

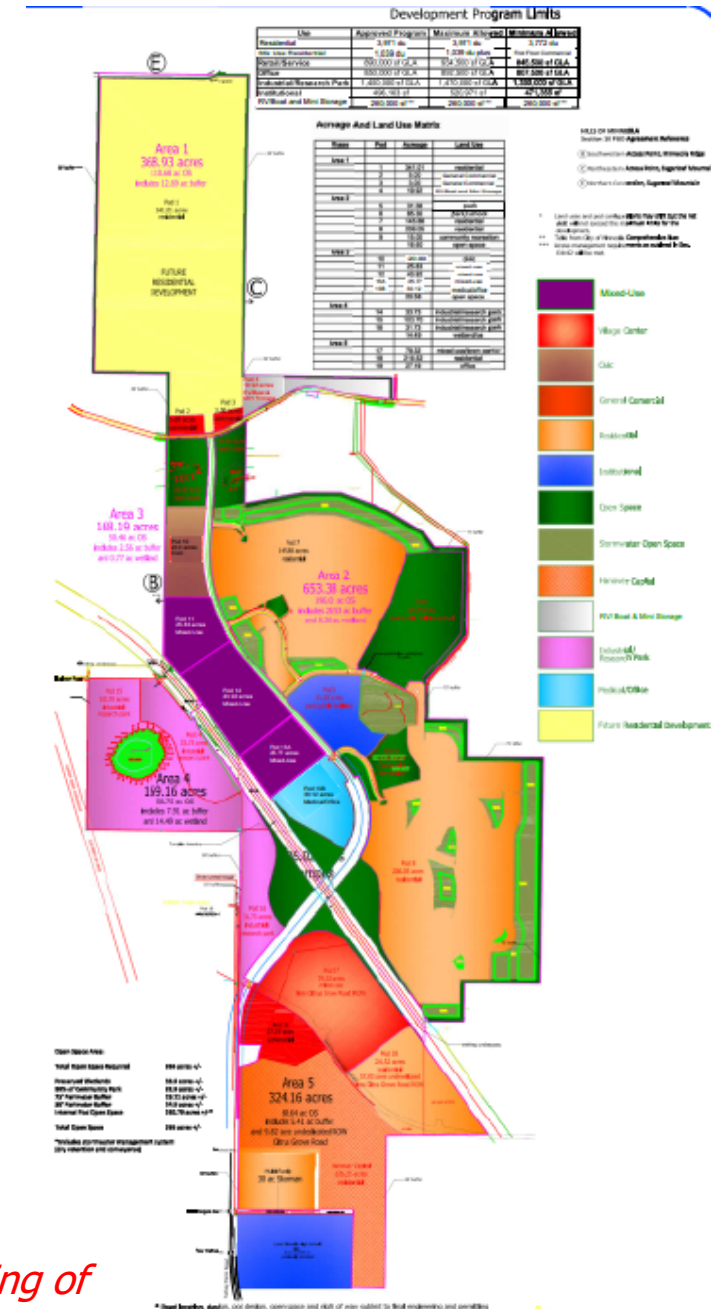
Hills of Minneola

Hills of Minneola PUD

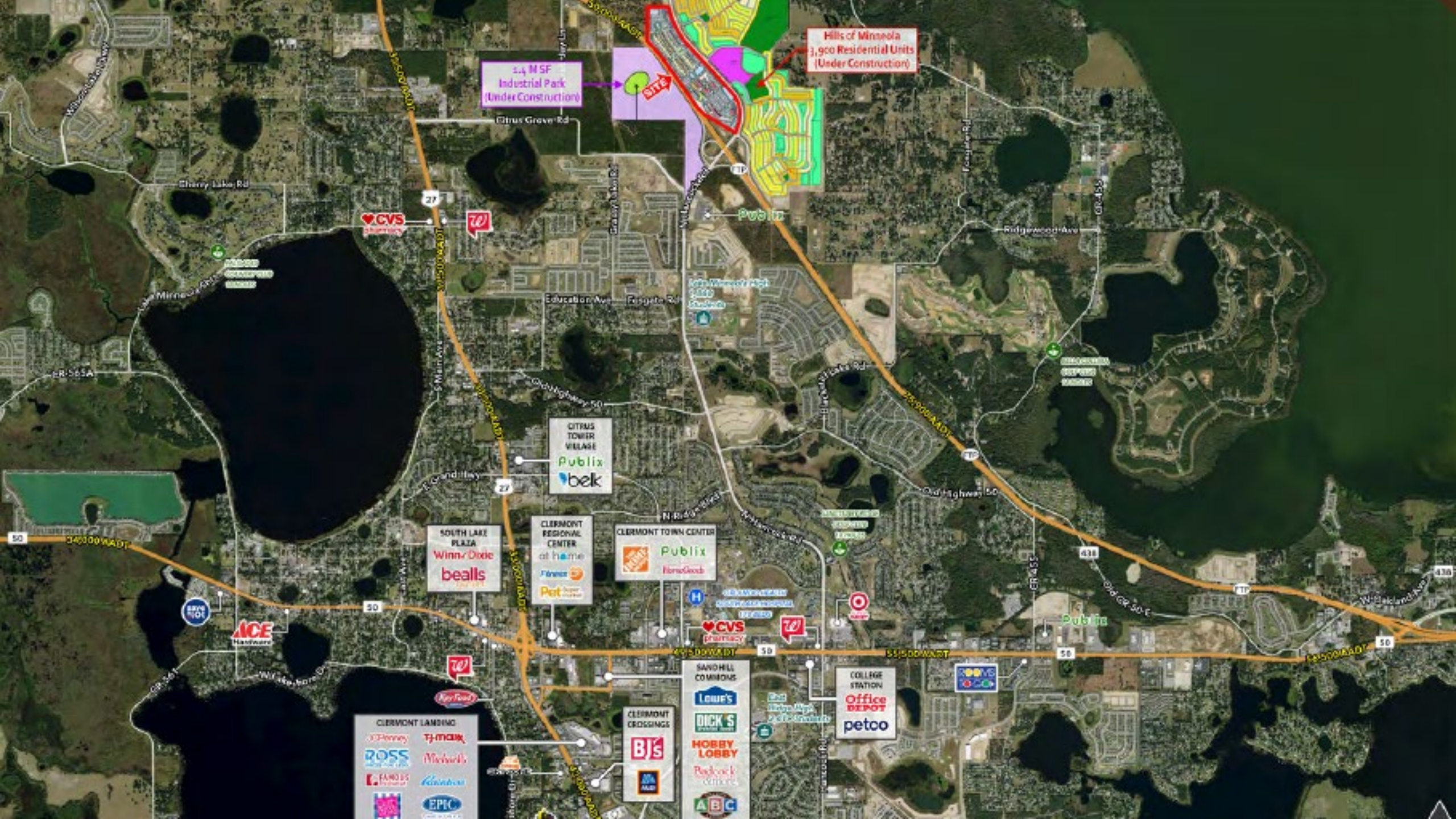
- **10/10/06**- Gregg Family Land Company, LLC- Ordinance 2006-19- HOM PUD DA for 1,832 total acres
- **6/16/15**- Family Dynamics Land Company, LLC*- Ordinance 2015-02- Amended and Restated HOM PUD DA
- **07/2/19**- Jen Florida 30, LLC (owner of ~1,508 acres) - Ordinance 2019-04- First Amended and Restated HOM PUD DA

Section 4. Land Use/Development. Development of the Property shall be in accordance with the "Amended Hills of Minneola PUD Development Standards" (the "PUD Standards"), attached hereto as Exhibit "B," including, but not limited to, the Conceptual Development Plan prepared by LPG Urban & Regional Planners, Inc., dated May 10, 2019, included as a part thereof. The PUD Standards sets forth development standards, including, but not limited to, maximum building heights, setbacks, densities, and minimum lot sizes. All land uses must conform to uses and densities/intensities allowed within the land use designations assigned to the Property on the Future Land Use Map of the City's Comprehensive Plan as adopted by the City. Except as modified in this Agreement or the PUD Standards, all development shall be consistent with the City's PUD (Planned Unit Development) zoning district.

The parties recognize and acknowledge that Owner may engage one or more developers or builders, other than Owner, to effect the development of the Property, including the sale or long-term lease of all or portions of the Property. The parties further acknowledge that, as the development process proceeds, it may be necessary to amend or revise the attached Exhibits. Such amendments or revisions, however, shall not be approved or implemented unless agreed to, in writing, by the City.



**Peter & Gail Strimenos and Randy Mason are the family behind the donation of land and securing of the Turnpike Interchange and Minneola High School and are partners in Minneola Land, LLC*



Hills of Minnola
3,900 Residential Units
(Under Construction)

1.4 M SF
Industrial Park
(Under Construction)

SOUTH LAKE PLAZA
Winn-Dixie
bealls

CLERMONT REGIONAL CENTER
at home
Publix
HomeGoods
PetSmart

CLERMONT TOWN CENTER
Publix
HomeGoods
Target
CVS
Walgreens

CLERMONT LANDINGS
J.J. Ferry
TJ Maxx
Ross
Michaels
Fazio's
Kmart
Epic

CLERMONT CROSSINGS
BJS
Lowe's
Dick's
Hobby Lobby
Petco
Office Depot
College Station

COLLEGE STATION
Office Depot
petco

Hills of Minneola Projects

Pod 13B

AdventHealth









AdventHealth

AMBULANCE





Pod 3: Indoor
Climate
Controlled Mini-
Storage and
RV/Boat Storage





Location

Typical RV/Boat Storage







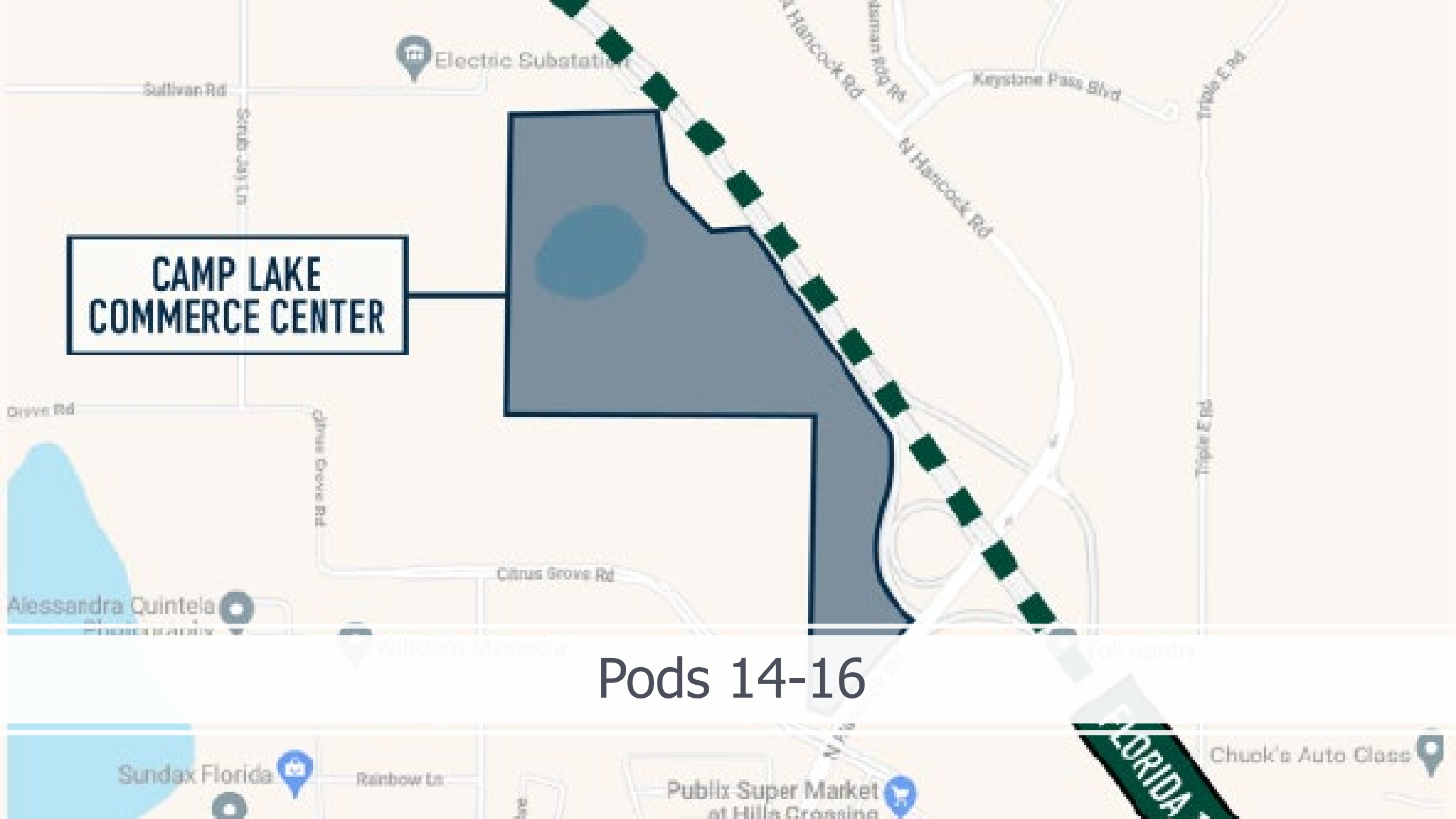
SELF
STORAGE

SELF
STORAGE



**CAMP LAKE
COMMERCE CENTER**

Pods 14-16





CAMP LAKE COMMERCE CENTER
MINNEOLA, FLORIDA

Concept Plan: Pods 11-13A





Location

- 96 acres
- Direct frontage on N Hancock Road

Pods 11-13A- Phase I

PHASE 1 SUMMARY - PRELIMINARY

BUILDINGS

- ① COMMERCIAL
- ② MIXED-USE COMMERCIAL W/ RESIDENTIAL ABOVE
 - GROUND FLOOR COMMERCIAL*
 - UPPER STORY RESIDENTIAL
- ③ GROCERY STORE
- ④ MEDICAL OFFICE
- ⑤ CROOKED CAN BREWERY & FOOD HALL
- ⑥ WELLNESS CENTER
- ⑦ LTAC HOSPITAL
- ⑧ HOTEL

155 KEYS



Pods 11-13A- Future Phase

FUTURE PHASE SUMMARY - PRELIMINARY

BUILDINGS	
①	COMMERCIAL 1 STORY
②	MIXED-USE COMMERCIAL W/ RESIDENTIAL ABOVE - GROUND FLOOR COMMERCIAL* - UPPER STORY RESIDENTIAL 519 DU 5 STORY
③	JUNIOR ANCHOR 1 STORY
④	OUTPARCEL 1 STORY
⑤	SENIOR LIVING 2 STORY



New City Active Park

Directly Across N Hancock
with an underground
tunnel connecting the sites



Tunnels & Bridges

Tunnels

- 1T – Under Turnpike South of Scrub Jay and North of Hancock (Built)
- 2T – Under Turnpike South Hancock (Built)
- 3T – Under Keystone Pass connecting Park and k-8 School (Built)
- 4T – Under Hancock at Keystone Pass Blvd (in Design)

Bridges

- 1B – Scrub Jay (Under Construction)
- 2B – Connecting Citrus Grove Rd to Fosgate (Under Construction)











Crooked Can

- Projected construction start in 2024 and opening in 2025
- 1 acre 35,000 SF brewery, taproom, and food hall
- 1-acre Outdoor Beer Garden
- 1-acre Flexible Events Lawn for Special Events



PLANT STREET
MARKET

LOCAL

426





All coal fired pizza

EXIT

the LOCAL BUTCHER'S DELI

HEAVENLY COFFEE CO.

ESSENTIAL OILS & NATURAL SOLUTIONS
YOUR LOCAL ESSENTIAL OILS PROVIDER
STEDDA



FUEL YOUR SOUL!

SIR BENJI'S
DONUTS
The 57th

Jodo

Sweet Honey
CHOCOLATE

HST



Walker
Design



Questions?

