.

All announcements approved.

Item 3: FCT Parks and Open Space 2025 Project Review

Shauna introduced the 11 project presentations. FCT Staff members Lucia Cortez and Tiffany Coulter presented the projects.

A. FCT #24-001-FF25 – Edmondson Farm Curry Creek Preserve

Staff Recommendation: Award 182 points.

Ms. Brie Ondercin, Land Acquisition Coordinator, Sarasota County, presented this project virtually to the Board for approval.

Motion by: Noah Valenstein to add 10 points for project excellence to the staff recommendation.

Second by: Deborah Denys

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 192 points.

B. FCT #24-002-FF25 – Indian River Land Trust/ Toni Robinson Extension

Staff Recommendation: Award 163 points.

Mr. Ken Grudens, Executive Director of Indian River Land Trust, presented this project virtually to the Board for approval.

Motion by: Deborah Denys to add 10 points for project excellence to the staff recommendation.

Second by: Noah Valenstein

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 173 points.

C. FCT #24-003-FF25 – Triple Creek Greenway Phase III

Staff Recommendation: Award 162 points.

Ms. Jan Kirwan, Coordinator at the Conservation & Environmental Lands Management of Hillsborough County, presented this project virtually to the Board for approval.

Motion by: Noah Valenstein to approve the staff recommendation.

Second by: Frank Mingo

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 162 points.

D. FCT #24-004-FF25 – Homestead SW 8th Avenue Land Acquisition

Staff Recommendation: Award 73 points.

Motion by: Noah Valenstein to approve the staff recommendation.

Second by: Deborah Denys

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 73 points.

E. FCT #24-005-FF25 – Bal Harbour

Staff Recommendation: Award 98 points.

Ms. Gina Rivera, Grant and special Projects Coordinator with the City of Fort Lauderdale, presented this project virtually to the Board for approval.

Motion by: Noah Valenstein to approve the staff recommendation.

Second by: Frank Mingo

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 98 points.

F. FCT #24-006-FF25 – Sebastian Waterfront Park Expansion

Staff Recommendation: Award three points for criterion (2)(f)(1) to the preliminary score of 83 points.

Richard Blankenship, Park and Recreation Director of City of Sebastian, addressed the Board and declined to present any objections.

Motion by: Noah Valenstein to award an additional three points for Criterion (2)(f)(1) for a total of 86 points.

Second by: Frank Mingo

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 86 points.

G. FCT #24-007-FF25 – Carroll / Thacker Park Property

Staff Recommendation: Award 123 points.

Mr. Rod Bargaineer, Recreation & Leisure Services Manager, Park & Recreation for the City of Kissimmee, presented this project for Board approval.

Motion by: Noah Valenstein to approve staff recommendation.

Second by: Deborah Denys

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 123 points.

H. FCT #24-008-FF25 – Sports Complex Expansion

Staff Recommendation: Award five points for criterion (1)(b) to the preliminary score of 126 points.

Ms. Casey Hartt, Visit Sebring Director of Tourism, presented this project virtually to the Board for approval.

Motion by: Noah Valenstein to award an additional five points for Criterion (1)(b) for a total of 131 points.

Second by: Deborah Denys

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 131 points.

I. FCT #24-009-FF25 – Doris Leeper Spruce Creek Preserve/ Doan Tract

Staff Recommendation: Award 126 points.

Mr. Nick Dunnam, Resource Stewardship Director, for the County of Volusia Resource Stewardship Division, presented this project to the Board for approval.

Motion by: Deborah Denys to add 10 points for project excellence to the staff recommendation.

Second by: Noah Valenstein

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 136 points.

J. FCT #24-011-FF25 – Old Highway 50 Park and Trailhead

Staff Recommendation: Award 30 points.

Commissioner Sean M Parks, Lake County, addressed comments to the Board.

Motion by: Deborah Denys to deny funding.

Second by: Frank Mingo

The Board asked questions of staff regarding the lack of completeness of the application for many of the environmental criteria left blank. The Board recommended that the applicant take the feedback and reapply for the next cycle with descriptions and supporting documentation using the information and support communicated to the Board.

The Board voted to deem the application incomplete.

K. FCT #24-012-FF25 – Ravenswood Park Addition Land Acquisition

Staff Recommendation: Award 97 points.

Motion by: Frank Mingo to approve staff recommendation.

Second by: Noah Valenstein

No comments or questions from the Board.

The motion passed unanimously to approve a total score of 97 points.

Recess

The Chair declared a 20-minute recess at 10:23 a.m.

The meeting resumed at 10:45 a.m.

The Governing Board quorum was established and the meeting was called to order.

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

The item was approved by general consent with no objections.

☒ **APPROVE**

☐ **APPROVE WITH MODIFICATIONS:**

☐ **WITHDRAW**

☐ **NOT APPROVE**

☐ **OTHER:**

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

Tiffany Coulter presented the request to release the 50' public access easement as requested by the County to fulfill a settlement agreement with the owner regarding use of the easement.

Amy Griffin, St. Lucie County, spoke in support of the request and described the County's efforts to establish public access using scheduled hikes and nature tours by staff vehicles over existing administrative access easements.

Staff Recommendation: Approve the request.

Motion by: Noah Valenstein

Second by: Bryan Bradner

The item was approved by general consent with no objections.

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

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

Staff provided the ranked priority list to the Board for final approval.

Staff Recommendation: Approve the priority list.

Motion by: Noah Valenstein

Second by: Deborah Denys

No comments from the public.

The motion passed unanimously.

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

ITEM 7: Closing Comments

Deborah Denys recommended staff consider establishing a minimum score for applications to move forward for consideration. The Chair and Noah Valenstein agreed with Deborah Denys to consider modifying the FCT Rules and setting up a minimum ranking point for project selection.

No comments or questions from the public.

ADJOURNMENT

Chair Bradner adjourned the meeting by unanimous consent with no objections at 11:05 a.m.