

**STEVENS PLANTATION IMPROVEMENT PROJECT
DEPENDENT SPECIAL DISTRICT GOVERNING BOARD**

Thursday, June 27, 2019

City Hall – Council Chambers

1300 9th Street, St. Cloud, Florida 34769

5:30 p.m.

Minutes

I. Chairman Blackwell called the meeting to order at 5:34 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 Acting City Manager Veronica Miller, District Attorney Dan Mantzaris, Acting District Clerk Ivy De La Cruz, and Executive Administrative Assistant Claudia Klockars.

II. Resolution No. 2019-002R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving and accepting an agreement to sell tracts 8c, 9 and 10 of the Stevens Plantation Corporate Campus (approximately 10.86 acres) of real property to Alliance Realty Partners, LLC for two million dollars (\$2,000,000) and authorizing the Chairman, or in his absence the Vice Chairman, to execute the agreement and all documents necessary to complete the sale.

Claudia Klockars, Executive Administrative Assistant, read Resolution No. 2019-002R into the record by title.

District Attorney Mantzaris reviewed the proposed resolution. He stated there were two changes to the agreement.

1. Section 8.1.16 remove contingencies with utilities beyond control of the City.
2. Section 9.2.1 height restriction at 55 feet.

Bobby Anderson, Alliance Residential, stated he was available for questions.

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

Board discussion followed regarding the closing time frame, taxes and the unknown construction once the property was sold.

Member Trace made a motion to approve Resolution No. 2019-002R with amendments as noted by the District Attorney. Member Askew seconded the motion.

Chairman Blackwell called for roll call. After roll call by Acting District Clerk, De La Cruz, motion carried. (Vote 3-2) Vice Chairman Matheny and Member Cooper voted nay.

III. Discussion and possible action regarding provision of power to Lot 1 in the retail park.

Claudia Klockars, Executive Administrative Assistant, read Item # III into the record.

Acting City Manager Miller stated staff had been working with OUC extending power to Lot #1 and should be able to move forward with the existing agreement.

District Attorney Mantzaris stated no action was required this was just an update.

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

IV. Discussion regarding Letter of Intent for Stevens North.

Claudia Klockars, Executive Administrative Assistant, read Item # IV into the record.

District Attorney Mantzaris stated a letter of intent had been received from Elevation Development, LLC for a \$4,000,000.00 purchase price. He informed Council that the bond holders indicated the letter of intent was too low and a request to waive the A Bond assessment on the 140 acres to which the bond holders may not be willing to do.

Board Member's consensus was to wait for a better offer.

V. Discussion regarding signage for retail area.

Claudia Klockars, Executive Administrative Assistant, read Item # V into the record.

Melissa Dunklin, Planning & Zoning Manager, stated they were looking for direction from the Board on how to proceed due to a minor amendment that may be required to the PUD and a change to the Master Plan to provide signage in the landscape and utility easement along Nolte Road.

Discussion by Board Members followed regarding several options for signage and lots.

Ben Crosby, 2312 13th Street, stated the property was marketed as individual lots, but advised buyers the advantage of acquiring larger pieces.

Vice Chairman Matheny made a motion to amend the PUD to allow Plaza signage for all businesses without a current sign. Member Cooper seconded the motion.

Chairman Blackwell called for public comment.

David Meisner, 3410 Pawley's Loop N., stated he supported the pending motion. He also shared concerns regarding landscaping along a major highway.

Chairman Blackwell called for roll call. After roll call by Acting District Clerk, De La Cruz, motion carried. (Vote 5-0)

Acting City Manager Miller stated the Mobo Run was on Saturday, June 29, 2019 and informed the DSD Board that the run would be using a portion of the DSD Corporate Campus. The Board had no objections.

VI. Adjournment: 6:22 p.m.

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PROJECT DEPENDENT SPECIAL DISTRICT

ATTEST:

Nathan Blackwell, Chairman

Linda Jaworski, District Clerk