

**STEVENS PLANTATION IMPROVEMENT PROJECT
DEPENDENT SPECIAL DISTRICT GOVERNING BOARD
Thursday, November 21, 2019
City Hall – Council Chambers
1300 9th Street, St. Cloud, Florida 34769
5:30 p.m.
Minutes**

I. Chairman Nathan Blackwell called meeting to order at 5:30pm

- 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, Deputy District Clerk, Ivy De La Cruz, Executive Administrative Assistant, Claudia Klockars.

II. Discussion and possible action regarding the Stevens North Letters of Intent.

David Calcanis, Colliers International, stated he was available to review the two offers.

Chairman Blackwell called for public comment.

David Meisner, 3410 Pawley's Loop N, stated he agreed with the Members to sell the property. He had examined both offers and he had some concerns.

Bob Hansel, Chairman of the City's Public Task Force Committee, stated the Committee had reviewed the safety needs of the City from police/fire departments. This agenda item came up and they discussed thoroughly about needing a public safety complex. He stated the one that still had a portion of the land contingent with the City was the best option. As a whole they are suggesting that they look at both, but suggest the proposal with the exchange of the land.

Member Cooper requested if that was a unanimous request from the Committee to which Mr. Hansel stated "yes" it was a consensus.

Member Trace inquired if that was the best location for the Safety Complex.

Bob Hansel stated both Chiefs agreed it would be the best location due to the land already there.

Hughette Crumpler, 300 Michigan Avenue, stated she was in favor of the proposal from Avex for the Safety Complex that allowed the City to keep the land. She also stated that Public Safety was something that everyone ran their campaign on.

Mike Liquori, Equity gave a presentation of their proposal and the different aspects of the project.

- Commercial,
- Multi-family,
- Parks and Ponds.

Laurie Kimbrough, 3271 Pawley's Loop N, stated she hoped they would consider the quality of life for the area.

Chairman Blackwell shared several concerns regarding changes in the acreage, the number of units in the offers and the effect on the proposed Safety Complex. He was personally frustrated by the difference between the two offers and he would rather proceed with the Equity offer.

Member Trace echoed some of the Mayor's concerns. He stated it comes down to the Public Safety Complex.

Member Matheny agreed and stated she was also leaning towards Equity.

Member Askew stated he had asked for commercial and was also leaning towards Equity. A Safety Complex is a priority of Council and citizens and a sizeable acreage was needed.

Member Cooper stated that after discussion with City Manager and City Attorney, he felt Avex was the better purchase.

Chairman Blackwell stated he lived in Stevens Plantation and shared concerns regarding additional homes and would rather see parks and trails.

Chairman Blackwell made a motion to accept the Equity LOI. Vice Chairman Matheny seconded the motion adding amendment to motion to add "impact fee caps on road construction" with Chair Blackwell in agreement.

Eric Marks, Avex stated he had heard the Boards direction and felt he had met them, as well as presented a higher offer. The commercial versus mixed use is a "market driven" demand. Mr. Marks presented a true mixed use vision with retail on the ground and apartments above. He stated they were committed and unique. They are also the builder and the developer.

Member Cooper requested Mr. Sturgeon's thoughts on the offers.

City Manager Sturgeon stated his recommendation would be to go on the price and that would be to go with Avex.

Member Askew asked if anyone would be able to give a commitment on commercial or square footage.

District Attorney Mantzaris advised the Members they might address it through the planning stage.

Board discussion followed regarding the acreage and the conditions that could be added as part of the contract.

Reed Berlinsky, 4775 Canoe Creek Road, stated they were committed with their plan towards the commercial side.

Member Askew asked if there was some sort of acreage that could be set aside for future commercial.

Mr. Reed inquired if he meant to give up their entitlement, but willing for any discussions on what to do with the property.

District Attorney Mantzaris stated you cannot make him give his entitlement right.

Eric Marks stated he had spoke to a representative in Public Safety and explained that they were flexible on the property purchase. He stated that some of the residential cannot be built until the commercial had been built, but could not commit to the square footage for commercial.

Chairman Blackwell announced there was a motion on the floor to accept Equity.

After roll call by District Clerk, Linda Jaworski motion carried. (Vote 4-1) Member Cooper voted nay.

III. Adjournment: at 6:14 p.m.

STEVENS PLANTATION IMPROVEMENT
PROJECT DEPENDENT SPECIAL DISTRICT

ATTEST:

Nathan Blackwell, Chairman

Linda Jaworski, District Clerk