

ALTAMONTE SPRINGS, FLORIDA

Few local governments are as prepared for growth and emerging economic development trends as Altamonte Springs. We combine accelerated plan approvals and permitting with a blend of economic development incentives targeted toward sustainable mixed use and in-fill redevelopment. Altamonte Springs is a vibrant and well established community that provides diverse services and opportunities to its residents. We balance a strongly pro-business economic development program by investing heavily in our community programs, youth sports programs, and our park and recreational system. We've done a lot of the groundwork: the city established an area-wide Development of Regional Impact and obtained an area-wide conceptual stormwater permit. If you want to move fast, then you want to move here.



For more information about doing business in Altamonte Springs, and the entire Metro Orlando region, contact the Metro Orlando Economic Development Commission's Seminole County office, 407.665.2903 or email Tracy.Turk@OrlandoEDC.com.



"We pride ourselves on the quality environment we have created for our residents and business partners. For 20 years our core focus has been on sustainable

urban infill redevelopment, balancing our regulatory role with a decidedly pro-business approach. We hold the Development Order for an area-wide downtown Development of Regional Impact - the first in the region - that forms the foundation for our economic development program. Supporting infrastructure is in place, and we wrap these fundamentals around Cranes Roost Park, one of the nicest, most technologically advanced park areas in the region. Accelerated permitting, development incentives and bonuses round out our program. We have in place the necessary ingredients for a true regional business center where people will find it a pleasure to live, work, conduct business, and spend their leisure time."

Russel E. Hauck, Mayor

CITY OF ALTAMONTE SPRINGS DEPARTMENTS/CONTACTS

CRA and Planning

Frank Martz

407.571.8143

fwmartz@altamonte.org

Occupational Licenses

Pat Wainright

407.571.8122

pewainright@altamonte.org

City Manager

Phillip D. Penland

407.571.8031

Mayor's Office

Hon. Russel E. Hauck

407.571.8031

MAJOR EMPLOYERS

- Altamonte Mall (collectively)
- Florida Hospital
- City of Altamonte Springs
- Sprint
- Tri-City Electric

ALTAMONTE SPRINGS CITY STATS

Incorporated	1920
Population	42,500
Municipal Boundaries	9.63 sq. miles
Government	Mayor/ Commission, Strong Manager Form of Gov.

INCENTIVES

City Incentives

Altamonte Springs provides an array of incentives designed to encourage urban infill redevelopment and quality architectural design. Besides accelerated plan and permit review, development within the Central Business District enjoys reserved transportation capacity through the city's downtown DRI. Transportation impact fees are reduced or waived for large scale non-residential projects in the Central Business District, and other fees may be reduced or waived as well depending on the size and location of the project. In all of the city's activity centers, development bonuses—which function much like performance specifications—are already in place that encourage developers to include elements like unique architectural features, public art, public transportation, or structured parking into their projects. We see incentives and development bonuses as part of the collaborative process we use at the city to help development succeed and remain sustainable.

County Incentives

The Board of County Commissioners initiated a Jobs Growth Incentive Fund for companies creating new jobs. Seminole County will consider providing dollars for items such as training, relocation costs and the payment of impact fees for companies that create more than 25 new jobs paying an average salary that is equal to the county's average wage. Special consideration will be given to projects seeking to locate in targeted redevelopment areas. This program is available to new and expanding companies in Seminole County.

RECENT BUSINESS ESTABLISHMENTS & EXPANSIONS


Altamonte Town Center: 1 million-square-foot, vertically integrated mixed use project. It is a public/private partnership between the city and Altamonte Springs Investments, LLC. The Town Center includes luxury apartments under development by Epoch Properties of Winter Park, and retail development led by Unicorp National Developments. The Altamonte Town Center is slated for completion in 2007.

Gateway Center: 1.5 million-square-foot mixed use office development. It is a public/private partnership between the city and Crescent Resources. The project will include office, retail, luxury residential and business class hotels, with a central park area surrounded by support retail.

Florida Hospital Expansion: Florida Hospital will expand to add much needed bed space, parking capacity and medical office space. The expansion will continue for nearly a decade. The city is working cooperatively with Florida Hospital with its regional DRI approvals, land use and zoning changes, and to accommodate future transit with their expansion program.

MAJOR BUSINESS DISTRICTS

District	Total Sq. Footage	Classification	Industry Focus
Central Business District	9,518,130	Regional	Mixed Use/Retail/Lifestyle Hotels/Office/Hospital Luxury Residential/Recreation/ Entertainment
East Town Center	220,393	Community	Light Industrial/Retail
West Town Center	2,184,324	Subregional	Mixed Use/Retail/ Office/Residential
Gateway Center	3,176,589	Regional	Mixed Use/Office/Retail/ Luxury Residential/Recreation/ Post-Secondary Education



"We know that quality education is a leading site selection factor for companies. Seminole Community College, and other colleges throughout the Orlando region, are working with business and industry now more than ever to develop specific programs that meet their workforce needs."

*Dr. Ann McGee, President
Seminole Community College*

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 www.OrlandoEDC.com or call 407.422.7159.

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

03/05