

**STEVENS PLANTATION IMPROVEMENT PROJECT  
DEPENDENT SPECIAL DISTRICT GOVERNING BOARD  
Wednesday, October 2, 2019  
City Hall – Council Chambers  
1300 9th Street, St. Cloud, Florida 34769  
Minutes**

**I.** Chairman Blackwell called the meeting to order at 6:00 p.m.

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

All Members were present. Others present were City Manager Sturgeon, Deputy City Manager Miller, District Attorney Dan Mantzaris, District Clerk, Linda Jaworski, and Deputy District Clerk, Ivy De La Cruz.

**II.** Resolution No. 2019-004R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving and accepting an agreement to sell lot 2 of the Nolte Road Commercial Park of Stevens Plantation (approximately 1.52 acres) of real property to Compton Builders, Inc. for four hundred seventy-five thousand dollars (\$475,000) and authorizing the Chairman, or in his absence the Vice Chairman, to execute the agreement and all documents necessary to complete the sale.

Veronica Malolos, NAI Realvest, provided a history on the properties and of the proposed contract.

Ms. Malolos recommended approval of the sale of lot 2 to Compton Builders for a 14,000 Sq/ft retail strip concept which includes one restaurant with full service alcohol.

Vice Chairman Matheny would like to see the ingress/egress easement vacated to make it a more usable piece of property and the District Attorney will look into it.

Member Trace inquired if the Board had provided direction for lots 4 and 5 at the last meeting to make them more marketable.

Chairman Blackwell called for public comment with no response from the audience.

Chairman Blackwell made a motion to approve Resolution No. 2019-004R. Member Askew seconded the motion and all members voted aye. (Vote 5-0)

**III.** Resolution No. 2019-005R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving and accepting an agreement to sell tract 4 Stevens Plantation Corporate Campus (approximately 2 acres) of real property to Rooker Properties, LLC for three hundred fifteen thousand and five hundred dollars (\$315,500.00) and authorizing the Chairman, or in his absence the Vice Chairman, to execute the agreement and all documents necessary to complete the sale.

Veronica Malolos, NAI Realvest, provided a history on the properties and of the proposed contract.

Ms. Malolos noted the buyer as Rooker Properties and the intended use is for a social security administration building. They were asked to increase their escrow deposit to \$25,000.00 which is non-refundable after the due diligence period.

Seller reasonably agrees to cooperate and assist with local transit authority to add a bus stop at no cost to the seller.

The Social Security Administration walked the site and it is eligible for the bid.

Chairman Blackwell called for public comment with no response from the audience.

Member Askew made a motion to approve Resolution No. 2019-005R. Deputy Chairman Matheny seconded the motion. (Vote 4-1) Council Member Trace voted nay.

**IV.** Discussion and possible action regarding the Stevens North Offers.

David Calcanis, Vice Chairman Ken Krasnaw, Colliers International noted the following six companies with each making a presentation.

- Hanover Land Company (Ben Snyder)
- DR Horton (Felicia Coquyt)
- Equity (Mike Liquori)
- Elevation Development (Mr. Parker)
- Titan Properties (Dell Avery)
- Avex Homes & Avalon Park (Eric Marx) Joint venture

Mr. Calcanis suggested Board Members convene and make a short list and come back with the best and final.

District Attorney Mantzaris said the DSD's main intent is to try and get the property sold as quickly as possible and utilize the short list and then have them sit down with staff.

Vice Chairman Matheny stated her short list includes Equity, Titan and Avex. She would like to see mixed use, a connector between Budinger Avenue and Canoe Creek Road, weave in green space and trails, look closely at costs for the city, and a commitment in the contract to build what they presented to Council. More importantly, we own the property and have the opportunity for quality development and Council agreed.

Member Trace stated his short list includes Equity, Titan and Avex. He requested to quantify the amount of fill required, meet with staff over the next 30 days, map out a timeline for closing with details, more mixed use, and a direct connection between Budinger Avenue and Canoe Creek Road.

Member Askew stated his short list includes Equity, Titan, and Avex and would like to see commercial, mixed use, and less residential.

Member Cooper stated his short list includes Equity, Titan, and Avex.

Chairman Blackwell stated his short list includes Equity, Titan, and Hanover Land Company.

District Attorney Mantzaris understood the direction from Board Members is that the short list includes Equity, Titan and Avex.

Chairman Blackwell thanked everyone present for their proposals.

V. Adjournment 7:19 p.m.

STEVENS PLANTATION IMPROVEMENT  
PROJECT DEPENDENT SPECIAL DISTRICT

ATTEST:

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Nathan Blackwell, Chairman

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Linda Jaworski, District Clerk