

Portions of US Hwy 17/92 are a part of the **S.E.E.D.** Program.

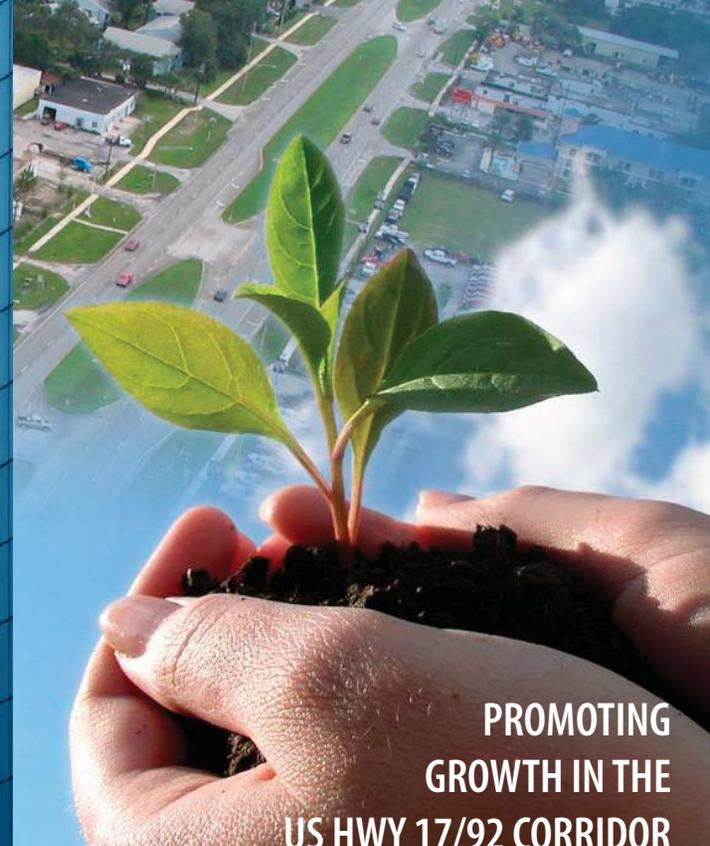
*Working together to promote economic growth on US Hwy 17/92 is the US Hwy 17/92 Redevelopment Planning Agency, a cooperative effort of Seminole County, Casselberry, Lake Mary, Sanford and Winter Springs.*



**PROMOTING GROWTH IN THE  
US HWY 17/92 CORRIDOR  
SEMINOLE COUNTY'S  
S.E.E.D. PROGRAM**

**SEMINOLE ECONOMIC ENHANCEMENT DISTRICT**

Seminole County  
Economic Development Department  
**CONTACT: John Metsopoulos**  
1055 AAA Drive, Suite 145 • Heathrow, FL 32746  
(407) 665-7133 • Fax: (407) 665-7145  
JMetsopoulos@seminolecountyfl.gov  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)



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# SEMINOLE COUNTY SEED (SEMINOLE ECONOMIC ENHANCEMENT DISTRICT) PROGRAM



## THE US HWY 17/92 CORRIDOR

*The US Hwy 17/92 Corridor traverses the heart of Seminole County and Central Florida. This important roadway provides ready access to all major commercial, residential and employment centers.*

*Seminole County has designated this corridor as the SEED district in recognition of its valued location and assets.*



## FINANCIAL INCENTIVES

If your property is located in a designated SEED area, you may be eligible for a:

- **\$2,500 Job Bonus Refund** for each new job created in a designated SEED area by an eligible business. These benefits may be greater if the area has other designations (i.e., Enterprise Zone, etc.)
- **Sales Tax Credit on building materials** purchased for the construction of a housing project or mixed-use project in a designated brownfield area.

In addition, if you enter into a SEED Site Rehabilitation Agreement (SSRA), you will be eligible for:

- **50% Voluntary Cleanup Tax Credit (VCTC)** applicable to Florida's corporate income tax;
- **25% Additional VCTC** if the property is redeveloped with affordable housing;
- **State Loan Guarantees** for primary lenders, up to 50% on all brownfield sites and up to 75% if the property is redeveloped as affordable housing.

Federal benefits that may also be available:

- **Site-Specific Activities Grant to DEP** to conduct Phase I or II assessments and/or limited source removals for eligible recipients using federal grant funds;
- **National Brownfields Assessment, Revolving Loan Fund and Cleanup Grants;**
- **Brownfields Federal Tax Incentive** that allows environmental cleanup costs to be fully deducted in the same year they occur.

## WHY REDEVELOP?

Cleaning up and reinvesting in SEED properties facilitates job growth, utilizes existing infrastructure, increases local tax bases, removes development pressures on undeveloped open land as well as both improving and protecting the environment.

Seminole County's SEED Redevelopment Program:

- Prevents the premature development of greenspace (farmland, open space and natural areas);
- Capitalizes on the area's desirable location and economic strengths;
- Reduces public cost for installing infrastructure in greenspaces;
- Creates jobs;
- Encourages the highest and best use of blighted properties;
- Promotes voluntary cleanup;
- Minimizes or eliminates the need for state cleanup and/or enforcement costs;
- Encourages community revitalization.

SEED redevelopment is of great importance in Seminole County where balancing strong economic and community growth while preventing suburban sprawl is an ongoing challenge.