

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

**Thursday, March 5, 2020**

**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 5:30 p.m.

- 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, Linda Jaworski, Deputy District Clerk, Ivy De La Cruz.

**II.** Resolution No. 2020-001R, a resolution of the Board of the Stevens Plantation Improvement Project Dependent Special District approving and accepting a first amendment to that certain agreement to sell lot 2 of the Nolte Road Commercial Park of Stevens Plantation (approximately 1.52 acres) of real property to Compton Builders, Inc. Dated June 11, 2019 and authorizing the Chairman, or in his absence the Vice Chairman, to execute the first amendment and all documents necessary to complete the sale.

Veronica Miller, Deputy City Manager provided background on the item.

Ben Crosby, 2312 13<sup>th</sup> Street, stated Compton was requesting the City to allow a “ride in/ride out” for the proposed fast food drive through.

Board discussion followed regarding ROW, drainage and a driveway. Vice Chairman Matheny requested an image of the project be included in the sales contract. Question arose regarding conversation with Neighborhood Walmart pertaining to only one restaurant offering full liquor service.

Mr. Compton, stated he had no concerns regarding the driveway. He shared concerns regarding the image in the contract due to different elevations.

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

Member Cooper made a motion to amend existing agreement to items be completed by September 30, 2020 and for the buyer to have the rights for the “ride in/ride out” and for the closing to occur 30 days after the completion of those items. Member Askew seconded the motion.

Clarification of items to be completed prior to September 20, 2020:

- 1) Electric, water/sewer connection
- 2) Internal driveway access
- 2) Granted “ride in/ride out”
- 3) City removal of easement

District Attorney to create language for the quality of the construction of the building

District Attorney Mantzaris announced the correct date of the agreement in the resolution to read November 18, 2019

After roll call by District Clerk, Linda Jarworski, motion carried. (Vote 5-0)

### **III.** Discussion and possible action regarding Stevens North Letters of Intent.

Veronica Miller, Deputy City Manager, stated direction had been given to put this property back on the market, specifically to carve out the property needed for the police department.

Mr. Calcanis, Collier International, stated that Galleria had rescinded their offer due to lack of funding.

Eric Marks, AVEX Homes, 28 E Washington Street, Orlando, stated he was available for questions.

Vice Chairman Mathney requested clarification on back taxes and assessment payments and the City’s responsibility.

District Attorney Mantzaris stated the City would pay the 2017 assessments due and all others will be paid from the proceeds of the sale.

Discussion followed to include a minimum of commercial square footage for the plans followed.

Dale Avery, Titan Properties, 2281 Lee Road, Winter Park, addressed several questions from Members.

Matt Oris, Hanover, 605 Commonwealth Avenue, Orlando, reviewed and advised Members regarding their proposal.

Mike Laquarry, Equity & Gentry, reviewed the lower offer price and plans for the project.

Jeff Reader, Reader Communities, 5850 T L Lee Boulevard, discussed and reviewed the project.

Chairman Blackwell called for public comment.

David Meisner, 3410 Pawley’s Loop N, stated he approved of the AVEX offer. He also shared concerns regarding Item #2.

Hughette Crumpler, 300 Michigan Avenue, shared her concerns.

Member Trace discussed funds allocated for impact fees for utility and road improvements on the property.

District Attorney Mantzaris stated that staff's recommendation was to enter into a contract with Avex Homes based on the following terms:

- Purchase price of \$4,650,000.00
- Mixed use (subject to Master Plan approval)
- Initial deposit of \$75,000 (payable at effective date)
- An additional deposit of \$150,000 (payable at the expiration of the inspection period)
- An initial inspection period of 90 days from the effective date
- Conditional conditions are not met, deposits would be refunded:
  - Approval of revised Conceptual Master Plan
  - Approval of an agreement for construction of connector between Budinger and Canoe Creek Road with the City in exchange for mobility fee credits
  - A closing date of 30 days after expiration of the inspection period
  - Closing costs as is customary paid by the seller
  - A 5% commission paid to Collier International as the Broker

Chairman Blackwell made a motion to approve the contract from AVEX Homes with staff recommendations. Member Askew seconded the motion. After roll call by District Clerk, Linda Jarworski, motion carried. (Vote 4-1) Member Trace voted nay.

IV. Adjournment: 6:43 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