

**STEVENS PLANTATION IMPROVEMENT PROJECT
DEPENDENT SPECIAL DISTRICT GOVERNING BOARD
Thursday, February 28, 2019
City Hall – Council Chambers
1300 9th Street, St. Cloud, Florida 34769
5:30 p.m.
Minutes**

I. Call to Order

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

All members present. Others present were City Manager Sturgeon, District Attorney Mantzaris, District Clerk Jaworski, and Deputy District Clerk De La Cruz.

II. Minutes: October 25, 2018

Member Askew made a motion to approve the minutes for October 25th, 2018. Member Cooper seconded the motion with all members voting aye. Motion carried 5-0.

III. Discussion and possible action regarding Letter of Intent for Lots 9 and 10.

Ben Crosby, NAI RealVest, advised Board Members that Veronica Malalos was unable to attend meeting and NAI Realvest had a Letter of Intent from Southport Financial to purchase Lots 9 and 10 in Stevens Plantation - Corporate Campus, with the two lots being approximately 8.07/ acres, fully pad ready to develop, with utilities, and to grade. Letter of Intent itself offers terms which include \$5,000 escrow deposit within 5 - days of execution of the contract, 2nd deposit of \$100,000 within 5 - days after expiration of due diligence and financing contingency period. Due diligence period would expire March 31, 2020; offering price is \$1,518,200.00. Intention is to construct 120/units on the site; equal to \$188,128.00/per acre. Applicants offer amended offer to show offer would not conflict with the Madison Grove Project for seniors. The current Letter of Intent on the table is for young families. In the past Mr. Crosby advised Board Members have approved a five month permitting period, 30 - days to close, allow extensions with additional deposits and project would last approximately 10-months.

Member Askew asked if any of this money would come back to the City of St. Cloud.

District Attorney Mantzaris stated the money from the sale would flow through the bond and trust indentures for the project and none of the funds would come back to the City of St. Cloud. He reminded the Board that the zoning and the uses were changed on this and multi-family is a permitted use in the Corporate Campus. The applicant, Southport Financial, was proposing 120-

unit multi-family development consisting of roughly five buildings, with 24-units in each, mix of two and three bedroom units, with the possibility of one bedroom units.

Chairman Blackwell called for public comment.

David Meisner, 3410 Pawley's Loop North, Stevens Plantation, opposed the sale.

Member Cooper made a motion to deny sale of lots 9 and 10 to Southport Financial. Vice Chairman Matheny seconded the motion with all members voting aye. Motion carried 5-0.

IV. Discussion and possible action regarding Stevens North.

Veronica Miller, Deputy City Manager, advised we were no longer under contract for the Stevens North property. We received approval of the conceptual master plan for the Galleria; the property does currently have vested rights and requested direction from Council on how they would like staff to begin moving forward. As an option, we could proceed with, is to create a request for proposals that would seek creative development proposals to design and develop a mixed use project which has been the intention for the Stevens North property. It would incorporate the elements in guiding principles of the Galleria mixed use conceptual master plan, and include language in the RFP that the Galleria plan should not limit a proposer's creativity and professional judgment in preparing a proposal. This way everyone understands we are looking for a mixed use project and not a residential project. Staff would recommend we hire a graphic artist to produce marketing material for the site which would also include marketing material for the City of St. Cloud to utilize.

Ms. Miller reminded everyone the Galleria conceptual master plan was a mix of commercial, residential, office use, a dense urban type development, 16 acres for a Public Safety Complex, 75 acres of conservation area, 5 miles of hiking and biking trails, 800 dwelling units for multi-family/townhomes, and a hotel with the possibility of 300/rooms was planned, 225,000 sq ft. /mixed use retail, and 28,000 sq ft. of office space.

Deputy City Manager noted the following three options:

- Hire a graphic designer to create request for proposals and a marketing document to advertise nationwide. Per District Attorney Mantzaris, the premise is to put the approved entitlement out on the street to see if there's a potential buyer out there.
- Request for qualifications and select a listing agent for the site. Pay a 6% commission as part of the closing (listing agent would be responsible for graphic artist and putting together marketing materials).
- City staff to advertise property through normal economic development channels and we would protect the 3% commission to any realtor who would bring us a closing deal.

Chairman Blackwell said with the expansion needs of the Police and Fire Departments we cannot lose sight that the city property is earmarked for this expansion.

Chairman Blackwell called for public comment.

David Meisner, 3410 Pawley's Loop North, Stevens Plantation, asked at what point the DSD has to pay more taxes to Osceola County because of the change in the zoning.

District Attorney Mantzaris said ad valorem taxation is based on the property value of the dirt. Off the top of his head he was not aware if the property assessment has changed or not.

Member Trace made a motion to approve option #2, RFP for a listing agent, and to hold a workshop to put together a plan that was feasible for the City of St. Cloud.

Member Askew seconded the motion. Motion carried 4-0 with Member Cooper voting nay.

V. Adjournment 6:14 p.m.

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PROJECT DEPENDENT SPECIAL DISTRICT

Chairman Blackwell

ATTEST:

Linda Jaworski, District Clerk