



WINTER GARDEN STATS



Fondly referred to as a modern-day Mayberry USA by residents, Winter Garden is becoming a destination – only without pretense. Stroll down Plant Street in the Historic Downtown District and witness the renaissance of a vibrant community. Art studios and live theatre, bicycle stores and flower shops, and a wide range of restaurants flank the West Orange Trail.

Ranked as one of the fastest growing suburbs by Forbes.com, Winter Garden is much more than just another bedroom community. It is a place for growing families and businesses.

From bungalows to art-deco, antebellum to modern, architectural styles in abound in Winter Garden with a place that is sure to feel like home. For the environmentally conscience, homebuyers may select a home in Oakland Park which is “green with pride” and the first certified Green community in Central Florida.

The recent restoration of the 1930's era Garden Theatre, a performing arts center, is located in the heart of the Winter Garden Historic Downtown District. Live theatre, ballet, orchestra and musicals are now easily accessible to residents of West Orange County. The West Orange Trail boasts biking, walking, hiking and equestrian trails adding another dimension to this unique community. Running through the Winter Garden Historic Downtown District, trail enthusiasts may stop for coffee or a cool drink at one of the many cafes.

Designed specifically for economic development purposes, www.WinterGardenFLProspector.com answers the main questions that businesses have when they are involved in the site selection process:

- What buildings and land are available in our community?
- What are the market characteristics - demographics, workforce, spending?
- What are the business synergies and opportunities in unique locations of our community?
- What are the unique geographic characteristics and advantages?

www.WinterGardenFLProspector.com goes far beyond a simple database of available land and buildings. It provides the data required for analysis in order for a company to make a decision. It allows users to view, create, and print maps; find available commercial or business property; and develop custom demographic reports.

For more information about doing business in Winter Garden, and the entire Metro Orlando region, contact the Metro Orlando Economic Development Commission at 407.422.7159 or info@OrlandoEDC.com.

Winter Garden... a charming little city with a juicy

MAJOR EMPLOYERS

- Heller Brothers
- C & W Trucking
- Health Central Park
- City of Winter Garden
- Publix

CITY STATS

Incorporated

1903

Population

30,065

Municipal Boundaries

approx. 17 square miles

Millage

3.3866 FY 07/08

Government

Commission/Manager

CITY OF WINTER GARDEN DEPARTMENTS/CONTACTS

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Business Tax

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Mayor's Office

John Rees

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INCENTIVES

City Incentives

The City of Winter Garden is committed to work in conjunction with Metro Orlando Economic Development Commission and Enterprise Florida to ensure matching funding needs are met for sanctioned economic development projects.

In addition to traditional incentives, the City of Winter Garden has a significant amount of land located within a Community Redevelopment District with a Brownfield Designation which may allow a company to qualify for additional economic 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.

LOCATION - CONNECTION - TRANSPORTATION

- Located 12 miles from downtown Orlando.
- Located 18 miles from Orlando International Airport.
- Accessible from Florida Turnpike, Interstate 4, State Road 50, East-West Expressway and the new 429 Expressway.
- Fiber and wireless connectivity.
- Widening State Road 50 to six lanes.
- New connection of Western Beltway to Interstate 4.
- Plant Street widening and improvements.

MAJOR BUSINESS DISTRICTS

District	Acreage	Classification	Industry Focus
SR 50	378	Commercial	Retail/Multi-purpose
Downtown Plant St.	50	Commercial	Retail/Office
Crown Point	450	Industrial	Manufacturing/Distribution
CR 535	21.5	Commercial	Retail
Stoneybrook West	72	Commercial	Retail
Story Rd./Carter Rd.	179	Industrial	Multi-purpose

RECENT BUSINESS ESTABLISHMENTS/ACTIVITY

Class A Office	Total of 300,000 square feet of new product
Retail	Regional retail entertainment 1.15 million square feet \$120 million investment 200,000 square feet of neighborhood retail
Hotel	Pad sites for two - 90-room hotels
Mixed Use - Downtown	Total of 90,000 square feet 40,000-square-foot City Hall Phase II downtown improvements
Culture & Parks	New 300-seat live performance theater renovation

Updated 5.09

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.