



O C O E E S T A T S



The city of Ocoee is the cradle of opportunity with a thriving residential and business community making it an ideal place to live, raise a family and grow a business. The city features Professional Office, Commercial, Industrial, and Retail space to fit the needs of almost any type of business. Ocoee is the third largest city in Orange County. It is strategically situated at the heart of all of

Central Florida's major highways and expressways making it truly the "Center of Good Living." With rapid and expansive growth the city is planning more space for the fully developed or expanding business. Redevelopment on Highway 50 will upgrade the City's commercial district and the development of the new Ocoee Business Park will offer 486,800 square feet of high-end industrial space. Health Central Hospital, which is within the city limits, brings with it high-quality medical office/professional space.

For more information about doing business in Ocoee, and the entire Metro Orlando region, contact the Metro Orlando Economic Development Commission's office, 407.422.7159.

From The Mayor

"The City of Ocoee is ideally situated at the heart of the Veteran's Memorial Interchange, within easy reach of the East-West Expressway, the Florida Turnpike, the Western Beltway, and Highway 50, making it accessible from almost anywhere in Central Florida within minutes. With wonderful passive and active parks, beautiful, serene recreational lakes, and access to the West Orange Trail, as well as the stellar benefits of a full-service city, Ocoee, the Center of Good Living, truly is the perfect location for a booming Central Florida business."



S. Scott Vandergrift, Mayor

Mayor

MAJOR EMPLOYERS

- Wayne Automatic Fire Sprinklers
- Health Central Hospital
- Sysco Foods ■ West Oaks Mall
- Florida Auto Auction
- Westgate Resorts

CITY STATS

Established

1925

Population

33,658

Municipal Boundaries

14.66 sq. miles

Government

Commission/Manager

CITY OF OCOEE DEPARTMENTS/CONTACTS

Development Services

Craig Shadrix
407.905.3157

craig.shadrix@ci.ocoe.fl.us

Building Permits

Jim Washington
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Business Tax Receipts

Jim Washington
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City Manager

Robert Frank
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rfrank@ci.ocoe.fl.us

Mayor's Office

S. Scott Vandergrift
407.905.3112

svandergrift@ci.ocoe.fl.us

INCENTIVES

County Incentives

Orange County Commissioners have provided inducements to those companies creating a significant impact on the economy. Companies receiving incentives in the past have typically been well-established, high tech, high impact and high value-added corporations. They include Aetna Specialty Pharmacy, Digital Infrared Imaging, Electronic Arts - Tiburon, Indra, Whirlpool and Windoor.

Orange County also has Enterprise Zones which provide additional incentives for qualifying companies investing in these zones.

"I could base Dynetech anywhere, but the quality of life for my family is very important. And, frankly, this area just isn't subject to the economic downturns that most areas go through. While tourism/hospitality play a large role, the real story is its highly energetic economic environment. Metro Orlando attracts so many highly trained people that I've only had to hire two people from outside the area. Not many places can offer all of that."

**Larry Pino, Chairman/CEO
Dynetech Corporation**

MAJOR BUSINESS DISTRICT

Ocoee Business Park

This multi-purpose development is located on the west side of H.M. Bowness Road and south of Silver Star Road and includes additional property adjacent on the west side of State Road 429 (the Western Beltway). The 15.6-acre business park features commercial, office and industrial space with a total of 486,800 square feet of industrial space, 66,400 square feet of commercial and 56,640 square feet of office space. The inclusion of an existing railway line as a service provider to the commercial and industrial tenants is an added benefit to the developing business park.

RECENT BUSINESS ESTABLISHMENTS/ACTIVITY

■ The development of a new **Community Redevelopment Area Improvement District** for Highway 50 has been established. The city's Comprehensive Development Plan indicates that the city "shall conduct detailed studies of all areas where blighted conditions may occur". The Ocoee City Commission designated the S.R. 50 corridor as a Community Redevelopment Area. This area will be the target of further overlay plans and infrastructure investment during the coming years to encourage expanded and mixed use economic development.

■ **Paving Improvements on Professional Parkway:** Due to increased traffic and development along Old Winter Garden Road and Professional Parkway major improvements have been made. The new alignment for the 1.3-mile project has an east-west projection and includes the existing Professional Parkway segment from Maguire Road east to the current intersection with Old Winter Garden Road. As a result of these improvements, traffic flow has been increased and the level service for the road is enhanced. Other improvement projects slated to begin include: major repaving of Clarke Road with landscape improvements; widening of Maguire road to five lanes; and Maguire Road Phase 5 which will extend north of S.R. 50 to the intersection of Geneva Story Road.

■ **Ocoee Crown Point PUD/Ocoee High School:** The Ocoee Crown Point PUD has been a joint development effort by the City of Ocoee and Orange County Public Schools. This project encompasses a total of 393 acres and is located to the northwest of the Western Beltway (State Road 429) and Ocoee-Apopka Road. The development envisions including single-family residential units, townhomes, commercial developments, an elementary school, and a high school. The development includes a village center, a park, and boating facilities. This area will serve as a focal point for the City's northwest area, which is experiencing rapid residential development.

Updated 4.09

Founded in 1977, the EDC markets Metro Orlando as a top location for business investment and expansion.

Committed to diversification of our region's economic base, the EDC specializes in development of the technology, corporate business, international trade and film/television production industries. For more information about the EDC, visit OrlandoEDC.com or call 407.422.7159.

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