

WELCOME

MINNEOLA MOUNTAIN PROPERTIES FORUM

OCTOBER 5TH, 2023

PANEL MEMBERS



John Skorman
Partner
Skorman Development, LLC.



Tara L. [Name]
Shareholder
Lowndes Law



05:00

Kay Barnett
Vice President of Strategy
Emerging Operations
Northwest Market



[Name] Sheeter
Executive Officer
The Sheeter Group
Crooked Can



J.R. Wright, Jr.
Principal, Co-Four
Strategic Real Estate
Partners

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OCTOBER 5TH, 2023



IN LOVING MEMORY

SHERMAN VANNYOY

OCTOBER 5, 2005 - OCTOBER 2, 2023

MINNEOLA MOUNTAIN PROPERTIES

“After first being elected Mayor in 2009 I quickly realized we could not change the cards that were dealt relating to over 8,000 homes already approved , but we could change the way we played the hand. There were 2 underlying principles which needed to be met though - *The plan could not require raising taxes for residents/businesses nor require city to take on debt.* In February 2013 the City of Minneola established the Minneola Mountain Properties Community with the goal to establish a redevelopment plan so Minneola is prepared for its future. The plan evaluated the Redevelopment Area’s physical and economic conditions and the current challenges and development opportunities facing the community. The plan focused on the transportation, infrastructure, related support facilities, and the positive economic impact that an expanded transportation system and turnpike interchange would bring to the properties in the Redevelopment Area, the City of Minneola, and the region. The Redevelopment Plan addressed strategies and programs which will eliminate blight, stimulate economic development and job creation, and address the lack of infrastructure within the Redevelopment Area”

*Pat Kelley
Minneola Mayor*

PANEL MEMBERS



Kevin Skorman
Owner
Skorman Development, LLC.



Tara L. Tedrow
Shareholder
Lowndes Law Firm



Kay Barnett
Vice President of Strategy &
Emerging Operations |
Northwest Market
AdventHealth



Andy Sheeter
Chief Executive Officer
The Sheeter Group
Crooked Can



J.R. Wright, Jr.
Principal, Co-Founder
Strategic Real Estate
Partners

CRA [SEE-R-A], noun

A dependent special district in which any future increases in property values are set aside to support economic development projects within that district.

Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the “frozen value.” Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any ***tax revenues from increases in real property value, referred to as “increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.***

Minneola Mountain Properties C.R.A.
Approved 2013

Non-Residential Components

Hills of Minneola
Approved 2006

1,778 Acres
3,971 Residential Units

Sugarloaf
Approved 2007

1,434 Acres
2,434 Residential Units

Minneola Ridge
Approved 2006

382 Acres
715 Residential Units

Founders Ridge
Approved 2004

312 Acres
963 Residential Units

Minneola Town
Center

Sun Terra

Camp Lake
Commerce Park

Skorman / Strategic

Hills City Center

Skorman

Hospital

Advent Health

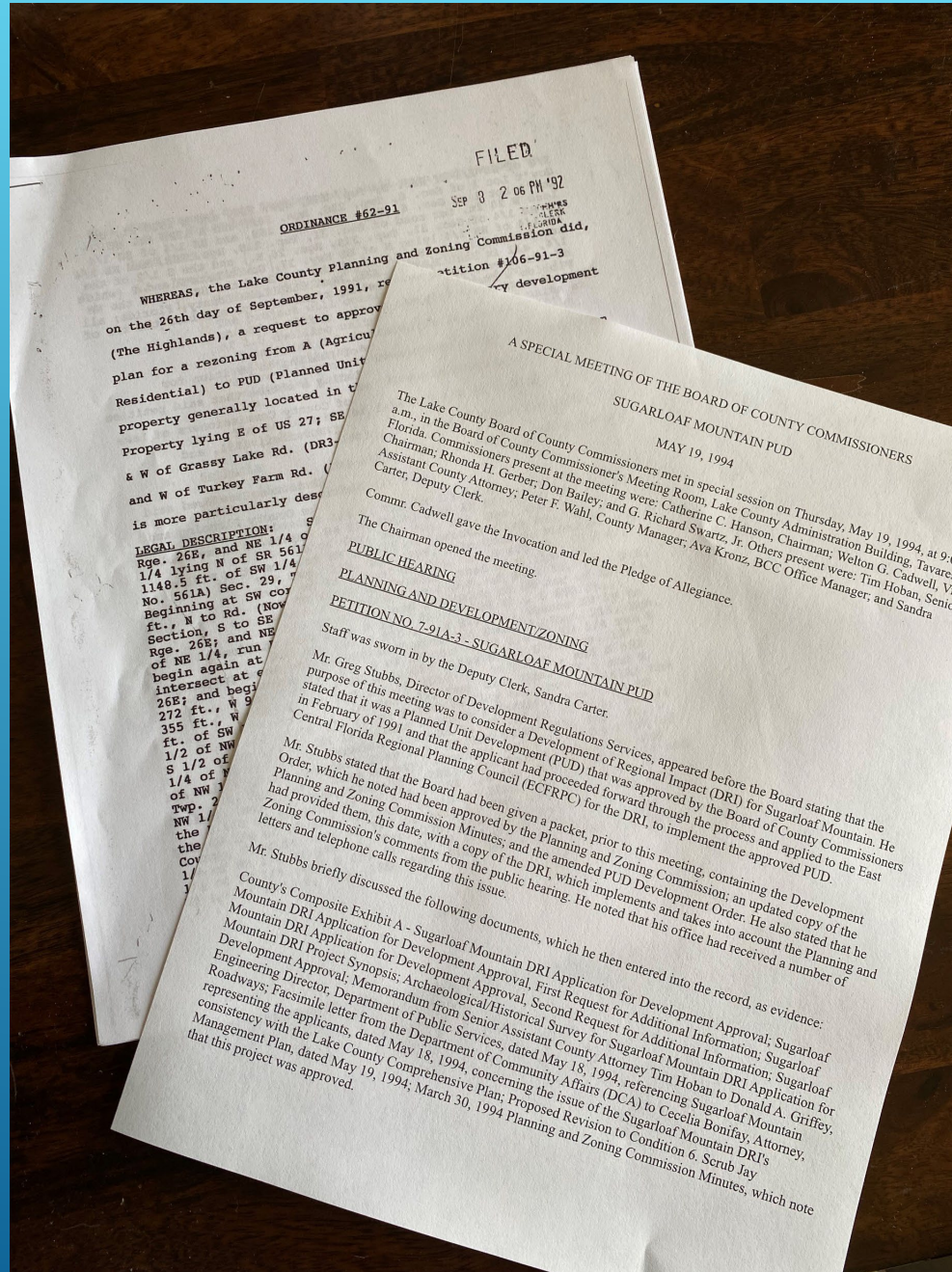
Brewery

Crooked Can

Retail / Dining

Skorman

Early 1990's



1998

NEWS

MINNEOLA OFFICIALS SAY CITY NEEDS ITS OWN SEWER PLANT

By Rich McKay of The Sentinel Staff
Orlando Sentinel • Aug 07, 1998 at 12:00 am



NEWS

MINNEOLA TO VOTE ON CITY MANAGER

Orlando Sentinel • Mar 02, 2003 at 12:00 am



MINNEOLA -- Residents will vote again this month on whether the city should change its system of government.

The Minneola City Council last week agreed to have a referendum on using the city manager form of government with its March 31 special election. The south Lake County city operates under a strong-mayor government in which the mayor is responsible for Minneola's daily operations. Under a city manager system, the council appoints someone for that task, with the mayor remaining a voting council member.

In November, Minneola voters approved a nonbinding measure to make the switch, prompting officials to

NEWS

SUGARLOAF DEVELOPERS HIT BRICK WALL

By David Damron of The Sentinel Staff
Orlando Sentinel • Sep 28, 2000 at 12:00 am



Sugarloaf Mountain was seemingly the ideal spot for a residential development. It is an idyllic site, with a hilly landscape overlooking Lake Apopka and a view of Orlando's skyline.

Developers could lure buyers by talking up how Central Florida's theme-park and municipal fireworks displays could be seen from its eastern perch.

<https://www.globest.com> > sites > globest > 2000/09/27

Sugarloaf Mountain Mixed-Use Project Heads South - GlobeSt

CLERMONT, FL-The \$1-billion, nine-year-old mixed-use planned venture loses a final request to **Lake County** commissioners for a five-year ...

<https://www.globest.com> > sites > globest > 2000/09/18

\$1-Bil Sugarloaf Mountain Mixed-Use Project Still Grounded

Now the estimated \$1 billion commercial-residential venture planned for Sugarloaf for the past nine years may evaporate because the developers ...

01-000461 W. T. Cox, Jr., Individually And As Trustee; Priceco; Agnes T. May; John B. Whitaker And Betty Sue Whitaker vs. Lake County

Status: Closed

Recommended Order on Wednesday, July 25, 2001.

[View Dockets](#)

Summary: Property owners demonstrated excusable delay and no adverse impacts thereby justifying extension of time for complying with deadlines in development order.

STATE OF FLORIDA

DIVISION OF ADMINISTRATIVE HEARINGS

W. T. COX, JR., Individually)

and as Trustee; PRICECO;)

AGNES T. MAY; JOHN B.)

WHITAKER; and BETTY SUE)

WHITAKER ,)

)

Petitioners ,)

)

vs.) Case No. 01-0461

)

LAKE COUNTY ,)

)

Respondent.)

_____)

RECOMMENDED ORDER

Pursuant to notice, this matter was heard on May 23,

2001, in Tavares , Florida, by Donald R. Alexander, the

assigned Administrative Law Judge of the Division of

Administrative Hearings.

CASE INFORMATION**Judge:**

D. R. ALEXANDER

Date Filed:

01/31/2001

Date Assignment:

02/01/2001

Last Docket Entry:

11/01/2001

Location:

Tavares, Florida

District:

Northern

Agency:

ADOPTED IN TOTO

Counsels[Cecelia Bonifay, Esquire](#)

Address of Record

[Melanie N. Marsh, Esquire](#)

Address of Record

Related DOAH Cases(s) (1):

01-0461

Related Florida Statute(s) (4):

120.569, F.S.

120.57, F.S.

380.06, F.S.

NEWS

MINNEOLA PLANS SEWER PLANT

By Liz Berntson and Sentinel Correspondent
Orlando Sentinel • Dec 16, 2001 at 12:00 am

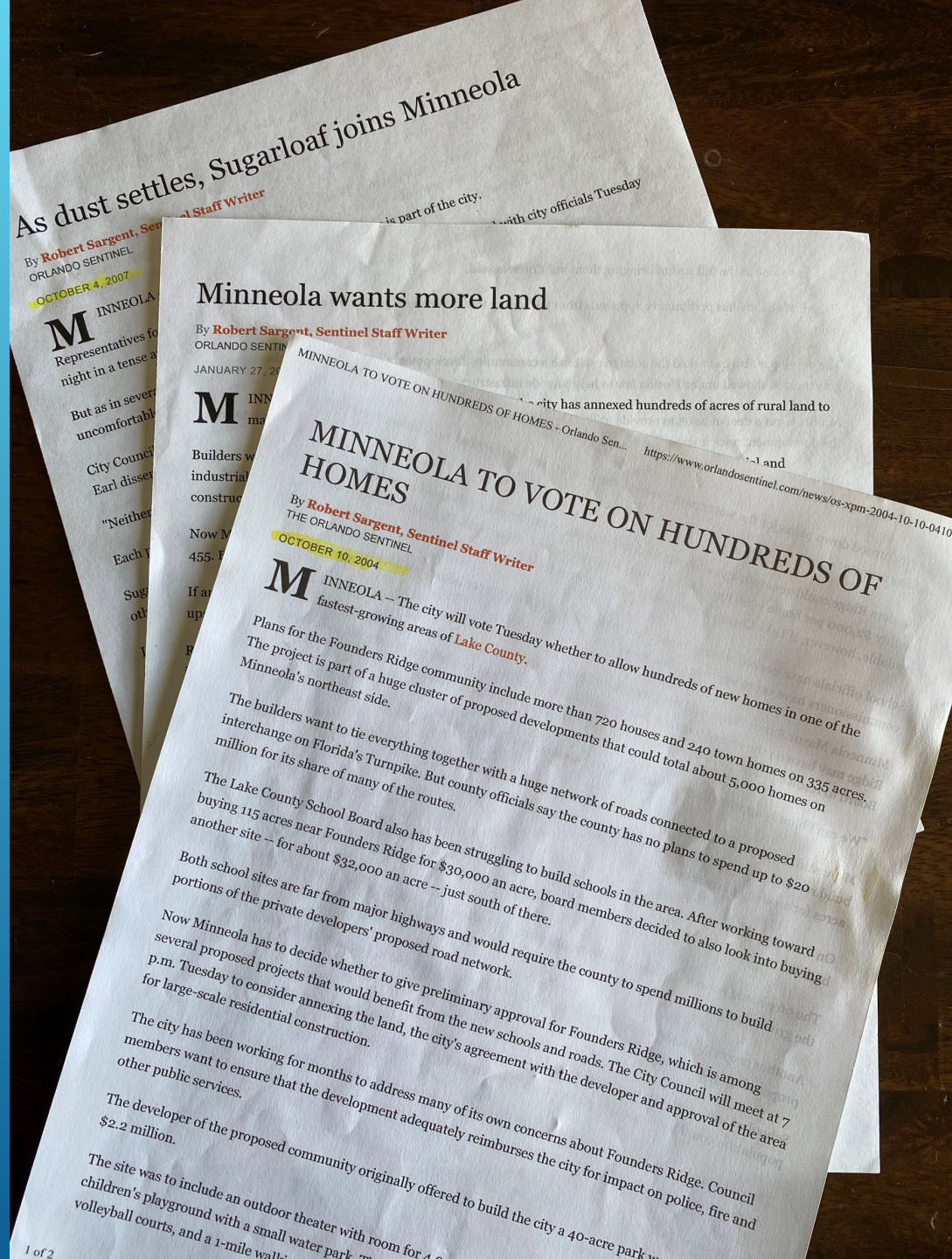


MINNEOLA -- An offer has been made that would be the first step in bringing sewer service to residents of Minneola.

In an attempt to replace the city's present septic systems, Minneola has offered to purchase 30 acres of land, where a sewer plant would be built.

With the tremendous development the city has experienced, particularly during the past five years, Deputy Mayor Ray Sharp says providing a sewer system is logical, practical and responsible.

2004 - 2008



NEWS

Minneola council faces hard choices

By Martin E. Comas and Sentinel Staff Writer
Orlando Sentinel • Oct 31, 2008 at 12:00 am



MINNEOLA -- This south Lake County city saw its population balloon by 70 percent to almost 10,000 residents during the past decade.

To keep up with the growth, Minneola invested in a \$20 million wastewater system, a Fire Department and expanded its Recreation Department.

But the city faces a tough challenge paying for those projects. Minneola -- like most Central Florida municipalities -- faces a revenue shortfall brought on by the housing slump, a downturn in the economy

NEWS

Minneola hires new city manager

By Martin E. Comas and Orlando Sentinel
Orlando Sentinel • Jun 15, 2010 at 12:00 am



MINNEOLA — After a city search that lasted nearly eight months, council members voted Tuesday to hire Mark Johnson, a town administrator for Atoka, Tenn., as Minneola's next manager.

"I believe he will do an excellent job for this city," Minneola Council member Joseph Saunders said. "He shows great leadership."

Minneola, a south Lake County community with nearly 10,000 residents, has been looking for a new city manager since late October when Sam Oppelaar resigned.

Minneola: NEW CITY MANAGER,
MARK JOHNSON, RECEIVES HIS
FIRST ASSIGNMENT...



Rackwood
© 2010 SOUTH LAKE PRESS

I HOPE
THERE'S A
PLAN "B".

8-20-10


2023

LAKE COUNTY

Kudos to Minneola for halting annexations, shutting down growth until 2023

By Lauren Ritchie
Orlando Sentinel • May 21, 2018 at 6:00 am



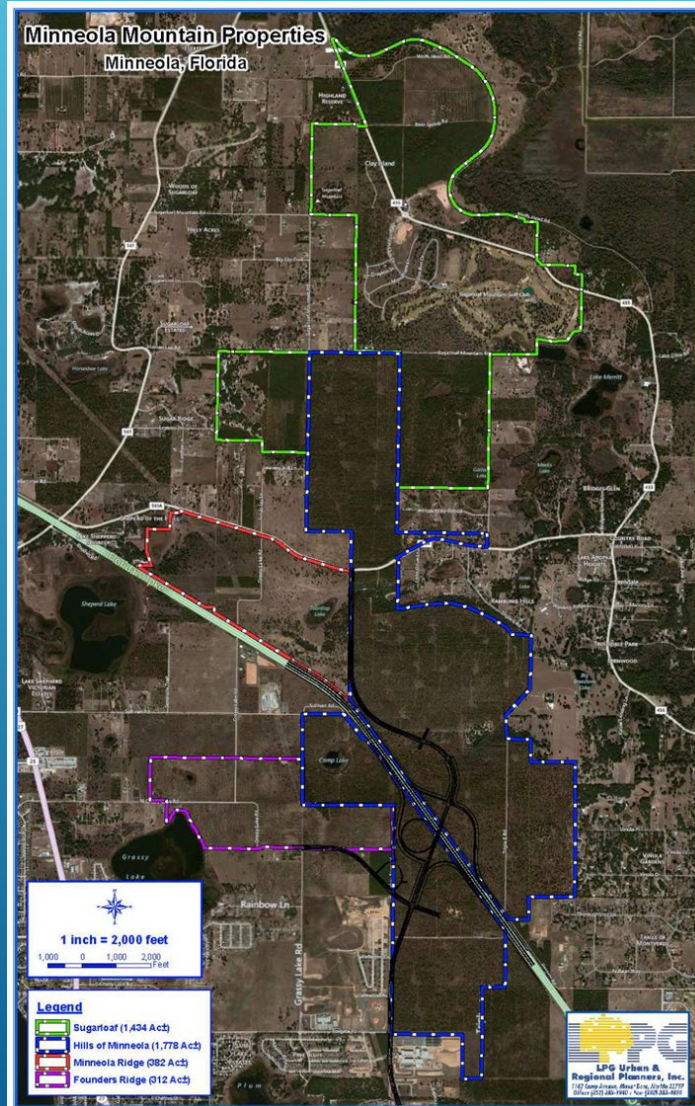
 Expand

ADVERTISEMENT

Minneola Mountain Properties Community Overview

Road Improvements

| Project Name | Project Description |
|----------------------|--|
| Turnpike Interchange | Construct new Turnpike interchange. |
| Hancock Rd | Construct new highway south from Turnpike to Old US 50. Segment A/B. |
| Hancock Rd | Construct new highway south from Turnpike to Old US 50. Segment B/C. |
| Citrus Grove Road | Construct new highway from US 27 to Turnpike interchange. |
| Hancock Rd | Construct new highway north from Turnpike to CR 561A |
| Hancock Rd | Construct new highway from CR 561A to Sugarloaf |
| Hancock Rd | Construct new highway through Sugarloaf to CR 455 |
| Frontage Roads | New frontage roads as needed |
| Spine Trail | Multi-purpose trail |



Land Dedication

The approved development orders require certain parcels to be dedicated to the city and other entities for construction of transportation and other infrastructure.

Sugarloaf

.5 acres on County Road 455 of parcel A for a Fire Station
Water, sewer and reuse/irrigation will be dedicated to the city
Ungated roads dedicated to city

Minneola Ridge

Additional ROW to expand Citrus Grove Road to 100' ROW or as required
A civic parcel for the library, fire station or police substation 4.5 acres

Hills of Minneola

24 acres for city center
Land to contain rapid infiltration basins as required
18.3 acre wetland dedicated to conservation area
43.75 acre school site
38.1 acre school site
100 acres for turnpike interchange

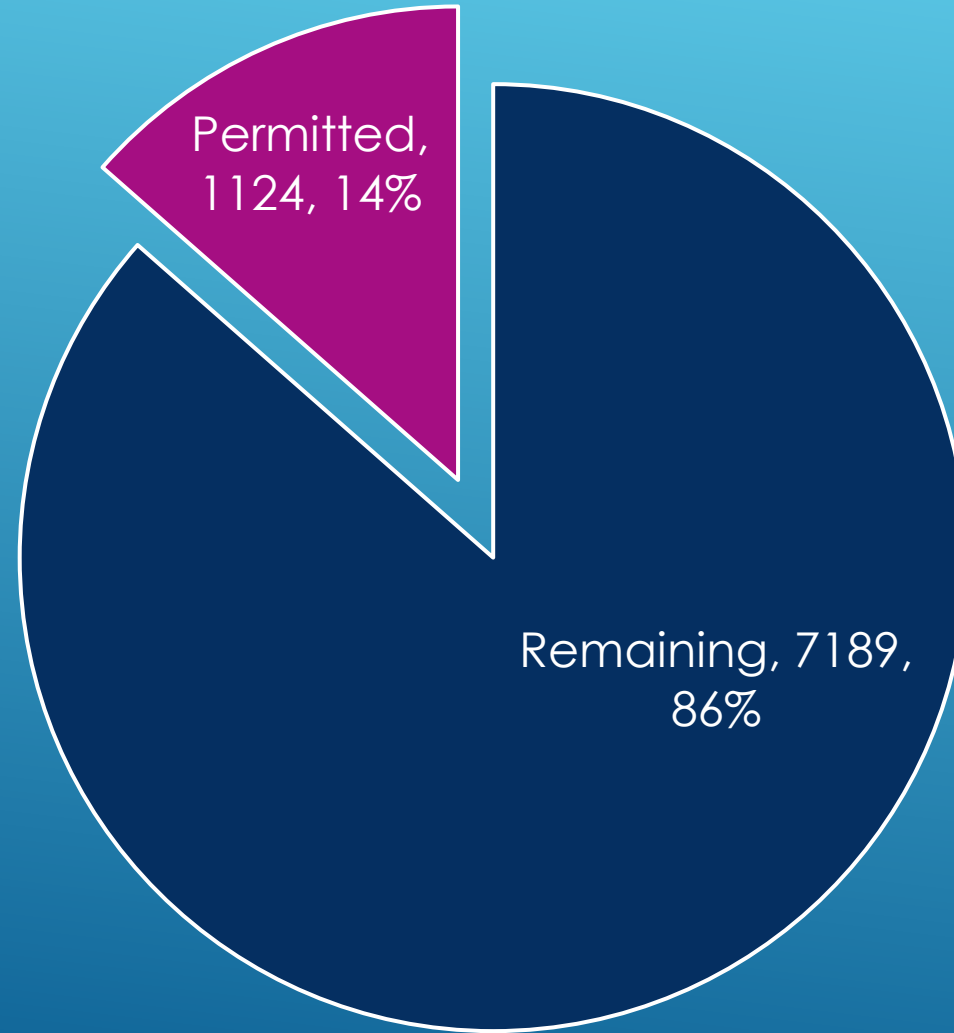
Founders Ridge Road

right of way 100'

| Parcel Name | Total Acreage | Total Residential Units | Commercial/Retail/Office SF | Industrial SF | Civic SF | Parks/Open Space Acreage |
|-------------------|---------------|-------------------------|-----------------------------|------------------|---------------|--------------------------|
| Hills of Minneola | 1832.8 | 3,971 | 1,460,000 | 1,400,000 | 22,000 | 538 |
| Founder's Ridge | 335 | 963 | 0 | 0 | 0 | 84 |
| Sugarloaf | 1,433 | 2,434 | 120,000 | | | 76 |
| Minneola Ridge | 373 | 715 | 107,000 | | | 98 |
| CRA Totals | 3973.8 | 8,083 | 1,687,000 | 1,400,000 | 22,000 | 796 |

Minneola Mountain Properties

Total Approved Residential Units 06/16/2023



Minneola Mountain Current Road Projects Overview



Scrub Jay Road

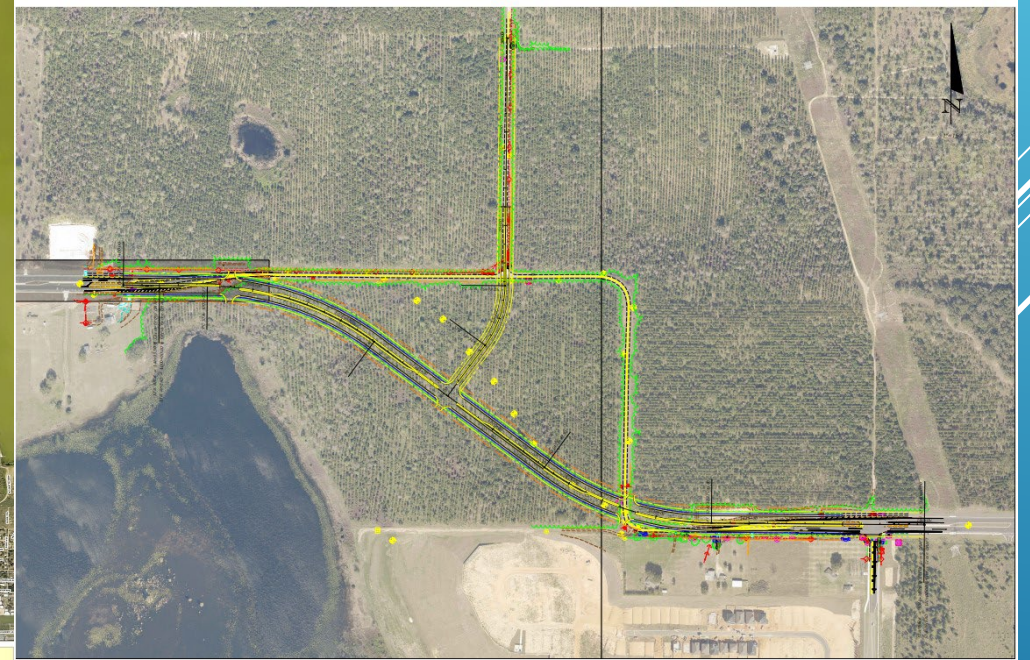
Hancock Road



City of Minneola
Sugarloaf Mountain Road and Vicinity



Citrus Grove Road Ph II



Minneola Mountain Properties Parks and Schools Overview

