

**STEVENS PLANTATION IMPROVEMENT PROJECT  
DEPENDENT SPECIAL DISTRICT GOVERNING BOARD  
Thursday, May 7, 2020  
City Hall – Council Chambers  
1300 9th Street, St. Cloud, Florida 34769  
Minutes**

Chairman Blackwell read a statement regarding the new format for Meetings during the Covid-19 pandemic requiring social distancing.

**I.** Chairman Blackwell called the virtual meeting to order at 6:44 p.m.

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

All members present with the exception of Member Cooper who was absent. Others present were City Manager William Sturgeon, Deputy City Manager Veronica Miller, District Attorney Dan Mantazaris, District Clerk, Linda Jaworski, and Deputy District Clerk, Ivy De La Cruz

**II.** Resolution No 20202-002R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving an amendment to the agreement dated July 8, 2019 with Alliance Realty Partners, LLC for the sale of 10.86+/- acres (Corporate Campus tracts 8c, 9 and 10) amending, among other terms, the closing date, authorizing the Chairman or Vice Chairman to execute the first amendment and providing an effective date.

Ivy De La Cruz, Deputy District Clerk read Resolution No. 2020-002R into the record by title.

District Attorney Mantzaris reviewed the proposed Resolution and stated the buyer was requesting an extension due to the State of Emergency. The recommended action was to approve an amendment that would set closing date of no later than September 1, 2020.

Ben Crosby, National Land Realty, stated he was available for questions.

Bobby Anderson, stated due to the expediency of staff they found they could close quicker, but, due to the current environment, banks are pausing on “term sheets”. They are asking for the extension to work with the banks.

Vice Chairman Matheny asked if any written assurances for the quality of the project had been submitted. She stated she had not seen any updated site plans and shared future sales may compromise the quality of the project.

Member Trace inquired about the non-refundable deposit and asked for the elevation specifications.

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

Member Trace made a motion to approve Resolution No. 2020-002R. Member Askew seconded the motion. After roll call by District Clerk, Linda Jarworski, motion carried. (Vote 3-1) Vice Chairman Matheny voted nay and Member Cooper was absent.

**III.** Resolution No. 2020-003R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving an amendment to the agreement dated March 12, 2020 with Avex Homes, LLC for the sale of 142+/- acres (Stevens North Property) amending and extending the inspection period, authorizing the Chairman or Vice Chairman to execute the first amendment and providing an effective date.

Ivy De La Cruz, Deputy District Clerk, read Resolution No. 2020-003R into the record by title.

District Attorney Mantzaris reviewed the proposed Resolution. He stated they were requesting an extension due to the financial market and asking to extend inspection date to August 12, 2020 and closing within 30 days after.

**Eric Marks**, Avex Homes, LLC stated he was available for questions.

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

Member Trace made a motion to approve Resolution No. 2020-003R. Member Askew seconded the motion. After roll call by District Clerk, Linda Jarworski, motion carried. (Vote 4-0) Member Cooper was absent.

**IV.** Resolution No. 2020-004R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving and accepting an agreement to sell Tract 8A Stevens Plantation Corporate Campus (approximately 3.31 acres) of real property to D32 Invest, LLC for six hundred twelve thousand three hundred and fifty dollars (\$612,350) and authorizing the Chairman, or in his absence the Vice Chairman, to execute the agreement and all documents necessary to complete the sale.

Ivy De La Cruz, Deputy District Clerk, read Resolution No. 2020-004R into the record by title.

District Attorney Mantzaris reviewed the proposed Resolution.

Veronica Malolos, NAI Realvest, stated D32 Invest, LLC, agreed to most of the initial terms negotiated in the LOI and have offered a full cash closing.

Vice Chairman Matheny shared concerns over the density and traffic in that area.

Ms Malolos stated that the PUD had been amended and that traffic concerns could be addressed at a later time.

Andre Anderson, Community Development Director, reviewed the amendments to the PUD.

Ms. Malolos stated that at this time the property was being purchased primarily as an investment.

Discussion followed regarding changing entitlements to the property.

Ben Crosby, National Land Realty, commented that the property was an investment only at this time and any future development would go through Community Development.

Member Trace shared concerns about the 180 days and would like to table this item for further discussion on the entitlements.

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

Vice Chairman Matheny made a motion to continue Resolution No. 2020-004R until the next DSD Meeting. Member Trace seconded the motion. After roll call by District Clerk, Linda Jarworski, motion carried. (Vote 4-0) Member Cooper was absent.

- V. Resolution No. 2020-005R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving and accepting a non-binding letter of intent to sell lot 1 of the Nolte Road Commercial Park of Stevens Plantation (approximately 1.8 acres) of real property to Hutton Street 17, LLC for eight hundred thousand dollars (\$800,000) and authorizing the Chairman, or in his absence, the Vice Chairman to execute the letter of intent, the purchase and sale agreement consistent therewith and all documents necessary to complete the sale.

Ivy De La Cruz, Deputy District Clerk, read Resolution No. 2020-005R into the record by title.

District Attorney Mantzaris reviewed the proposed Resolution. He stated this was not an offer on the property with a Letter of Intent for a carwash.

Veronica Malolos, NRI Realvest, reviewed the company and the style of building for the carwash. She also reported that post Covid-19, retail, office and housing development would be affected.

Mr. Cosby stated discussions with nationally known economists felt that 40-50% of small businesses retail and offices may not survive.

Andre Anderson, Community Development Director assured the Members that additional buffering and screening would be provided.

After much discussion, the decision was to move forward and ask that buyer adhere to the directions from the Members.

- VI. Discussion regarding the Compton Builders.

District Attorney Mantzaris reviewed the process and the revisions needed for the right in-right out and easement. No further action was needed at this time.

**VII.** Adjournment: 8:16 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