

WINTER SPRINGS

BUSINESS

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LIFE SCIENCE/BIOTECH
CLEAN-TECH
DIGITAL MEDIA
MODELING/SIMULATION
SMALL BUSINESS



CONTENTS

01

**A Message from
Mayor Lacey**

02

**Top 10 Reasons to
Locate Your Business in
Winter Springs!**

03

**About Our City:
History & Lifestyle**

07

**Winter Springs
Demographics:
An Affluent City On the Rise**

09

**Winter Springs
Targeted Industries
and Opportunity Sites**

11

**Opportunity Site One:
Greenway Interchange
District**

15

**Opportunity Site Two:
The Town Center District**

19

**Opportunity Site Three:
Village Walk**

25

**Opportunity Site Four:
U.S. 17-92 CRA**

27

**Business Incentives:
Available Programs & Services**

32

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OPPORTUNITY SITES



GREENEWAY INTERCHANGE DISTRICT

Seminole Way -
The High Technology and
Education Corridor



THE TOWN CENTER DISTRICT

A walkable mixed-use area
providing opportunities for
retail, office, and professional
spaces located in the center
of Winter Springs



VILLAGE WALK

Greenfield development
opportunities for commercial,
retail and light industrial
development supported by
established neighborhoods



U.S. 17-92 CRA

A business corridor with
funding opportunities
for business growth and
enhancement of public
spaces



Our Mission:

"To provide an efficient delivery of public services through innovation and excellence and promote quality of life by working cooperatively with all of our customers to protect health and safety, improve economic vitality, and enhance neighborhood livability throughout the City."



Oviedo-Winter Springs Chamber of Commerce
www.oviedowintersprings.org

The City of Winter Springs and the adjacent City of Oviedo have established strong commitments known as "Twin Cities" to provide regional assets to their business community. The Twin Cities approach has been strengthened by the Oviedo-Winter Springs Chamber of Commerce and their respective business retention and economic development programs. The cities are fortunate to be served by a small-business incubator that is located along Seminole Way and operated by UCF. The Twin Cities have shared-response public safety services, commitments to prudent management of natural resources and are physically connected via roadways and a series of natural trails. The Twin Cities complement each other's particular attributes making this part of Central Florida truly unique!

A Message from Mayor Charles Lacey

On behalf of the Winter Springs City Commission, I thank you for your interest in our City! A vibrant, young community with a rich history, Winter Springs is one of Florida's premiere destinations. The City offers a top-tier educational system and excellent quality of life, and was recently chosen as one of the "Best Places to Live" by CNN Money Magazine and the Orlando Sentinel. Situated on Central Florida's newest technology corridor, Seminole Way, our pro-business community's growth will be fueled by technology industry clusters and collaborative relationships with educational and research leaders. The continued development of our Town Center provides entertainment, retail and cultural activities right at the heart of our City.

The City Commission has established strategic objectives to enable our City to become an economic engine for Seminole County while maintaining the services and public amenities enjoyed by our residents, businesses, and visitors. This brochure highlights our City's history, relaxing quality of life, business community, targeted opportunity sites, facilities and business assistance programs. Take a look at what the City of Winter Springs has to offer and you'll see why it's one of the best places to live, work and raise a family. I look forward to welcoming you to the City of Winter Springs! ■





Top 10 Reasons to Locate Your Business in Winter Springs!

- 1** Winter Springs location on Seminole Way, Central Florida's newest high technology corridor with access to the State, Nation and World. Minutes away from Sanford Orlando International Airport
- 2** Easy access and proximity to the University of Central Florida (UCF), the nation's 2nd largest university and home to the Center for Research Optics and Lasers (CREOL), the National Simulation Center (NSC), the Institute for Simulation and Training (IST) and the College of Film and Digital Media
- 3** Greenfield Opportunity Sites and In-fill Opportunities with Incentive Programs
- 4** Pro-Business Community!
- 5** Identified as a "Best Place to Live" by CNN Money Magazine and the Orlando Sentinel
- 6** Outstanding public schools "A-rated" by the Florida Department of Education, and all high schools ranked by Newsweek Magazine in the top 5% of the nation
- 7** Award-winning Parks and Recreation Facilities with access to an expansive regional trail system (Cross-Seminole Trail) recognized as a Florida Trail Gateway Community
- 8** Outstanding Natural Resources and Features!
- 9** Winter Springs Town Center, urban amenities, and something for all ages!
- 10** Outstanding Community Events throughout the year, such as the Scottish Highland Games, Winter Springs Festival of the Arts and Master Gardener Garden Walk



About Our City

OUR HISTORY

The history of Winter Springs is inextricably linked with Florida's own history of changing ownership. Florida was a Spanish colony from 1513 to 1763, under a British possession from 1763 to 1783, returned to Spanish control in 1783, and finally acquired by the United States in 1821. All of what is now Winter Springs was once owned by a merchant from New York, Moses Levy, who secured thousands of acres in land grants from the Spanish government prior to the U.S. acquisition of the State in 1821. Wealthy landowner Henry Gee and his son persuaded the territorial governor of Florida to give them part of the Moses Levy land grants along Lake Jesup. Although in 1852 the courts upheld the validity of the Spanish land

grants and returned the property to Moses Levy, both Gee Hammock and Gee Creek still bear Henry Gee's name.

Lake Jesup, named for General Thomas S. Jesup, a prominent figure in the Seminole Wars, and the nearby town of Clifton Springs were as far south as steamboats could travel. In the frontier-like atmosphere of the 1800s, wagons hauled people and goods south to the cities of Orlando and Maitland, or transported products and passengers north across Lakes Jesup and Monroe and up the St. Johns River. Brisk business along the wharves encouraged the establishment of industry— Antonio Solary built the wharf in 1872 that bears his name. Lumber and logging ventures, sawmills, and turpentine stills were built in the area. Cattle also became one of the frontier industries. Orange groves were planted, and railroads were extended to serve them.

This area was originally incorporated as North Orlando in 1959, when it boasted no more than 600 residents. However, the growth of the Central

Florida region as a whole contributed to the City's steady development. In 1968 nearby Florida Technological University opened, and has grown to become the nation's third largest university, the University of Central Florida (UCF). The continued development of UCF, its adjacent Research Park, and the growth and development of Central Florida's aerospace and defense industries has fueled consistent, steady development of high quality, suburban style residential neighborhoods from the 1970s to date making Winter Springs one of Central Florida's premiere destinations.

In 1972, the City changed its name to Winter Springs. The Winter Springs Town Center, designed to replicate the feel of "old town" Florida in the geographic heart of the city, opened in 2002. This mixed-use development provides an urban center for the City with a new 54,000 SF Publix store and 61,000 SF of specialty retail shops and office space. Winter Springs is now home to over 33,633 people and is poised to remain one of the state's most livable 'small towns'.

Sources for Winter Springs History: *Flashbacks: The Story of Central Florida's Past*, by Jim Robison & Mark Andrews, 1995; *The Orange County Historical Society, The Orlando Sentinel, and The Winter Springs Historical Trail*, by Steve Rajtar, 1999.

QUALITY OF LIFE

Winter Springs is a desirable location for young business professionals and their families. Exceptional "A-rated" schools, nationally recognized parks and trail system, low crime rates, and beautifully landscaped streets make the Winter Springs area a prime location to raise a family.

Location and Transportation

Conveniently located less than 30 minutes to the beaches of Florida and World Class theme park attractions, Winter Springs also offers businesses easy access to domestic and global markets via two international airports—making it easy for you or your business to "get there from here". Winter Springs is located just 10 miles north of Orlando in south-central Seminole County. The City enjoys a prime location on Central Florida's roadway network, with easy

access to U.S. 17-92—the commercial corridor for Seminole County—and State Road 417 (Seminole Expressway/Central Florida Greenway), which links the City to Interstate 95, the Florida Turnpike and the southern United States. State Road 417, also known as Seminole Way, is one of the newest "technology-corridors" in the state. Seminole Way connects the City of Winter Springs to the computer simulation, digital media and photonics industry sectors located at the nearby University of Central Florida, the medical technology and bio-technology industry sectors located at Lake Nona's Medical Center, and the aerospace technologies industry sector located at the Kennedy Space Center.

Quality and Diversity of Housing

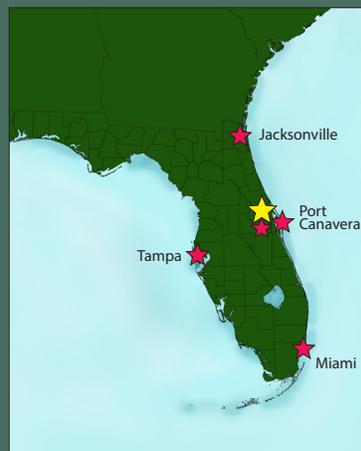
The most often cited benefit by new City residents is the quality and diversity of the City's neighborhoods. Winter Springs boasts a significant inventory of both established and new residential neighborhoods that provide a range of housing options, from single family to apartments. Several of Central Florida's most prestigious residential addresses are found in the neighborhoods near the Tusawilla Country Club, including neighborhoods such as Carrington Woods, Chelsea Woods, Chestnut

Estates, Country Club Village, Fairway Oaks, Glen Eagle, the Reserve at Tusawilla, Tuska Oaks and Winding Hollow. The magnificent Tusawilla Country Club Golf Course meanders through several subdivisions offering golf-front property views and lifestyles. Townhomes and urban housing options are available in the Town Center.

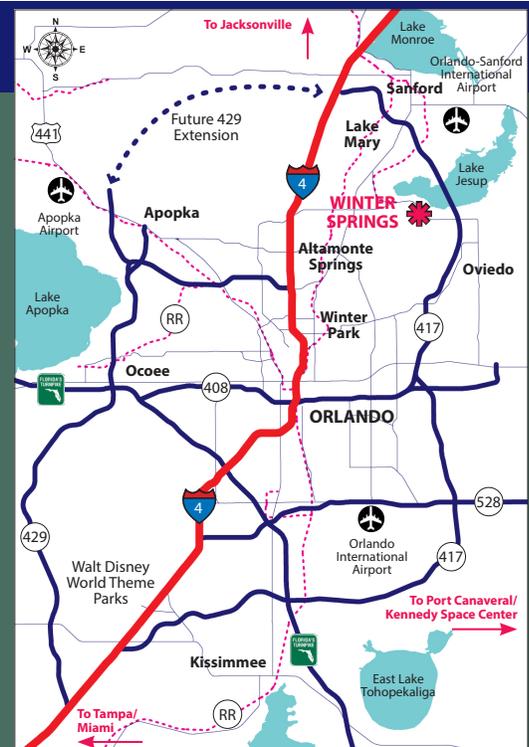
Recreational Facilities and Programs

The City of Winter Springs is known for its top-quality parks and recreational facilities and programs. The City has developed nine park sites on over 125 acres for public use, including community and neighborhood parks, passive parks and a senior community therapy pool. In addition to great natural amenities and facilities, the City makes exceptional recreation programming available to its residents. Programs range from youth sports leagues and summer camps to adult softball, flag football, dance and fitness classes. Also, the Winter Springs Senior Center provides programs for the young at heart such as tai-chi, bridge, line dancing, yoga and monthly field trips to local attractions and events.

Sporting tournaments regularly host their local, regional, and statewide championships in Seminole County. The NCAA chose Seminole County to hold



Winter Springs is centrally located from the major transportation hubs of Port Canaveral, Orlando, Jacksonville, Tampa, and Miami.





its first “green” tennis tournament in the nation, and the Babe Ruth Baseball League held all their local, regional and state games in the county attracting many teams and families to the area. Such sporting events contributed over \$16 million dollars last year to the local economy.

From family picnics to ping-pong, baseball to ballroom dancing, you are never wanting for something to do in Winter Springs—the City offers activities for all ages! For more information about the City’s parks and recreation facilities and programming, please visit www.winterspringsfl.org, or call the Winter Springs Parks and Recreation Department at (407) 327-6597.

Extensive Trail Network and Natural Resources

Located in Seminole County near Lake Jesup, the City of Winter Springs enjoys some of Florida’s most scenic lakes, streams and forests. Birding, biking, hiking, fishing and boating are just some of the outdoor activities that the natural resources preserved in Winter Springs encourage. Recognized as a Florida Trail Gateway Community, the City is connected to the Florida Natural Scenic Trail System via its position along the extensive Cross-Seminole Trail. Additionally, as evidence of the City’s commitment to its natural environment it continues its 21st year in recognition by the Arbor Day Foundation as a “Tree City USA”.

Primary Schools

Seminole County Public Schools:

- \$996 Million Impact
- Seminole County’s Largest Employer
- Almost 6,000 Employees reside in Seminole County
- 56th Largest School District in the U.S.

The Seminole County Public School System is among the highest rated school systems in the nation. Over 80% of all high school graduates go on to pursue higher education in the form of two or four year degrees or advanced technical training. The district has spent more than \$450 million on renovation and construction of new schools in the

past ten years. In the past five years, more than \$35 million has been spent on technology for the schools and classrooms. Winter Springs is home to five elementary schools, one middle school, and one high school. Visit the Seminole County Public Schools website for in-depth information regarding each school at www.scps.k12.fl.us or call (407) 320-0000.

Higher Education

Winter Springs is less than 13 miles from the University of Central Florida (UCF), one of the most dynamic universities in the country. Offering 225 degree programs, it has become an academic and research leader in numerous fields such as optics, modeling and simulation, engineering and computer science, business administration, education, science, hospitality management and digital media.

UCF's 1,415-acre main campus provides modern facilities with wireless capabilities. More than 53,000 students attend classes on UCF's main campus and its 11 regional campuses located throughout Central Florida.

The University of Central Florida has partnered with the City of Winter Springs to establish the UCF/Winter Springs Small Business Incubator. Learn more about our small business

incubator on page 11, Opportunity Site One: Greenway Interchange District.

Seminole State College (SSC) of Florida has a campus located in the nearby City of Oviedo. SSC is a full-service education provider offering four-year degrees and two-year college-credit degrees (A.A. and A.S.), specialized career certificates, continuing professional education, and an array of culturally stimulating events including theatrical and musical performances, planetarium shows, and culturally relevant guest speakers.

CULTURAL ACTIVITIES

Winter Springs hosts many cultural events throughout the year providing opportunities for families and visitors to enjoy the many public facilities and amenities offered by the City. Local artisans and businesses thrive as well, benefitting from the thousands of visitors drawn to these events each year for cities region-wide.

Winter Springs Festival of the Arts

One of the City's signature events, this free art, wine, and jazz festival attracts residents and visitors to the upscale event. Patrons stroll along beautiful Blumberg Boulevard viewing the work of 125 fine artists, enjoying music and

entertainment by performing artists, and tasting a variety of foods. The popularity and attendance at this regional festival continues to increase, with over 20,000 attendees at the 2010 festival.

Central Florida Highland Games

The Scottish-American Society of Central Florida holds the Central Florida Highland Games on the third weekend in January at the City of Winter Springs' Central Winds Park. This multi-day event is one the largest highland game events held in the United States, and has become one of the most well-attended events in Seminole County, with over 25,000 people in attendance in 2010. For additional information about the Central Florida Highland Games go to www.flascot.com.

Hound Ground Dog Park

In 2010 the City opened a brand new permanent dog park known as the Hound Ground. This charming park offers fenced in, leash-optional areas for large and small dogs, water and shade facilities, and a training area. The Hound Ground Dog Park is located at 900 East State Road 434. For additional information please contact (407) 327-6597. ■





Winter Springs Demographics

An Affluent City on the Rise

The demographics data for the City of Winter Springs presents a growing City that is home to young, affluent, well educated, professional families. The City's housing stock is composed of higher quality, higher value and newer homes when compared to Seminole County and the State of Florida as a whole.

POPULATION GROWTH IN THOUSANDS

Source: Bureau of Economic and Business Research (BEBR)

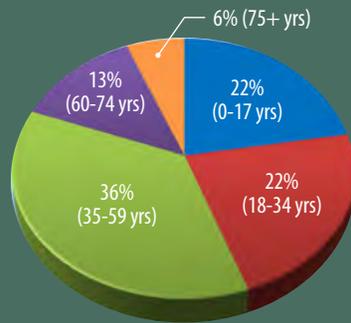


Population Growth

The City of Winter Springs has grown rapidly over the past 25 years. From a population of 18,489 in 1985, the City's population has almost doubled to 34,621. This continued, steady growth is a testament to the City's hard-earned reputation as a premier destination.

POPULATION BY AGE

Source: Decision Data Resources, June 2009, Metro Orlando EDC



Population by Age

The median age for Winter Springs is 40 years old, which adds to the young vibrant community. Over 40% of the City's population is less than 34 years old! 36% of the City's population is between the age of 35 and 59. 19% of the City's population is over 60 years of age.

MEDIAN HOUSEHOLD INCOME IN THOUSANDS

Source: US Census Bureau, 2006-2008 American Community Survey



Median Household Income

Winter Springs residents are some of Central Florida's most affluent. The median household income for Winter Springs residents is \$65,035. This amount is higher than the State and County levels of \$48,637 and \$59,317, respectively. The comparatively high median household income level coupled with a relatively young population creates ideal market conditions for the continued development of the professional service and retail trade sectors.

Cost of Living

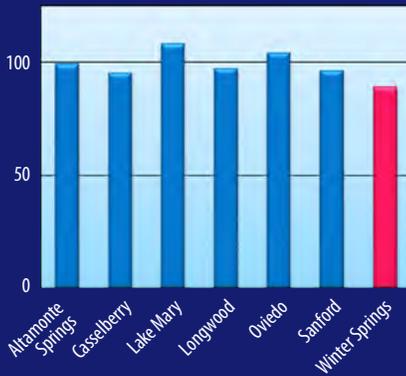
The cost of living in Winter Springs is one of the lowest in Seminole County. A low cost of living, comparative housing values and amenities will ensure that Winter Springs continues to be Central Florida's destination of choice.

Housing Stock

Winter Springs housing stock is one of the newest, and highest quality in Central Florida and the State. Over 70% of the City's residential housing stock was built after 1980. The value and quality of the housing stock has been improving also. In 2000, the estimated median value for a house or condo was \$124,500, in 2008 that value had risen to \$269,900! The median value of owner-occupied units in the City of Winter Springs is \$269,900 which exceeds the median values of both Seminole County and the State of Florida at \$264,900 and \$226,300, respectively.

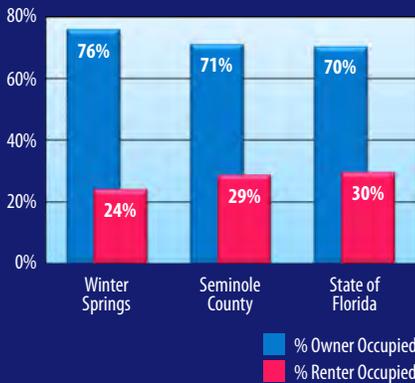
COST OF LIVING

Source: Sterling's Best Places 2009 & City Data 2009



HOUSING TENURE

Source: US Census Bureau, 2006-2008 American Community Survey



MEDIAN HOME VALUE OF OWNER-OCCUPIED UNITS IN THOUSANDS

Source: US Census Bureau, 2006-2008 American Community Survey



More people own their own home (76%) and fewer people rent (24%) their homes in Winter Springs when compared to the State of Florida (70%-own and 30%-rent) and Seminole County (71%-own and 29%-rent) averages.

Educational Attainment

Winter Springs residents have higher educational attainment levels than State and Seminole County averages. Over 90% of the City's residents have high-school diplomas and 38% have bachelors degrees or higher. Over 2,700 (12%) residents have attained graduate level master's and doctorate degrees.

Business Community

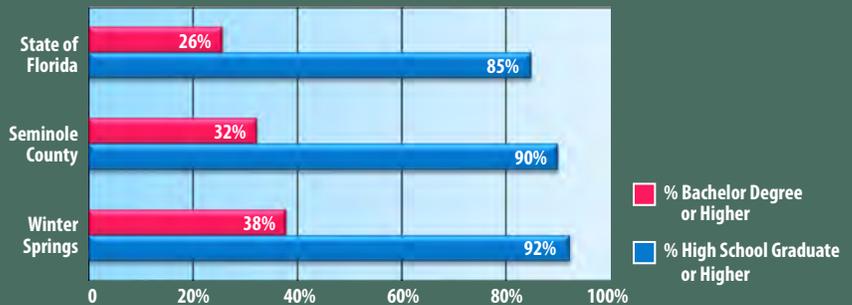
The City of Winter Springs business community is composed of a wide range of industries. The largest industry sectors comprising the business community are, in descending order, (1) Education, Health Care, Social; (2) Retail Trade; (3) Professional, Scientific, Management; (4) Construction; and (5) Finance, Real Estate, and Insurance. The concentration of professional services, health care and financial sectors corresponds with the City's residents high level of educational attainment

and the high median income levels. The diversified composition of the Winter Springs business community represents a significant workforce resource for relocating or expanding companies. Technically skilled workers and experienced business professionals already call Winter Springs home. ■



EDUCATIONAL ATTAINMENT

Source: US Census Bureau, 2006-2008 American Community Survey



INDUSTRY DISTRIBUTION

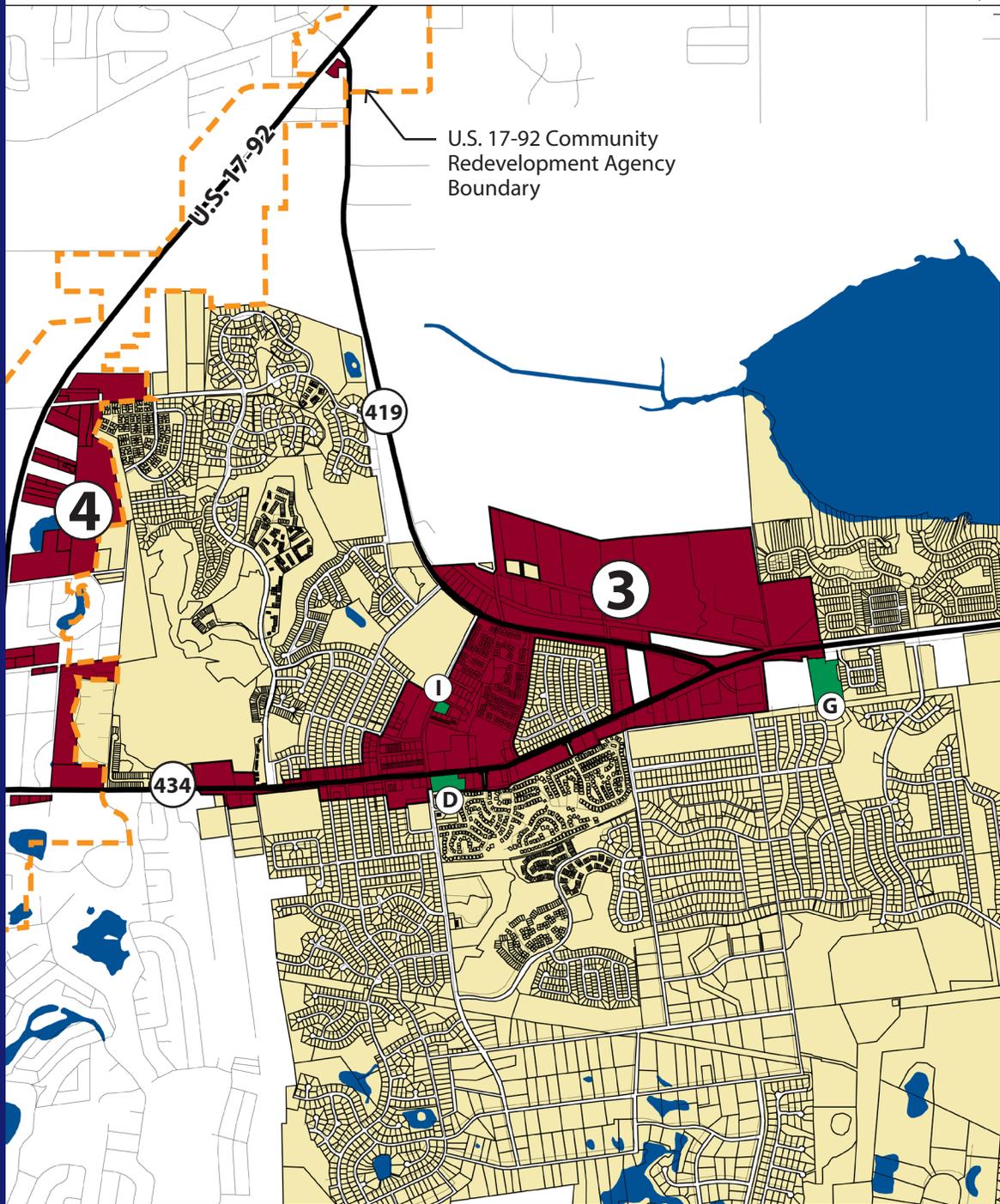
Source: US Census Bureau, 2006-2008 American Community Survey



Winter Springs Opportunity Sites and Available Building Facilities

Opportunity Site areas have been identified for the targeted industry needs. These premier locations provide Greenfield development opportunities with quick access to the region's transportation network, infill development opportunities, and retail and office development opportunities in the growing Town Center area.

- 1 GREENWAY INTERCHANGE DISTRICT
- 2 THE TOWN CENTER DISTRICT
- 3 VILLAGE WALK
- 4 U.S. 17-92 CRA DISTRICT



AVAILABLE BUILDING FACILITIES						
Site	Facility	Location	Sq. Ft.	Use	Contact	
A	Winter Springs Town Center	S.R. 434 and Tuskawilla Road	5,250	Mixed Use		
B	Tuskawilla Office Park	1100 Town Plaza Ct.	5,553	Multi-Story Office	(407) 647-7006	
C	Vistawilla Office Center	1511 East S.R. 434	2,000	Multi-Story Office		
D	International Plaza	105 East S.R. 434	6,711	One-Story Office		
E	West End Professional Center	1135 East S.R. 434	15,832	Multi-Story Office	Paul Partyka (407) 875-9989 ext. 758	
F	Don King's Concrete + Office Rentals	400 West S.R. 434	2,541	One-Story Office	(407) 977-9001	
G	Villaggio Shopping Center	853 East S.R. 434	13,834	Anchored Retail Center	Paul Partyka (407) 875-9989 ext. 758	
H	Pinch-A-Penny	170 Tuskawilla Road	2,501	Pool Supplies	(407) 327-6006	
I	Moss Road Office Park	209 N. Moss Road	5,600	Multi-Story Office	Reba Duguette 407-786-4001 x228	
J	Inwood	3000 Dovera Drive	30,000	Multi-Story Office	Paul Partyka (407) 875-9989 ext. 758	

For more information regarding these business opportunities please visit www.wintersprings.biz



Lake Jesup

Florida 417 Toll (Central Florida Greenway)

2

1

434

Tuskawilla Road

Winter Springs Blvd.

CITY OF OVIEDO

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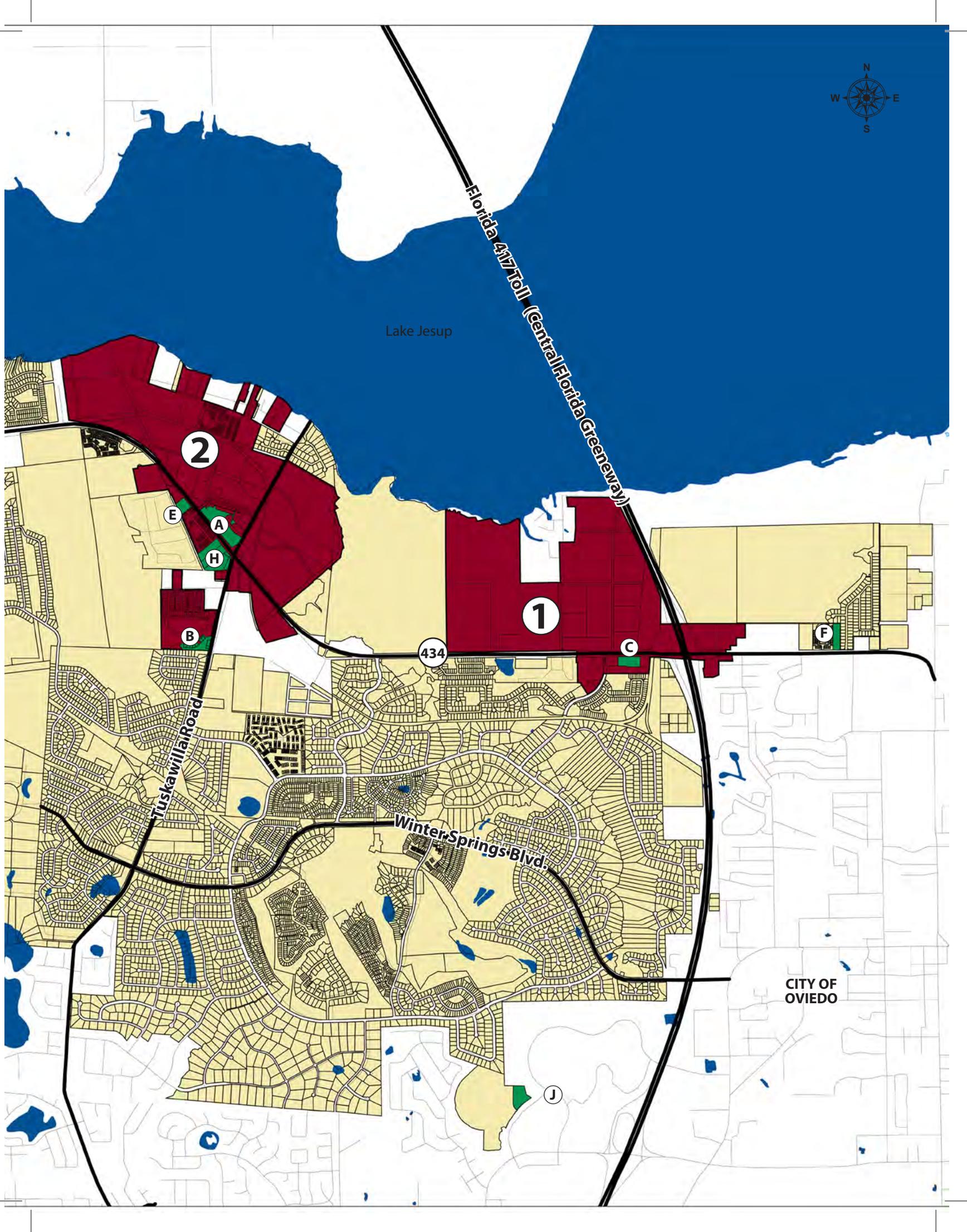
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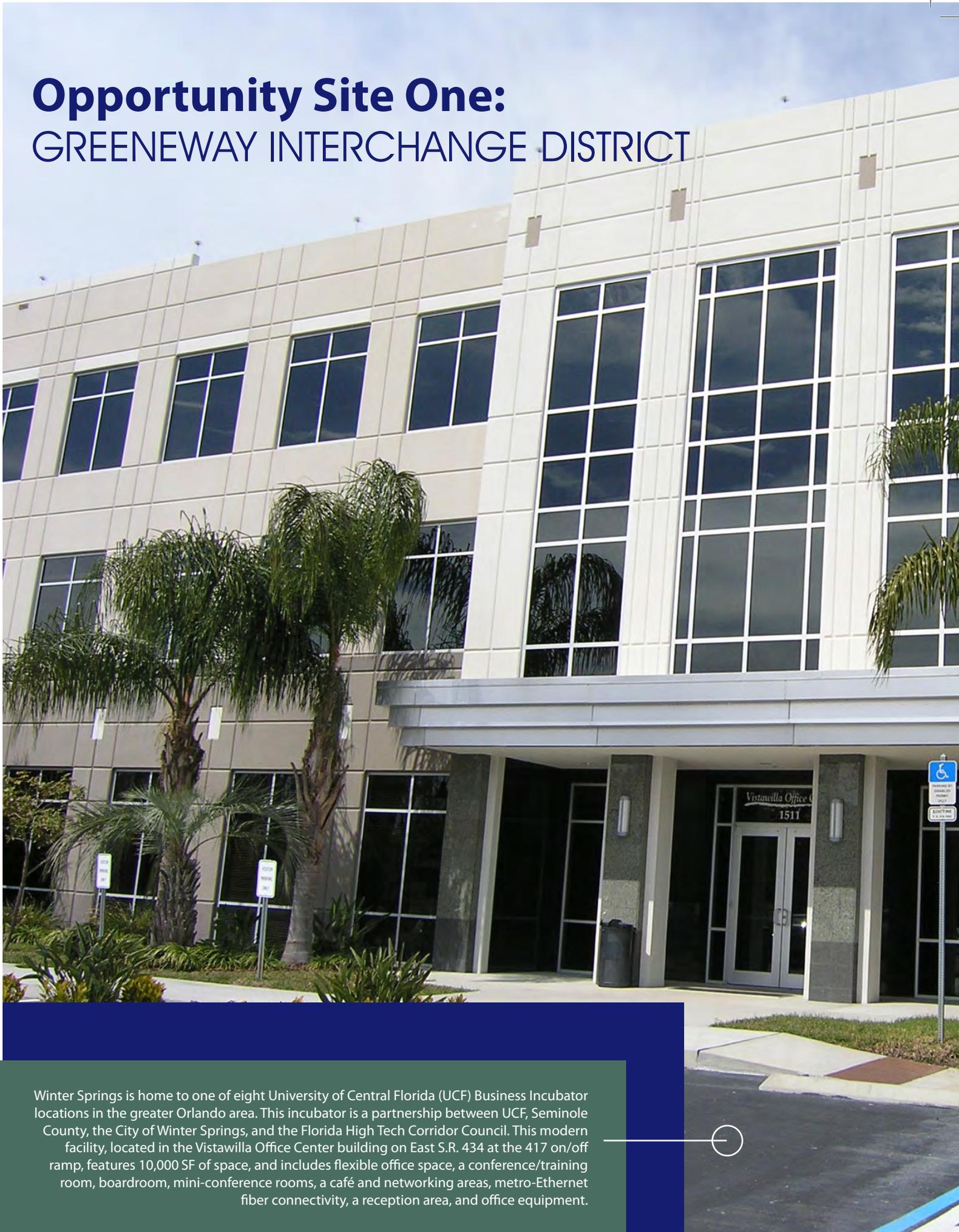
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Opportunity Site One: GREENEWAY INTERCHANGE DISTRICT



Winter Springs is home to one of eight University of Central Florida (UCF) Business Incubator locations in the greater Orlando area. This incubator is a partnership between UCF, Seminole County, the City of Winter Springs, and the Florida High Tech Corridor Council. This modern facility, located in the Vistawilla Office Center building on East S.R. 434 at the 417 on/off ramp, features 10,000 SF of space, and includes flexible office space, a conference/training room, boardroom, mini-conference rooms, a café and networking areas, metro-Ethernet fiber connectivity, a reception area, and office equipment.



The City of Winter Springs has identified four targeted industry groups for development within the City. Development of these targeted industry sectors will provide high-paying job opportunities for current and future residents, strengthen the existing business community and continue the diversification of the Winter Springs local economy. The City's targeted industry groups are:

1. **Financial and Information Services;**
2. **Arts & Digital Media**, including simulation and video game development; 3-D printing development
3. **Life Sciences, Bio-Tech, and medical instruments applications;** and
4. **Technical and Research Services**, including "Green Bio-Tech" and "Green Building" concepts.

Seminole Way

Winter Springs offers excellent opportunities for the development of high technology industries. Situated on the eastern edge of the City, Seminole Way is a strategic economic development initiative focused on attracting high value jobs and businesses to Seminole County. The State Road 417 (Central Florida Greenway) corridor defines the boundaries of the Seminole Way district, spanning the length of Seminole County and connecting to both Orange County's "Innovation Way" and the "Medical City" located at Lake Nona. The City has targeted this Greenway Interchange District (GID) for technology industry development complemented by commercial and retail establishments. It is expected to become a premier employment center with professional and high tech office buildings, conference facilities, and hotel rooms.

The GID opportunity site is comprised of 26 potential sites with over 378 acres. One of the key features of this opportunity site is the ease of assemblage: it offers the largest consolidation of vacant developable land within the City under one ownership—over 232 acres. An additional 64 acres of this opportunity site are controlled by a second owner, totaling 296 (78%) of the 378 acres under the control of just two entities.

Development incentives available for the GID include regulatory incentives that allow a intensity from 1.0 FAR (Floor Area Ratio) up to 2.0 FAR and a maximum residential component of up to 25% vertical mix. Because the GID is also located in one of the City's three Seminole Economic Enhancement Districts (S.E.E.D.), developers are eligible to apply for a range of site development incentives. For more information on the incentive programs offered please see page 19. For additional information regarding the SeminoleWAY program visit: www.seminoleway.com.

UCF Business Incubator - Winter Springs

The Seminole County/Winter Springs location of the UCF Incubator opened its doors in 2008 to serve high growth startup firms in Seminole County. Business incubation is a critical element of regional economic development strategies—studies show that 95% of companies stay in the community where they are established. Incubator support also greatly reduces the risk of failure: 87 to 91% of companies that graduate from an incubator program are still in business 5 years later. Companies participating in the incubator receive competitive rental rates, business counseling and expert advice from professionals, who either volunteer their time or provide their services at reduced rates. This ongoing mentoring has resulted in the incubator program having a 100% success rate to date. For more information about the Seminole County/Winter Springs Incubator visit www.incubator.ucf.edu, or contact Ms. Esther Vargas-Davis, Site Manager, UCF Incubator-Seminole County, (407) 278-4881, evargasd@mail.ucf.edu. ■

Greenway Interchange District Opportunity Sites



- City of Winter Springs
- Amerada Hess Corp.
- Margaret and Ward Casscells
- East Coast Believers Church
- Metro Church of Christ
- Colonial Bank
- Expressway Professional Plaza
- Elizabeth Morse Genius Foundation
- Intervest Condos of Orlando
- Luis Marmol
- Seminole Trail Animal Hospital
- Stran Group LLC
- Vistawilla Office Center LLC
- Vistawilla Plaza B Owners



Greenway Interchange District Opportunity Sites Parcel Information

SITE	PARCEL	ACRES	TARGET USE	ZONING	OWNER
1	3120315BB0000019J	1.45	Commercial	Planned Unit Development	Amerada Hess Corp
2	3120315BB00000180	10.25	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Margaret S O &
3	3120315BB00000210	8.53	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Margaret S O &
4	3120315BB00000100	8.48	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Margaret S O Tr
5	3120315BB00000110	18.18	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Margaret S O Trustee
6	3120315BB0000009C	11.18	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Oleda D
7	05213130000100000	19.36	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Oleda D
8	3120315BB0000018A	9.38	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Oleda D &
9	3120315BB0000019B	9.08	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Oleda D &
10	3120315BB0000019H	6.12	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Oleda D & Casscells
11	3120315BB0000019G	0.03	Greenway Interchange Mixed Use	Greenway Interchange	Casscells S Ward & Casscells
12	3120315BB00000130	41.76	Greenway Interchange Mixed Use	Greenway Interchange	Casscells S Ward & Oleda D
13	3120315BB00000030	89.64	Greenway Interchange Mixed Use	Greenway Interchange	Casscells S Ward III Et-Al
14	052131300001C0000	0.04	Greenway Interchange Mixed Use	Greenway Interchange	Casscells Trustee
15	04213130000600000	8.58	Greenway Interchange Mixed Use	Greenway Interchange	Church East Coast Believers
16	05213150500000020	7.87	Commercial	Planned Unit Development	Church Metro of Christ Inc
17	05213150500000030	1.19	Commercial	Planned Unit Development	Colonial Bank
18	042131300002A0000	8.04	Greenway Interchange Mixed Use	Greenway Interchange	Expressway Professional Plaza
19	3120315BB00000150	34.09	Greenway Interchange Mixed Use	Greenway Interchange	Genius Elizabeth M Foundation
20	3120315BB0000002D	2.36	Greenway Interchange Mixed Use	Greenway Interchange	Genius Elizabeth M Foundation
21	3120315BB0000001A	7.98	Greenway Interchange Mixed Use	Greenway Interchange	Genius Elizabeth M Foundation
22	3120315BB0000003A	19.81	Greenway Interchange Mixed Use	Greenway Interchange	Genius Elizabeth M Foundation
23	3120315BB00000190	42.43	Greenway Interchange Mixed Use	Greenway Interchange	Intervest Condos of Orlando
24	04213130000400000	1.02	Greenway Interchange Mixed Use	Greenway Interchange	Marmol Luis
25	05213130000200000	1.41	Commercial	Planned Unit Development	Reference Only
26	0521315050000004A	0.72	Commercial	Planned Unit Development	Seminole Trail Animal Hospital
27	05213150500000040	1.18	Commercial	Planned Unit Development	Seminole Trail Animal Hospital
28	042131300002B0000	3.79	Greenway Interchange Mixed Use	Greenway Interchange	Stran Group LLC
29	3120315BB0000019F	3.02	Commercial	Planned Unit Development	Vistawilla Office Center LLC
30	3120315BB0000019K	3.32	Commercial	Planned Unit Development	Vistawilla Plaza B Owners
31	052131300002C0000	0.88	Commercial	Planned Unit Development	Vistawilla Plaza B Owners
32	0521315010B000000	0.07	Greenway Interchange Mixed Use	Greenway Interchange	City of Winter Springs



Professional Office & UCF Business Incubator

For the most current information please visit us at:
www.wintersprings.biz and www.incubator.ucf.edu

Opportunity Site Two: THE TOWN CENTER DISTRICT



Winter Springs Town Center, S.R. 434, a high quality town center boosts property values and desirability citywide.

Winter Springs Town Center

Location: S.R. 434 and Tuskawilla Road
Features: Mixed-Use Development (Retail, Office, Residential)

For More Information Contact:
Lou Ann V. Horton
Property Manager / Management Services
(407) 253-3144
Louann.horton@transwestern.net

West End Professional Office Center

Location: 1135 East S.R. 434
Features: 15,832 SF Multi-Story Office Space

For More Information Contact:
Paul Partyka
Managing Partner NAI Realvest
(407) 949-0758
PPartyka@realvest.com

Heart of the Community and Local Business District

The Winter Springs Town Center District is located at the geographic center, the “Heart”, of the City. This opportunity site area is anchored by its namesake, the Winter Springs Town Center. This mixed-use development provides an urban center to the City where community cultural events and activities, such as the Winter Springs Festival of the Arts and local weddings, are hosted year-round. Ideal features that keep the Winter Springs Town Center vibrant and active with residents and visitors alike include a variety of shops and restaurants, a series of public squares, plazas, parks and greenspaces, connections to the Cross-Seminole bike trail, accessible sidewalks, gazebos and an outdoor amphitheater.

The initial phase of the Town Center includes a 54,000 SF Publix grocery store, 250 residential units, 84,000 SF of office space, and 165,000 SF of retail space. At build-out, the Town Center will include over 800,000 SF of retail space, 600,000 SF of office space, 500 hotel units, and over 3,500 residential units.

Located along S.R. 434 the Town Center District Opportunity Site offers an ideal location for retail, office and residential development that benefits from its central location and more urban setting.

The Town Center District Opportunity Site including City Hall,



Mixed-Use Town Center Master Plan

Central Winds Park, Winter Springs High school is comprised of 54 parcels, encompassing 200 acres. Several of the largest parcels provide Greenfield development opportunities at the City core. Additionally, the City of Winter Springs provides regulatory and development incentives in the Town Center area in the form of increased dwelling unit densities of up to 36 dwelling units per acre.

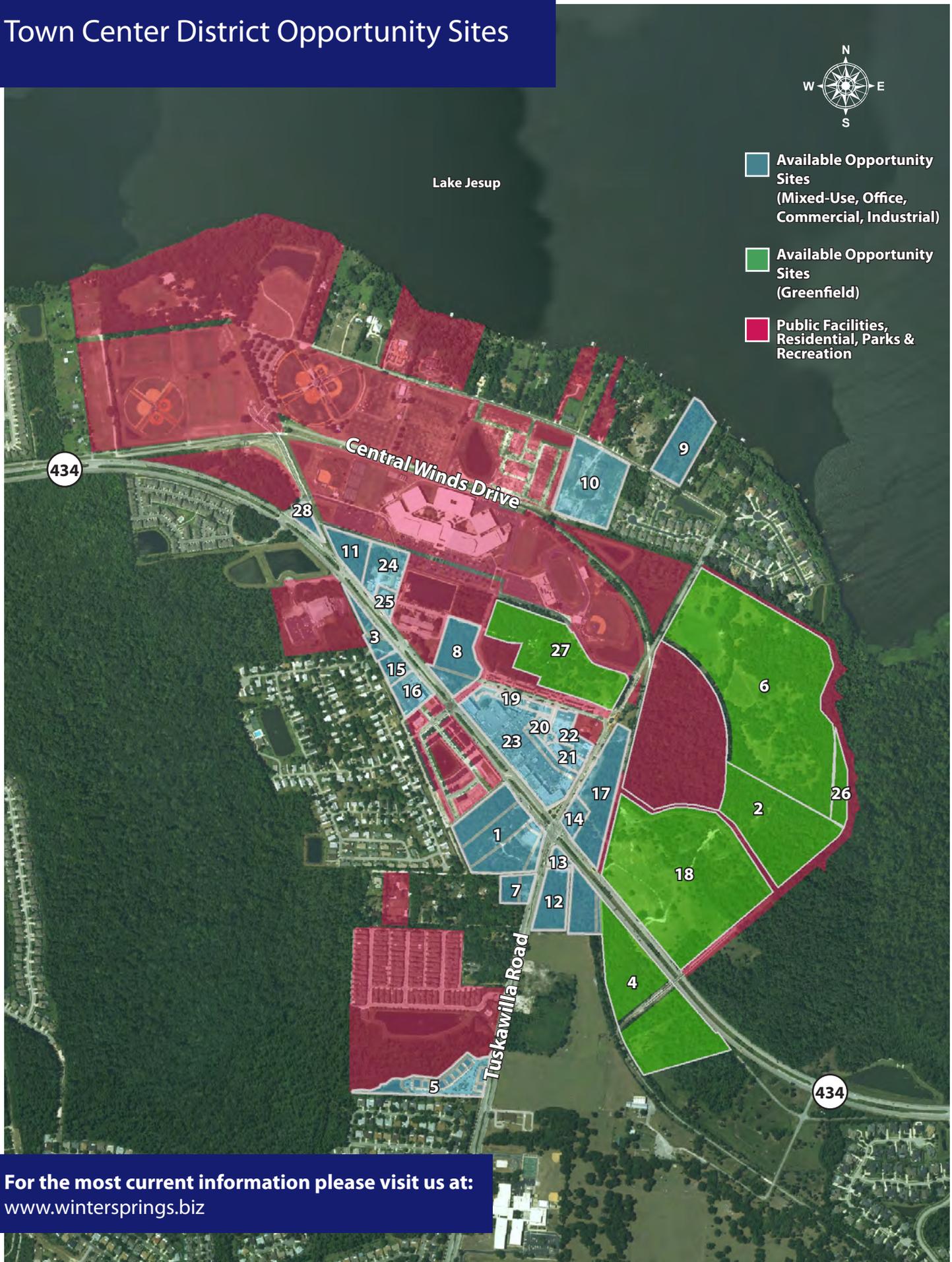
The Town Center Opportunity District is also located in one of the City's three Seminole Economic Enhancement Districts (S.E.E.D.). This enables developers access to apply for a range of site development incentives. For more information on the incentive programs offered please see pages 27-29.

The Town Center District Opportunity Site offers downtown

amenities and features without the downtown price tag and associated development costs. It makes sense to locate your business in the Winter Springs Town Center. ■



Town Center District Opportunity Sites



- Available Opportunity Sites (Mixed-Use, Office, Commercial, Industrial)
- Available Opportunity Sites (Greenfield)
- Public Facilities, Residential, Parks & Recreation

For the most current information please visit us at:
www.wintersprings.biz

Town Center District Opportunity Sites Parcel Information

SITE	PARCEL	ACRES	TARGET USE	ZONING	OWNER
1	2620305AR0A00008F	0.57	Town Center	T-C	Robbie R. & Edward R. Ondick
	36203050200000080	3.03	Town Center	T-C	
	36203050200000070	2.84	Town Center	T-C	
	36203050200000090	0.23	Town Center	T-C	
	3620305020000009A	3.07	Town Center	T-C	
2	2620305AR0A00007A	6.82	Town Center	T-C	Schrimsher Land Fund 1985 LT
	2620305AR0A00004A	27.88	Town Center	T-C	
	3120315BB0000001H	0.39	Town Center	T-C	
3	2620305AR0B00026A	0.65	Town Center	T-C	Seminole Pines Association LTD
	3620305020000001B	0.80	Town Center	T-C	
	36203050100000260	0.15	Town Center	T-C	
4	2620305AR0A00008D	2.63	Town Center	T-C	Schrimsher Land Fund 1985 LT
	2620305AR0A00008H	7.23	Town Center	T-C	
	062131300001A0000	0.33	Town Center	T-C	
	2620305AR0A00008E	9.19	Town Center	T-C	
5	0121305050B000000	0.72	Town Center	T-C	Tuskawilla Office Park Owners
	0121305050A000000	2.42	Town Center	T-C	Tuskawilla Office Park Owners
	01213050500000070	0.16	Town Center	T-C	APO Orthodontic & Dental Lab
	01213050500000050	0.13	Town Center	T-C	Camco Unlimited Inc.
	01213050500000010	0.13	Town Center	T-C	Extreme Results Real Estate
	01213050500000060	0.14	Town Center	T-C	Flannery Property Management LLC
	01213050500000040	0.14	Town Center	T-C	JMart Holdings Inc.
	01213050500000020	0.24	Town Center	T-C	LMB Ventures LLC
	01213050500000080	0.14	Town Center	T-C	Nette Inv LLC
	012130505000000100	0.13	Town Center	T-C	Singhofen Properties LLC
	01213050500000090	0.13	Town Center	T-C	Teamstrength Inc.
	012130505000000110	0.17	Town Center	T-C	WVG Property LLC
6	2620305AR0A00004B	1.45	Town Center	T-C	Meritage Homes of Florida Inc
	2620305AR0A000030	40.26	Town Center	T-C	
7	01213050100000040	0.65	Town Center	T-C	Edward W. Griffith
	01213050100000050	0.92	Town Center	T-C	
8	2620305AR0B00000U1	1.13	Town Center	T-C	Grandeville at Town Center
	2620305AR0B000280	3.49	Town Center	T-C	
9	31203150300000050	4.42	Town Center	T-C	Mohamad S & Karen Kazma
10	2620305AR0B000170	7.59	Town Center	T-C	VBBC DEV LLC
11	2620305AR0B00026B	2.29	Town Center	T-C	Jeno F. Paulucci
12	01213050100000010	3.02	Town Center	T-C	Patti A. Schoen
13	2620305AR0A00008A	0.50	Town Center	T-C	Mobil Oil Corporation
14	2620305AR0A00007B	1.18	Town Center	T-C	McDonald's Restaurants of Florida
15	3620305020000001A	1.16	Town Center	T-C	Christopher F. Regan
16	36203050200000010	1.95	Town Center	T-C	West End Professional Center
17	2620305AR0A00006C	6.29	Town Center	T-C	Reference Only
18	2620305AR0A000070	31.14	Town Center	T-C	Reference Only
19	3620305SG00000060	0.41	Town Center	T-C	WSTC Associates LLC
	3620305SG00000050	0.30	Town Center	T-C	
	3620305SG00000030	0.43	Town Center	T-C	
20	3620305RF00000020	0.56	Town Center	T-C	Wendy's of NE Florida Inc.
21	3620305SG00000040	1.07	Town Center	T-C	WSTC Associates LLC
22	3620305SG00000020	1.81	Town Center	T-C	Tuskawilla Associates LLC
23	3620305SG00000010	9.30	Town Center	T-C	Summer Falls LLC
	3620305RF0R000000	0.88	Town Center	T-C	
24	2620305AR0B000260	3.01	Town Center	T-C	J.A. Michael Inc.
25	2620305AR0B00026C	0.82	Town Center	T-C	Theodor & Anna M Feichtner Co
26	3120315BB0000001J	1.86	Town Center	T-C	LTO Kays Spring LLC
27	2620305AR0B00028E	12.10	Town Center	T-C	Blumberg Juanita D Trustee
28	2620305AR0D00018B	0.82	Town Center	T-C	Roy & Deborah Pugsley



Opportunity Site Three: VILLAGE WALK

Opportunity Site Three is the Village Walk. Located along S.R. 434 and C.R. 419, this area is home to established neighborhoods, commercial development, retail development, and light industrial development along C.R. 419. The Village Walk Area Opportunity Site is comprised of 134 parcels encompassing 179 acres. Several of the largest parcels provide greenfield development opportunities right in the center of Winter Springs.

The Village Walk area offers neighborhood commercial, retail and reuse development opportunities along the S.R. 434 corridor. Heavy commercial or light industrial opportunities exist along C.R. 419. Several of the largest greenfield sites are located along C.R. 419.

With a close proximity to existing neighborhoods and a good supply of existing retail, office and commercial

development the Village Walk Area along S.R. 434 would be an ideal location for businesses that serve neighborhood and nearby community needs.

The Village Walk Opportunity Area is also located in one of the City's three Seminole Economic Enhancement Districts (S.E.E.D.). This enables developers access to apply for a range of site development incentives. For more information on the incentive programs offered please see pages 27-29. ■



Available Facilities

International Plaza
Location: 105 East S.R. 434
Features: 6,711 SF One-Story Office Space

Moss Road Office Park
Location: 209 North Moss Road
Features: 5,600 SF Two-Story Office Space

For More Information Contact:
Jim Gruber (407) 786-4001

Professional Office & Commercial Space

For the most current information please visit us at:
www.wintersprings.biz



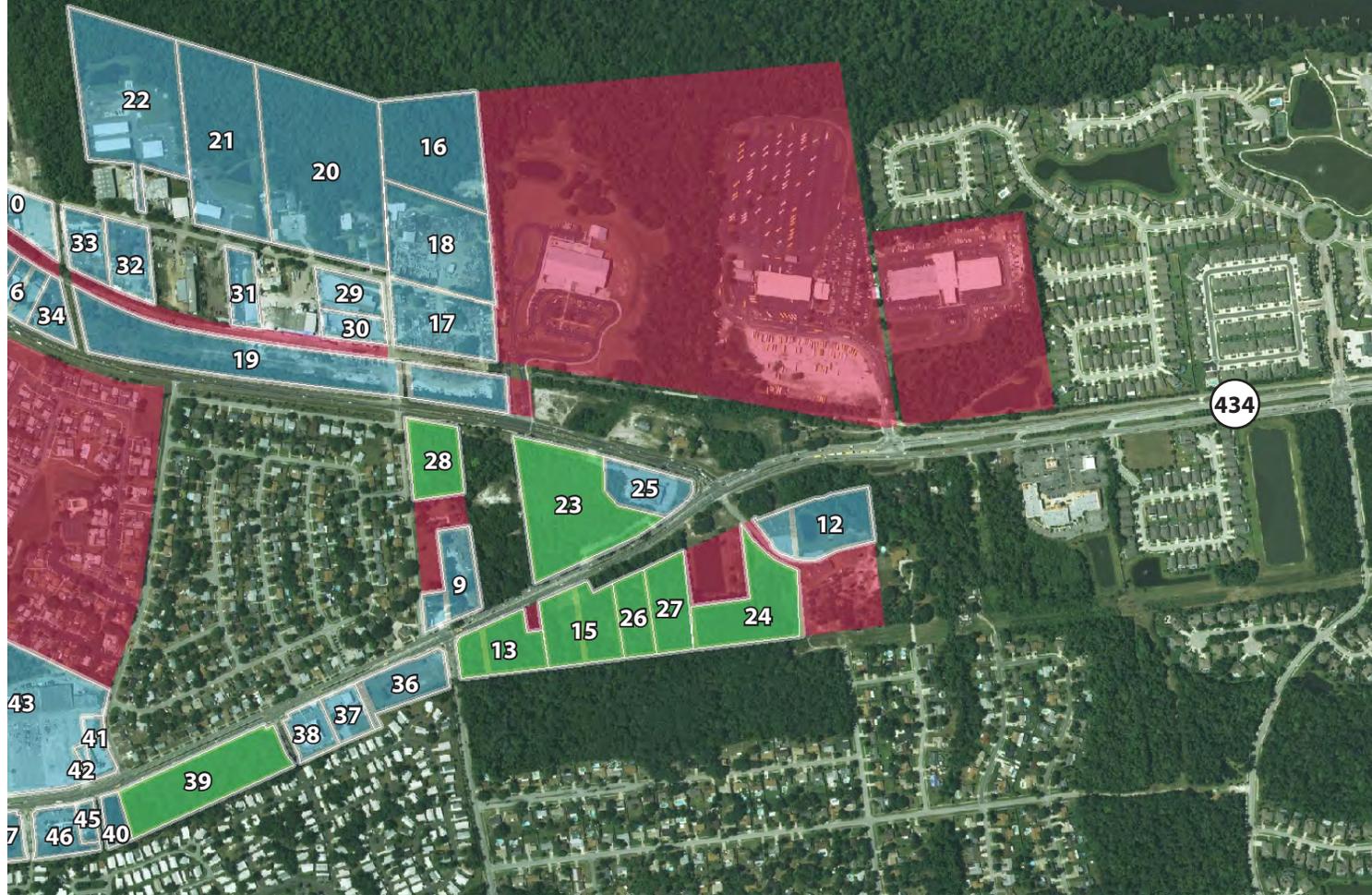
Village Walk Opportunity Sites



- Available Opportunity Sites
(Mixed-Use, Office, Commercial, Industrial)
- Available Opportunity Sites
(Greenfield)
- Public Facilities, Residential, Parks & Recreation



Lake Jesup



Village Walk Opportunity Sites Parcel Information

SITE	PARCEL	ACRES	TARGET USE	ZONING	OWNER
1	3420305330S000000	0.59	Commercial	R-3	Atlantic Dev Corp
	34203053300000030	0.47	Commercial	R-3	Atlantic Dev Corp &
	34203053300000010	0.47	Commercial	R-3	Atlantic Dev Corp &
	34203053300000020	0.49	Commercial	R-3	Atlantic Dev Corp &
	34203053300000040	0.37	Commercial	R-3	Atlantic Dev Corp &
2	3420305270C000000	1.56	Commercial	C-1	Judge Development Group Inc
	3420305070A010000	0.16	Commercial	C-1	Grogan Richard L & Mary P
	34203052700000010	0.03	Commercial	C-1	Bojilova-Antonov Anna A
	34203052700000020	0.03	Commercial	C-1	Broumand International Two Inc
	34203052700000030	0.03	Commercial	C-1	Broumand International Two Inc
	34203052700000040	0.03	Commercial	C-1	Olea Samuel & Luz M
	34203052700000050	0.03	Commercial	C-1	Olea Samuel & Luz M
	342030527000000280	0.03	Commercial	C-1	Olea Samuel & Luz M
	342030527000000290	0.04	Commercial	C-1	Olea Samuel & Luz M
	34203052700000060	0.02	Commercial	C-1	Ruiz Samuel O
	34203052700000070	0.03	Commercial	C-1	Cusi Gustavo
	34203052700000080	0.03	Commercial	C-1	Britt's Building Blocks Inc
	34203052700000090	0.02	Commercial	C-1	Britt's Building Blocks Inc
	34203052700000100	0.03	Commercial	C-1	Jones J Scott & Bonnie L
	34203052700000110	0.03	Commercial	C-1	Luthra Rita K
	34203052700000120	0.03	Commercial	C-1	Luthra Rita K

Village Walk Opportunity Sites Parcel Information

SITE	PARCEL	ACRES	TARGET USE	ZONING	OWNER
	34203052700000130	0.02	Commercial	C-1	Schuman Matthew B
	34203052700000140	0.03	Commercial	C-1	Nguyen Chien V
	34203052700000160	0.03	Commercial	C-1	Frias Ruben & Zuiema
	34203052700000190	0.04	Commercial	C-1	Frias Ruben & Zuiema
	34203052700000170	0.03	Commercial	C-1	Frias Ruben & Zuiema
	34203052700000180	0.03	Commercial	C-1	Frias Ruben & Zuiema
	34203052700000150	0.03	Commercial	C-1	Frias Ruben & Zuiema
	34203052700000200	0.03	Commercial	C-1	Seminole County Farm Bureau La
	34203052700000210	0.04	Commercial	C-1	Edwards Anthony N & Pamela
	34203052700000260	0.04	Commercial	C-1	Woodson Noel J & Carr Sloan &
	34203052700000250	0.03	Commercial	C-1	Woodson Noel J & Carr Sloan &
	34203052700000220	0.03	Commercial	C-1	Woodson Noel J & Carr Sloan &
	34203052700000240	0.04	Commercial	C-1	Woodson Noel J & Carr Sloan &
	34203052700000230	0.03	Commercial	C-1	Woodson Noel J & Carr Sloan &
	34203052700000270	0.03	Commercial	C-1	Lucys Hair Design Inc
	34203052700000300	0.03	Commercial	C-1	Cipolla Mariano & Maria Trs
	34203052700000310	0.03	Commercial	C-1	Jenau Hans W Trustee &
	34203052700000320	0.03	Commercial	C-1	Mc Lay William E & Donna M
	34203052700000330	0.04	Commercial	C-1	Brewer Timothy E & Heidi M
3	34203052300000020	0.46	Industrial	I-1	R E Owen & Associates
	34203052300000040	0.69	Industrial	I-1	R E Owen & Associates
	34203052300000050	0.46	Industrial	I-1	R E Owen & Associates
	34203052300000030	0.62	Industrial	I-1	R E Owen & Associates
4	34203052300000060	0.78	Industrial	I-1	Williams James L
5	34203052300000070	1.15	Industrial	I-1	R E Owen & Associates
6	34203052300000090	0.65	Industrial	I-1	Just Office LLC
	34203052300000100	0.68	Industrial	I-1	Just Office LLC
7	34203053000000010	0.07	Commercial	C-1	Gudenkauf Richard J Trustee
	34203053000000040	0.02	Commercial	C-1	Gudenkauf Richard J Trustee
	34203053000000020	0.05	Commercial	C-1	Gudenkauf Richard J Trustee
	34203053000000030	0.02	Commercial	C-1	Gudenkauf Richard J Trustee
	34203053000000050	0.05	Commercial	C-1	Visible Light LLC
	3420305300C000000	0.39	Commercial	C-1	Cahill Stephen C
8	2620305AR0D00012Q	4.19	Commercial	C-1	Metropolis Homes Co
	2620305AR0D00012H	4.24	Commercial	C-1	Metropolis Homes Co
	2620305AR0D00012P	1.00	Commercial	C-1	Metropolis Homes Co
9	3420305AW00000420	0.51	Commercial	C-2	Meagher James J & Darcy L
	2620305AR0C00013E	1.79	Commercial	C-1	Meagher James J Jr & Darcy L
10	3420305AW0000042A	2.37	Industrial	I-1	Meagher James J Jr & Darcy
11	2620305AR0D00012J	0.90	Medium Density Residential	R-3	Moss Road Partners LTD
	34203053300000070	0.16	Medium Density Residential	R-3	Moss Road Partners LTD
12	3420305AW0000026B	0.77	Commercial	C-1	Employers Assn of Fla Inc
	2620305AR0D00009L	2.76	Commercial	C-1	Employers Assn of Fla Inc
13	3420305AW0000030D	1.87	Commercial	C-1	Chea Wong Inc
	3420305AW0000030E	0.76	Commercial	C-1	Chea Wong Incorporated
14	0321305040000002A	0.41	Commercial	C-1	Eans Jerry W
	3420305060A040000	0.36	Commercial	C-1	Eans Jerry W &
15	3420305AW0000029A	1.79	Commercial	C-1	Israel Martin
	3420305AW00000290	1.69	Commercial	C-1	Israel Martin
16	3420305AW00000120	6.22	Industrial	I-1	419 Metal & Auto Recycling
17	3420305AW00000110	3.97	Industrial	I-1	419 Metal & Auto Recycling
18	3420305AW0000011A	6.00	Industrial	I-1	Phillips Bartholmew D
19	3420305AW00000340	8.06	Commercial	C-2	Phillips Bartholomew D &
	3420305AW00000330	2.14	Commercial	C-2	Phillips Bartholomew D &
20	3420305AW00000040	12.74	Industrial	I-1	Grove Counseling Center Inc
21	3420305AW00000030	8.48	Industrial	I-1	Winter Springs City of
22	34203052900000010	9.33	Industrial	I-1	Reference Only

Village Walk Opportunity Sites Parcel Information

SITE	PARCEL	ACRES	TARGET USE	ZONING	OWNER
23	3420305AW00000310	7.15	Commercial	C-1	Spears Wendell E
24	3420305AW00000260	4.21	Commercial	C-1	Spears Wendell E
25	3420305AW0000031A	2.15	Commercial	C-1	Allsee Inv LP
26	3420305AW00000280	2.34	Commercial	C-1	Farahbakhsh Michelle F
27	3420305AW0000028A	1.64	Commercial	C-1	Kai Properties LLC
28	3420305AW0000041B	2.33	Commercial	C-1	Hussein Syed S & Shamin B
29	3420305AW00000100	1.54	Industrial	I-1	Southeastern Rigging Trucking
30	3420305AW0000010A	1.08	Industrial	I-1	Pruitt Henry
31	3420305AW0000008A	1.37	Industrial	I-1	Facts Ventures #255 LLC
32	3420305AW00000060	1.91	Industrial	I-1	Jch Enterprises Of Orange Co
33	3420305AW0000006A	1.62	Industrial	I-1	Master Construction
34	34203052300000110	1.16	Industrial	I-1	Bonyadi Byron B &
35	34203052300000010	1.15	Industrial	I-1	Kuzmick Kenneth F & Kuzmick
36	3420305AW0000048E	0.20	Commercial	C-1	Phelopateer LLC
	3420305AW00000300	2.02	Commercial	C-1	Phelopateer LLC
37	3420305AW0000048B	1.18	Commercial	C-1	Dhruv 2 LLC
38	3420305AW0000048C	1.30	Commercial	C-1	Miller Wayne A & Cynthia M
39	3420305AW0000048A	5.23	Commercial	C-1	Pajak Michael M Trustee
40	3420305AW0000048D	0.70	Commercial	C-1	Romano Valentine
41	3420305AW0000047A	0.56	Commercial	C-1	Reference Only
	3420305AW00000470	0.29	Commercial	C-1	Reference Only
42	2620305AR0D00012C	0.15	Commercial	C-1	Discount Auto Parts Inc
43	2620305AR0D000120	8.02	Commercial	C-1	Venetian Enterprises LLC
44	2620305AR0D00012F	0.34	Commercial	C-1	Selenica Denis & Mary A
45	2620305AR0D00052J	0.45	Commercial	C-1	Big Sky Portfolio LLC
46	2620305AR0D00052C	1.48	Commercial	C-1	Ayube Benson Carmen Inc
47	2620305AR0D00052D	0.97	Commercial	C-1	Ayube & Carmen Khan LLC
48	2620305AR0D00052E	0.79	Commercial	C-1	Cheung Shing Inc
49	3420305RY00000020	0.18	Commercial	C-1	O-Mei International Inc
50	3420305RY00000010	2.91	Commercial	C-1	Moss Road LLC
51	2620305AR0D00012E	1.83	Commercial	C-1	Barnett Bank Of Seminole Co
52	03213050400000020	3.93	Commercial	C-1	Partners Preferred Yield Inc
53	3420305060A020000	0.41	Commercial	C-1	Bvs L C
54	3420305AV180000D0	0.62	Commercial	C-1	Frias Ruben & Zulema
	3420305AV180000A0	0.53	Commercial	C-1	Frias Ruben & Zulema
55	34203052800000010	0.30	Commercial	C-1	HLW Holdings LLC
56	34203052800000030	0.32	Commercial	C-1	Mc Cavanagh Corp
57	34203052800000040	0.31	Commercial	C-1	TT Publications Inc
58	34203052800000020	0.30	Commercial	C-1	JP Holdings Inc
59	3420305AV030000010	1.13	Commercial	C-1	Diamond Holdings Group Llc
60	3420305AV190000A0	0.44	Commercial	C-1	RI Cs2 LLC
61	3420305AV190000A1	0.34	Commercial	C-1	Burman Jerry & Susan K
62	3420305AV020000010	0.97	Commercial	C-1	Winter Springs Business Trust
	3420305AV02000001A	0.23	Commercial	C-1	Buffalo-Victoria Business Tr
63	3420305AV010000A0	0.63	Commercial	C-1	Crystal Mgmt Co Inc
64	3420305AV250000A0	1.11	Commercial	C-1	510 W Sr 434 LLC
65	342030510260000A0	0.50	Commercial	C-1	Corum Family LLC
66	34203050527000110	0.20	Commercial	C-1	Bogumil Walter A & Natallie M
67	34203050529000050	0.17	Commercial	C-1	Dowdy J Jeffrey &
68	0421305110B000040	1.05	Commercial	C-2	Voska Ned A Trustee
	0421305110B000010	1.08	Commercial	C-2	Voska Thelma M Trustee
69	2620305AR0D000560	2.04	Commercial	C-1	Yeung Hoi Sang & Hing Yu
70	3320305150I000000	6.14	Commercial	C-1	Los Lagos Winter Springs LLC
71	34203053300000060	0.63	Medium Density Residential	R-3	H E A R Inv Group LLC
72	34203053300000050	0.32	Medium Density Residential	R-3	Hamilton Renae L & Gregory

**Mixed-Use Office, Industrial,
Commercial, Residential**

**For the most current information
please visit us at: www.wintersprings.biz**

U.S. 17-92 Community Redevelopment Agency (CRA) Mission:

“To realize the full economic and functional potential of the U.S. 17-92 corridor through strategic and timely investments that enhance the competitiveness and desirability of the corridor for the business community and the public at large.”

Opportunity Site Four: U.S. 17-92 CRA

**The U.S. 17-92 Community
Redevelopment District**

The U.S. 17-92 corridor is Seminole County’s commercial corridor running along the western border of Winter Springs. The City of Winter Springs has several commercial and industrial properties located along this corridor, within the U.S. 17-92 Community Redevelopment Area. This opportunity site is made up of 40 parcels totaling over 126 acres. These parcels represent significant opportunities for retail, multi-family development, commercial or industrial users that would benefit from the visibility and access provided by the U.S. 17-92 corridor.

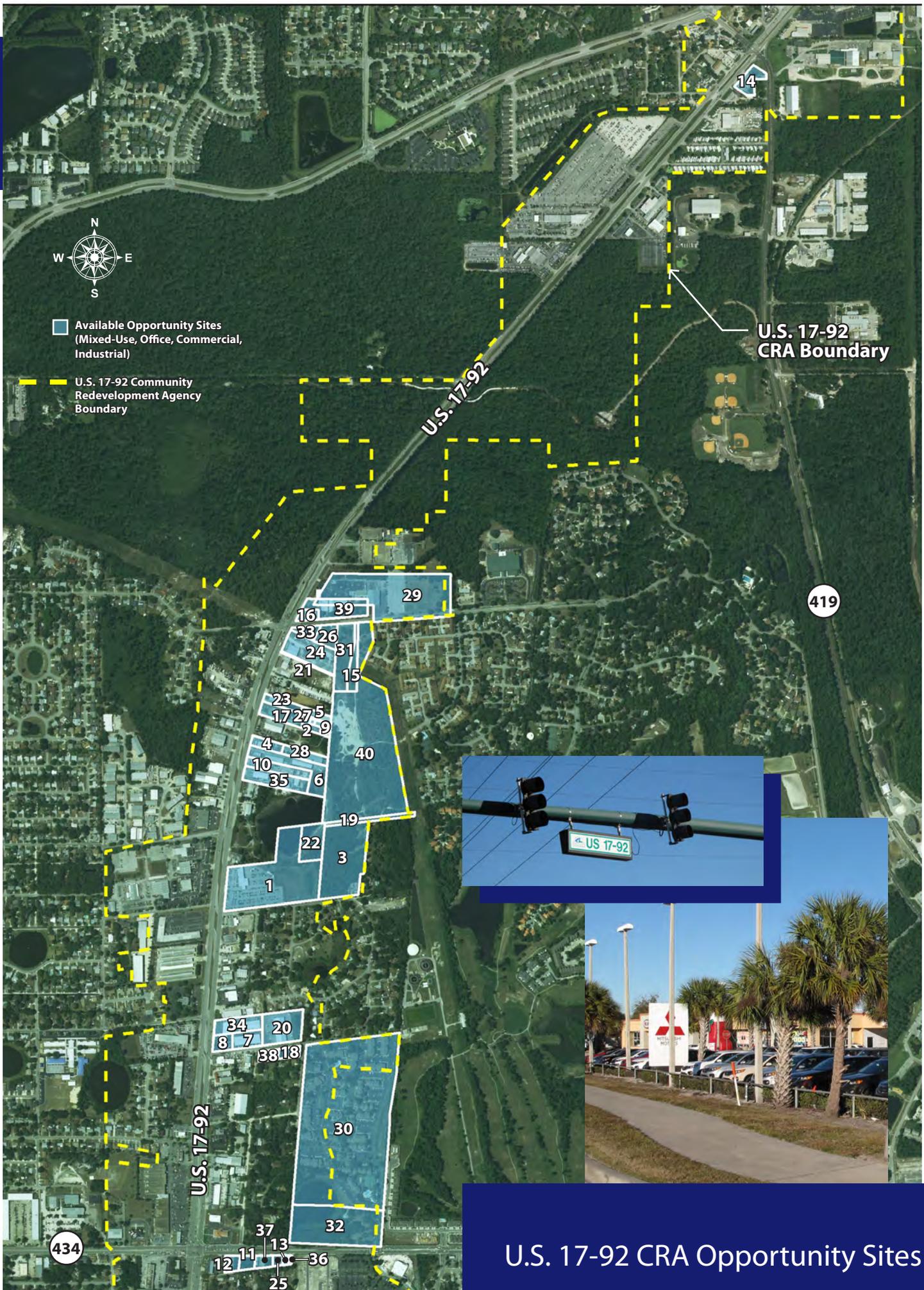
The U.S. 17-92 Community Redevelopment Agency (CRA) was established in 1997. The CRA offers services and programming to assist relocating or existing businesses within and along this corridor.

The availability of sites, existing facilities, great access, high-visibility and the business assistance programs provided by the U.S. 17-92 CRA make this Opportunity Site Area a very appealing location!

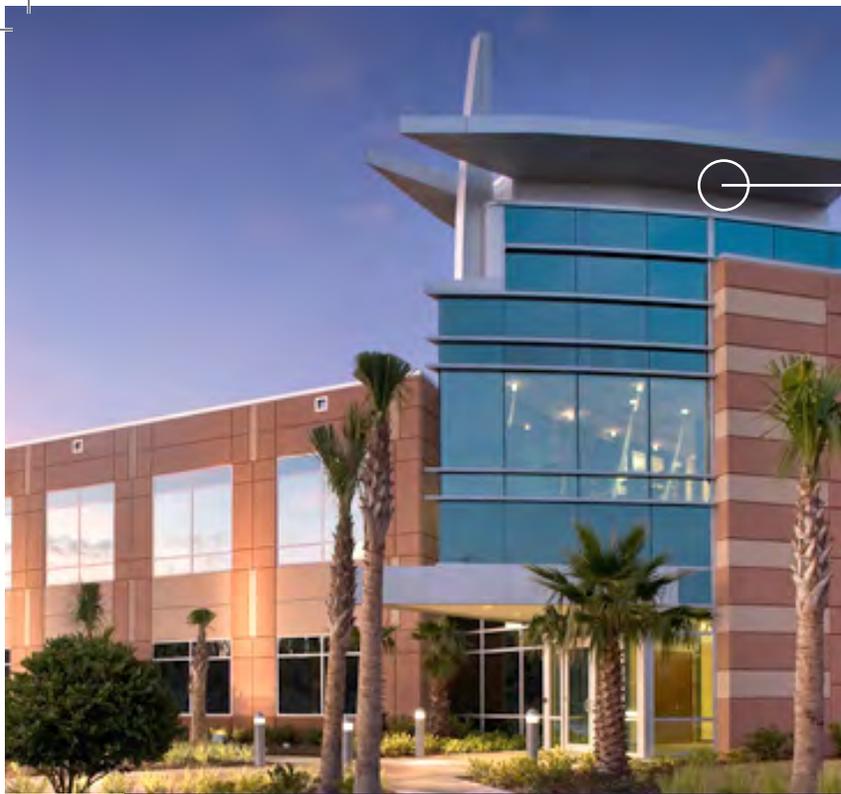
For more information about Economic Development Incentives within the U.S. 17-92 CRA, please contact: Randy Stevenson, Winter Springs CRA Program Manager, (407) 327-5968. ■

U.S. 17-92 CRA Opportunity Sites Parcel Information

SITE	PARCEL	ACRES	TARGET USE	ZONING	OWNER
1	33203050300000140	10.70	Industrial	C-2	Longwood Property Acquisitions
2	3320305230C000000	0.60	Industrial	C-2	Sun Homes Of Orlando Inc
	33203050300000240	6.94	MDR	PUD	Dittmer Properties Inc
4	2820305A50B000080	0.70	Industrial	C-2	Morden Barry N & Annie Trs
5	2820305RX00000020	0.48	Industrial	C-2	Wallace Seat Companies Inc
6	2820305A50B000070	2.63	Industrial	C-2	Dittmer Properties Inc
7	3320305030000019C	1.08	Commercial	C-2	Reeco Properties LLLP
8	3320305030000019E	0.70	Commercial	C-2	Reeco Properties LLLP
9	332030523000000B0	0.25	Industrial	C-2 (General Commercial)	Wallace Seat Companies Inc The
10	2820305A50B000060	1.41	Industrial	C-2	Guglielmello Inv Inc
11	2620305AR0D00017N	0.48	Commercial	C-2	Ram Diawantie & Mahindra N
12	2620305AR0D00017L	0.51	Commercial	C-2	Hutto Terry L
13	2620305AR0D00017P	0.12	Commercial	C-2	Dang Hanh Xuan Thi
14	22203030002900000	1.03	Commercial	C-2	Hess Realty Corp
15	2820305A50B000170	0.96	Industrial and MDR	PUD	Dittmer Properties Inc
16	2820305010000017E	0.45	Industrial	C-2	7-Eleven Inc
17	2820305A50B000110	1.30	Industrial	C-2	Brucato Marcia & Brucato
18	3320305130D000120	0.47	Recreation and Open Space	C-2	Winter Springs City of
19	3320305030S000000	0.77	MDR	PUD	Dittmer Properties Inc
20	3320305030000019A	2.76	Commercial	C-2	Reeco Properties LLLP
21	2820305A50B000160	0.15	Industrial	I-1 (Light Industrial)	Richard Moretti LLC
22	33203050300000150	1.81	MDR	PUD	Dittmer Properties Inc
23	2820305RX00000010	0.71	Industrial	C-2	Dlutz Walter & Geralyn
24	2820305A50B00017B	2.78	Industrial	I-1	Moretti Richard
25	2620305AR0D00017R	0.22	Commercial	C-2	Bg New Direction LLC
26	2820305A50B00017A	0.96	Industrial	C-2	Dittmer Properties Inc
27	332030523000000A0	0.06	Industrial	C-2	Wallace Seat Companies Inc The
28	2820305A50B00008A	0.92	Industrial	C-2	Dittmer Properties Inc
29	28203050100000130	11.36	Industrial	C-2	Sprague Electric Co
30	2620305AR0D000160	34.25	High Density Residential	R-3 (Multi-Family)	Laurel Oaks LLC
31	2820305A50B00015A	2.38	Industrial and MDR	PUD	Dittmer Properties Inc
32	2620305AR0D00016G	7.73	Commercial	C-1	Mth Dev LLC
33	2820305A50B000180	0.56	Industrial	C-2	Dittmer Properties Inc
34	33203050300000190	1.59	Commercial	C-2	Reeco Properties LLLP
35	2820305A50B000050	2.04	Industrial	C-2	Guglielmello Inv Inc
36	2620305AR0D00016C	0.05	Commercial	C-2	Eller Jenniver L
37	2620305AR0D00017K	0.46	Commercial	C-2	Ram Diawantie & Mahindra N
38	3320305130D000010	0.44	Recreation and Open Space	C-2	Winter Springs City of
39	28203050100000170	2.40	Industrial	C-2	Walt Dittmer & Sons Inc
40	2620305AR0C000210	21.57	Industrial and MDR	PUD	Dittmer Properties Inc



U.S. 17-92 CRA Opportunity Sites



Inwood Office Building

For additional information and more detail on any business incentive program, please visit:

www.wintersprings.biz
www.seminolecountyfl.gov/gm/ecodev/incentives.asp

Business Incentives: AVAILABLE PROGRAMS AND SERVICES

The City of Winter Springs provides access to a range of state, county and city incentive programs for qualifying industries and companies that seek to relocate or expand within the City.

CITY OF WINTER SPRINGS BUSINESS INCENTIVES

Seminole Economic Enhancement District (S.E.E.D.) Areas Program Winter Springs has identified key areas in the City as targeted areas for economic development and redevelopment. In 2008, Winter Springs designated four areas within the City as Seminole Economic Enhancement District (S.E.E.D.) areas for the corresponding provision of environmental remediation, rehabilitation, and economic redevelopment. Refer to the S.E.E.D. map on page 22. The City's four S.E.E.D. areas enable access to additional State and Federal incentive programs for projects that locate in the S.E.E.D. area and create additional jobs or create a significant capital investment. This enables developers access to apply for a range of site development incentives including:

1. \$2,500 Job Bonus Refund for each new job created in a designated S.E.E.D. area by an eligible business
2. Sales Tax Credit on building materials purchased for the construction of a housing project or mixed-use project

3. If you enter into a S.E.E.D. Site Rehabilitation Agreement (SSRA), you will be eligible for:

- 50% Voluntary Cleanup Tax Credit (VCTC) applicable to Florida's corporate income tax
- 25% Additional VCTC if the property is redeveloped with affordable housing
- State Loan Guarantees for primary lenders, up to 50% on all brownfield (S.E.E.D.) sites and up to 75% if the property is redeveloped as affordable housing

Federal benefits that may also be available for development in the Winter Springs S.E.E.D. areas include:

1. Site-Specific Activities Grant to DEP to conduct Phase I or II Environmental assessments and/or limited source removals for eligible recipients using federal grant funds
2. National Brownfields Assessment, Revolving Loan Fund and Cleanup Grants; Brownfields Federal Tax Incentive that allows environmental cleanup costs to be fully deducted in the same year they occur

For more information about the Winter Springs S.E.E.D. program, please contact: Randy Stevenson, Winter Springs U.S. 17-92 CRA Program Manager, (407) 327-5968.

Winter Springs Reduced Permitting and Revenue Fees

To reduce the cost to do business within the City, the City Commission has reduced City Building Permit review fees by 30%.

Winter Springs Regulatory Incentives The City has identified the Greenway Interchange District and the Winter Springs Town Center area as targeted development areas. To encourage development in these areas the City provides the following regulatory and development incentives:

- **Greenway Interchange District (GID):** An increased FAR up to 2.0
- **Town Center Area:** Up to 36 dwelling units per acre or FAR up to 1.0

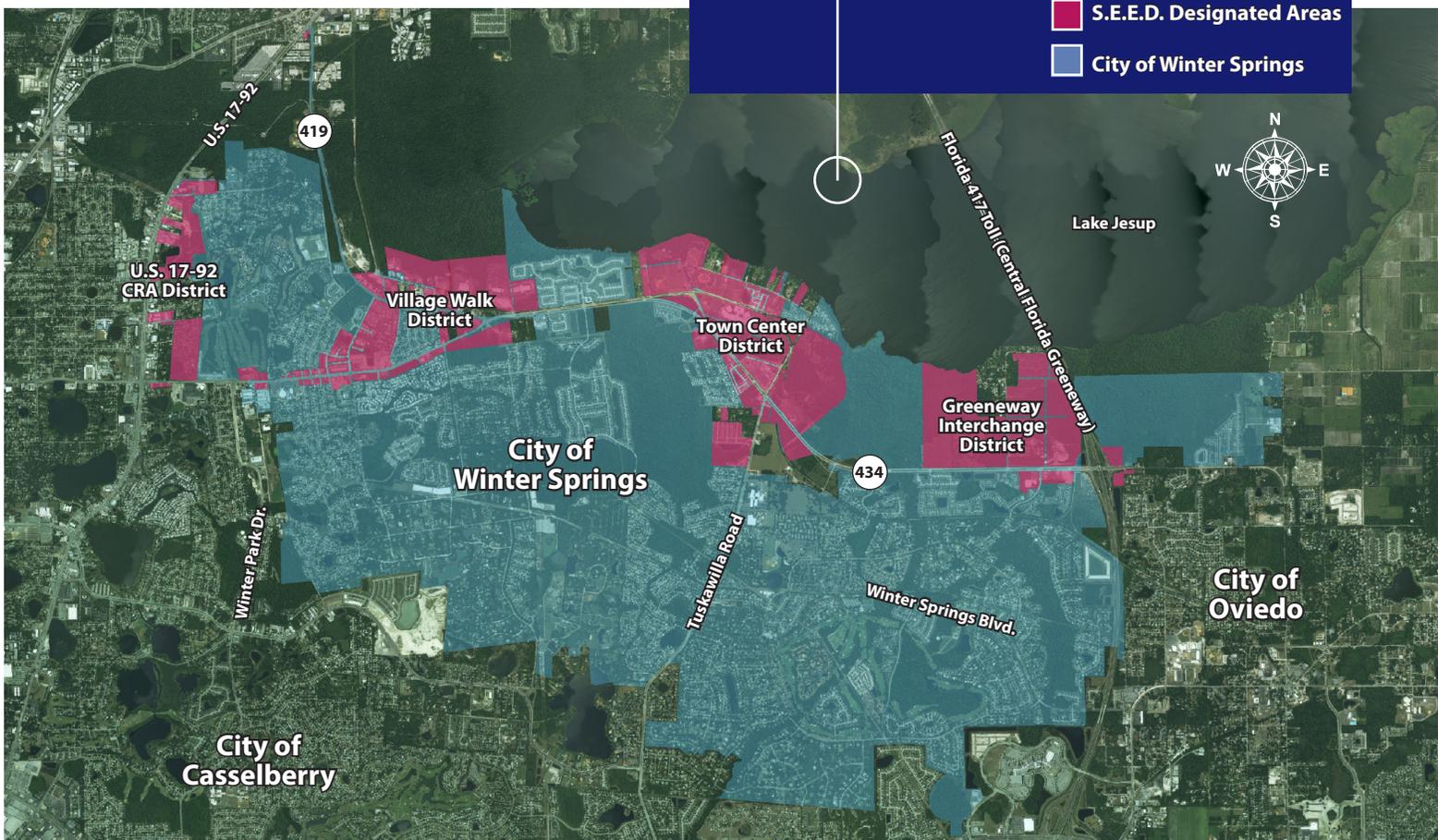
Winter Springs Jobs Growth Incentive (JGI) Program The City provides upfront, performance-based, cash incentives to qualifying targeted industries that create high-value job opportunities and create significant capital investment in the City.

Winter Springs Permit Assistance and Rapid Response Permitting The City provides permit assistance and expedited permitting to targeted industries and companies seeking to expand or relocate within the City.

Winter Springs Incentive Partnering The City has an established partnership with Seminole County and the State of Florida and will participate with County and State incentive programs (local matches, etc.) on a case-by-case basis.

Winter Springs Tax Abatement Program The City Commission of the City of Winter Springs is authorized to grant property tax exemptions to qualifying new business and expansions of existing businesses.

SEMINOLE ECONOMIC ENHANCEMENT DISTRICT (S.E.E.D.) AREAS



SEMINOLE COUNTY BUSINESS INCENTIVES

Jobs Growth Incentive (JGI) Trust Fund Incentive dollars are available from Seminole County to both new and existing companies for job training, relocation expenses and development costs. Eligible companies must satisfy selected job creation advantage criteria. Preference is given to new construction and to companies locating in targeted areas within Seminole County.

STATE OF FLORIDA BUSINESS INCENTIVES

Qualified Target Industry (QTI) Tax Refund Program Requires local match. Incentive available for companies that create high wage jobs in targeted high value-added industries. This incentive includes refunds on corporate income, sales, ad valorem, intangible personal property, insurance premium, and certain other taxes.



Quick Response Training (QRT) Program A customer-driven training program designed to assist new value-added businesses and provide existing Florida businesses the necessary training for expansion.

Incumbent Worker Training (IWT) Program Program that provides training to currently employed workers.

Economic Development Transportation Fund (Road Fund) Otherwise known as the "Road Fund," offers up to \$2 million in grants, through the State of Florida, to alleviate transportation challenges that impact the location or expansion of headquarter operations or manufacturing/recycling facilities.

High Impact Business Performance Incentive Grant Negotiated grant used to attract and grow major high impact facilities. The project must operate within designated high-impact portions of the following sector: biomedical technology, financial services, silicon technology, and transportation equipment manufacturing; create at least 100 new full-time equivalent jobs in Florida in a three-year period; and make a cumulative investment in the State of at least \$100 million in a three-year period.

Capital Investment Tax Credit An annual credit against the Florida Corporate Income Tax for up to 20 years. Eligible projects are in designated, high-impact sectors, create at least 100 jobs, and invest at least \$25 million in eligible capital costs. High-impact sectors include: silicon technology, biotechnology, biocertain transportation equipment manufacturing or certain information technology facilities. Eligible capital costs include expenses incurred in the acquisition, construction, installation and equipping of a project from construction to operation.

Expedited Permitting Assistance/Streamlining Process Permit-streamlining is achieved through a commitment among the State's regulatory agencies and local governments

to provide quicker, less costly and more predictable permitting processes for significant economic development projects without reducing environmental standards.

Qualified Defense Contractor Tax Refund A tool to preserve and grow Florida's high technology employment base giving Florida a competitive edge as defense contractors consolidate defense contracts, acquire new contracts, or convert to commercial production. Pre-approved projects receive tax refunds of up to \$5,000 per job created or saved in Florida. Conversion of defense jobs to civilian production, the acquisition of a new defense contract, or the consolidation of a defense contract are eligible projects.

Sales Tax Electricity Exemption Allows for sales tax exemptions on electricity and boiler fuels used to operate machinery and equipment for manufacturing, pollution control equipment, recycling equipment, maintenance equipment or monitoring/control equipment.

Aviation Industry Tax Exemptions These industry tax exemptions include the maintenance or repair of aircraft, equipment used in aircraft maintenance or repair, and fixed wing aircraft sales or leases. For more information contact: Florida Department of Revenue, Tax Information Services (805) 488-6800.

Space Industry Tax Exemptions Semiconductor, defense and space technology facilities exemption of sales and uses taxes that would otherwise be paid by the qualifying business on machinery and equipment used in production and research and development. Certified businesses may also elect to designate one or more State universities to receive up to 100% of the amount of the qualifying exemption. In return, the university must match the funds equally and provide research and development projects for the certified business.

Additional State Incentives These incentives include no state personal income tax; no state-level ad valorem tax; no inventory tax; exemptions from sales tax on manufacturing machinery and equipment used in production; sales and use tax exemptions for research and development costs; sales tax exemptions for the motion picture, television and recording industries; and International transactions exempted from documentary stamp tax and international banking transactions from intangible tax.

ENTREPRENEURIAL SERVICES/ START-UP BUSINESS

Florida High Technology Corridor

Created by the Florida State Legislature in 1996, the Florida High Tech Corridor Council has focused on one mission: to attract, retain, and grow high tech industry in the 21-county region of the Corridor. This is accomplished through university research initiatives; the creation of workforce development projects; and joint marketing of the region with economic development, community college and industry partners. In any given



year, the Council funds dozens of research projects, and an even greater number of workforce, marketing, and industry initiatives.

The Florida High Tech Corridor Council is a strategic partner with the City of Winter Springs and assists the City with marketing and development of Seminole Way, the latest component to be added to the Florida High Technology Corridor's available resources.

The Council serves a geographic region encompassing the service area of the University of Central Florida and the University of South Florida. This high tech area boasts six distinct sectors: aviation and aerospace; information technology; medical technology; microelectronics; modeling, simulation and training; and optics and photonics.

To learn more about the Florida High Tech Corridor Council and how its programs can assist your technology oriented company, go to www.floridahightech.com.

Florida Virtual Entrepreneur Center

The Virtual Entrepreneur Center is a web portal designed to provide a robust and easy-to-use resource for local entrepreneurs to find information and services to support their new or growing business. Developed in partnership with the Florida High Tech Corridor Council, the Virtual Entrepreneur Center provides useful links to service providers, local governments, and other agencies to support starting up your business, expanding your



business, or relocating business to central Florida!

To learn more about the Florida Virtual Entrepreneur Center go to www.flvec.com.

GrowFL Cultivating growth companies across the state is the mission of the Florida Economic Gardening Institute, funded by the Florida Legislature at the University of Central Florida and involving a host of partners committed to local delivery of statewide services to help second-stage companies achieve their potential.



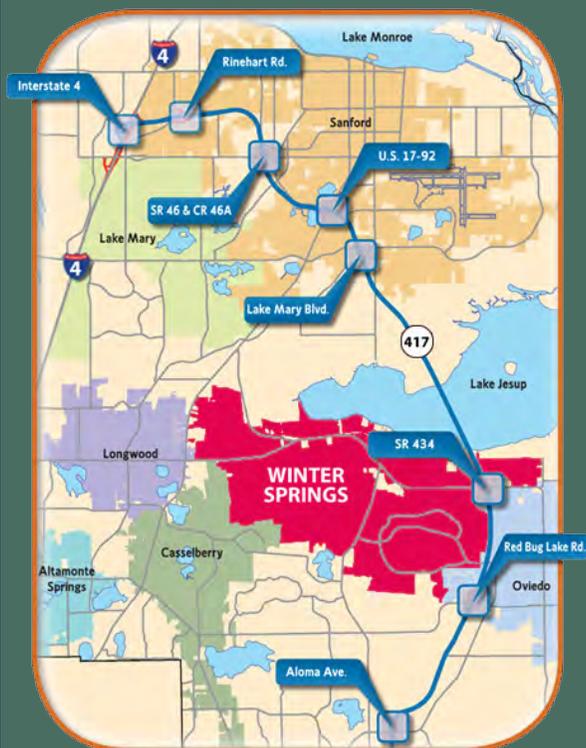
Available to Winter Springs companies and companies throughout the State of Florida, GrowFL provides, at no charge, a suite of high-end, high-speed technical assistance and business resources to companies that have grown beyond the startup phase and need access to information and decision-making tools typically only available to larger companies.

A team of highly trained and experienced analysts will be deployed to function not as consultants but as an extension of your business consider them elite staff at your disposal to take your company to the next level.

GrowFL draws on the strength of its unique partnerships that includes the Florida Economic Development Council, Enterprise Florida, Workforce Florida, the Florida High Tech Corridor Council and others to help second-stage companies grow.

To learn more about the GrowFL and the economic gardening programs go to www.growfl.com. ■

Seminole Way



Seminole Way, the latest component to be added to the Florida High Technology Corridor's available resources, has ample land and facilities to accommodate the development of high-technology industries in close proximity to the University of Central Florida.

Seminole Way is a strategic economic development initiative focused on attracting high-value jobs and businesses to Seminole County. The Seminole Way district is associated with the State Road 417 Corridor which spans the length of the County. Seminole Way is a forward-looking plan that involves a targeted approach to economic development in partnership with the cities of Sanford, Winter Springs, and Oviedo.

Located on the northern portion of Orange County's

Innovation Way, Seminole Way connects Lake Nona's "Medical City," the University of Central Florida's Technology Research Park, the Center for Research and Education in Optics and Lasers (CREOL), the internationally-recognized Institute for Simulation and Training (IST), several University of Central Florida business incubators, and two international airports. Capitalizing on its strategic position on Seminole Way, Winter Springs is aggressively recruiting related technology-oriented companies and start-ups. Rapidly growing technology and medical industry clusters—coupled with proximity to one of the nation's leading universities and large available greenfield sites—makes Winter Springs the right location for your technology company. ■



Mixed-Use Office/Retail Opportunities

For the most current information please visit us at:
www.wintersprings.biz

Contacts

CITY CONTACTS

City Hall

1126 East SR 434
Winter Springs, FL 32708
(407) 327-1800

City Manager

(407) 327-5957

Economic Development

(407) 327-5968

Community Development

(407) 327-5968

Permitting

(407) 327-1800, Option 1

UTILITY SERVICES

Progress Energy

(407) 700-1919
www.progress-energy.com

Progress Energy Business Development

(407) 942-9241

AREA BUSINESS SERVICES

Central Florida Better Business Bureau

(407) 621-3300
www.bbb.org

Grow Florida

(407) 823-6384
www.growfl.com

University of Central Florida Small Business Development Center

(407) 420-4850
www.bus.ucf.edu/sbdc

University of Central Florida Business Incubator Program

(407) 278-4880
www.incubator.ucf.edu

Oviedo-Winter Springs Regional Chamber of Commerce

(407) 365-6500
www.oviedowintersprings.org

Seminole State College Small Business Development Center

(407) 321-3495
sbdc.seminolestate.edu





For the latest information, please visit: www.wintersprings.biz
www.winterspringsfl.org