

LAKE MARY



The City of Lakes

BUSINESS OPPORTUNITIES



BUSINESS DEVELOPMENT | SMALL BUSINESS
INCENTIVES | CORPORATE HEADQUARTERS

**FIND
YOUR
WORK-LIFE
BALANCE**

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COVER

Verizon's new \$50 million, 220,000-square-foot finance center of excellence in Lake Mary.

Photography by Steve Noto

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OPPORTUNITY ZONES



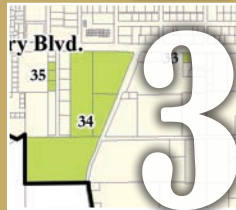
RINEHART BUSINESS CENTER

Primera Boulevard,
Rinehart Road



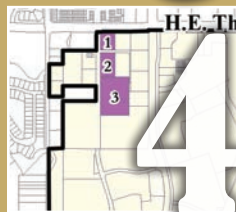
DOWNTOWN LAKE MARY

Lake Mary Boulevard
SunRail Development



LAKE MARY MIDTOWN

Lake Mary Boulevard,
Longwood Lake Mary Road



INTERNATIONAL PARKWAY INDUSTRY ZONE

International Parkway,
Business Center Drive



HIGH TECH CORRIDOR

Lake Emma Road

W

We're all familiar with the expression ... **work-life balance**. We've seen countless books and articles give advice on how to achieve it. Truth is, achieving that balance has a lot to do with where you live and work. We think you'll agree that a work-life balance comes naturally in the City of Lake Mary. Locating your business to the City of Lake Mary will appeal to your business half. Even better, a decision to move to Lake Mary will captivate your personal half.

This booklet outlines several attributes and opportunity sites within the City of Lake Mary. The good news is there is room for your business in Lake Mary – where everyone is waiting for you!

Photo: Steve Noto

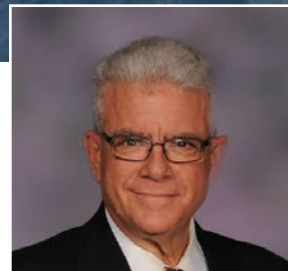




MAYOR
David J. Mealor

A Message FROM THE CITY COMMISSION

CITY COMMISSIONERS



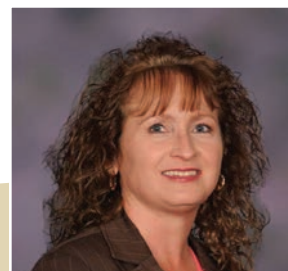
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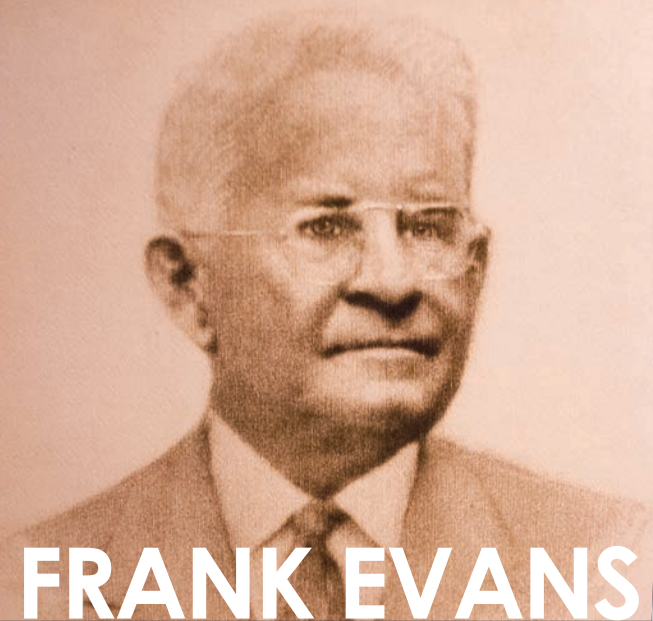
Hello and welcome to the City of Lake Mary! We thank you for your interest in Lake Mary, the City of Lakes. Lake Mary has it all – perfect location in Central Florida, excellent quality of life, a pro-business attitude, and a commitment to education that drives a productive workforce. The development of our key opportunity zones allows us to cooperate with large businesses and provide the best climate for your business in Lake Mary.

This is a City that strives for excellence and professionalism. We have received awards for our parks, recreational facilities, financial reporting, and our commitment to the environment. We want you to come see why many national firms have chosen to build in or relocate to Lake Mary. We are proud that Lake Mary is becoming a location of choice for firms that want to consolidate their high-value operations into one place.

This guide will take you through the history of the City of Lake Mary, explain the best reasons to live and work here, and highlight how the City can meet all of your business needs. Have a look at what Lake Mary can offer and you'll see why we were recently named one of the "Best Places to Live" by *Money Magazine* and one of the top ten "Best Towns for Families" by *Family Circle Magazine*.

If you are interested in an excellent quality of life, a great community that is open for business, and a place to raise a family – we know you will agree Lake Mary has it all.

Lake Mary's City Officials



FRANK EVANS

There were many people involved in the creation of today's modern, upscale community, but Frank Evans probably had the most influence on Lake Mary and achieved a permanent place in the history of Seminole County. Frank came to Lake Mary in 1882 with his parents and his two brothers. As a small boy, he was fascinated by the circus and, in particular, the tightrope act. He perfected his own version of the act and was part of the Bailey Circus before it merged with P.T. Barnum. He entertained up and down the eastern seaboard before his father insisted he return to his studies.

Frank Evans became a brilliant chemist whose company manufactured dyed goods and textiles. He used his talent and financial resources to build and promote Lake Mary as a community. He built the original Lake Mary Elementary School, along with many commercial buildings and new homes for the Lake Mary community and the Seminole County area. In 1923 he founded the Chamber of Commerce and he became a Seminole County Commissioner in 1926. Many of his descendants still reside in Lake Mary.



Frank Evans built this building in 1926. Once the home of the Chamber of Commerce and City Hall, it now houses the Lake Mary Historical Museum.

History OF LAKE MARY

Although Lake Mary's beginning dates back to the 1800s, the City did not incorporate until August 7, 1973. The City was named after Mary Sundell, the wife of Reverend J.F. Sundell, who settled on the northern shores of the lake. Reverend Sundell organized the Presbyterian congregation in 1894. Lake Mary started as a village of two tiny settlements called Bent's Station and Belle Fontaine.

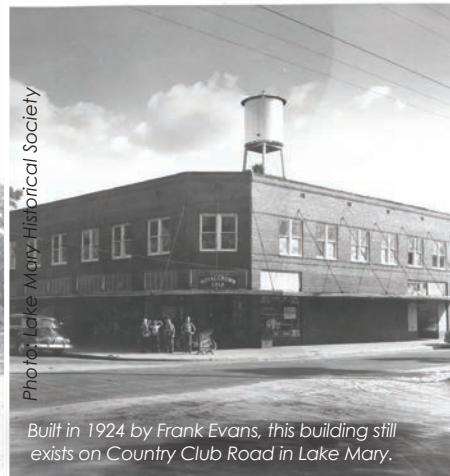
In its early years, Lake Mary was a citrus-based agricultural community. The village began to come into its own around 1880 when the South Florida Railroad came through and connected Sanford with Orlando. The railroad established a stop in Lake Mary, putting it on the map. The first Lake Mary Post Office was established in February of 1887.

Early settlers included lumbermen, turpentine workers, families from Fort Reed (Sanford) who had received land grants, and Swedish families who were mainly orange growers. Later, the railroad workers and winter visitors arrived from the north. In its early years, Lake Mary housed, in addition to the normal establishments, a dance casino, a bathhouse, a hotel, and a factory that produced starches, farina, and tapioca from the cassava plant. Following the devastating citrus freezes of 1894 and 1895, the factory saved what was then the citrus community of Bents, near Crystal Lake. It's clear that the City of Lake Mary has deep roots with area businesses, and this is still very evident today.

Source: Lake Mary Historical Museum, www.LakeMaryHistory.org



A.E. Sjolom's store by the train crossing at Crystal Lake Avenue in the 1900s.



Built in 1924 by Frank Evans, this building still exists on Country Club Road in Lake Mary.

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Top 10 Reasons FOR LOCATING YOUR BUSINESS IN THE CITY OF LAKE MARY

**“AFTER SEARCHING
THE COUNTRY FOR
PERFECT PLACES TO
CALL HOME, WE CHOSE
THESE COMMUNITIES
FOR THEIR STELLAR
SCHOOLS,
AFFORDABLE HOUSING,
AND GIVING SPIRIT.”**

— FAMILY CIRCLE

UNMATCHED QUALITY OF LIFE

The City of Lake Mary has an unparalleled quality of life that is ideal for you, your family, and your business. The City hosts community events throughout the year and has a growing, pedestrian downtown area with all of the urban amenities you need. Lake Mary had the honor of being one of *Money Magazine's* "Top 100 Best Places to Live" in 2007 and was selected as one of *Family Circle's* "10 Best Towns for Families" in 2014.

AWARD-WINNING PARKS AND RECREATION

Lake Mary, the City of Lakes, provides the perfect amount of Florida nature. The small-town charm partners with award-winning parks and recreation, extensive biking and nature trails, and innumerable lakes creating a beautiful community lifestyle. Well-maintained facilities such as the Community Center and the Events Center offer great space for hosting business meetings and award-winning space for weddings and receptions, as indicated by *The Knot* and *Orlando Magazine*.



LAKE MARY EVENTS

Lake Mary is host to tremendous events throughout the year that engage the community. Each Saturday, the Downtown area hosts the Farmer's Market, where local vendors sell fresh produce, flowers, honey, jewelry, food for your pets, and more. WineART Wednesdays create an enjoyable atmosphere of food trucks, a wine and beer garden, shopping, art, and live music. For more than 25 years, the Lake Mary-Heathrow Festival of the Arts has showcased hundreds of artists from around the world.

ORLANDO'S ATTRACTIONS

Only 30 minutes north of Orlando, Lake Mary is close to the metropolitan downtown and all its amenities. Orlando has an ideal Central Florida location that is a hotspot for tourists due to the great attractions – Disney World, Universal Studios Orlando, and SeaWorld all call Orlando their home. Orlando International Airport connects the area with 35 airlines and almost 800 flights a day. Also nearby is Orlando-Sanford International Airport, Florida's busiest international airport after Miami International and Orlando.



BUSINESS-FRIENDLY ATTITUDE

Lake Mary is open for business and is already the home of many large companies. Some of the City's most prominent employers are AT&T, Verizon Wireless, Symantec, SunGard, FARO Technologies, ABB, Blue Cross Blue Shield, and Axiom Healthcare, each maintaining a footprint of 100 employees or more. The Lake Mary City Commission and staff have made economic development a priority. We believe in getting all projects to their ribbon-cutting ceremony as quickly and efficiently as possible.

PUBLIC TRANSPORTATION

Seminole County and Orlando's tremendous public transportation system allows you to get from point A to point B with ease. Lynx provides local bus service with more than 60 daily routes.

An exciting new addition to Seminole County is the commuter rail, SunRail. With a convenient station in Lake Mary, SunRail provides a comfortable riding experience that lets you skip rush-hour traffic and get to downtown Orlando in just over half an hour with stops at many other Seminole County cities. The passenger trains are equipped with Wi-Fi and power outlets for rider convenience and were built with increased fuel efficiency and lower emissions in mind.

An additional program available to businesses is the VanPool program, allowing your business to lease a vehicle that will commute between your company location in Lake Mary and the SunRail station. This program is provided by LYNX in partnership with the City of Lake Mary.

A+ PUBLIC SCHOOL SYSTEM

Seminole County Public Schools is one of the highest-rated school systems in the nation. With a standout high school, two middle schools, and three elementary schools, Lake Mary offers public K-12 education, as well as several private and parochial education options. The close proximity to Seminole State College, the University of Central Florida, and several private colleges also provides many local opportunities for continuing education. The students of Seminole County Public Schools are annually recognized for their performance in academics and their participation in academic competitions, athletics, performing and visual arts, as well as student government.



Seminole County
Public Schools

EDUCATED WORKFORCE

Lake Mary has a robust commitment to education and has an even stronger workforce. The concentration of high-school diplomas and bachelor's degrees is higher than that of Seminole County and the State of Florida. 43.2 percent of the resident population hold bachelor's degrees or higher. The region also has the nation's second largest university and research hub – the University of Central Florida. Seminole State College of Florida has one of its four campuses in Lake Mary. Both of these local, higher-education institutions provide more than 200 degree programs and continue to feed an industry-ready workforce. Private colleges, including Rollins and Stetson, only a short drive away, provide another alternative. These private options both provide about 70 degree programs that also feed into the accelerated workforce of Central Florida.

STRATEGIC PARTNERSHIPS

The City offers strategic partnerships with Seminole County, the Metro Orlando Economic Development Commission, and Enterprise Florida providing incentive programs that will make bringing your business to Lake Mary much simpler. The tax base is well split between residential and commercial uses, there are low property taxes, and there is no state income tax. Lake Mary also has the lowest ad valorem tax rate in Seminole County.

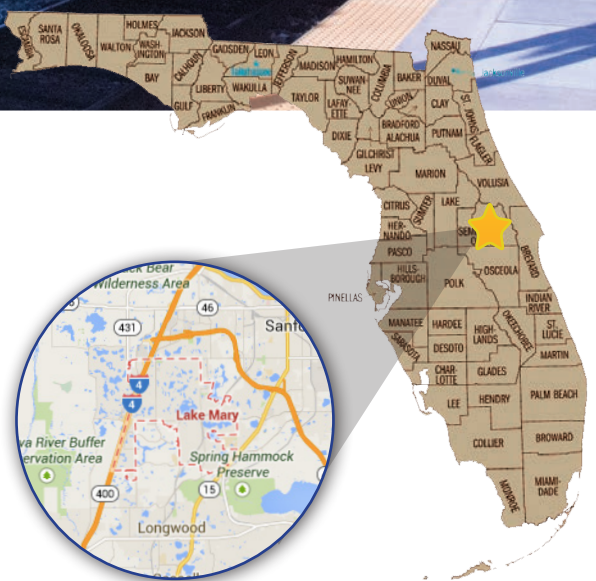
SUNSHINE STATE

Central Florida is a distinctive place with year-round sunshine and fantastic weather. The proximity to nature's amenities – from the beach and parks to entertainment and shopping – creates a unique lifestyle to live, work, and play. Lake Mary is the natural choice.



**FOR THIS
YEAR'S LIST
WE FOCUSED ON
SMALLER PLACES
THAT OFFERED THE
BEST COMBINATION
OF ECONOMIC
OPPORTUNITY, GOOD
SCHOOLS, SAFE STREETS,
THINGS TO DO AND
A REAL SENSE OF
COMMUNITY."**

– MONEY MAGAZINE





CITY OF LAKE MARY *Demographics*

A CITY FOR YOUNG ADULTS

Lake Mary is becoming a perfect city for today's young adults. Access to higher education, connected public transportation with SunRail to Orlando, as well as many new homes and apartments provide one of the best places to live.

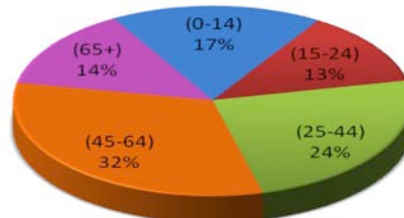
A walkable downtown with unparalleled shopping, dining, and events creates an authentic urban feel within a relaxed hometown environment.

POPULATION BY AGE

The median age in Lake Mary is 42 years, slightly higher than Seminole County and the State of Florida. There is a vibrant young community as almost a quarter of the residents are between 25 and 44 years of age. About a third of the population is between 45 and 64.

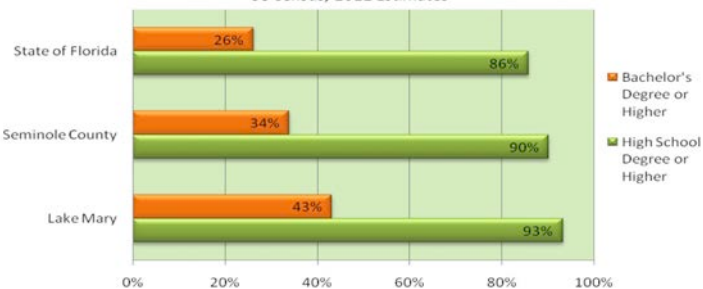
POPULATION BY AGE

Source: Metro Orlando EDC, 2013 Estimates



EDUCATIONAL ATTAINMENT

Sources: Metro Orlando EDC, 2013 Estimates;
US Census, 2012 Estimates



EDUCATIONAL ATTAINMENT

Lake Mary has a very high proportion of high-school graduates and an exceptional number of residents with a bachelor's degree or higher. 93% of Lake Mary residents hold high-school diplomas and over 43% have a bachelor's degree or higher! 14% have graduate-level and professional degrees. The City's robust commitment to education from kindergarten to graduate school provides a powerful workforce for today's leading industries.

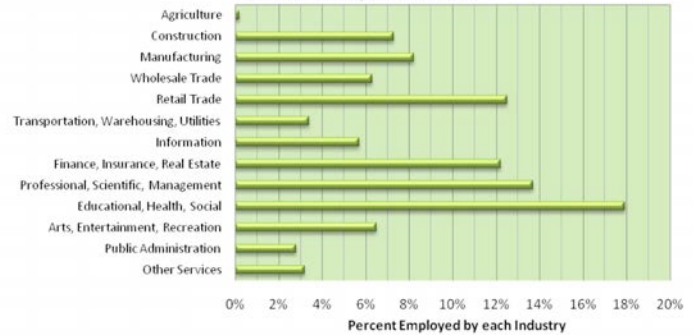
The region also has the nation's second largest university and research hub – the University of Central Florida. Seminole State College of Florida has one of its four campuses in Lake Mary. Both of these local, higher-education institutions provide about 200 degree programs and continue to feed an industry-ready workforce. Private colleges such as Rollins and Stetson provide a smaller alternative, only a short drive away; these private options both provide about 70 degree programs that also feed into the excellent workforce of Central Florida.

INDUSTRY DISTRIBUTION

Lake Mary boasts a high concentration of professional, educational, and business services that reflect the City's commitment to education. The four largest industries are: (1) Educational, Health, Social Service; (2) Professional, Scientific, Management; (3) Retail; and (4) Finance, Insurance, Real Estate. (Lake Mary already has a diverse, business-driven community that is ready to complete your business half.)

INDUSTRY DISTRIBUTION

Source: US Census, 2012 Estimates

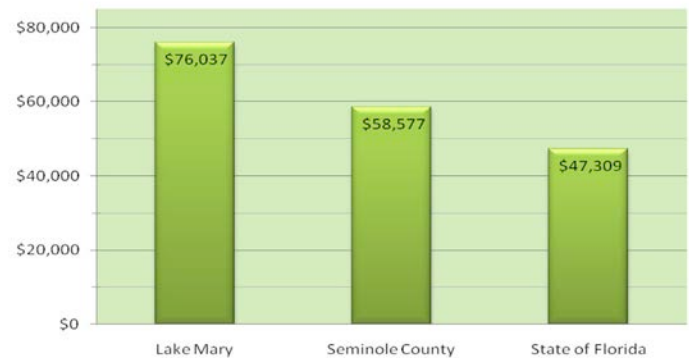


MEDIAN HOUSEHOLD INCOME

Lake Mary's residents are some of Seminole County's and Florida's most affluent. The median household income in Lake Mary is \$76,037, a figure much higher than the State of Florida level of \$47,309 and higher than Seminole County's level of \$58,577.

MEDIAN HOUSEHOLD INCOME

Source: US Census, 2012 Estimates

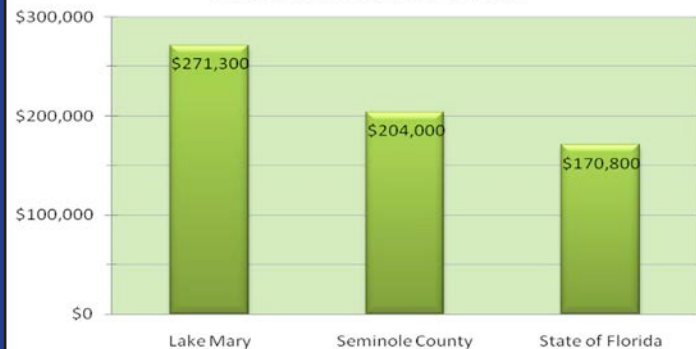


HOME VALUE

The median home value of owner-occupied units in Lake Mary is \$271,300. This is greater than both Seminole County and the State of Florida, with median values of \$204,000 and \$170,800, respectively.

MEDIAN HOME VALUE OF OWNER-OCCUPIED UNITS

Source: US Census, 2012 Estimates



HOME TENURE

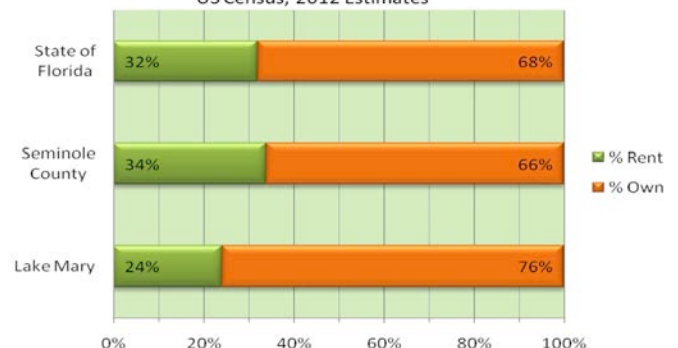
The majority of Lake Mary residents own rather than rent homes. 76 percent of residents own their home, slightly more than the Florida average of 68 percent, and more than the 66 percent average in Seminole County.

All these factors have contributed to the County maintaining a consistently lower unemployment rate than the nation, state, and region. In December 2013, Seminole County's unemployment rate was 5.1 percent, compared to the State of Florida's rate of 5.9 percent, and the national rate of 6.5 percent (not seasonally adjusted rates). Currently, the community's unemployment rate is at a level consistent with 'full employment' conditions according to many economists.

The City of Lake Mary's Police and Fire Departments are true community partners and do far more than protect and serve our citizens and businesses. Community outreach and special programs are routinely sponsored by our Police and Fire Departments, including significant efforts geared toward helping schools and the elderly.

HOME TENURE

Sources: Metro Orlando EDC, 2013 Estimates; US Census, 2012 Estimates





LAKE MARY- THE CITY WITH *Incentives*

Incentives are essential to attracting great businesses. Through Lake Mary's partnerships with Seminole County Government, the Metro-Orlando Economic Development Commission, and Enterprise Florida, we are able to provide incentives and funding that will save your business money, improve your transition into the community, and promote the contribution you make to our economy. Below are some of the programs for which your business may qualify, and a listing of target industries:



Targeted Industries

BUSINESS SERVICES	ADVANCED TECHNOLOGIES	FILM & DIGITAL MEDIA	LIFE SCIENCES & HEALTHCARE	AVIATION/ AEROSPACE & DEFENSE
Professional Services Financial Services Shared Services Management Consulting Contact Centers IT Services	Modeling, Simulation & Training (MST) Optics & Photonics Smart Sensors Cleantech & Energy Solutions Advanced Materials Emerging Technologies	Traditional Content Production Post Production & Visual FX Game Development Website & Mobile App Development Software Development	Specialty Pharma & Pharmaceuticals Medical Devices Biotech/Bio Informatics Diagnostic Testing & Clinical Trials Sports Innovation & Performance Medical Simulation Healthcare Delivery	Defense Industry Modeling, Simulation & Training (MST) Maintenance, Repair & Overhaul (MRO) Optics & Photonics Serious Games Air Service Development
CORPORATE HEADQUARTERS / ADVANCED MANUFACTURING / RESEARCH & DEVELOPMENT				



CITY OF LAKE MARY INCENTIVES

LAKE MARY JOBS GROWTH INCENTIVE PROGRAM

The City provides up-front, performance-based, cash incentives to qualifying targeted industries that create high-value job opportunities and significant capital investment in the City.

LAKE MARY INCENTIVE PARTNERING

The City of Lake Mary has established partnerships 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.

LAKE MARY PERMIT ASSISTANCE AND EXPEDITED PERMITTING

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.

STATE OF FLORIDA INCENTIVES

QUALIFIED TARGET INDUSTRY TAX REFUND (QTI)

The Qualified Target Industry Tax Refund incentive is 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. Pre-approved applicants who create jobs in Florida receive tax refunds of \$3,000 per net new Florida full-time equivalent job created; \$6,000 in an Enterprise Zone or Rural Community (county). For businesses paying 150 percent of the average annual wage, add \$1,000 per job; for businesses paying 200 percent of the average annual salary, add \$2,000 per job; businesses falling within a designated high-impact sector or increasing exports of its goods through a seaport or airport in the state by at least 10 percent in value or tonnage in each year of receiving a QTI refund, add \$2,000 per job; projects locating in a designated Brownfield area (Brownfield Bonus) can add \$2,500 per job. The local community where the company locates contributes 20 percent of the total tax refund. No more than 25 percent of the total refund approved may be taken in any single fiscal year. New or expanding businesses in selected targeted industries or corporate headquarters are eligible.

CAPITAL INVESTMENT TAX CREDIT (CITC)

This program is used to attract and grow capital-intensive industries in Florida. It is an annual credit provided against corporate income tax. Eligible projects are those in designated high-impact sectors that create a minimum of 100 jobs and invest at least \$25 million in eligible capital costs. The level of investment and the project's Florida corporate income tax liability for the 20 years following commencement of operations determines the amount of the annual credit.

ECONOMIC DEVELOPMENT TRANSPORTATION FUND (ROAD FUND)

This is an incentive tool designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. This grant provides up to \$2 million to local governments for the construction or improvement of transportation infrastructure needed to accommodate new or expanding industry. Permanent full-time positions must be created based on a formula that no more than \$5,000 will be used to create each position. A waiver can be granted if the project is located in an area experiencing severe economic distress.

HIGH IMPACT PERFORMANCE INCENTIVE GRANT (HIPI)

The HIPI Grant is used to attract and grow major high-impact facilities. In order to be eligible for this grant, the project must operate within a designated high-impact sector, 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. Once recommended by Enterprise Florida, Inc. (EFI) and approved by the Governor's Office of Tourism, Trade and Economic Development (OTTED), the high-impact business is awarded 50 percent of the eligible grant upon commencement of operations and the balance of the awarded grant once full-employment and capital investment goals are met.

TAX ADVANTAGES

Florida's stable and highly favorable tax climate provides advantages that make a Florida location profitable for every type of business.

Progressive legislation also ensures that Florida remains a worldwide hub for new and expanding businesses.

FLORIDA OFFERS SALES AND USE TAX EXEMPTIONS ON...

- Machinery and equipment used by a new or expanding Florida business to manufacture, produce or process tangible personal property for sale
- Labor, parts and materials used in repair of and incorporated into machinery and equipment
- Electricity used in the manufacturing process
- Certain boiler fuels (including natural gas) used in the manufacturing process
- Semiconductor, defense and space technology-based industry transactions involving manufacturing equipment
- Machinery and equipment used predominantly in research and development
- Labor component of research and development expenditures
- Commercial space activity – launch vehicles, payloads and fuel, machinery and equipment for production of items used exclusively at Spaceport Florida
- Aircraft parts, modification, maintenance and repair, sale or lease of qualified aircraft
- Production companies engaged in Florida in the production of motion pictures, made for television motion pictures, television series, commercial music videos or sound recordings

FLORIDA HAS...

- NO** corporate income tax on limited partnerships
- NO** corporate income tax on subchapter S-corporations
- NO** state personal income tax guaranteed by constitutional provision
- NO** corporate franchise tax on capital stock
- NO** state-level property tax assessed
- NO** property tax on business inventories
- NO** property tax on goods-in-transit for up to 180 days
- NO** sales and use tax on goods manufactured or produced in Florida for export outside the state
- NO** sales tax on purchases of raw materials incorporated in a final product for resale, including non-reusable containers or packaging
- NO** sales/use tax on co-generation of electricity

Combined with Florida's other business advantages and excellent quality of life, the cost competitive environment creates an unbeatable value proposition for both business owners and employees alike.

Source: www.enterpriseflorida.com

QUALIFIED DEFENSE CONTRACTOR TAX REFUND (QDC)

This provides a refund for defense contractors for activities including consolidating defense contracts, acquiring new contracts, or converting to civilian 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, and the consolidation of a defense contract are eligible projects. In order to be eligible, projects must derive at least 60 percent of its Florida gross receipts from the United States Department of Defense or the United States Department of Homeland Security contracts or subcontracts in the applicant's last fiscal year; demonstrate that the jobs created or retained make a significant economic contribution to the area economy; and pay an average wage of at least 115 percent of the state, metropolitan statistical area (MSA), or the local average wages.

QUICK RESPONSE TRAINING INCENTIVE (QRT)

The Quick Response Training Incentive program provides grant funding for customized training to new or expanding businesses. The program is flexible and structured to respond quickly to meet business training objectives. A local training provided community college, area technical center or university is selected and available to assist in the application process and program development and delivery. If the business has a training program in place, a state training provider will supervise and manage the training program and serve as the fiscal agent for the grant funds. Reimbursable training expenses include: instructors'/trainers' salaries, curriculum development, textbooks/manuals, and materials/supplies.

INCUMBENT WORKER TRAINING (IWT) INCENTIVE

This program provides employers with funds to train currently employed workers in an effort to keep their firm and workers competitive. The program addresses retraining to meet changing skill requirements caused by new technology, retooling, new product lines and new organizational structuring.



Photo: Steve Noto

ENTREPRENEURIAL SERVICES START-UP BUSINESS

FLORIDA HIGH TECHNOLOGY CORRIDOR

Since its creation in 1996 by the Florida State Legislature, the Florida High Tech Corridor Council has focused on one mission: to attract, retain, and grow the 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 colleges 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 Lake Mary and assists the City with marketing and development of Seminole Way (a strategic economic development initiative focused on attracting high-value jobs and businesses to Seminole County).

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 and simulation, and optics and photonics.

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 Consortium, the Virtual Entrepreneur Center provides useful links to service providers, local government, and other agencies to support starting up your business, expanding your business, or relocating businesses to Central Florida.

GROWFL

The Florida Economic Gardening Institute's mission is to cultivate growth companies across the state. The program, funded by the Florida Legislature at the University of Central Florida and operated by UCF, involves a host of partners committed to local delivery of statewide services to help second-stage companies achieve their potential. Available to Lake Mary 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, which include the Florida Economic Development Council, Enterprise Florida, Workforce Florida, the Florida High Tech Corridor Consortium and others, to help second-stage companies grow.

DEGREE PROGRAMS AVAILABLE

SEMINOLE STATE COLLEGE

Seminole State College of Florida is a full-service education provider, offering five bachelor's degrees; two-year college-credit degrees (A.A., A.S., A.A.S.); specialized career certificates; continuing professional education; adult education; and an array of culturally stimulating events and timely guest speakers.

For more information visit SeminoleState.edu.

Source: www.seminolestate.edu



THE UNIVERSITY OF CENTRAL FLORIDA

The University of Central Florida, founded in 1963, is the second-largest university in the nation. Located in Central Florida, UCF and its 12 colleges provide opportunities to 61,000 students, offering 210 degree programs from UCF's main campus, hospitality campus, health sciences campus and its 10 regional locations – including a campus at Seminole State College.

For more information visit UCF.edu.

Source: www.ucf.edu



ECONOMIC OPPORTUNITIES

Featured Sites

**OPPORTUNITY ZONE 1:
RINEHART BUSINESS CENTER**

**OPPORTUNITY ZONE 2:
DOWNTOWN LAKE MARY**

**OPPORTUNITY ZONE 3:
LAKE MARY MIDTOWN**

**OPPORTUNITY ZONE 4:
INTERNATIONAL PARKWAY INDUSTRY ZONE**

**OPPORTUNITY ZONE 5:
HIGH TECH CORRIDOR**

MISCELLANEOUS PARCELS

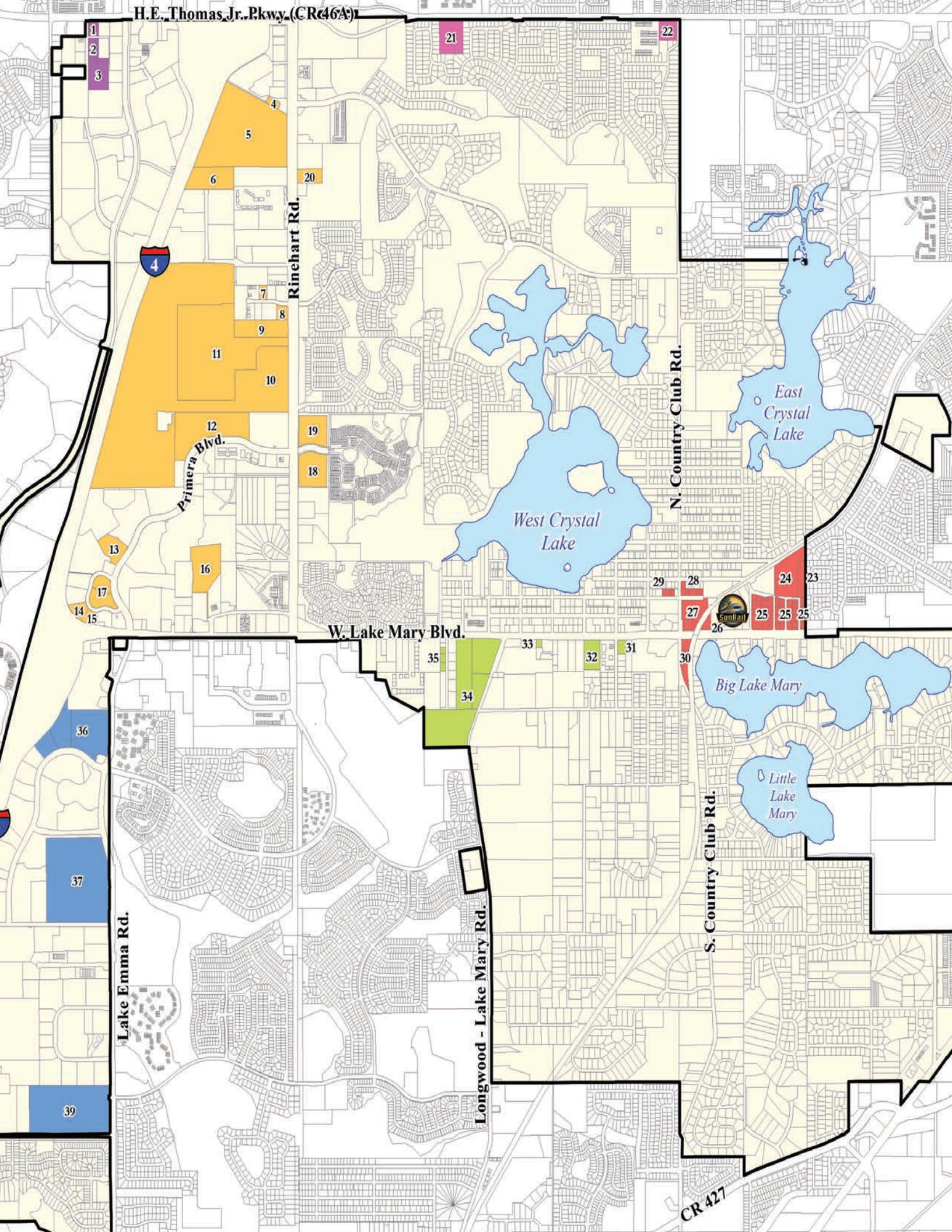
The opportunity zones presented in the following pages identify significant land parcels that are primed for new commercial, office and industrial development. A table containing the acreage, property Identification number and current property owner is provided for quick reference. These represent only a sample of the many places available for your business to grow.



The maps and map data presented in this booklet are provided "as-is" for informational purposes and must be verified for accuracy by interested parties.



H.E. Thomas, Jr. Pkwy. (CR46A)





The Rinehart Business Center is home to many office buildings, most located in master planned office parks.

For more information please visit LakeMaryFL.com



OPPORTUNITY ZONE 1: *Rinehart Business Center*

PRIMERA BOULEVARD, RINEHART ROAD

The Rinehart Business Center is oriented along the following roadways – Rinehart Road, Lake Mary Boulevard, County Road 46A, and Primera Boulevard. The location provides easy access to Interstate 4 at both ends of Rinehart Road, and State Road 417 access from County Road 46A. This opportunity zone is home to many professional and medical offices, and could be the perfect location for your firm's offices. The Rinehart Business Center features 17 parcels with approximately 339 acres of commercial and industrial land. Parcels to the north are better suited for light industrial development, while the parcels available closer to Primera Boulevard are in a location perfect for office space and commercial development. The largest parcel has 155 acres with significant Interstate 4 frontage, and the remaining lots have an average of 12 acres available, ranging from less than 1 acre to nearly 55.



Photo: Steve Noto

PARCEL 4

This 0.83-acre parcel is targeted for commercial use and is a great location for a drive-through bank site with direct Rinehart Road frontage and quick access to Interstate 4.

PARCEL 5

Parcel 5 has nearly 50 acres of space for reuse or redevelopment toward industrial manufacturing or warehousing. This large lot on Rinehart Road currently serves as a distribution center.

PARCEL 6

The 8.60 acres of land in this parcel are zoned toward office and light industrial use. Their best use would be geared for office space or a hotel, with significant Interstate 4 frontage.

PARCEL 7

Parcel 7 has about 1 acre of land for development with a targeted commercial use.

PARCEL 8

This 1.41-acre parcel is designated for light industrial use but targeted for office space.

PARCEL 9

Parcel 9 has nearly 8 acres of land targeted for industrial use. The lot is right off Rinehart Road, midway between County Road 46A and Lake Mary Boulevard.

PARCEL 10

This parcel is the largest in the zone with over 155 acres of undeveloped land. Plans call for a 150-acre office park with up to 1.7M SF of office space and a town center. This site offers the rare opportunity to build a world-class mixed use office park.

PARCEL 11

This 54.64-acre lot is geared for industrial use and can house a building complex with 57,200 SF over an approximate 9.2 acres.

PARCEL 12

This 20-acre parcel is part of the greater, 240 acre, Crescent at Primera Development. The Crescent at Primera features Class A office space, and this parcel is expected to occupy two new 200,000 SF office buildings.

PARCEL 13

Parcel 13 has 4.43 acres of vacant commercial land for up to 75,000 SF of office space or a 350-room hotel.

PARCEL 14

This 1.91-acre parcel is meant for general or medical office space. 3 free standing buildings 4,117 to 6,540 SF are currently planned.

PARCEL 15

This lot has about 1.5 acres of land for development into 27,616 SF of rentable office space by unit, floor, or building with access from Primera Boulevard and great Interstate 4 ramp frontage.

PARCEL 16

Parcel 16 has 10.55 acres of land targeted for commercial use or office space. This lot is between Primera Boulevard and Lake Mary Boulevard.

PARCEL 17

This 5.4-acre parcel is located adjacent to the Noah's Event Center and other commercial development in the immediate vicinity. This site is well suited for professional office with most land use approvals in-place.

PARCEL 18/19

These parcels are right off the Fountain Parke area and have about 8 and 7 acres, respectively, designated for planned commercial development.

PARCEL 20

Parcel 20 is a 3-acre lot perfect for commercial use, office space, or professional and medical offices like its surrounding buildings.

MAP ID	PARCEL NUMBER	SIZE (ACRES)	TARGET USE	ZONING	OWNER
4	06203052000000060	0.83	Commercial	PUD	AMERICAN MOMENTUM BANK
5	06203030000100000	47.77	Industrial	M-1A	UNITED STATES POSTAL SERVICE
6	06203030000300000	8.60	Industrial	M-1A	HEPNER TONYA TRUSTEE
7	06203050700000020	0.99	Commercial	M-1A	NOS INC LLC
8	06203050700000080	1.41	Industrial	M-1A	RINEHART PROPERTIES LLC
9	06203030002000000	7.90	Industrial	M-1A	CHAMONIX INVESTMENTS LLC
10	0720305MK00000020	155.35	Industrial	M-1A	CRESCENT/FLORIDA LLC
11	0720305MK00000010	54.64	Industrial	M-1A	RINEHART DEV & INV GROUP LLC
12	072030300023A0000	19.23	Commercial	PUD	CRESCENT RESOURCES INC
13	072030300006J0000	4.43	Commercial	PUD	MARTINEZ ISAAC
14	0720305120A060000	1.91	Commercial	PUD	THE ALLAN PROPERTY GROUP INC
15	0720305120A000000	1.45	Commercial	PUD	RICHARD & ELIZABETH COHEN ET AL TRS
16	07203051300000020	10.55	Commercial	C-1	LAKE MARY PROPERTY LLC
17	0720305120B000000	5.42	Retail/Commercial	PUD	BEAVER DAM DEV LLC
18	0820305130F030000	7.93	Commercial	PUD	D R HORTON INC
19	0820305130F040000	7.04	Commercial	PUD	D R HORTON INC
20	05203050800000020	3.05	Commercial	PO	SECURITY NATL LIFE INS CO

ZONE 1

RINEHART BUSINESS CENTER

This opportunity zone has the largest available acreage and is well suited for a major master-planned office park development.

For more information please visit LakeMaryFL.com





Downtown is home to many regularly scheduled events that include food trucks, a wine and beer garden, shopping, arts and crafts, and live music.

For more information please visit
LakeMaryFL.com

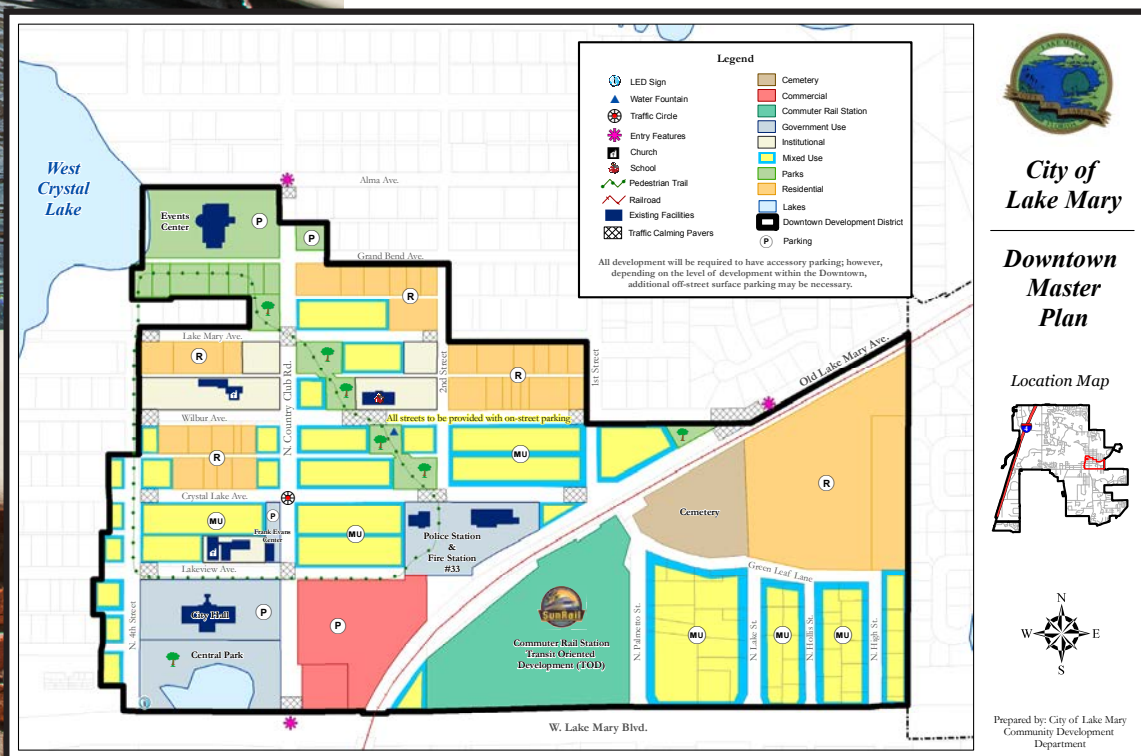


OPPORTUNITY ZONE 2: *Downtown Lake Mary*

LAKE MARY BOULEVARD, SUNRAIL DEVELOPMENT

Opportunity Zone 2 is Downtown Lake Mary, spanning from Central Park and City Hall to the greater SunRail development area. This is a very dynamic section of Lake Mary in which to locate a business, as it is home to both a traditional Downtown, with close proximity to City events, and SunRail, the recently added commuter rail that lets you skip rush-hour traffic and get to Downtown Orlando and other Seminole County cities in just over a half-hour. Downtown Lake Mary has a walkable Downtown with unparalleled shopping, dining, events, and art that create an authentic urban feel with a relaxed hometown environment. With all the amenities Downtown Lake Mary has to offer, it may be the perfect location for your business needs.

The Downtown Lake Mary Zone is part of a master-planned area for mixed used development. West of the SunRail station is the heart of Downtown with room for general commercial use. Significant acreage exists east of the SunRail station, largely undeveloped, ideal for mixed-use multi-family residential, commercial and loft-style residential units.



PARCEL 23

This 2.41-acre vacant residential lot is targeted for multi-family housing in the City's Downtown.

PARCEL 24

This parcel is very well positioned in the Downtown development district, with almost 9 acres of land.

PARCEL 25

These residential lots have a total of 13.28 acres for multi-family or mixed use, including commercial and retail.

PARCEL 26

This 0.88-acre property is also part of the Downtown Development District and is geared toward office space.

PARCEL 27

This property currently has a large retail center of mixed-use office and retail space. This lot is located Downtown and adjacent to the SunRail station.

PARCEL 28

These parcels currently house one-story, general retail right on Country Club Road. They are located very close to the Downtown area and the SunRail development and geared for redevelopment for mixed-uses.

PARCEL 29

Parcel 29 is located across the street from Parcel 28 on Country Club Road and has 0.80 acres for mixed-use.

PARCEL 30

At the intersection of Country Club Road and Lake Mary Boulevard, these parcels are designated as restricted commercial, for limited commercial development.



MAP ID	PARCEL NUMBER	SIZE (ACRES)	TARGET USE	ZONING	OWNER
23	09203030002600000	2.41	DDD	R-1A	PANKRETIC MATO & DRAGICA
24	09203030002500000	8.70	DDD	A-1	SWEATT SUZANNE M REV LIV TR
25	MULTIPLE	13.28	DDD	DC & R-1A	MULTIPLE OWNERS
26	092030300016A0000	0.88	DDD	DC	QUALITY REAL EST DEV CORP
27	MULTIPLE	5.56	DDD	C-1	MULTIPLE OWNERS
28	MULTIPLE	1.62	DDD	C-1, R-1A, & DC	MULTIPLE OWNERS
29	MULTIPLE	0.80	DDD	C-1	SUN RAY HOMES INC
30	MULTIPLE	2.64	Retail/Commercial	C-1 & PO	MULTIPLE OWNERS



ZONE 2



N. Country Club Rd.

29

28

27

26



W. Lake Mary Blvd.

24

23

25

25

25

25

30

DOWNTOWN LAKE MARY

Downtown is the center of the
city's social and cultural life.

For more information please visit
LakeMaryFL.com

Photo: Steve Nato





Lake Mary Midtown is centrally located and home to many professional offices and retail.

For more information please visit LakeMaryFL.com



OPPORTUNITY ZONE 3:

Lake Mary Midtown

LAKE MARY BOULEVARD, LONGWOOD-LAKE MARY ROAD

Opportunity Zone 3 is the Lake Mary Midtown, spanning Lake Mary Boulevard from Longwood-Lake Mary Road to the Lake Mary Downtown. This space is currently home to retail and undeveloped land for offices, commercial, and mixed uses. The five parcels identified in this area have a total of about 42 acres.



PARCEL 31

The first parcel in this Opportunity Zone is 0.93 acres and has a targeted restricted commercial use for office space. This lot is located right on Lake Mary Boulevard. This property is within walking distance of the Downtown area, and all the amenities of the Downtown District will be available for your business and employees.

PARCEL 32

This is the second largest parcel with 4.12 acres of land designated for professional offices. It is also close to the Downtown District.

PARCEL 33

This parcel is located next to a large retail center and has 0.37 acres of land for office space with a restricted commercial targeted use. This lot has convenient access to the retail center, which is full of specialty stores and restaurants.

PARCEL 34

Parcel 34 is the largest in the Lake Mary Midtown and has over 35 acres suitable for mixed-use development. It has enormous frontage on both Lake Mary Boulevard and Longwood-Lake Mary Road, and access to Interstate 4 and County Road 427 (Ronald Reagan Boulevard).

PARCEL 35

This last parcel in the Midtown District has 1.17 acres for mixed development, likely commercial offices and retail. It is located west of the previous parcel and has access from Lake Mary Boulevard.



MAP ID	PARCEL NUMBER	SIZE (ACRES)	TARGET USE	ZONING	OWNER
31	16203030001400000	0.93	Retail/Commercial	C-1	NOORORA PROPERTIES LLC
32	162030300020B0000	4.12	Office	PO	WATSON REALTY CORP
33	17203030003100000	0.37	Retail/Commercial	NA	SEMINOLE B C C
34	MULTIPLE	35.40	Mixed	A-1	GRIFFIN INTERESTS LLC
35	MULTIPLE	1.17	Mixed	C-1 & R-1A	MULTIPLE OWNERS



ZONE 3



W. Lake Mary Blvd.

33

31

32

35

34

LAKE MARY MIDTOWN

The Midtown has good access to it all. Its close proximity to Downtown and the Interstate 4 employment center make it an ideal spot for your business.

For more information please visit
LakeMaryFL.com

Photo: Steve Noto





The International Parkway neighborhood is home to several iconic names in business such as Verizon, Deloitte, and Symantec.

For more information please visit LakeMaryFL.com



OPPORTUNITY ZONE 4:

International Parkway Industry Zone

INTERNATIONAL PARKWAY

The International Parkway Industry Zone is located off International Parkway, parallel to Interstate 4, on Business Center Drive. This fourth Opportunity Zone is the City's most walkable neighborhood after the Downtown and has an excellent location surrounded by high-end office space, Uptown Lake Mary and Heathrow, and quick access to Interstate 4 from both ends of International Parkway. Additionally, the Seminole Wekiva Trail runs adjacent to International Parkway, giving those who traverse the opportunity to travel to other parts of Seminole County via Trail. The Trail will also allow for access to the upcoming Coast to Coast Connector Trail by way of the Cross Seminole Trail on Rinehart Road.

This zone consists of the Colonial Center at Heathrow DRI, which has available entitlements for Class-A Office Space and Support Retail uses. There are already hundreds of thousands of square feet of Class-A office space, 472 high-end residential apartment units, shops, restaurants/bars, and other support retail uses; these uses have helped support the concept of "internal capture." Just over 8.5 acres of land are available and undeveloped in this zone. They are targeted for high-density urban development centering on office and light retail space. Near this Opportunity Zone is the Heathrow campus of Seminole State College, on AAA Drive, which will be ready to provide a skilled workforce with the rest of the area's excellent institutions.



Photo: Steve Noto

PARCEL 1

Parcel 1 has 1.30 acres designated for office and light retail space in the International Parkway Zone.

PARCEL 2

This lot has 1.75 acres of land targeted toward office and light retail space.

PARCEL 3

This lot is the largest of the opportunity zone with 5.46 acres and is also meant for office and light retail space, adjacent to Parcels 1 and 2.



MAP ID	PARCEL NUMBER	SIZE (ACRES)	TARGET USE	ZONING	OWNER
1	0620305UD0000033B	1.30	HIPTI	PUD	FIFTH THIRD BANK
2	0620305UD00000360	1.75	HIPTI	PUD	FRONTLINE LAND HOLDINGS LLC
3	0620305UD00000210	5.46	HIPTI	PUD	HEATHROW CENTER LLC



ZONE 4

H.E. Thomas Jr. Pkwy. (CR 46A)

INTERNATIONAL PARKWAY INDUSTRY ZONE

This zone is in the heart of the north Interstate 4 employment center.

For more information please visit LakeMaryFL.com

Business Center Dr.

International Pkwy.

1

2

3



OPPORTUNITY ZONE 5: *High-Tech Corridor*

LAKE EMMA ROAD

Opportunity Zone 5 is the High-Tech Corridor on Lake Emma Road, south of Lake Mary Boulevard. This opportunity zone offers easy access to Interstate 4 via Lake Mary Boulevard and Lake Mary's neighboring city, Longwood. This opportunity zone stands out with respect to the diversity of industry that thrives here. Class A office space, manufacturing, warehousing, medical and corporate headquarters are all located here. Some of the property featured in this zone are already developed with industrial space of significant magnitude (e.g., Parcel 39). The four parcels identified in this opportunity zone comprise 104 acres, all having land use and zoning consistent with intensive commercial use. Parcel 36 is undeveloped and is virtually the last significant parcel offering high visibility on an Interstate 4 interchange in the vicinity.



Photo: Steve Noto



Photo: Steve Noto

PARCEL 36

The first parcel in this Opportunity Zone has 22.5 acres available over three adjacent lots for commercial use, such as a hotel or office space. Development in this parcel could provide 411,000 SF of office space and a 99-key hotel or 450,000 SF of office space. Parcel 36 is located right at Exit 98, on the Interstate 4 ramp entering Lake Mary Boulevard from the west.

PARCEL 37

Parcel 37 has 44 acres of land available for industrial development and warehousing.

PARCEL 38

Parcel 38 has 4.56 acres of land for redevelopment. There is currently a 121,000 SF facility with 60,500 SF available. Of that, nearly 10,000 SF are designated for office space and the remainder for warehousing.

PARCEL 39

The last parcel has 33.28 acres of developed land with a targeted light industrial or office use. This is an existing 566,000 SF facility with 62,500 SF of Class A office space, in addition to industrial and warehousing space.

MAP ID	PARCEL NUMBER	SIZE (ACRES)	TARGET USE	ZONING	OWNER
36	18203030001200000	22.5	Commercial	M-1A	NORTH POINT LM LLC
37	182030300007A0000	44.00	Industrial	M-1A	TGT LAKE EMMA LLC
38	24202951200000020	4.56	Industrial	M-1A	SUN TECHNOLOGY PARK III
39	192030300006B0000	33.28	Industrial	M-1A	AREP LAKE MARY LLC

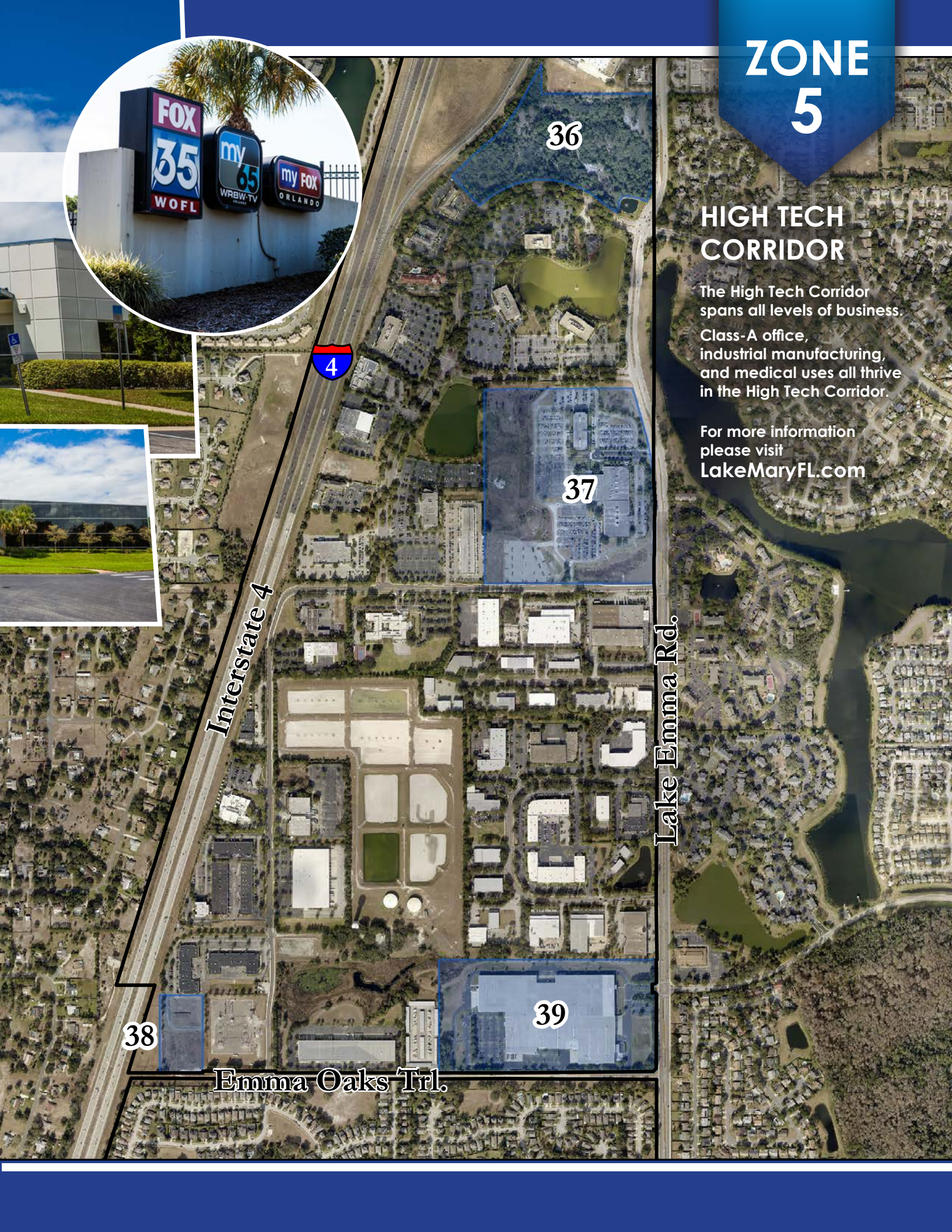
ZONE 5

HIGH TECH CORRIDOR

The High Tech Corridor spans all levels of business.

Class-A office, industrial manufacturing, and medical uses all thrive in the High Tech Corridor.

For more information please visit
LakeMaryFL.com



Interstate 4

Lake Emma Rd.

Emma Oaks Trl.

38

36

37

39

MISCELLANEOUS *Parcels*

PARCEL 21

Parcel 21 is located on County Road 46A and has 6.81 acres for professional or medical office space.

PARCEL 22

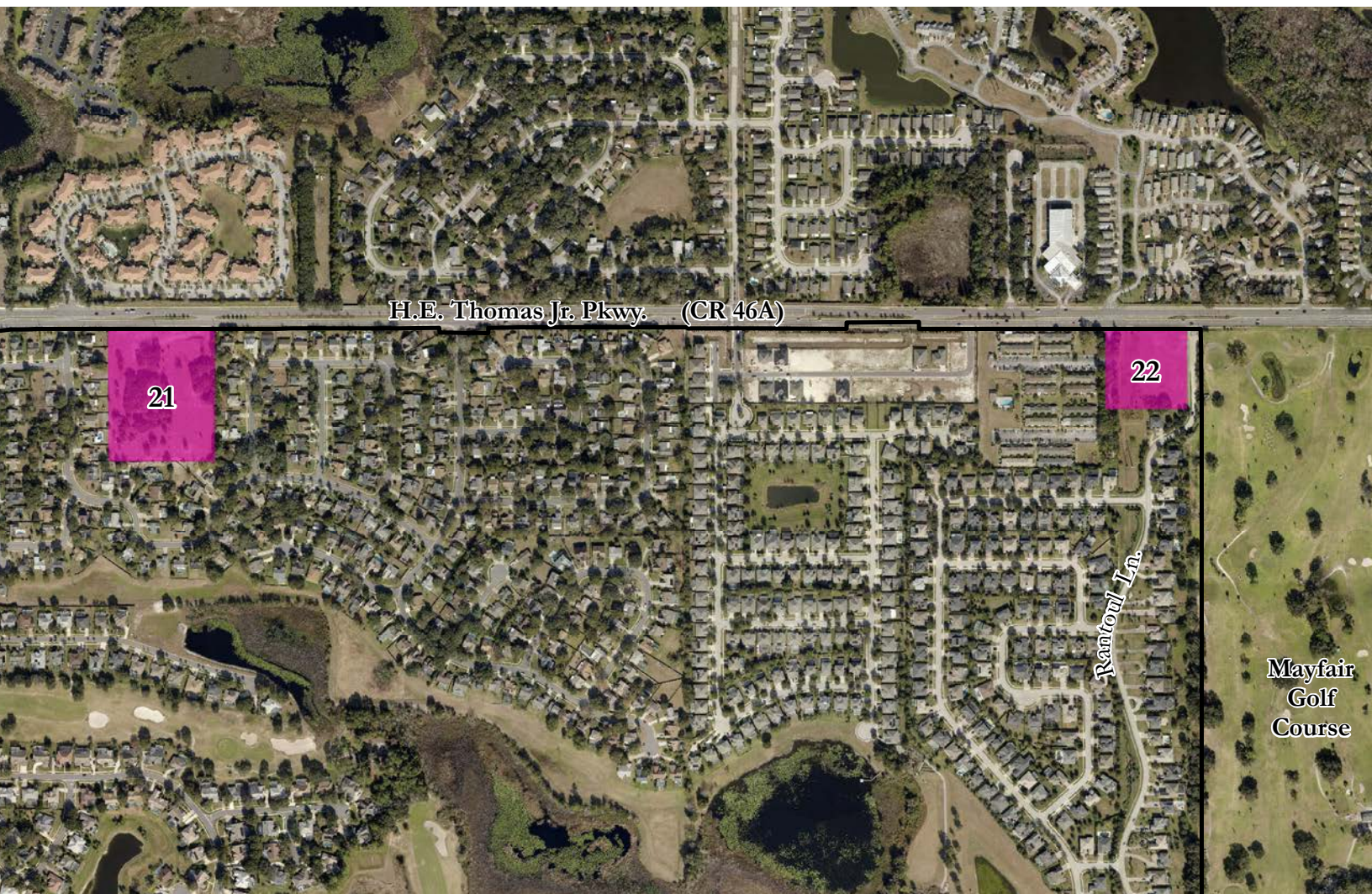
This parcel is located further along County Road 46A and has 3.12 acres designated for commercial space.



Photo: Steve Noto

Parcels 21 and 22 are located in the scenic north side of Lake Mary off County Road 46A. These parcels are ideally suited for professional office space and have the advantage of being surrounded by a large housing stock. The location of the property offers quick access to both Interstate 4 and State Road 417.

MAP ID	PARCEL NUMBER	SIZE (ACRES)	TARGET USE	ZONING	OWNER
21	05203030000200000	6.81	Office	PO	AMES B CHARLES TRUSTEE
22	04203030000400000	3.12	Commercial	C-1	WINTER GARDEN DANIELS ROAD LLC



CITY OF LAKE MARY *Important Contacts*

CITY CONTACTS

CITY HALL
100 N. Country Club Road
Lake Mary, FL 32746
P: 407-585-1400
F: 407-585-1498

**MAYOR AND
CITY COMMISSION**
407-585-1423

CITY MANAGER
407-585-1419

BUILDING
407-585-1362

BUSINESS TAX RECEIPTS
407-585-1415

CITY CLERK
407-585-1423

CODE ENFORCEMENT
407-585-1365

COMMUNITY CENTER
407-585-1416

CUSTOMER SERVICE
407-585-1400
x3400

ECONOMIC DEVELOPMENT
407-585-1426

ENGINEERING
407-585-1412

EVENTS CENTER
407-585-1490

FINANCE
407-585-1405

FIRE DEPARTMENT
407-585-1480

PARKS AND RECREATION
407-585-1465

PLANNING
407-585-1493

POLICE DEPARTMENT
407-585-1300

PUBLIC WORKS
407-585-1452

SENIOR CENTER
407-585-1428

**WATER, SEWER,
SOLID WASTE**
407-585-1448

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www.NationalEC.org

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