

**STEVENS PLANTATION IMPROVEMENT PROJECT  
DEPENDENT SPECIAL DISTRICT GOVERNING BOARD  
Thursday, November 29, 2018  
City Hall – Council Chambers  
1300 9th Street, St. Cloud, Florida 34769  
Minutes**

**I.** Chairman Blackman called the meeting to order at 6:30 p.m.

- Chairman Nathan Blackwell
- Vice Chairman Linette Matheny
- Member Dave Askew
- Member Chuck Cooper
- Member Keith Trace

All members were present with the exception of Member Cooper who was absent. Others present were City Manager Sturgeon, District Attorney Mantzaris, District Clerk Jaworski and Deputy District Clerk De La Cruz.

**II.** Selection of Vice Chairman

Vice Chairman Askew made a motion to appoint Member Matheny as the new Vice Chairman. Member Trace seconded the motion.

Chairman Blackwell called for roll call. After roll call by District Clerk, Jaworski, motion carried (Vote 4-0). Member Cooper was absent.

**III.** Resolution No. 2018-006R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving and accepting an agreement to sell approximately 5.64 acres of vacant real property known as the Stevens Plantation Corporate Campus tract 10 parcel to Zimmerman Properties Development, LLC for one million thirty thousand dollars (\$1,030,000) and authorizing the Chairman, or in his absence the Vice Chairman, to execute the agreement and all documents necessary to complete the sale.

District Attorney Mantzaris stated that item #3 has been withdrawn from the agenda. The prospective purchaser advised they did not believe they could meet the deadline for financing.

**IV.** Discussion and possible action with regard to the Purchase of Nolte Road Commercial Park Lots 1, 2, 4 and 5 by Joyce Development, LLC.

City Manager Sturgeon said they have spoken to Joyce Development several times and he said he would like to buy the remainder of the retail lots in Steven Plantation and we were currently in negotiations with him and has made an offer which we did not find acceptable. He asked the Board members what level of comfort they had with himself and District Attorney Mantzaris to continue to negotiate with Mr. Joyce, so we can bring back an offer that Board members were comfortable with.

Chairman Blackwell asked if they could provide more information about what was offered.

District Attorney Mantzaris said as part of the ultimate development of these seven lots there was additional required infrastructure that needs to be done mostly from a water/sewer perspective for the benefit of the City's system and for the benefit of all seven of these lots to make them marketable and buildable. He noted they are continuing to talk with Mr. Joyce about retail uses on these parcels. Joyce Development has approached us and said their initial offer was essentially to offer a price that was well below the market value of these four lots with the understanding that Joyce Development would do the infrastructure improvements related to water/sewer. The value they were going to add to the purchase price would be the infrastructure that would either have to be constructed by the Dependent Special District or by the City of St. Cloud.

The next offer they put out there was to pay the market value for these four lots and do the infrastructure improvements in exchange for impact fee credits back from the City for that portion of the infrastructure.

District Attorney Mantzaris stated unfortunately, we do not have enough information in front of us to talk about what was offered but what we are looking for is an understanding about continuing discussions and the idea of bringing back an agreement for the Dependent Special District on these four lots and another agreement between the City of St. Cloud and developer relating to the impact fee credits.

An issue we have run into is the ultimate marketability of lots 4 and 5.

Member Trace said since the City of St. Cloud would not make any money from these sales he would like to see them get on the tax rolls and generate ad valorem income and would be open to a proposal from Joyce Development to be brought before the Board.

Vice Chairman Matheny suggested combining lots 1, 2, 4 and 5 into one for the sake of marketability. District Attorney Mantzaris agreed with Vice Chairman Matheny.

Ben Crosby, Realtor, believes the Board should leave it as is and let the buyers come through and when we get a prospect that has enough scale in their proposed development that may need all four lots then the Board could make a decision to combine them at that time.

Member Askew suggested combining lots 1 and 4, and 2, and 5 and Mr. Crosby said all along they've offered the lots wide open so a developers could chose which lots they wanted depending on the size of the project.

Vice Chairman Matheny thought it made more sense combining lots 1 and 4, 2 and 5.

Chairman Blackwell believed Council would be open to any proposal to get the lots sold.

District Attorney Mantzaris noted to City Manager Sturgeon as far as direction, we will continue to work with Joyce Development under the idea that they would bring back a market rate offer and come January we may have something more particular to present to the Board members.

**V. Discussion and possible action regarding an extension to the contract with NAI Realvest.**

City Manager Sturgeon said this is a contract extension request that represents us on Corporate Campus Retail and Veronica Malalos and Ben Crosby are listing associates of the Broker. They're asking for a two year extension to the contract and he recommends we extend it.

Chairman Blackwell asked if there was anyone in the audience who would like to speak to this item with no comment.

Member Askew made a motion to approve the extension of the contract. Member Trace seconded the motion.

Chairman Blackwell called for roll call. After roll call by District Clerk Jaworski, motion carried (Vote 4-0). Member Cooper was absent.

**VI. Adjournment**

STEVENS PLANTATION IMPROVEMENT  
PROJECT DEPENDENT SPECIAL DISTRICT

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Chairman Blackwell

ATTEST:

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Linda Jaworski, District Clerk