



WINTER SPRINGS, FLORIDA

Located just 20 miles north of Orlando in south-central Seminole County, Winter Springs has a growing economy, a professional workforce, and offers an excellent living environment. The City is a sought after location for families and young professionals with exceptional schools, nationally recognized parks, low crime rates, and beautifully landscaped streets. It has easy vehicular access to the State Road 417 (Seminole Expressway/Central Florida Greenway) with linkage to area airports, University of Central Florida, Lake Nona Medical Center and the greater Orlando metro area all within 30 minutes.

Economic growth is strong in Winter Springs with the development of the Town Center at State Road 434 and Tuskawilla Rd. At build-out, the Town Center will include 800,000 SF retail, 600,000 SF office, 700 hotel units, and 4000 residential units. The total anticipated investment is \$700-800 million. Of the total acreage, 41% is currently developed, 15% is in review, with the remaining 44% (approximately 150 acres) available for development.



Just east of the Town Center, is the Greenway Interchange District (GID) located at the juncture of State Road 417 and State Road 434. The GID is expected to become a premier employment center with professional office buildings, conference facility and hotel. Close to 200 acres of developable land is available.

Winter Springs' population is 34,621, but the City draws from a larger area population of 118,788 within a 5-mile radius, and 520,458 within a 10-mile radius.

For more information about doing business in Winter Springs, and the entire Metro Orlando region, contact the Metro Orlando Economic Development Commission's Seminole County office, 407.665.2903 or Tracy.Turk@OrlandoEDC.com.



"Winter Springs is a progressive community that offers many opportunities for businesses. We welcome your inquiries and look forward to working with you."

We value the citizens of Winter Springs, businesses, the Oviedo-Winter Springs Chamber of Commerce, and the many stakeholders in our city. By working together we have formed the foundation of our community and all work together in making our city a good place to live, to work and to conduct business. Our citizens are active in working with city government to continue to improve our city. Our local schools are excellent in all respects and we work closely with the Seminole County School Board in keeping our schools a great place to acquire an education."

Please feel free to contact me if you have any questions about our city. We are anxious to let everyone know that we are one of the premier cities in Seminole County and the State of Florida."

John F. Bush
Mayor

CITY OF WINTER SPRINGS DEPARTMENTS/CONTACTS

Mayor's Office

John F. Bush
407.782.6230
jbush@winterspringsfl.org

City Manager

Ron McLemore
407.327.5957
rmclemore@winterspringsfl.org

Community Development

Randy Stevenson
407.327.5970
rstevenson@winterspringsfl.org

Public Works

Kip Lockcuff
407.327.5989
klockcuff@winterspringsfl.org

MAJOR EMPLOYERS

Seminole County Public Schools
City of Winter Springs
Publix Supermarket
Inwood Consulting Engineers
EZYield.com

WINTER SPRINGS CITY STATS

Incorporated	1959
Population	34,621
Municipal Boundaries	14.8 sq. miles
Median Age	39.3 (2006 est.)
Avg. Household Income	\$75,953
Government	Manager/ Commission

CITY OF WINTER SPRINGS • JOHN F. BUSH, MAYOR • 1126 EAST SR 434, WINTER SPRINGS, FLORIDA 32708 • 407.782.6230 • WWW.WINTERSPRINGSFL.ORG

Putting imagination to work®
ORLANDO

INCENTIVES

City Incentives

Winter Springs provides an array of incentives designed to encourage quality investment in the Town Center and Greenway Interchange Districts including accelerated plan review and eligibility for reduced impact fees for mixed use projects. Notable is the continued involvement and financial commitment of the City through private-public partnerships to the successful implementation of the City's vision.

University of Central Florida (UCF) Business Incubator Program- Winter Springs is home to one of five UCF Incubator locations in the Orlando area. New companies get low rent and expert advice from professionals, who either volunteer their time or offer their services at lower rates. This ongoing mentoring has resulted in the UCF Incubator program having a 100% success rate to date.

County Incentives

The Board of County Commissioners has established a Jobs Growth Incentive (JGI) Trust Fund for both new and existing companies. Seminole County will consider providing incentive dollars for items such as training, relocation expenses and development costs for companies that satisfy selected job creation and wage criteria. Preference is given to new construction and to companies locating in targeted areas within the County.

Seminole Economic Enhancement District (SEED) Area- Various areas within the City are designated as a Brownfield/SEED areas for the purpose of environmental remediation, rehabilitation and economic redevelopment, as allowed under Sections 376.77-376.85, Florida Statutes.

RECENT BUSINESS ESTABLISHMENTS & EXPANSIONS

Town Center - 400-acre, mixed-use facility with luxury condos, upscale shops, and prime office space

SeminoleWAY - currently being studied and planned as a high-tech corridor along SR 417 and as an extension of the Orange County Innovation Way

UCF Business Incubator Program

SR 434 Roadway Improvements

Cross-Seminole Trail

New Crosstown SR 434 LYNX Bus Route - connecting Oviedo Marketplace, Greenway Interchange District, Winter Springs Town Center, and the future Commuter Rail Station with Downtown Orlando and UCF

West End Professional Center

Villagio Retail Center

Inwood Consulting Engineers Corporate Headquarters
EZYield.com

OTHER

#1 Best City in the U.S. in which to purchase a home
(MSN Advisory Services, 2006)

2nd Best City in Florida and 31st Best City in the U.S. to live (Money Magazine, 2007)

Ample Water and Sewer Capacity

Outstanding Public Schools including Winter Springs High School

Easy access to UCF

Award-Winning Ball Fields and Parks (Central Winds Park)

Regional Trail System (Cross Seminole Trail)

Recently completed Senior Center Expansion and Indoor Therapy Pool

Beautifully Landscaped Street Corridors and new Veterans Memorial

Outstanding Community Events throughout the Year

MAJOR BUSINESS DISTRICTS

District	Classification	Industry Focus
Town Center	Mixed Use	Retail/Office/Residential Mix
Greenway Interchange District	Commercial	Prof. Office Employment Ctr.
Oviedo Marketplace	Mixed Use	Retail/Office/Medical Mix
SR 434 Corridor	Commercial	Neighborhood Commercial
US Hwy. 17-92 Corridor	Commercial	Highway Commercial



"We know that quality education is a leading site selection factor for companies. Seminole Community College, and other colleges throughout the Orlando region, are working with business and industry now more than ever to develop specific programs that meet their workforce needs."

*Dr. Ann McGee, President
Seminole Community College*

Founded in 1977, the EDC markets Metro Orlando as a top location for business investment and expansion. Committed to diversification of our region's economic base, the EDC specializes in development of the technology, corporate business, international trade and film/television production industries. For more information about the EDC, visit www.OrlandoEDC.com or call 407.422.7159.

"Putting imagination to work" is a registered service mark of the Metro Orlando Economic Development Commission.