

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

**Thursday, May 23, 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 5:31 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, District Attorney Mantzaris, District Clerk Jaworski, and Deputy District Clerk De La Cruz.

**II.** Resolution No. 2019-001R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving and accepting an agreement to sell lot 1 of the Nolte Road Commercial Park of Stevens Plantation (approximately 1.8 acres) of Real Property to Compton Builders, Inc. for five hundred thousand dollars (\$500,000.) 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 brief background presentation on the lots that had been sold, the lots that were still available and the proposed purchase price by the buyer and the businesses that may be located on the lots.

Vice Chairman Matheny asked if there was a cost associated with the cost expenditures to the District and asked if the buyer could be held to the project they are proposing.

District Attorney Mantzaris explained they could build the permitted use for the property and the Boards responsibility was to market and sell the properties.

Discussion followed to include the repayment of the bonds and the infrastructure.

Deputy City Manager Miller reviewed a discussion with OUC regarding adding service to the lots.

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

Vice Chairman Matheny made a motion to approve Resolution No. 2019-001R pending OUC to work out the utility fees for the property, and the signage. Member Cooper seconded the motion. Motion passed (Vote 5-0)

**III.** 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.

Veronica Malolos discussed properties in Corporate Campus with a letter of intent for Tracts 8c, 9, and 10 of Stevens Plantation. She informed the Members it was pad ready and reviewed deposits and due date timeframes. The total escrow fee of \$150,000.00 would be non-refundable. She provided information of surrounding dwellings in the Steven Plantation area their price per acre and the bonds.

Bobby Anderson, Alliance Residential, gave a presentation of their proposed project.

Chairman Blackwell called for public comment.

Hughette Crumpler, 300 Michigan Avenue, asked about the bond rating and if the taxes are paid and up to date.

District Attorney Mantzaris stated this had not given the City a negative bond rating and the taxes were being paid as they came due.

Vice Chairman Matheny asked if there were any height restrictions.

District Attorney Mantzaris stated at this time there was not, but could be added as a conditional part of the agreement.

Member Trace inquired whether the Board would like this area built as residential and if so, is it at market rate.

Member Askew made a motion to approve Resolution No. 2019-002R. Chairman Blackwell seconded the motion. Motion passed. (Vote 3-2) Member Cooper and Member Matheny voted nay.

Council consensus was to bring back to the Board an agreement for approval with the LOI 55' restriction.

**IV.** Resolution No. 2019-003R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District authorizing the Chairman, or in his absence the Vice Chairman, to enter into an agreement with Colliers International Central Florida, LLC per request for qualifications (RFQ) No. 2019-048 Real Estate Broker Services – Stevens North, and providing an effective date.

City Manager Sturgeon advised the Board of three (3) bids received for listing agent for the Steven's North property.

1. Collier International, LLC
2. Crosby & Associates
3. Sovereign Land Company

He stated the committee met and recommended Collier International, LLC as the listing agent to market the Steven's North property.

Chairman Blackwell called for public comment.

Hughette Crumpler, 300 Michigan Avenue, requested why Collier International was recommended over the others.

Kent Crasnell, Vice Chairman, Colliers of Florida, stated they had 69 offices across the globe which gave them a larger national and international market.

City Manager Sturgeon addressed Ms. Crumpler's question regarding the bid process. He stated the committee recommended this company due to their experience, detailed marketing plan and the depth of their team.

Board Member Trace stated it was a great marketing package and would like to see it get out and sold.

Board Member Askew requested that Council received marketing strategy for approval.

Board Member Trace made a motion to approve Resolution No. 2019-003R. Vice Chairman Matheny seconded the motion. Motion passed. (Vote 5-0)

V. Adjournment: 6:30 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