



# WINTER SPRINGS STATS



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](mailto:Tracy.Turk@OrlandoEDC.com).

## From The Mayor

"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

## MAJOR EMPLOYERS

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

## CITY STATS

- Incorporated**  
1959
- Population**  
34,621
- Median Age**  
39.3
- Government**  
Manager/Commission

## CITY OF WINTER SPRINGS DEPARTMENTS/CONTACTS

Mayor's Office

John F. Bush

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City Manager

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Public Works

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# 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.

# 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***

## RECENT BUSINESS ESTABLISHMENTS

- 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)

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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 *OrlandoEDC.com* or call 407.422.7159.

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