



# Economic Development Advisory Board Regular Meeting

## Agenda

**February 11, 2025 @ 8:15 AM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings/](http://cityofwinterpark.org/meetings/) and include virtual meeting instructions.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

- 
- 1. Call to Order**
  - 2. Consent Agenda**
    - a. Approve the minutes of January 14, 2025 1 Minute
  - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
  - 4. Action Items**
  - 5. Non-Action Items**
    - a. Enhancement Area Program Framework 30 minutes
    - b. Data and Scorecard Scope - Infographic 20 minutes
  - 6. Staff Updates**
    - a. EDAB Commercial Performance Report 5 minutes
    - b. Development Report 5 minutes
  - 7. Board Comments**
  - 8. Upcoming Agenda Items**
  - 9. Adjournment**



## Economic Development Advisory Board

# agenda item 2.a

**item type**

Consent Agenda

**prepared by****meeting date**

February 11, 2025

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

Approve the minutes of January 14, 2025

**motion | recommendation**

Approve as presented

**background****alternatives | other considerations****fiscal impact****attachments**

1. EDAB-mins-2025-01-14



# Economic Development Advisory Board

## Regular Meeting Minutes

**January 14, 2025 at 8:15 AM**

City Hall Commission Chambers  
401 S. Park Avenue

### **Present**

Kevin McClanahan, Roda Carter, Ivan Lys-Dobradin, Owen Beitsch, PhD

### **Absent**

Sarah Grafton, Lauren Zimmerman, Phillip Anderson

### **Staff Present**

Assistant Director of Economic Development and CRA Kyle Dudgeon, OMB Director Peter Moore, CRA Coordinator Anne Sallee

### **1. Call to Order**

Kyle Dudgeon called the meeting to order at 8:18 a.m. Staff was recommended to run the meeting in the absence of the Chair and Vice-Chair

### **2. Consent Agenda**

- a. Approve the minutes of December 10, 2024

**Motion made by Mr. McClanahan to approve the minutes, seconded by Mr. Lys-Dobradin. Motion carried unanimously with a 4-0 vote.**

### **3. Public Comments (for items not on the agenda)**

### **4. Action Items**

- a. Economic Enhancement District Policy Language

Mr. Dudgeon presented a draft of the Winter Park Enhancement District resolution. The EDAB Board was asked to provide final input on the resolution and policy language. Staff recommends the language to omit residential properties and properties located within Orange County or City of Orlando to avoid jurisdictional confusion. The draft includes language that can be modified based on EDAB's recommendations and approval by the Commission. The resolution establishes that EDAB will serve as the recommending body for incentives to the City Commission when local enhancement area incentives are requested.

It was clarified that brownfield properties include any commercial property within the CRA boundary that has real or perceived issues. Multi-family properties are classified as commercial properties. The statute qualifies brownfield properties as dilapidated, remediated or properties intended for economic development. To benefit from the program, a property must first be located within the designated boundaries. Once

brownfield area has been designated, the board and staff will refine the details, including eligibility criteria and program processes.

Notification of the Brownfield Enhancement Area Program will be published through a public notice. Mr. Dudgeon recommended that applications or requests for the program be submitted to EDAB for review and recommendation before being forwarded to the Commission.

**Motion made by Mr. McClanahan to approve the Enhancement District Resolution; seconded by Mr. Lys-Dobradin. The motion carried unanimously by a 4-0 vote.**

## **5. Non-Action Items**

Mr. Dudgeon moved to Item 6 Staff Updates.

### **a. Subcommittee Update**

Mr. Dudgeon provided an update on the subcommittees. The marketing subcommittee is currently waiting to see how the holidays impact the Placer data related to pedestrian traffic. The placer data report included in the packet indicates a strong increase in traffic this year, estimating a 30 to 40% rise compared to last year. Mr. McClanahan raised a question regarding the data, specifically noting that Prado had 5K visits in 2024, yet 195K in 2023. Staff will investigate the data.

The data subcommittee aims to focus not only on highlights, but also on areas needing improvement. The Placer report compares data from Crane's Roost, Mount Dora and the City of Eatonville. Year-over-year Winter Park saw a higher increase in visitors; however, over three years, Winter Park ranked at the bottom. Mr. Lys-Dobradin suggested emphasizing regional comparisons and including museums such as one of the best art museums in the country, the Morse Museum.

The scorecard subcommittee is discussing relevance, target market and the reasoning behind their selections. Dr. Beitsch highlighted the limitations of the collected data and cautioned when making year-to-year comparisons. Ms. Carter noted that data retrieval is an art, involving many variables, and suggested that the priorities in analyzing the data should be clarified.

The point is to incorporate the data into the scorecard once the target has been achieved.

Mr. Dudgeon moved on to Items 7 and 8.

## **6. Staff Updates**

### **a. EDAB Commercial Performance Report**

Mr. Dudgeon asked the board to refer to the packet for the monthly commercial performance reports.

### **b. Winter Park Business Academy 2025**

In late 2024, the National Entrepreneurship Center (NEC) / Winter Park Business Academy (WPBA) program was extended. Included in the packet is the agenda for the first six months of courses which will run through June. The WPBA was honored with the 2025 Executive Choice Diamond Award by the East Central Florida Regional Planning Council. Dr. Beitsch informed the board that the Florida Redevelopment Association (FRA) solicited for sessions for the program. Ms. Carter praised the CMET program which is now incorporated with the NEC, and inquired about the number of participants from Winter Park and whether two candidates from the pitch competition received loans. Ms. Sallee provided demographic information, stating that 16 out of 24 participants live or work in Winter Park. Two of the graduates contacted Central Bank to begin loan discussions, and two awards have been sought to promote the program.

Mr. Dudgeon moved to Item 5a, Non-Action Items.

## **7. Board Comments**

## **8. Upcoming Agenda Items**

Mr. Dudgeon stated if the Commission approves the recommended enhancement area, there will be ongoing discussions regarding the enhancement program.

## **9. Adjournment**

The meeting adjourned at 8:56 a.m.

Approved by the board on  
/s/ Bahiyyah Layton, Board Coordinator



## Economic Development Advisory Board

# agenda item 5.a

**item type**

Non-Action Items

**meeting date**

February 11, 2025

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

Enhancement Area Program Framework

**motion | recommendation**

N/A

**background**

At the January 2025 meeting, the board recommended approval of the enhancement area program under F.S.376 as well as policy consideration and public notice drafts. At that time, staff stated they would continue to work with the board on how to deliver and implement programming related to the statute. After discussion with subject matter experts, staff recommendation is to provide a comprehensive guidelines in order to be consistent when applying incentives under this program. Staff will work with the board on a general conversation regarding incentive percentages, types of development applications, and sample fee estimates such as the one here: [Fee calculator](#).

**alternatives | other considerations****fiscal impact****attachments**

None



## Economic Development Advisory Board

# agenda item 5.b

**item type**

Non-Action Items

**meeting date**

February 11, 2025

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

Data and Scorecard Scope - Infographic

**motion | recommendation**

N/A

**background**

Staff has requested a scope of services to be provided from Inspire Placemaking Collective regarding the city's capacity needs to develop a template for scorecard metrics. Based on the discussions had by the subcommittee, the attached excel sheet identifies each audience and potential metrics for use. The scope of work is expected by February 4th so staff will send separately and have hard copies available at the meeting.

**alternatives | other considerations****fiscal impact****attachments**

1. EDAB Scorecard Metrics Outline (1)

## Scorecard Summary Outline

| Residents              | Item                   | Methodology                                                                            | Priority |
|------------------------|------------------------|----------------------------------------------------------------------------------------|----------|
| Taxes                  | Millage Rate           | Ranking in County                                                                      |          |
|                        | Sales Tax              | County rate                                                                            |          |
|                        | Property Tax Bill %    | % Winter Park                                                                          |          |
|                        | Homestead Cap          | % of homes capped, average annual increase in property value for homestead, 3% cap max |          |
| Service Rates          | Water & Sewer          | Average monthly bill for residential home.                                             |          |
|                        | Electric               | Average monthly bill for residential home.                                             |          |
|                        | Stormwater             | Average monthly bill for residential home.                                             |          |
|                        | Solid Waste            | Average monthly bill for residential home, service frequency                           |          |
| Schools                | School Grades          | List each public school and grade                                                      |          |
|                        | School proximity       | Count of schools within XX drive of WP.                                                |          |
| Educational Attainment | Educational Attainment | % population with College or Higher vs Orange County                                   |          |
| Housing Stock          | Ownership %            | % of owned homes vs Orange County                                                      |          |
|                        | Appreciation           | Average annual growth rate, rolling 5 years                                            |          |
|                        | Value                  | Median home sale price                                                                 |          |
|                        | Days on Market         | Homes sold within 30 days or less on market                                            |          |
| Safety                 | Police Priority 1      | Priority 1 response time                                                               |          |
|                        | Fire Priority 1        | Priority 1 response time                                                               |          |
|                        | EMS Response           | EMS response time                                                                      |          |
|                        | 911 Calls Rate         | Calls answered in 10 seconds or less                                                   |          |
|                        | Code Cases             | % of Cases resolved in 30 days or less                                                 |          |
|                        | Accreditations         | Police and Fire and ISO listed                                                         |          |
| Childcare              | Access to Childcare    | # of Facilities within XX drive                                                        |          |
| City Stability         | Bond Ratings           | List GF bond rating                                                                    |          |
|                        | Reserves               | Unencumbered GF reserves and %.                                                        |          |
| Incentive Programs     | Incentive Programs     | List programs and website links                                                        |          |

| Businesses      | Item                | Methodology                                  | Priority |
|-----------------|---------------------|----------------------------------------------|----------|
| Lease Rents     | Rent per SF         | Costar average rents by class                |          |
| Occupancy Rates | Vacancy Rate        | Costar average by class                      |          |
| Taxes & Fees    | Millage Rate        | Ranking in County                            |          |
|                 | Sales Tax           | County rate                                  |          |
|                 | Property Tax Bill % | % Winter Park                                |          |
|                 | Fees                | Link to fee schedule on internet             |          |
|                 | Water & Sewer       | Average monthly bill for commercial SF user. |          |

|                     |                         |                                                                       |  |
|---------------------|-------------------------|-----------------------------------------------------------------------|--|
| Service Rates       | Electric                | Average monthly bill for commercial SF user.                          |  |
|                     | Stormwater              | Average monthly bill for commercial SF user.                          |  |
|                     | Solid Waste             | Average monthly bill for commercial SF user.                          |  |
| Workforce Education | Educational Attainment  | % population with College or Higher vs Orange County                  |  |
|                     | Major area Universities | List of Universities in region                                        |  |
| Wages               | Household income        | Median household income                                               |  |
| Safety              | Police Priority 1       | Priority 1 response time                                              |  |
|                     | Fire Priority 1         | Priority 1 response time                                              |  |
|                     | EMS Response            | EMS response time                                                     |  |
|                     | 911 Calls Rate          | Calls answered in 10 seconds or less                                  |  |
|                     | Code Cases              | % of Cases resolved in 30 days or less                                |  |
|                     | Accreditations          | Police and Fire and ISO listed                                        |  |
| Connectivity        | Cellular Service        | 5G node enabled city                                                  |  |
|                     | Broadband               | Top Speeds available 10Gb                                             |  |
| Industries          | Top Industries          | Cluster by employment or LQ?                                          |  |
| Incentive Areas     | Incentive Areas         | List of regions and links                                             |  |
| Incentive Programs  | Incentive Programs      | List programs and website links                                       |  |
| City Stability      | Bond Ratings            | List GF bond rating                                                   |  |
|                     | Reserves                | Unencumbered GF reserves and %.                                       |  |
| Access              | Housing Access          | % & # of Dwellings at 120% of AMI or lower within a 30 minute commute |  |

| Investors & Redevelopment | Item                    | Methodology                                           | Priority |
|---------------------------|-------------------------|-------------------------------------------------------|----------|
| Value of Property         | Property Value          | Sale price per SQ foot of Residential, Office, Retail |          |
| Industries                | Top Industries          | Cluster by employment or LQ?                          |          |
| Incentive Areas           | Incentive Areas         | List of regions and links                             |          |
| Incentive Programs        | Incentive Programs      | List programs and website links                       |          |
| Taxes & Fees              | Millage Rate            | Ranking in County                                     |          |
|                           | Sales Tax               | County rate                                           |          |
|                           | Property Tax Bill %     | % Winter Park                                         |          |
|                           | Fees                    | Link to fee schedule on internet                      |          |
| Service Rates             | Water & Sewer           | Average monthly bill for commercial SF user.          |          |
|                           | Electric                | Average monthly bill for commercial SF user.          |          |
|                           | Stormwater              | Average monthly bill for commercial SF user.          |          |
|                           | Solid Waste             | Average monthly bill for commercial SF user.          |          |
| Workforce Education       | Educational Attainment  | % population with College or Higher vs Orange County  |          |
|                           | Major area Universities | List of Universities in region                        |          |
| Wages                     | Household income        | Median household income                               |          |
|                           | Police Priority 1       | Priority 1 response time                              |          |
|                           | Fire Priority 1         | Priority 1 response time                              |          |

|                           |                      |                                                                    |  |
|---------------------------|----------------------|--------------------------------------------------------------------|--|
| Safety                    | EMS Response         | EMS response time                                                  |  |
|                           | 911 Calls Rate       | Calls answered in 10 seconds or less                               |  |
|                           | Code Cases           | % of Cases resolved in 30 days or less                             |  |
|                           | Accreditations       | Police and Fire and ISO listed                                     |  |
| Connectivity              | Cellular Service     | 5G node enabled city                                               |  |
|                           | Broadband            | Top Speeds available 10Gb                                          |  |
| Development Opportunities | Development Sites    | Link to LoopNet or equivalent                                      |  |
| Prospective Tenant list   | Tenant opportunities | Listing or link to something like this. Don't know if this exists. |  |
| Location                  | Travel               | Distance to Airport, train, port.                                  |  |
|                           | Special Interest     | Distance to amusement parks                                        |  |
| Occupancy Rates           | Vacancy Rate         | Costar average by class                                            |  |

| Downtown Park Ave District | Item                     | Methodology                                                             | Priority |
|----------------------------|--------------------------|-------------------------------------------------------------------------|----------|
| Occupancy Rates            | Park Ave Vacancy Rate    | Local data from broker, no access to this.                              |          |
| Lease Rate                 | Park Ave Lease Rate      | Local data from broker, no access to this.                              |          |
| Tenant Type Distribution   | Tenant Distribution      | Visual, would need to be created.                                       |          |
| Dwell Time                 | Park Ave Dwell Time      | PlacerAI                                                                |          |
| Visits                     | Pedestrian Annual Visits | PlacerAI                                                                |          |
|                            | Vehicle Trips            | Internal City Data, would need to collect it                            |          |
| Sales per SF               | Avg Sales per SF         | ESRI or Placer, data may not be available                               |          |
| Available Spaces           | Vacant Spaces            | Property owner or broker database, doesn't exist would need to make it. |          |
| Annual Special Events      | Downtown Annual Events   | Link to events on website.                                              |          |



## Economic Development Advisory Board

# agenda item 6.a

**item type**

Staff Updates

**meeting date**

February 11, 2025

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

EDAB Commercial Performance Report

**motion | recommendation****background****alternatives | other considerations****fiscal impact****attachments**

1. EcoCounter\_January 2025
2. 2-18-25 WPBA Elevator Pitch My Business
3. WPBA Check List 2025
4. ED Commercial Performance Report

# City of Winter Park



Kyle Dudgeon  
02/05/2025

# Key Figures

January 1, 2025 → January 31, 2025

Total

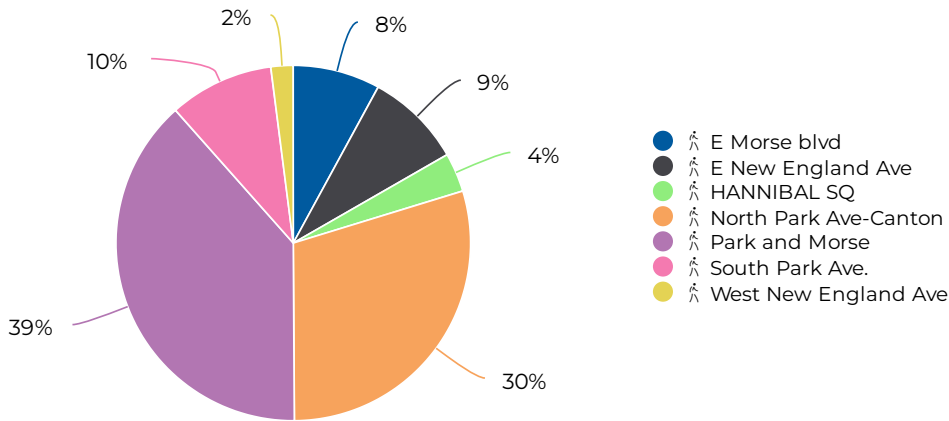
225,757

Peak Day

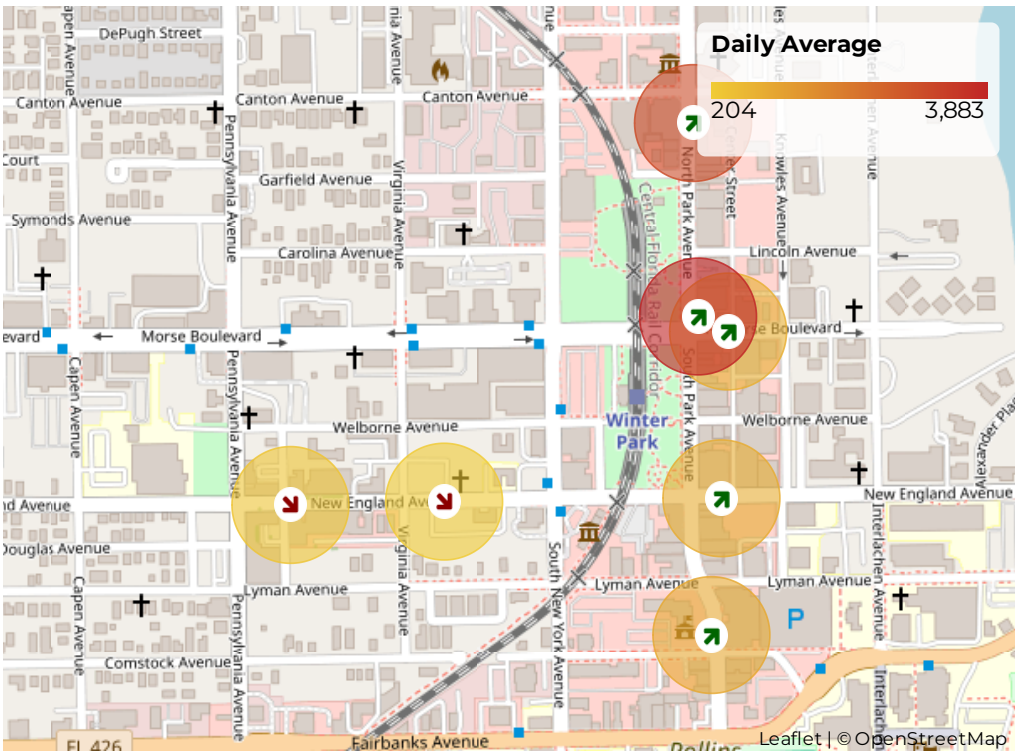
Thursday  
Jan 2, 2025

15,730

## Distribution



## Key Figures Map

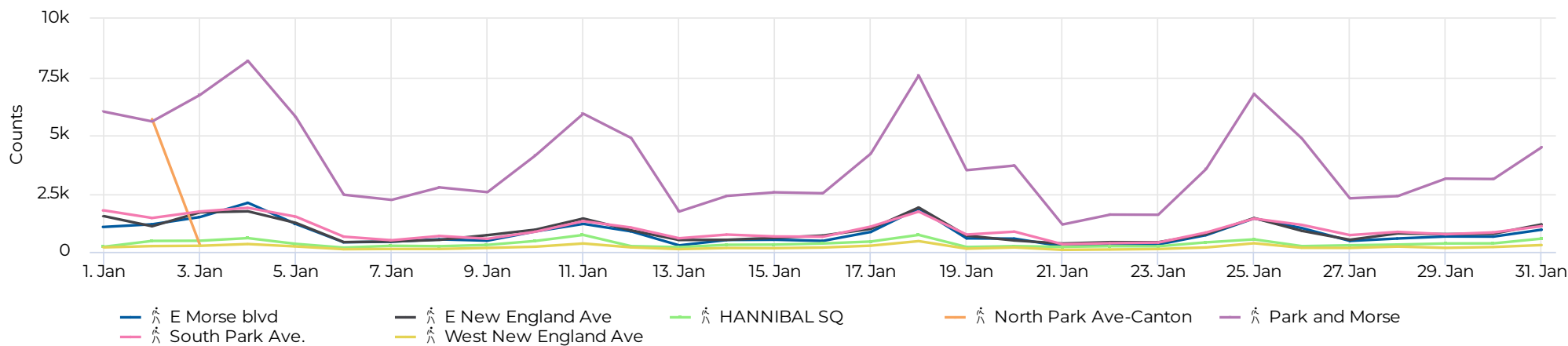


Compared to 01/03/2024 → 02/02/2024

# Key Figures

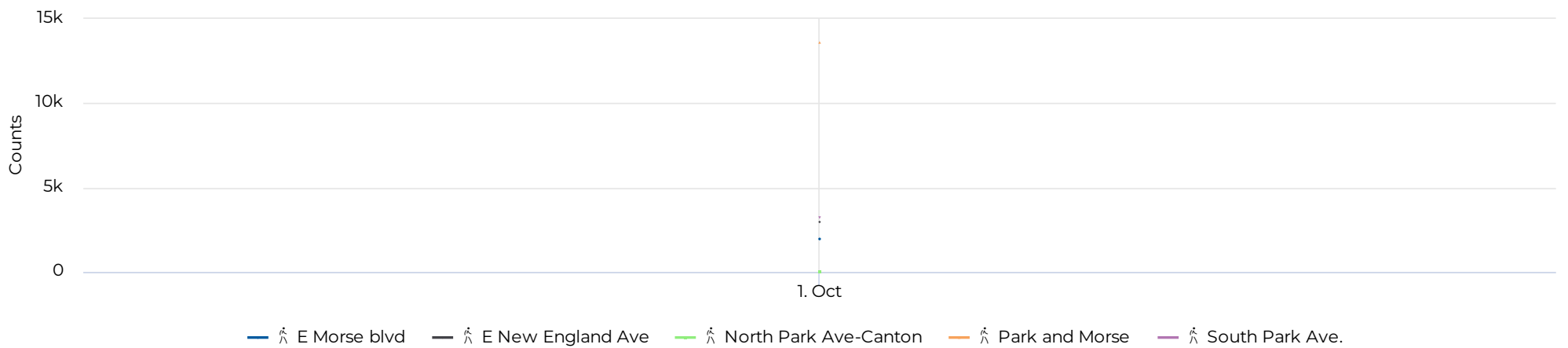
January 1, 2025 → January 31, 2025

## Daily traffic



## Monthly traffic

10/07/2023 → 10/08/2023

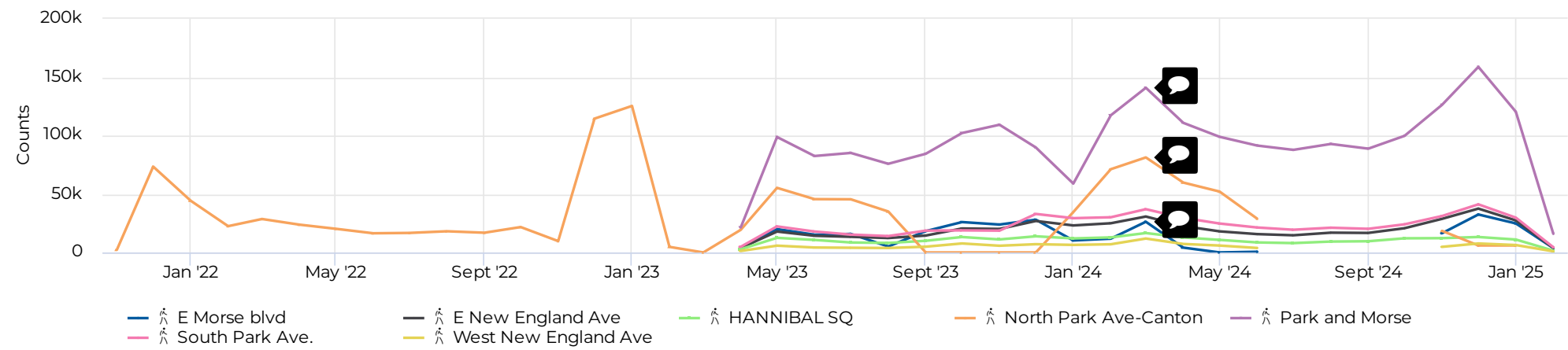


# Key Figures

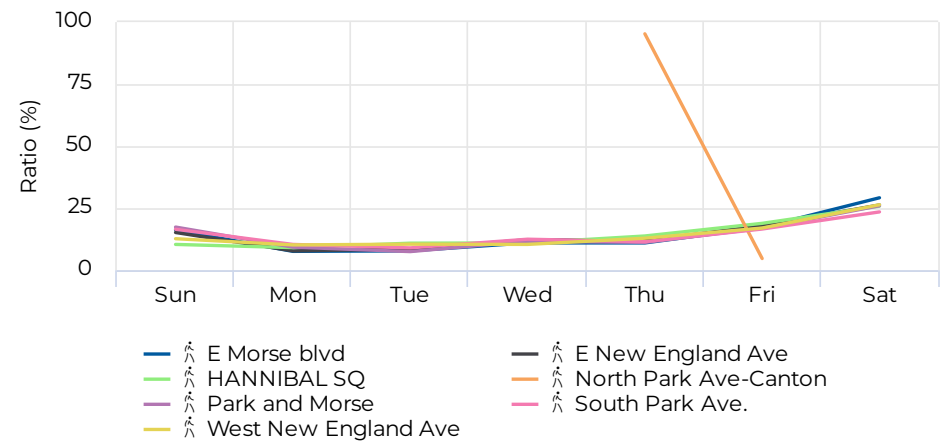
January 1, 2025 → January 31, 2025

## Monthly traffic

📅 Whole Period

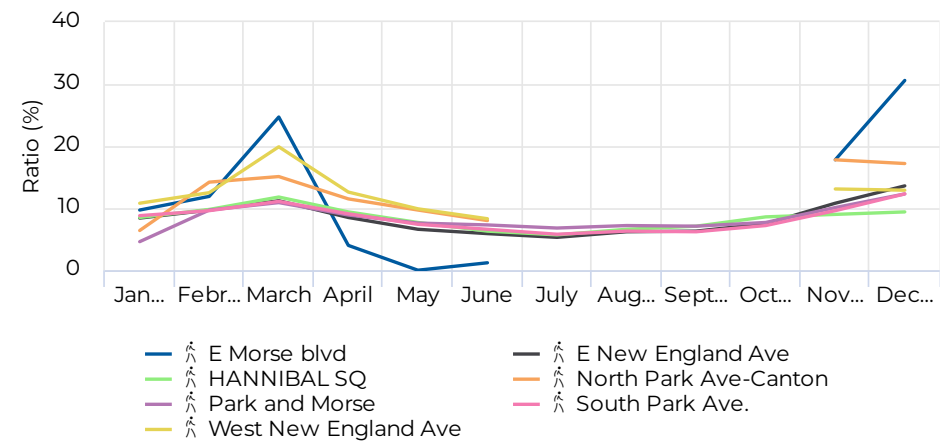


## Daily Profile



## Monthly Profile

📅 01/01/2024 → 12/31/2024

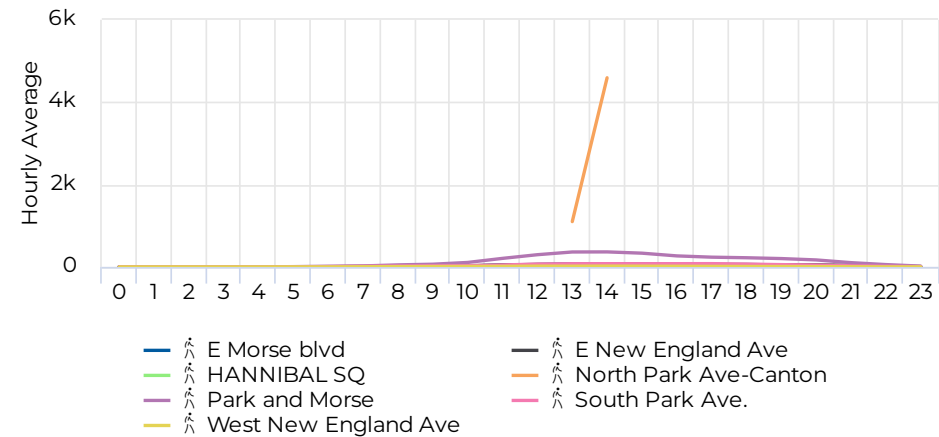


# Key Figures

January 1, 2025 → January 31, 2025

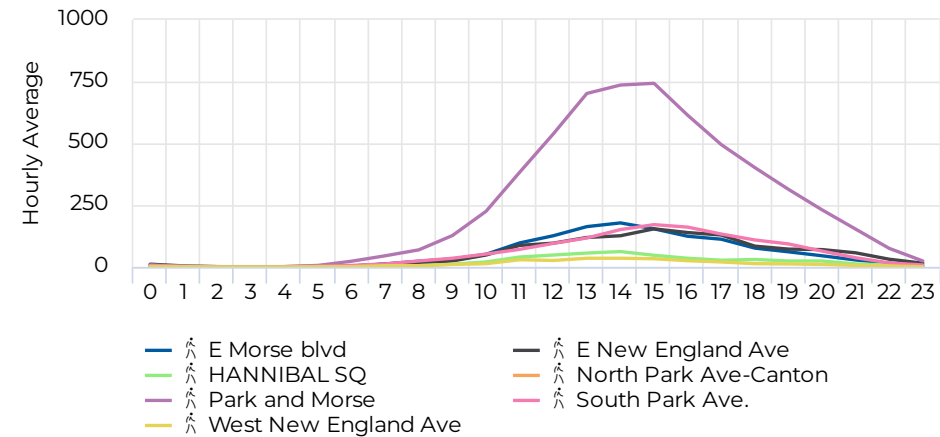
## Hourly Profile - Weekdays

01/01/2025 → 02/04/2025



## Hourly Profile - Weekend

01/01/2025 → 02/04/2025



# Key Figures

January 1, 2025 → January 31, 2025

## Key Figures Summary

| Site                  | Daily Average ▼ |          | Peak Day         |                  | Peak Count |          |
|-----------------------|-----------------|----------|------------------|------------------|------------|----------|
| Park and Morse        | 3,883           | ▲ 80.4%  | Sat Jan 4, 2025  | Sat Jan 20, 2024 | 8,191      | ▼ -4.8%  |
| North Park Ave-Canton | 2,986           | ▲ 135.0% | Thu Jan 2, 2025  | Sat Jan 20, 2024 | 5,692      | ▲ 16.2%  |
| South Park Ave.       | 960             | ▲ 3.2%   | Sat Jan 4, 2025  | Sat Jan 27, 2024 | 1,887      | ▲ 6.0%   |
| E New England Ave     | 884             | ▲ 18.6%  | Sat Jan 18, 2025 | Sat Jan 27, 2024 | 1,901      | ▲ 31.1%  |
| E Morse blvd          | 801             | ▲ 137.8% | Sat Jan 4, 2025  | Sat Jan 20, 2024 | 2,103      | ▲ 68.8%  |
| HANNIBAL SQ           | 357             | ▼ -10.4% | Sat Jan 18, 2025 | Sat Jan 27, 2024 | 726        | ▼ -13.6% |
| West New England Ave  | 204             | ▼ -4.0%  | Sat Jan 18, 2025 | Sat Jan 27, 2024 | 459        | ▼ -8.6%  |

📈 Compared to 01/03/2024 → 02/02/2024

# ELEVATOR PITCH MY BUSINESS

Make a Great Impression in 30s or Less

## FREE WORKSHOP FEBRUARY 18, 2025 | 6-8PM

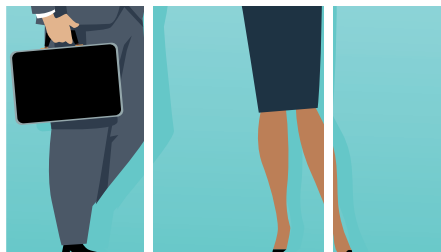
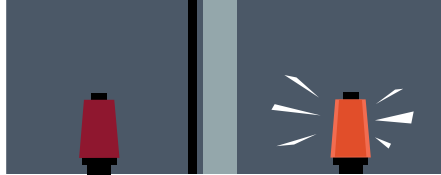
Winter Park Library • 1052 W. Morse Blvd., Winter Park, FL 32789

In this hands-on workshop, you'll learn how to craft a compelling elevator pitch that grabs attention and effectively communicates your business idea in less than 30 seconds.

Workshop Instructor:

**Karen Kurta**

President-Elect  
NAWBO Orlando



**REGISTER TODAY!**

[CFLBizLink.com/WinterPark](https://CFLBizLink.com/WinterPark)



**NAWBO**  
ORLANDO

National Association of Women Business Owners

Whether you're pitching to potential investors, clients, or partners, you'll leave with a polished, memorable pitch that makes a lasting impression. Join us to refine your messaging, boost your confidence, and unlock the power of the perfect elevator pitch!

Brought to you by:



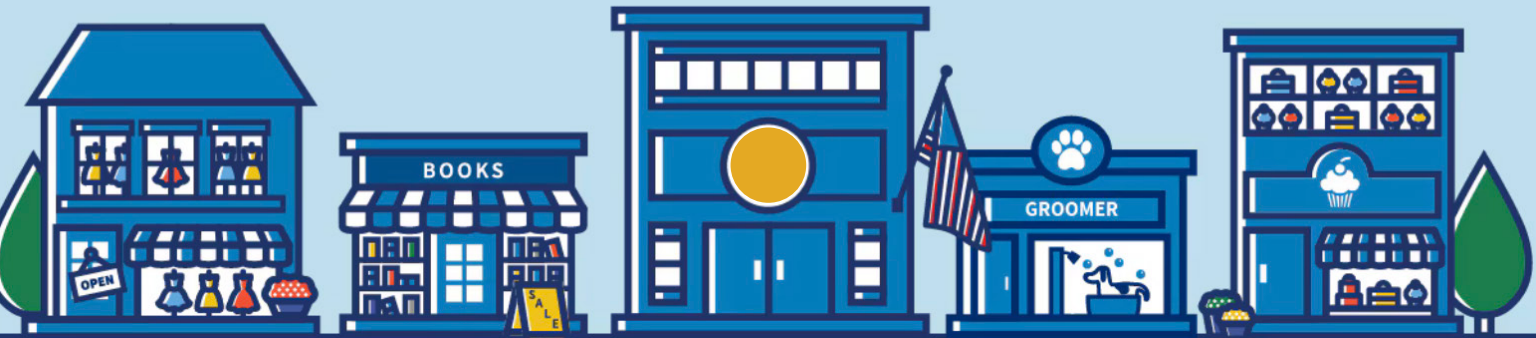
WINTER  
PARK  
BUSINESS  
ACADEMY





WINTER  
PARK  
BUSINESS  
ACADEMY

JANUARY - JUNE 2025



## UPCOMING BUSINESS WORKSHOPS

Join us for 1 or ALL!

January 21 - "New Year, New Business"

February 18 - "Elevator Pitch Your Business"

March 18 - "Navigating Your Taxes"

April 8 - "Chat GPT 101"

May 13 - "Chat GPT 102"

June 17 - "Secret Sauce to Communications"

ALL EVENTS  
WINTER PARK  
LIBRARY

ALL EVENTS  
**6-8PM**  
Page 20 of 25

# Commercial Performance Report

## 2/25

Full list of quarterly reports including annually recorded metrics are available at [www.cityofwinterpark.org/pm](http://www.cityofwinterpark.org/pm)

Sources: ESRI, CoStar, BLS

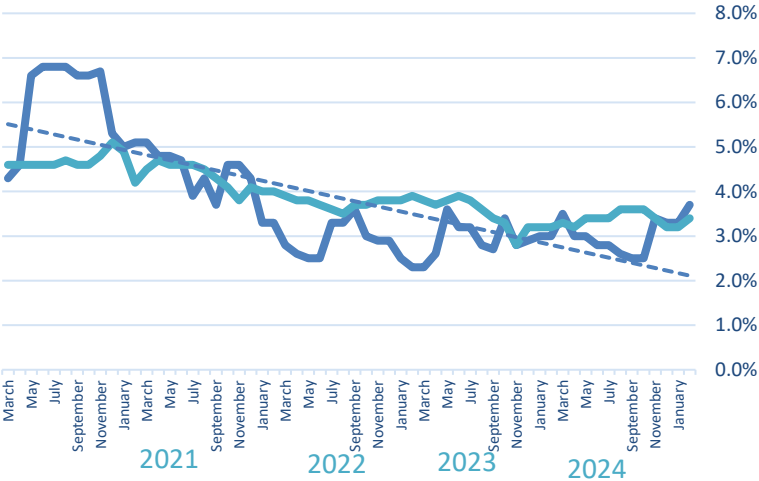
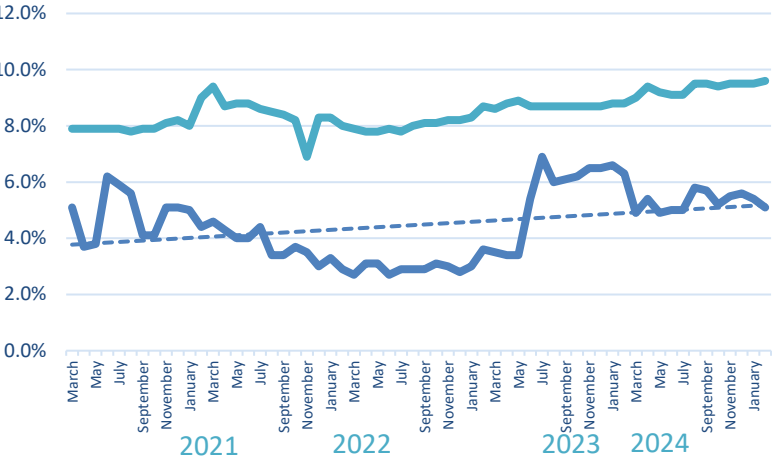
### OFFICE

Vacancy

### RETAIL

Winter Park Orlando MSA

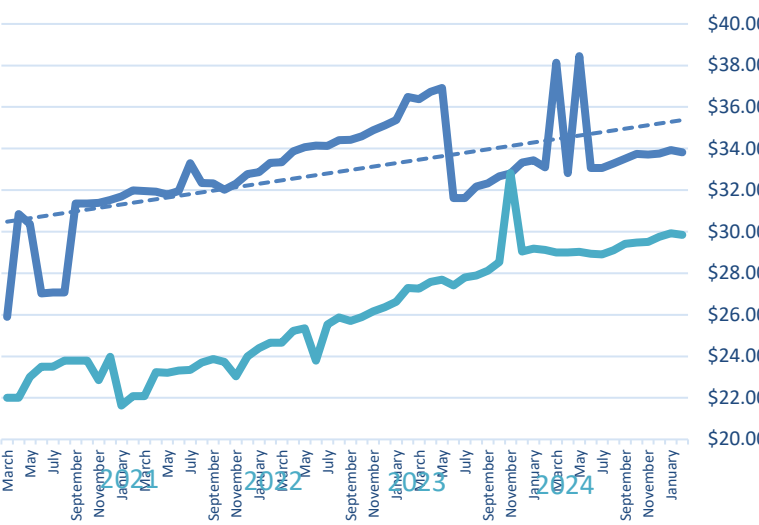
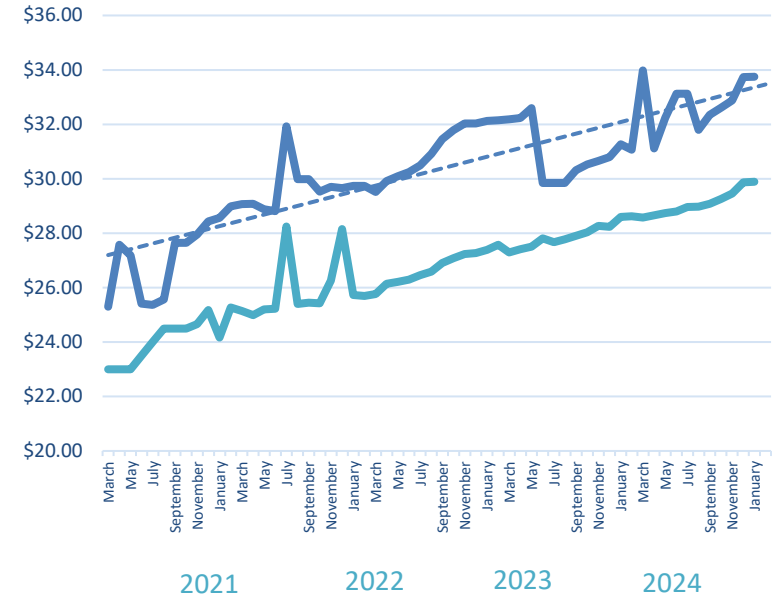
Winter Park Orlando MSA



Rental Rate

Winter Park Orlando MSA

Winter Park Orlando MSA





## Economic Development Advisory Board

# agenda item 6.b

**item type**

Staff Updates

**meeting date**

February 11, 2025

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

Development Report

**motion | recommendation****background****alternatives | other considerations****fiscal impact****attachments**

1. ED Report-February 2025



# ECONOMIC DEVELOPMENT REPORT



## 2024/2025 COMMERCIAL PROJECTS COMPLETED

- **Royal Bank of Canada**  
360 Garfield Avenue

New two-story financial services office, 5,724 square feet.

**Status: Completed**

- **Winter Park Village**  
510 Orlando Ave

Work on the \$51 million revival of the Winter Park Village lifestyle center is complete. The retail and office spaces are 100% leased out. Bringing the streets up to sidewalk level allows for a different strolling feel, more like an open air full experience. Exciting new restaurants and stores have opened as well as more green space, sculptures, artwork, and streetscapes.

**Status: Completed**

- **Rollins College Innovation Triangle**  
200 E New England Avenue

Rollins College has received Final Conditional Use approval to build a new 31,791 square foot Rollins Art Museum and a new 47,138 square foot Crummer Graduate School of Business building, on the properties at 200 E. New England and 203 E. Lyman Avenues

**Status: Construction date TBD.**

## REPORT HIGHLIGHTS



- **McCraney Properties Office**

1100 Orange Avenue

Three story, 29,500 sq. ft. office building on the vacant property at the intersection of Orange, Minnesota and Denning.

**Status: Under Construction**

- **Hill/Gray Project**

900/950 N Orlando Avenue

SE corner of Lee Rd and Orlando Ave

Construction of 3,357 S. F. Wells Fargo bank and an 11,000 s.f Fidelity Investments office building including parking, drainage, and utilities infrastructure.

**Status: Under Construction**

- **McLaren Dealership**

1111 S Orlando Avenue

Work continues to develop this luxury car dealership, in the footprint of the former Orchid Supply Hardware building. Contractors are working on the mechanical, electrical and plumbing. The site which will include a 38,920 square foot building and 22,000 square feet of green space, is anticipated to open for business during the summer of 2024.

**Status: Completed, Service Dept is open, Showroom opening expected by end of February**

- **US Storage Center - Rauvadge**

1561 Lee Road

Work is well underway on a 95,000 s.f. storage facility, which includes 4,000 square feet of office space.

**Status: Completed**

- **Paradise Grills**

220 N Orlando Avenue

Construction is complete on a 5,300 square foot outdoor furniture store.

**Status: Completed April 2024.**

- **Ferguson Plumbing**

1133 W Morse Boulevard

Interior finish is underway for a two story 16,000 square foot storefront.

**Status: Completed.**

- **Louisiana Offices**

1501 Louisiana Ave

construction is nearing completion on six individual 2,000 square foot offices.

**Status: Completed**

- **Rollins College Faculty/Staff Housing**

Welbourne Avenue

Rollins College three story structure, 45842 sq. ft..

**Status: Commission approved. Awaiting permit submittal.**



- **Storyville Coffee**

111 Morse Avenue

Status: Commission approved. Awaiting permit submittal.

- **Verax Medical**

W Fairbanks Avenue

Status: Permit Approved. Awaiting Construction Start

- **Townhomes**

730 Minnesota

Status: Permit in Process

- **Winter Park Commons**

Status: Site work starting. Building permits in process.

## NEW ITEMS

- **Verax Medical Lakemont**

1871 Aloma Ave.

Two story, 17,626 sf of medical office. Commission approved.

- **Fairbanks Retail**

805 W Fairbanks

26,000sf of restaurant/retail space and regional stormwater pond.

- **BMW Dealership Expansion**

8955 Wymore Rd

Approx. 22,000sf addition of showroom and vehicle service area.

- **Lifetime Fitness**

1225 Bennet Ave.

85,000 sf Fitness Center, parking garage, outdoor pool, and pickleball facilities. Under construction.

- **Blue Bamboo (Old Library)**

460 E New England Ave

Permit in Process

- **Sama Restaurant**

1449 Lee Rd.

Two story, approx. 8,000sf restaurant. Permit in process.

- **Pig Floyds**

1471 Lee Rd.

Renovation/façade improvements of the old Bubbalou's. Under Construction

- **Ceredex Offices**

1260-1330 Palmetto Ave.

Renovation/façade improvements of existing buildings for office use.

- **Enclave ( WP Christian Church)**

Under Construction. New 6,500sf sanctuary, 14 single family and 12 townhomes.