

LAKE MARY



STATE
OF THE
CITY 2016

LAKE MARY – THE COMPLETE CITY



LM SEMINOLE COUNTY REGIONAL
LAKE MARY COUNCIL
CHAMBER OF COMMERCE

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LAKE MARY



STATE
OF THE
CITY 2016



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LAKE MARY – **THE COMPLETE CITY**





City of Lake Mary State of the City 2016

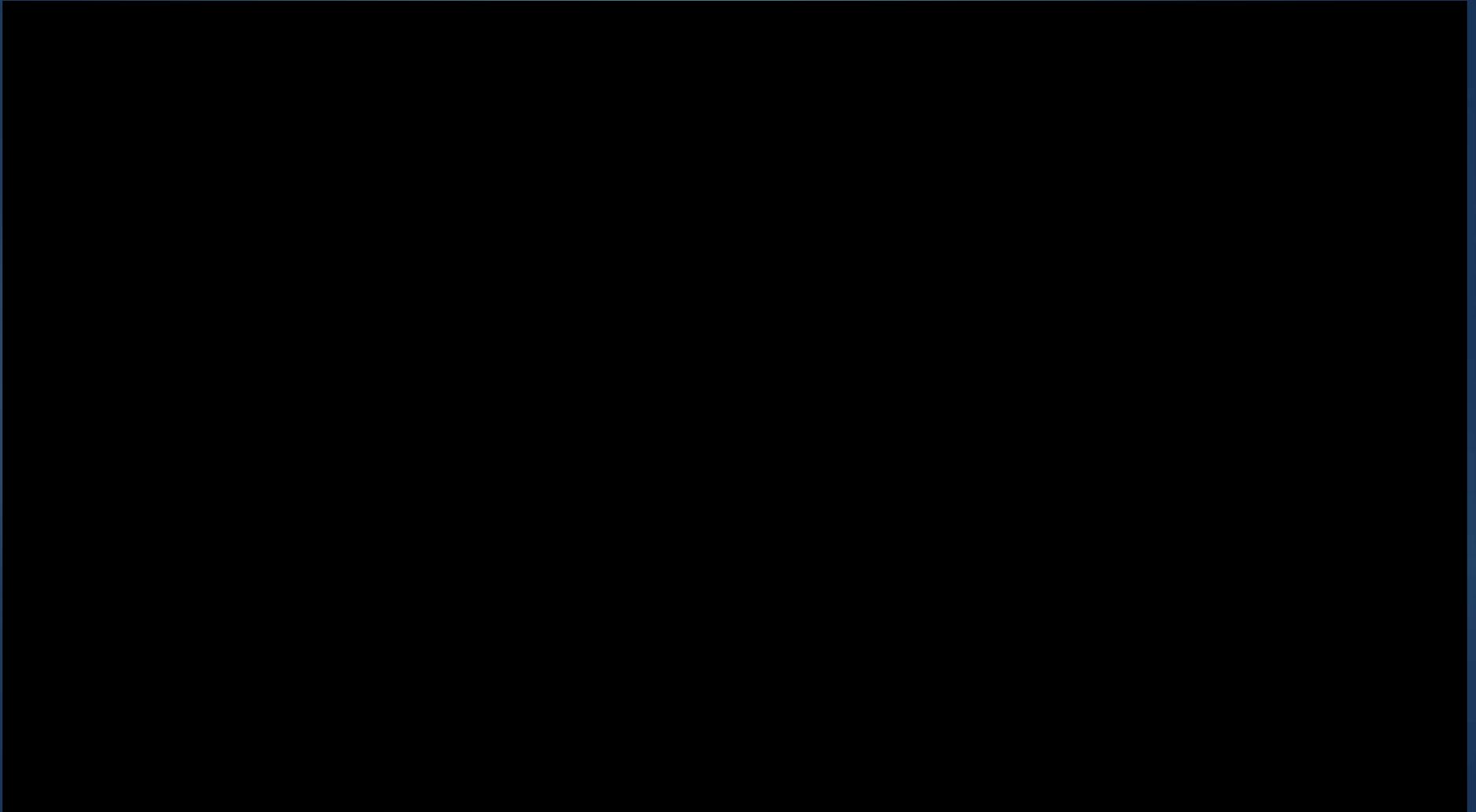
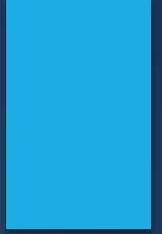


APRIL 28, 2016

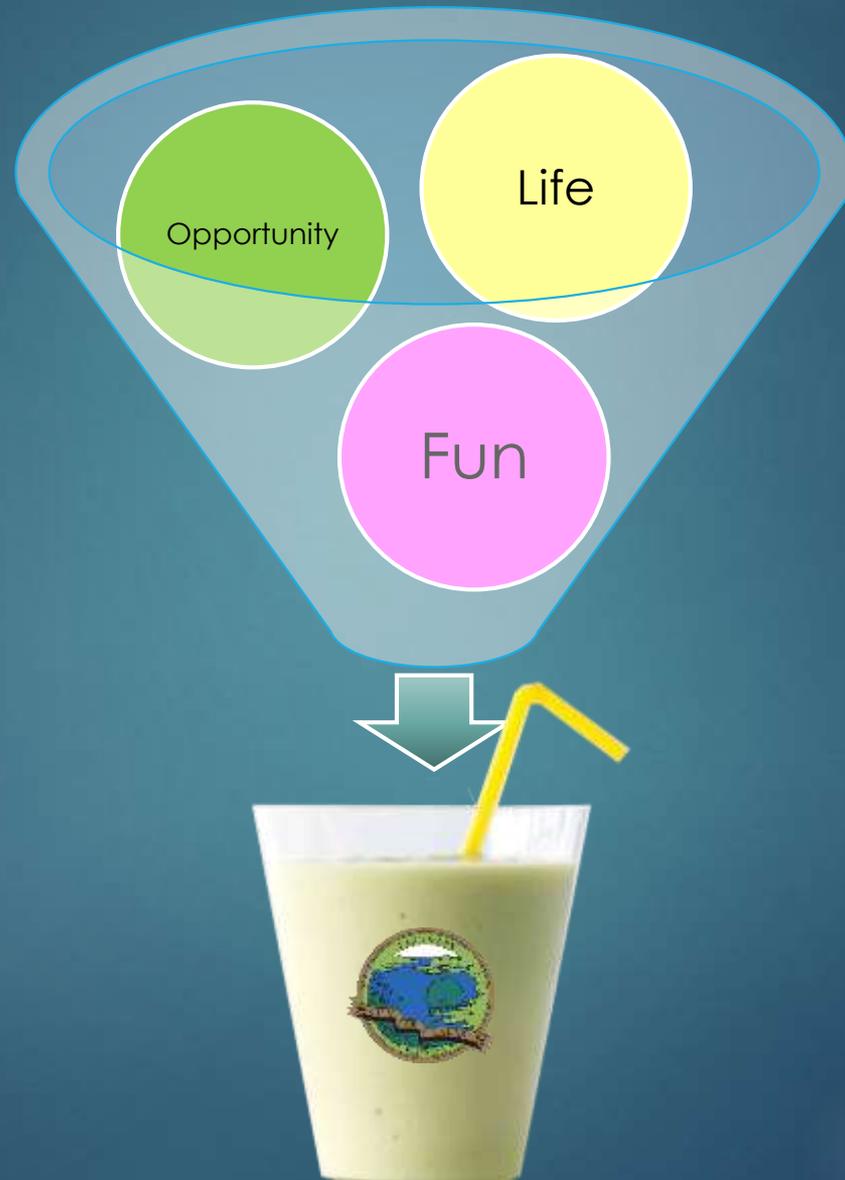
Lake Mary *The Complete City*



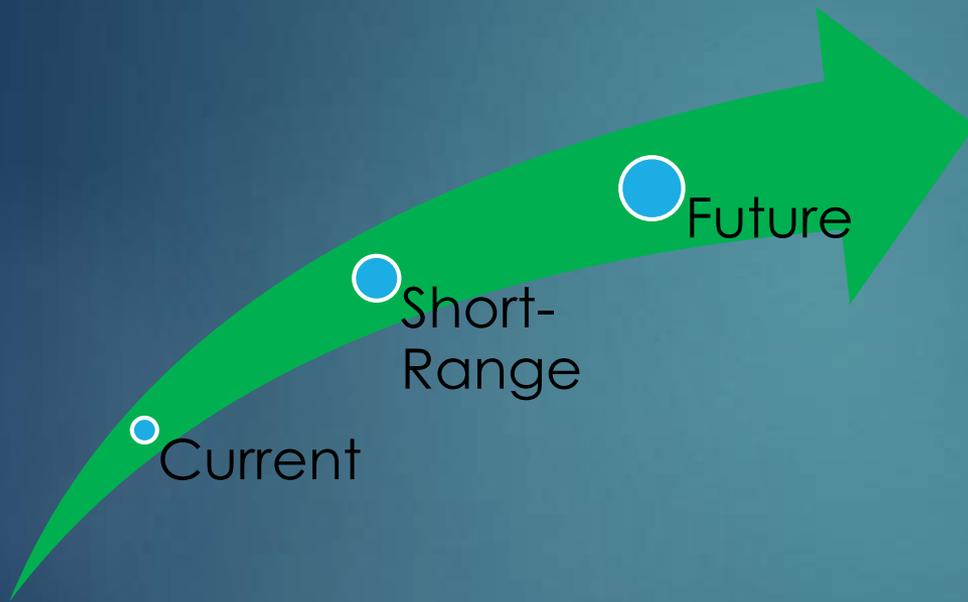
Life in Lake Mary



What is a Complete City?



Themes for the Complete City



- ▶ Life
- ▶ Opportunity
- ▶ Fun

Current, and
where we're
going

City of Lake Mary, Quick Facts



	Population	15,905
	Housing Units	5,929
	Employees	32,297
	Percent High School Graduate or Higher	93.20%
	Percent Bachelor's Degree or Higher	42+%
1 2 3 4 5	Median Age	44

Sources: Bureau of Business and Economic Research, UF.; 2013 American Community Survey (Census); 2007 Survey of Business Owners (Census); Quarterly Census of Employment and Wages (2015). Produced Sept., 2015.

Lake Mary Opportunity



- 2.3 million in the MSA
- 16,000 in Lake Mary
- City of 0.7% of Region's Population

**Lake Mary Captured:
Over 20+% of New Jobs!**

CAREERS

Firms Flock to Cities With Top Talent

A pool of desirable workers is a key factor in deciding where to locate businesses

cruit and look at investments," said Francine Katsoudas, the networking giant's human resources chief.

Cisco might have ended up in those locations even without that research, but Mr. Kat-

Accommodating

Combined Ratings

CORPORATE SURVEY 2013**

Site selection factors 2013 2012

Ranking

1. Availability of skilled labor	90.1	89.4 (2)
2. Highway accessibility	90.5	90.1 (2)
3. Labor costs	90.8	90.8 (1)
4. Occupancy or construction costs	87.4	82.8 (5)
5. Availability of advanced ICT services	84.0	85.1 (4)
6. Available buildings	83.9	78.4 (8)
7. Corporate tax rate	83.4	79.3 (7)
8. State and local incentives	81.9	71.1 (13)
9. Low union profile	81.4	73.5 (10)
10. Energy availability and costs	80.9	81.3 (6)
11. Tax exemptions	80.0	75.4 (9)
11T. Right-to-work state	80.0	75.0 (11)
13. Available land	80.3	59.0 (18)
14. Expedited or "fast-track" permitting	78.3	67.2 (16)
15. Proximity to major markets	75.0	73.2 (12)
16. Availability of long-term financing	74.8	69.1 (17)
17. Environmental regulations	73.7	71.1 (13T)
18. Inbound/outbound shipping costs	70.9	63.7 (15)
19. Proximity to suppliers	67.7	54.9 (19)
20. Raw materials availability	60.5	49.7 (23)
21. Accessibility to major airport	59.4	53.9 (21)
22. Proximity to technical college/training	54.1	50.3 (22)
23. Training programs	51.5	54.7 (20)
24. Availability of unskilled labor	48.9	42.0 (25)
25. Railroad service	39.4	43.6 (24)
26. Waterway or oceanport accessibility	30.2	19.9 (26)

Quality-of-life factors 2013 2012

Ranking

1. Low crime rate	80.0	79.0 (1)
2. Healthcare facilities	79.7	69.8 (3)
3. Housing costs	75.3	66.9 (4)
4. Ratings of public schools	73.0	63.0 (5)
5. Housing availability	71.5	66.8 (2T)
6. Recreational opportunities	66.4	52.9 (8)
7. Colleges and universities in area	59.0	61.6 (6)
7T. Climate	59.5	55.0 (7)
8. Cultural opportunities	54.8	48.9 (9)

*All figures are percentages and are the total of "very important" and "important" ratings of the Area Development Corporate Survey and are rounded to the nearest tenth of a percent.
 **(2012 ranking)

Figure 32

INCENTIVES: OUT OF STEP WITH THE TIMES

THE NEXT GENERATION OF LIVE, WORK, PLAY

ADVANCED MANUFACTURING CHANGING THE ECONOMIC LANDSCAPE

AREA DEVELOPMENT

SITE AND FACILITY PLANNING

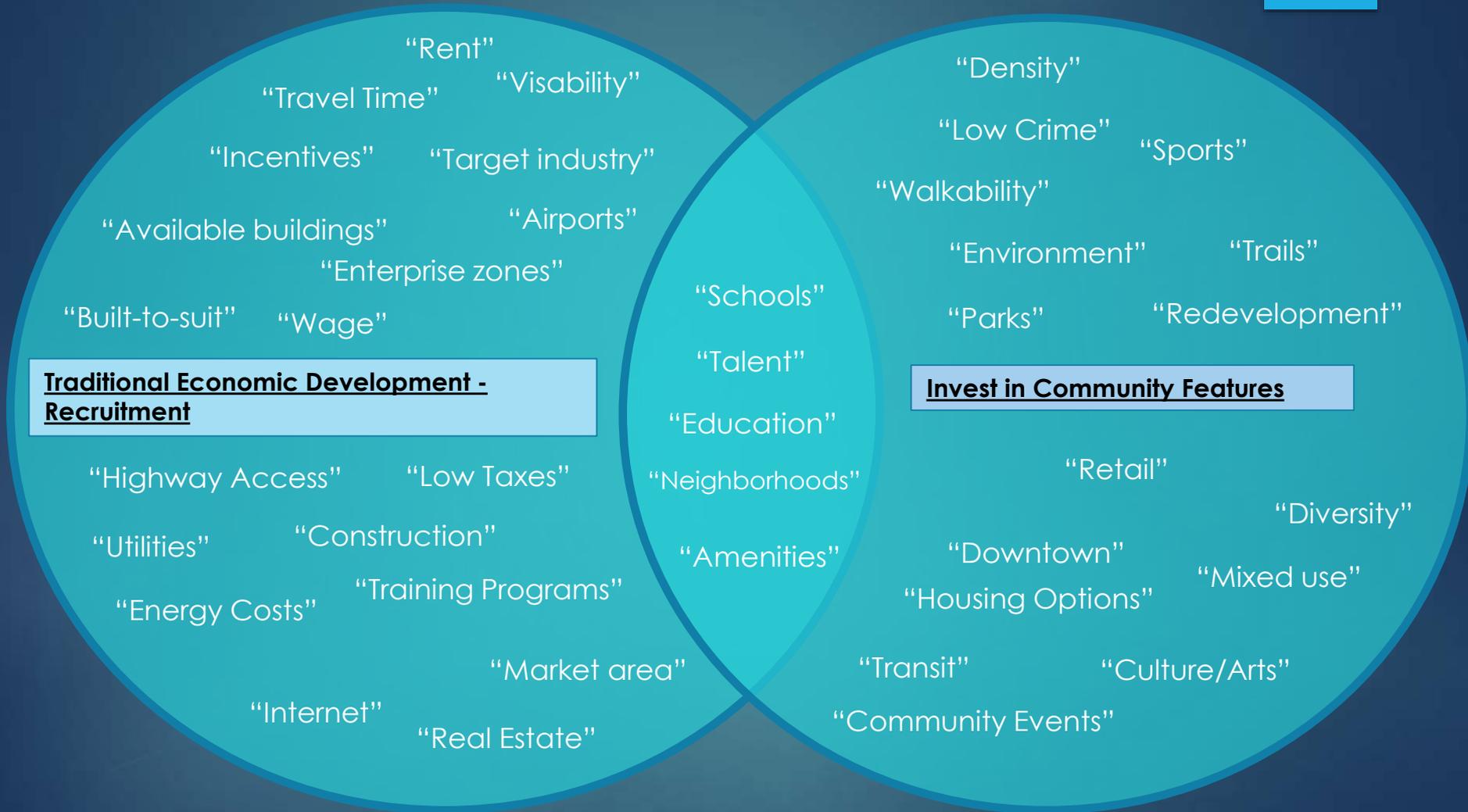
www.areadevelopment.com www.facilityexperts.com

GA/2015

TOP LOCATION FACTORS

HOW TO PINPOINT YOUR NEXT LOCATION/EXPANSION DECISION

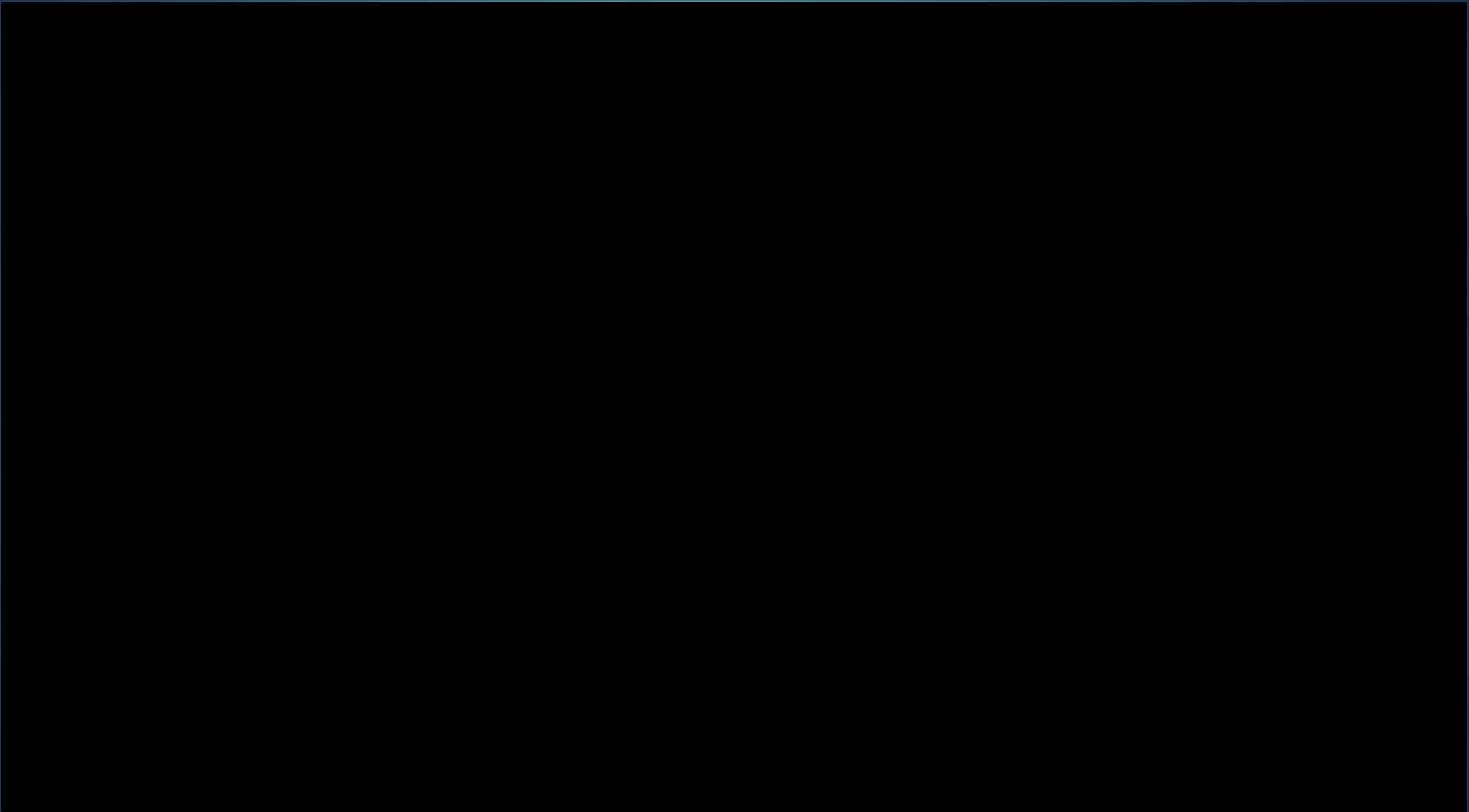
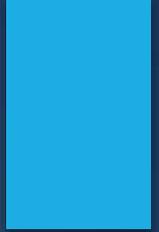
Our Approach



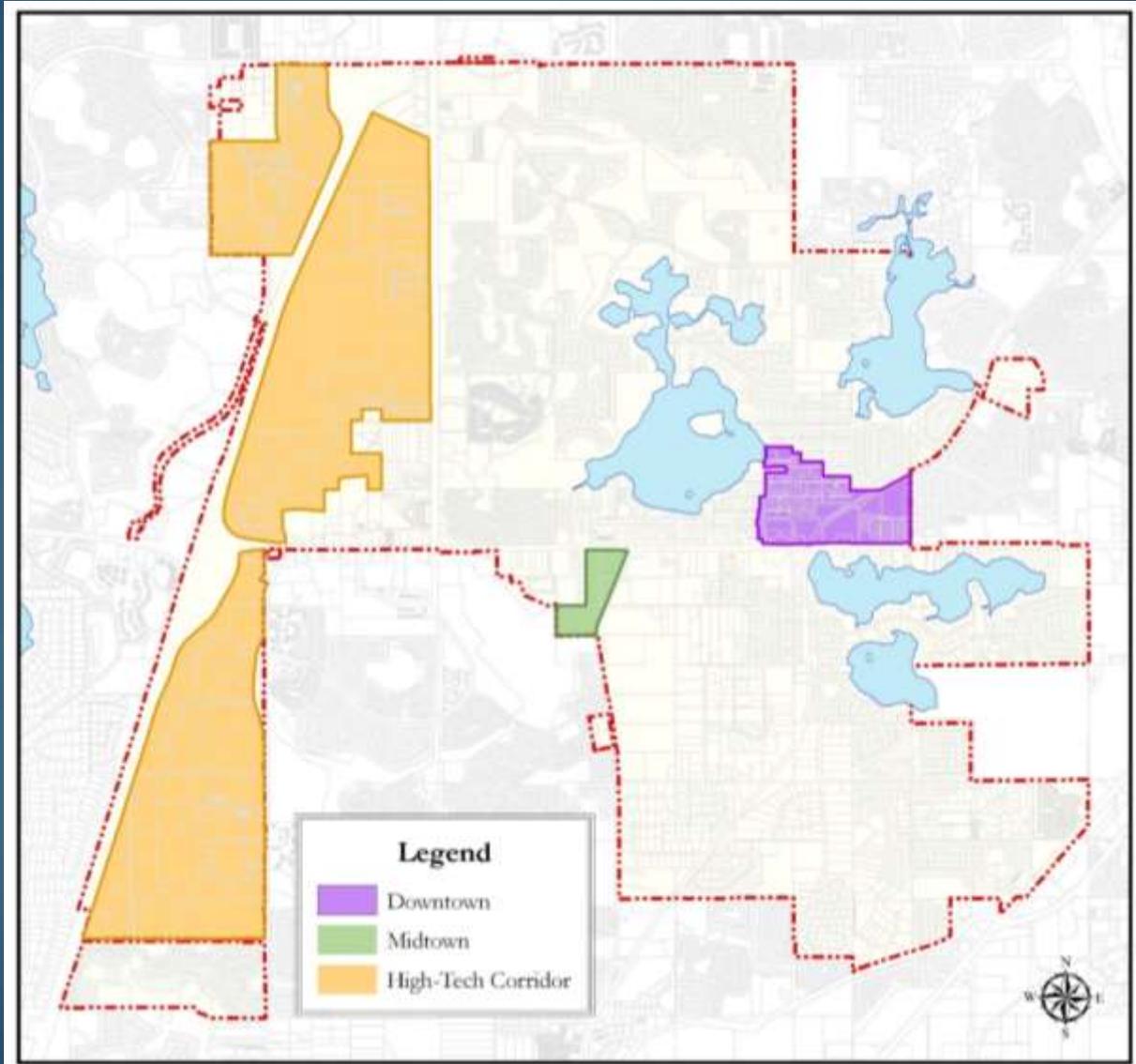
Our Approach - It's All Connected

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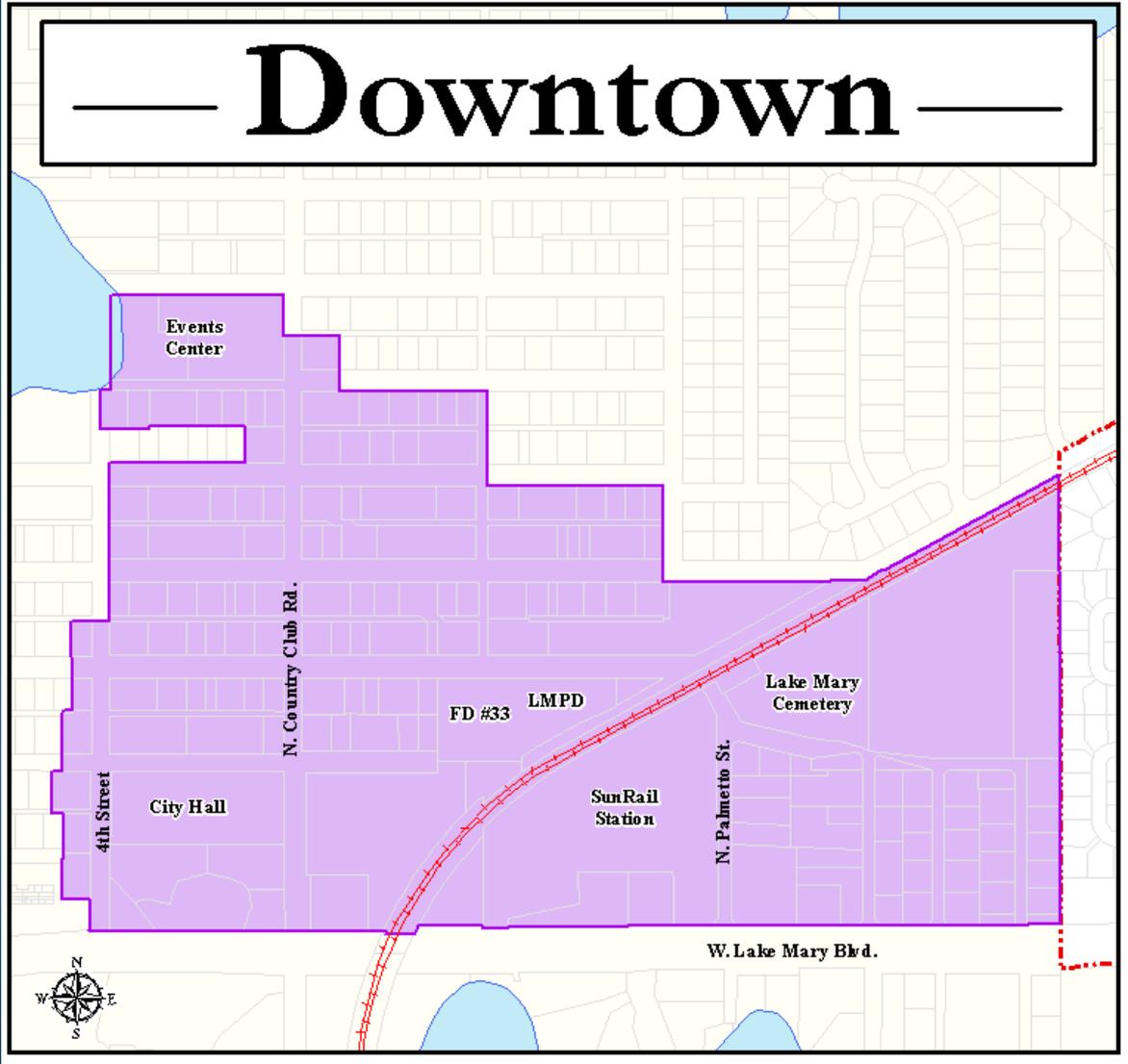
Lake Mary Opportunity



Lake Mary Development



Lake Mary – Downtown



Life in Downtown – Station House

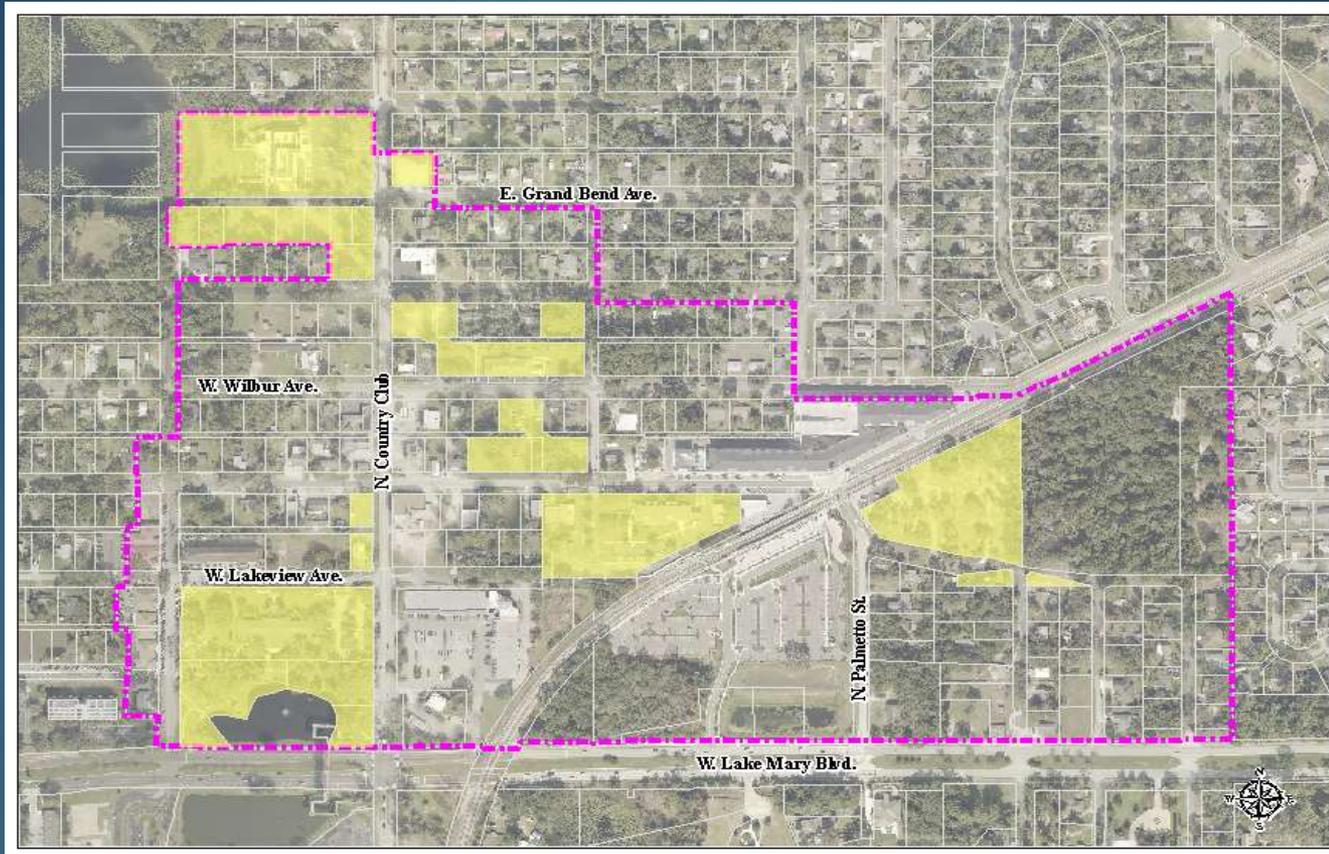


- 200 high end apartment units
- Walking distance to SunRail and the Downtown Core
- 80% occupied

- Transfer of Development Rights (TDR) Program
 - What is it!?
 - “Zoning Smoothie”



TDR Master Plan



Purchase density from the City to help meet your project yields.

Opportunity Downtown



- Restaurants, shopping, offices
- Pedestrian Friendly Streets Design
- Access to SunRail



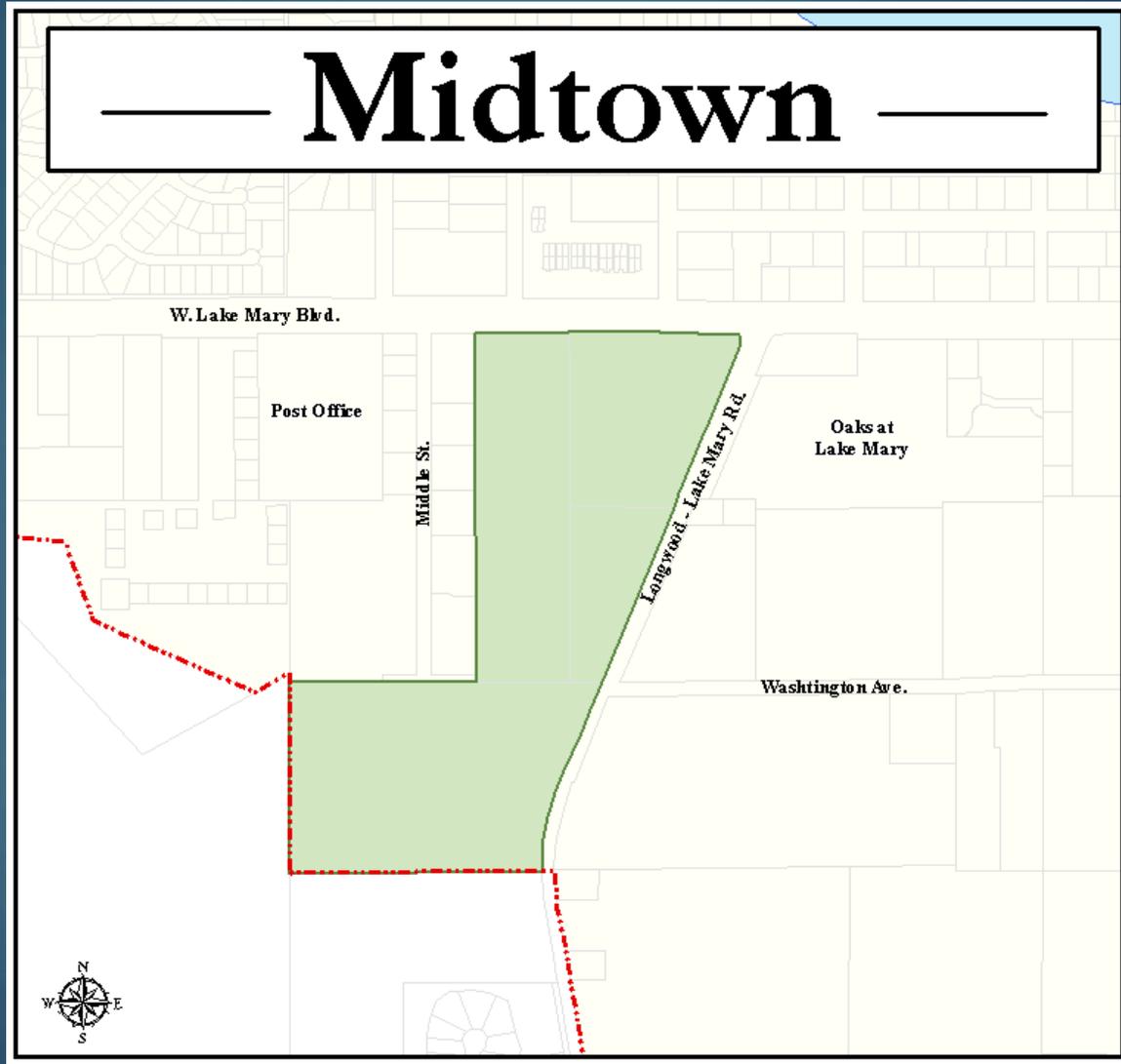
Fun in Downtown



- Central Park
- Open space plaza with monthly events
- Farmers Market
- Wine Art Wednesday



Lake Mary - Midtown



Life in Midtown

- Griffin Farm Town Center
- The anchor of the new Midtown District



Life in Midtown



- 265 high end apartments

- 138 single family dwellings
- Mixture of detached bungalows and attached townhomes



Opportunity in Midtown



Griffin Farm at Midtown

Conceptual Rendering 7

Delcorp Developer | Anshewich Associates Architecture | Planning | Interior Design

Lake Mary, Florida | September 17, 2015

- Over 100,000 sq. ft. of new commercial space
- Earth Fare Grocer
- 24 Fitness



Griffin Farm at Midtown

Conceptual Rendering 8

Delcorp Developer | Anshewich Associates Architecture | Planning | Interior Design

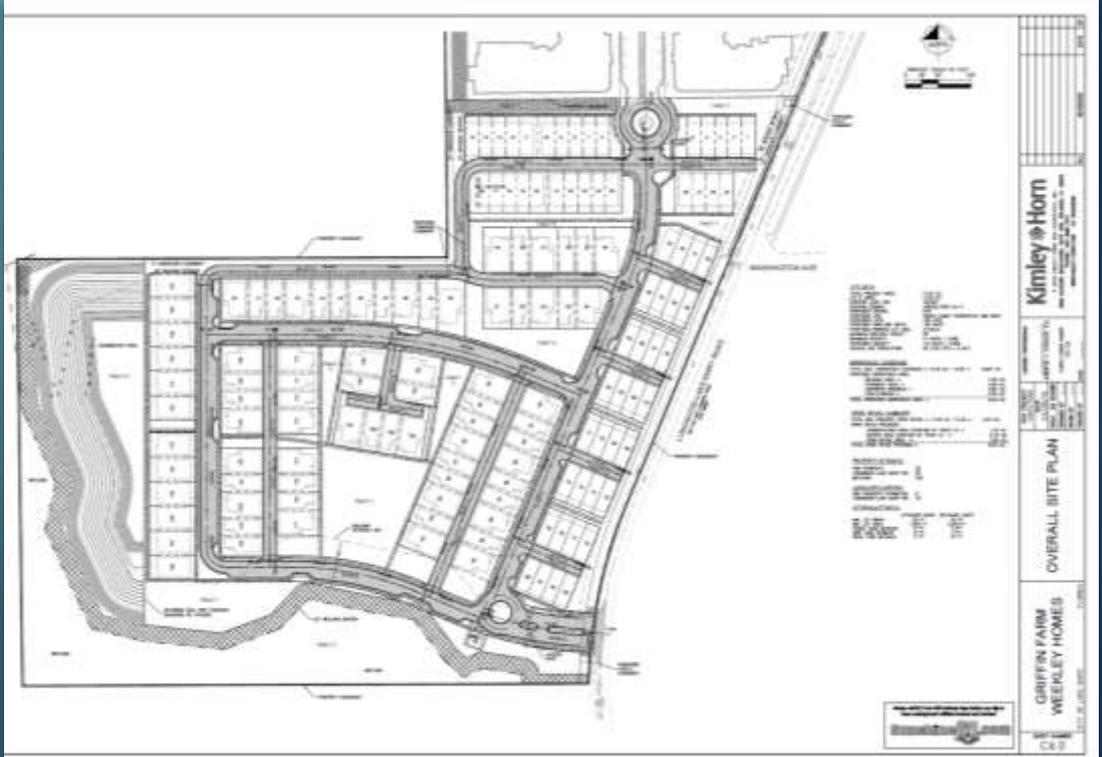
Lake Mary, Florida | September 17, 2015

Fun in Midtown

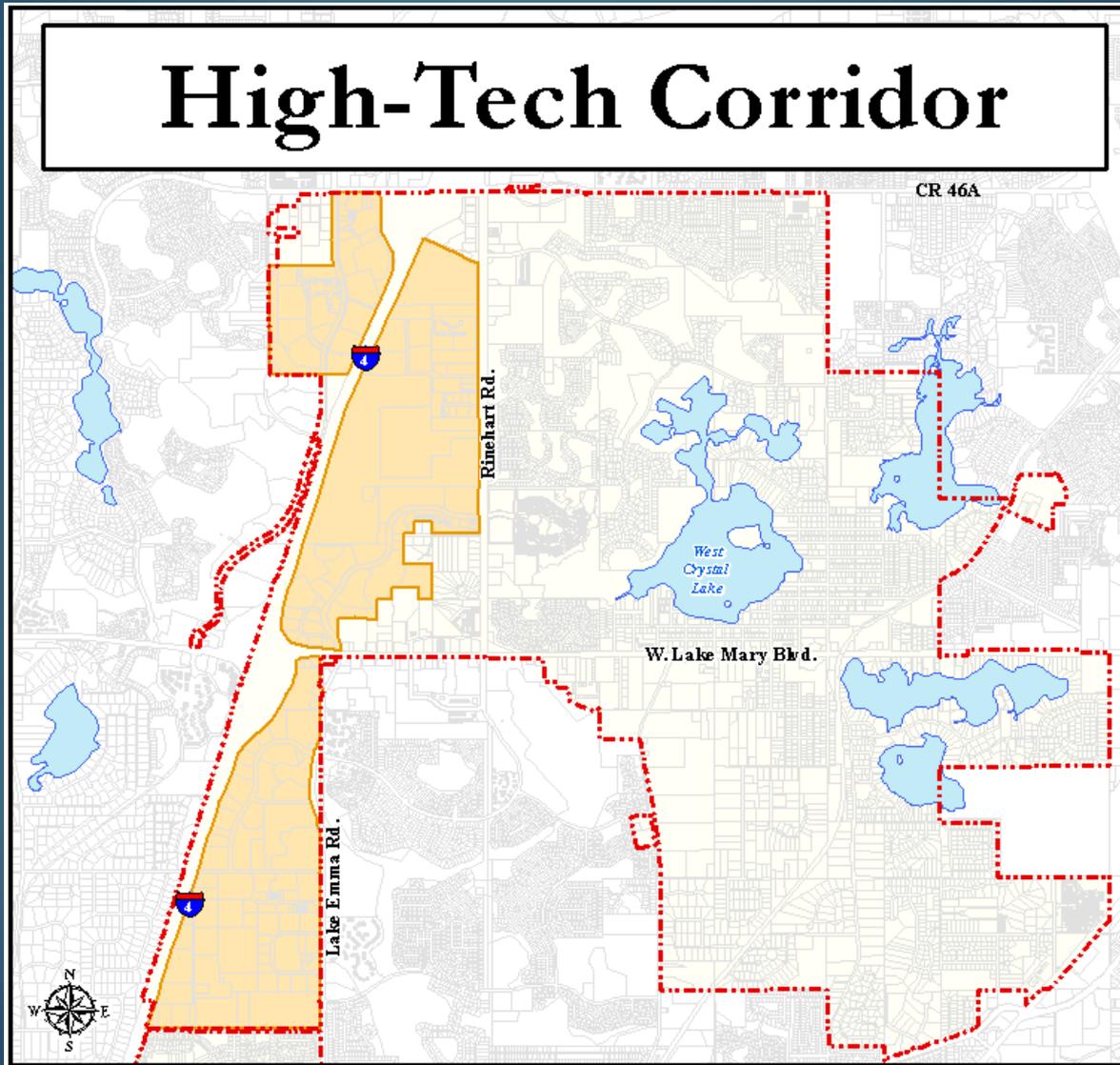
- Open space and hardscape amenities



- Clubhouse and swimming pool
- Garden areas adjacent to homes



Lake Mary – High Tech Corridor



Life in the High-Tech Corridor



Colonial Grand at Lake Mary

Direct access to millions of square feet of Class-A office

Thousands of single family homes along the Rinehart Corridor

- Fountain Parke
- Manderley
- Woodbridge Lakes
- Timacuan
- Feather's Edge



Opportunity in the High-Tech Corridor



**MILLIONS
OF
SQUARE
FEET OF
CLASS-A
OFFICE
SPACE**



Fun in the High-Tech Corridor



- Access to the *Cross Seminole Trail* (Rinehart Road) and *Seminole Wekiva Trail*.
- The Rinehart Road segment of the *Cross Seminole Trail* has been designated as a *Gateway Community Florida Trail*.
- A portion of the *Seminole Wekiva Trail* and all of the *Rinehart Trail* is part of the 1,300 mile long *Florida National Scenic Trail*.
- Smoothie King has been located at Trailhead Park for a number of years. However, they don't yet sell a "Complete City Smoothie".



Fun in the High-Tech Corridor



- Bicyclists and walkers can access the Seminole Wekiva Trail from the Cross Seminole Trail via the pedestrian bridge spanning I-4.
- Oval Park is also available for passive recreation or for a shaded walk during the workday.



What else is happening in the High-Tech Corridor?



Rinehart Road District

- Florida Hospital ER at Rinehart Place
- TGI Friday's Redevelopment
- Williston Park
 - New Offices
 - Focus Performing Arts Studio
- Continued build-out of Fountain Park by Ashton Woods and DR Horton

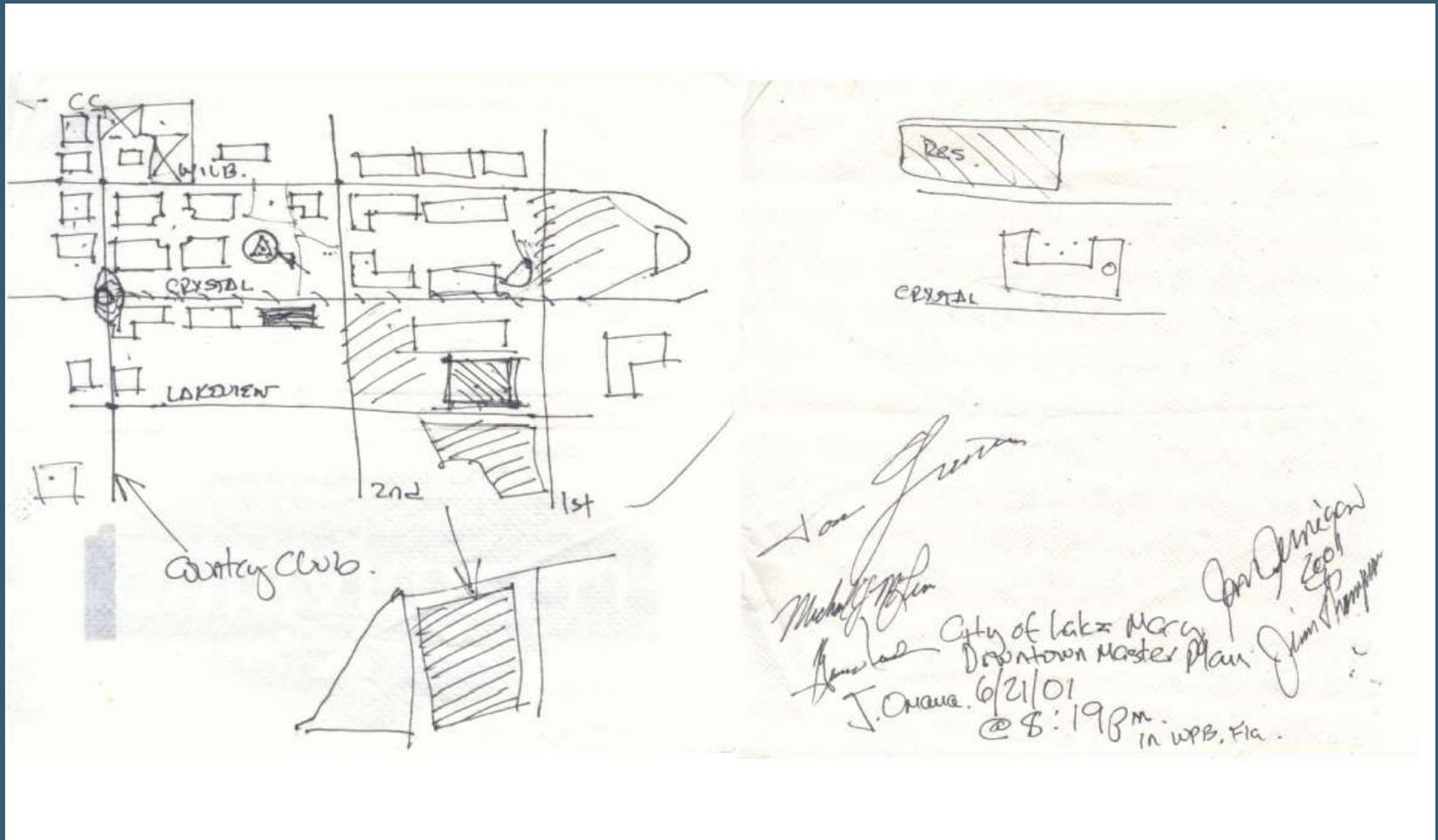
Central Parc Heathrow Spotlight



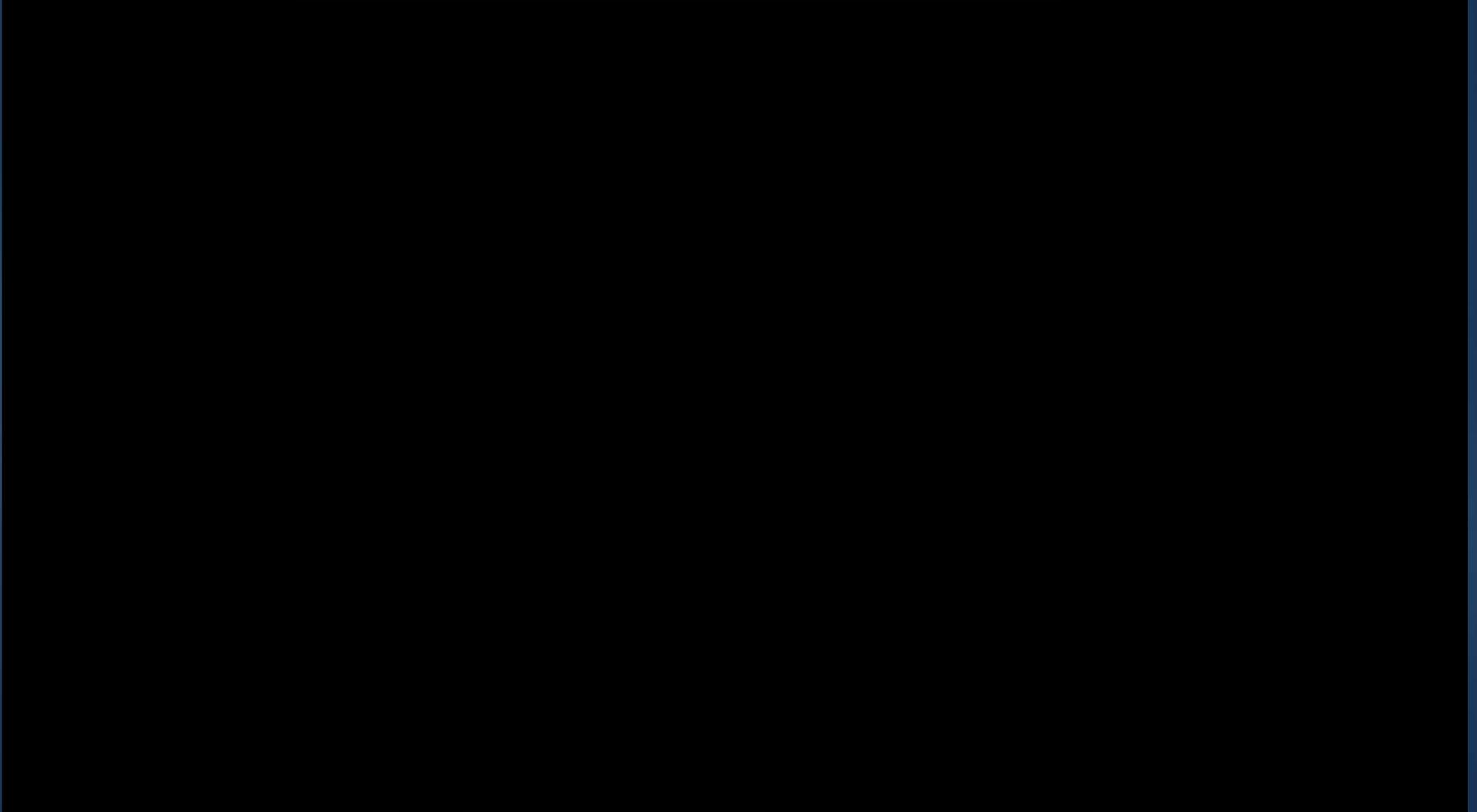
Colonial Center Heathrow
Connectivity thru design



How did we get here?



Fun in Lake Mary



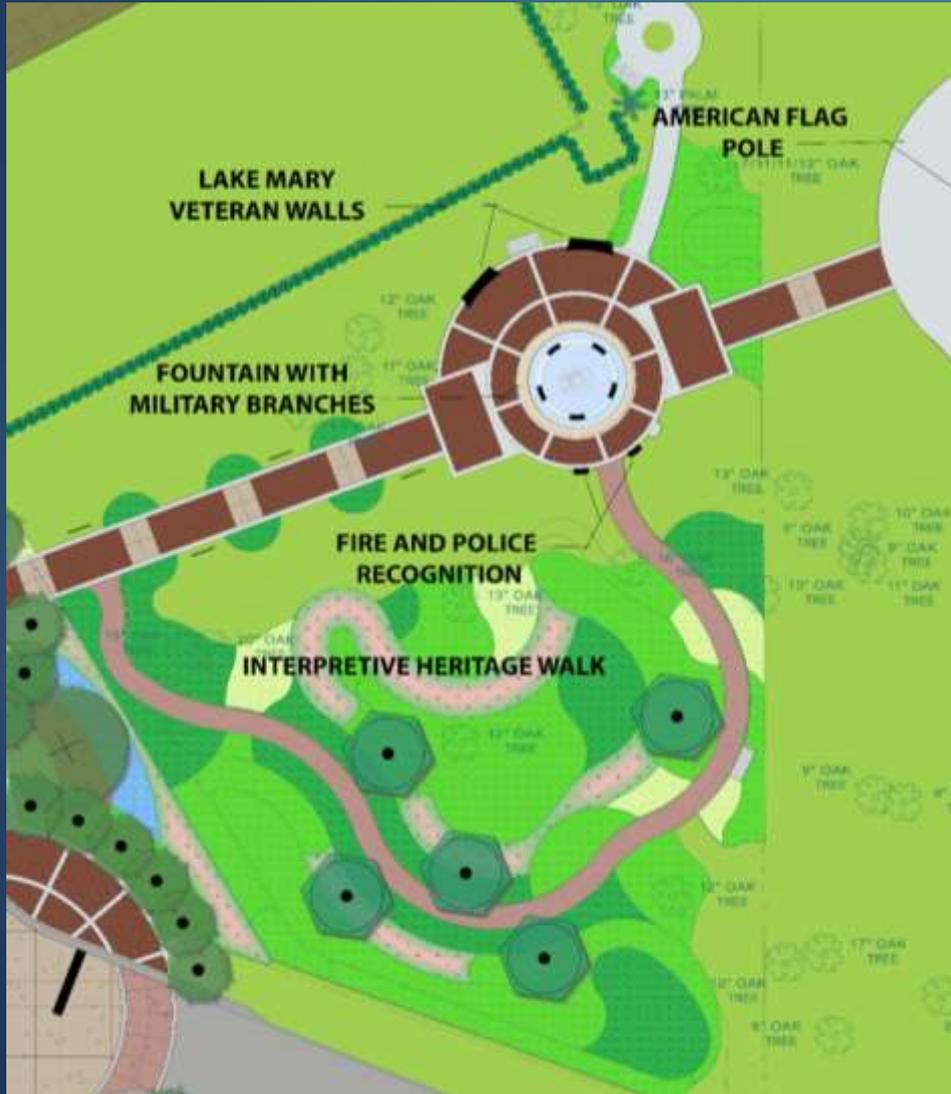
Those Holiday Lights...



PARKS & RECREATION DEPARTMENT



Heritage Park



CHANGES COMING!

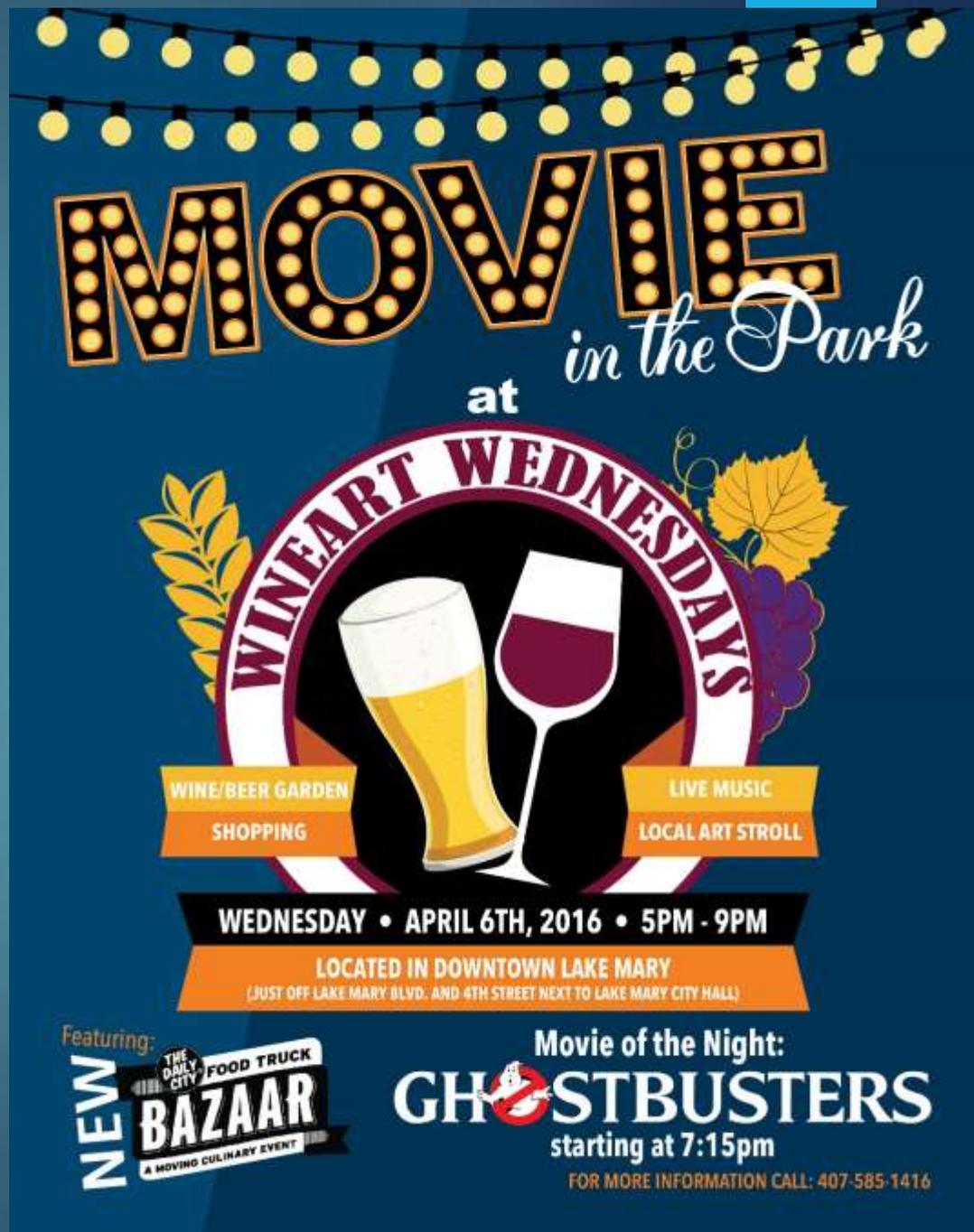
First weekend in March in 2017!



The 29th Annual 2015
Lake Mary - Heathrow
FESTIVAL OF THE ARTS

A decorative green brushstroke graphic that starts as a series of handprints and ends in a thick, horizontal stroke.

Movie
in the
Park is
back!



The poster features a dark blue background with a string of yellow lights at the top. The word "MOVIE" is written in large, glowing marquee letters. Below it, "in the Park" is written in a white script font. The word "at" is in a small white font. The central graphic is a circular emblem with a maroon border containing the text "WINEART WEDNESDAYS". Inside the circle are a beer glass and a wine glass, flanked by yellow leaves and purple grapes. Below the circle are two orange banners: "WINE/BEER GARDEN SHOPPING" on the left and "LIVE MUSIC LOCAL ART STROLL" on the right. A black banner below that contains the text "WEDNESDAY • APRIL 6TH, 2016 • 5PM - 9PM". Below that is an orange banner with the text "LOCATED IN DOWNTOWN LAKE MARY (JUST OFF LAKE MARY BLVD. AND 4TH STREET NEXT TO LAKE MARY CITY HALL)". At the bottom left, there is a logo for "NEW THE DAILY CITY FOOD TRUCK BAZAAR A MOVING CULINARY EVENT". At the bottom right, it says "Movie of the Night: GHOSTBUSTERS starting at 7:15pm" and "FOR MORE INFORMATION CALL: 407-585-1416".

MOVIE
in the Park
at

WINEART WEDNESDAYS

WINE/BEER GARDEN SHOPPING

LIVE MUSIC LOCAL ART STROLL

WEDNESDAY • APRIL 6TH, 2016 • 5PM - 9PM

LOCATED IN DOWNTOWN LAKE MARY
(JUST OFF LAKE MARY BLVD. AND 4TH STREET NEXT TO LAKE MARY CITY HALL)

Featuring:
NEW THE DAILY CITY FOOD TRUCK BAZAAR
A MOVING CULINARY EVENT

Movie of the Night:
GHOSTBUSTERS
starting at 7:15pm

FOR MORE INFORMATION CALL: 407-585-1416

Arbor Day Celebration



CELEBRATE
Arbor Day
UNDER THE TREES
AT THE LAKE MARY FARMERS MARKET

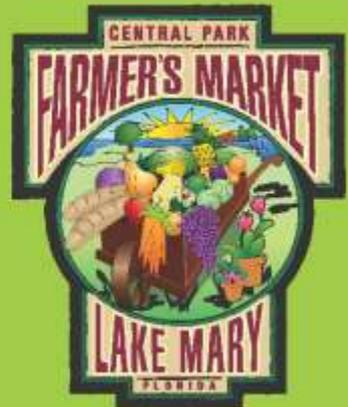
Tree Giveaway
Saturday 9am
April 30th
Lake Mary Central Park



DUKE ENERGY.



LaFleur Nurseries & Garden Center



CENTRAL PARK FARMER'S MARKET LAKE MARY FLORIDA

Thank You!



Lifetime Achievement Award

Ms.
Delores
Lash

