

## **FCT Policy Regarding Local Government Requests for Linear Facilities on FCT Project Sites**

The Grant Award Agreement for Florida Communities Trust (FCT) project sites limits the use of the property to conservation, outdoor recreation, and other related activities. However, FCT periodically receives requests for management plan modifications to allow linear facilities and related appurtenances on the FCT project site.

When evaluating these requests FCT has a four-step process.

First, there has to be a determination:

1. That there is no reasonable alternative to the proposed modification land use on the FCT project site and;
2. That the land use is designed to have a minimal impact to the site.

Additionally, the grant recipient must provide FCT with a copy an alternative analysis assessment of other off-site alternatives or options that were considered.

Then, once it is determined that no practical off-site alternatives exist, FCT staff requires the following information:

1. A written statement that the Local Government Council has reviewed and approved the proposed use;
2. A description and dimensions of the linear facility, and of the area that will be affected during construction;
3. Information on the natural communities and cultural features found on, and immediately surrounding the site of the proposed facility;
4. A statement explaining how the proposed facility will be compatible with planned recreational uses of the project site, as committed to in the approved management plan and;
5. Discussion of the proposed mitigation for impacts to the project site;
6. A modified master site plan drawing identifying the locations of existing vegetation and all proposed structures, facilities and restoration areas that will be affected by the facility;

And lastly, after receiving all of the above information, staff will evaluate and review the request for consistency according to the above listed requirements. If the proposal meets the above requirements and has minimum impact to the project site the staff will present the proposal to the Program Manager.

If public objections are received, if it is a large project, or if the project could be viewed as controversial the proposal will be presented to the FCT Governing Board for consideration.

If the request is approved, the recipient must:

- 1) Provide an appraisal of the land use area or other valuation method as approved by FCT staff (call Jay Scott for more information 850- 922-1693);
- 2) Provide a legal description from a licensed surveyor;
- 3) Sign an amendment to the Grant Award Agreement that provides for the changed use of the project site; and
- 4) Record the amended Grant Award Agreement in the Public Records of County.

Note: The applicant will be required to pay for the land use area. The payment shall be allocated to the local government and FCT based on the percentage of the original grant, such as 50% local government participation and 50% FCT participation.