



Economic Development Advisory Board Regular Meeting

Agenda

December 9, 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/ 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. Approval of Minutes**
 - a. Minutes of September 9, 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. EconDev Collateral 20 minutes
 - b. EDAB Commercial Corridors (W. Fairbanks) 20 minutes
- 6. Staff Updates**
 - a. Project Updates 5 minutes
 - b. EDAB Commercial Performance Report 5 minutes
- 7. Board Comments**
- 8. Upcoming Agenda Items**
- 9. Adjournment**



Economic Development Advisory Board

Regular Meeting Minutes

September 9, 2025 at 8:15 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Sarah Grafton, Lauren Zimmerman, Phillip Anderson, Alan Chambers, Miguel De Arcos

Absent

Roda Carter

Staff Present

Assistant Director of Economic Development and CRA Kyle Dudgeon, CRA Coordinator Anne Sallee, Director of Office of Management & Budget Peter Moore

1. Call to Order

The meeting was called to order at 8:15 am.

2. Approval of Minutes

- a. Minutes of August 12, 2025

Motion made by Mr. De Arcos to approve the minutes, seconded by Mr. Chambers. Motion carried unanimously with a 4-0 vote.

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

Adrian Mann, residing at 1808 Jill Court, Winter Park, FL, and the manager of Aloma Cinema Grill, which is celebrating its 50th anniversary at 2215 Aloma Avenue, is seeking grants or funding to facilitate upgrades. He requests an amount of \$75,000 to assist in transforming the establishment from a triple cinema into an Entertainment Hub that will feature live music and various other activities.

Mr. Anderson responded and suggested that they consult with staff, as Aloma is outside of the CRA district. Mr. Dudgeon informed the board that staff had visited the site and noted that financing options are limited for projects located outside the CRA district. He suggested consideration of reviving past programs such as a Loan Loss Reserve program (that would require city funding), as previously recommended by Mr. De Arcos.. A question was raised regarding the city's promotion of legacy businesses. Mr. Dudgeon clarified that, historically, the city has supported non-profit enterprises through the communications department.

4. Action Items

5. Non-Action Items

a. Scorecard Review

Mr. Anderson proposed forming a subcommittee to review the scorecard infographics. Ms. Zimmerman, Mr. Chambers, and Mr. Anderson agreed to participate in the meeting to refine the four scorecards. The discussion then focused on comparing Park Avenue rent averages with citywide averages, as well as topics like workforce access and trade reach. Mr. Anderson pointed out that Winter Park has the lowest millage rate and power expenses in Central Florida. Additionally, Mr. De Arcos recommended using Placer AI to develop a package for targeted businesses.

b. FY25-26 Goals

The Board discussed their future priorities:

1. Updates on Scorecards - Subcommittee Meeting
2. W. Fairbanks/Enhancement Area Incentives - Staff aims to have the Commission direct EDAB to assist staff in developing the incentive packages for W. Fairbanks.
3. GDP Updates (Balmoral)
4. Industry Cluster Promotion & BRE - Occupancy on the Second Floor
5. Park Avenue Pilot - Targeted Package

The October meeting will serve as a worksession.

c. Commission Worksession - September 2025

Mr. Dudgeon indicated that the Winter Park Enhancement Area district is governed by the brownfield statute and encompasses a comprehensive list of economic considerations, notably including transportation impact fees. The staff is requesting the board's input to present to the Commission.

6. Staff Updates

a. EDAB Commercial Performance Report - September 2025

b. Sunrail Data

Mr. Dudgeon presented a Sunrail annual ridership slide showing year-over-year ridership trends, with Winter Park maintaining its position as number two. There is a 34% difference in ridership on Fridays compared to Monday through Thursday.

To operate Sunrail on weekends, the estimated cost to Winter Park is approximately \$40,000. Sunrail will require a dedicated funding source to operate during weekends. Mr. Anderson explained that when Sunrail was initiated, it benefited from a ten-year grace period of federal funding, after which a dedicated funding source was to be established. However, when the proposal was finally brought before the electorate, it was defeated and did not pass the vote for a dedicated funding source.

Mr. Moore advised that the City of Winter Park is responsible for payments under the contract with Orange County, amounting to \$364,000 for Fiscal Year 2026. He also

noted that there is an opportunity based on Friday's ridership figures for merchants on Park Avenue and suggested that merchants could consider advertising with Sunrail.

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 9:06 a.m.

- a. Next Meeting - *October 14 (FRA conference)/November 11*

Approved by the board on

/s/ Bahiyah Layton, Board Coordinator

DRAFT



Economic Development Advisory Board

agenda item 5.a

item type

Non-Action Items

meeting date

December 9, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

EconDev Collateral

motion | recommendation

background

Over the past few months, the board has worked toward development of collateral to showcase the highpoints of working, living, and investing in Winter Park. As a guideline from the MJB report, development of informational material was one of the key objectives to displaying the benefits of the city's commercial corridors. To that end, Staff is showcasing two deliverables:

1. Infographic Scorecard: The attached scorecard infographics display final versions of three sets of key performance indicators relative to residents, businesses, and the downtown area. Each piece of collateral crafts a strong consumer competitive advantage narrative directly showcasing what it means to 'spend' in Winter Park. Each narrative piece was curated from several discussions by the board. These pieces will be used by staff for residents, business retention and attraction efforts, and continued communication with our downtown core.

2. Business Welcome Packet: The board also expressed a desire to consider a longer form piece to provide greater detail on demographics, incentives, and other important information. In 2022, Staff developed a business welcome packet aimed at this end. On the city's website, the content aims to deliver information on the city's profile, business assistance, community development, and instant access to contact information. Staff believes it is time to consider updating this piece of collateral and requesting the board provide insight on what to additionally include, cut, or change altogether.

alternatives | other considerations

fiscal impact

attachments

1. Winter Park Scorecard Infographics_ALL_v3
2. economic-development-resource-guide (1)

CIVIC HEALTH IN ACTION

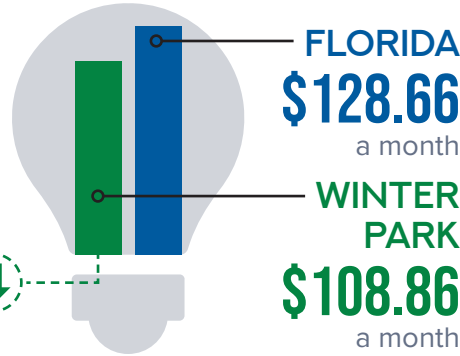
HOW WINTER PARK WORKS FOR YOU

From low taxes to fast emergency response and strong savings, Winter Park is building a city that's safe, stable, and smart with your money.

YOUR WALLET

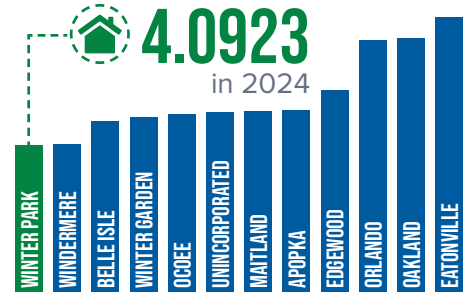
WINTER PARK IS **15% LOWER** than state average

AVERAGE MONTHLY ELECTRIC BILL



MILLAGE RATE

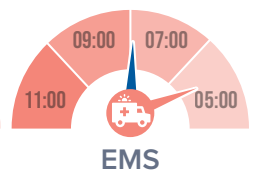
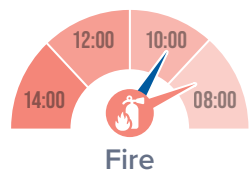
(how your property tax is calculated)
You pay **\$1 per \$1,000** of your home's value. Only **25%** applies locally.



SAFETY FIRST

EMERGENCY RESPONSE TIMES (in minutes)

WINTER PARK **01:39**
U.S. AVERAGE **10:00**



WINTER PARK **08:13**
U.S. AVERAGE **10:00**

WINTER PARK **05:03**
U.S. AVERAGE **08:00**



FINANCIAL HEALTH

BOND RATING

(how financially trustworthy a city is when it borrows money)
WP pays its bills and secures the lowest rates, earning the **highest bond rating in the county!**

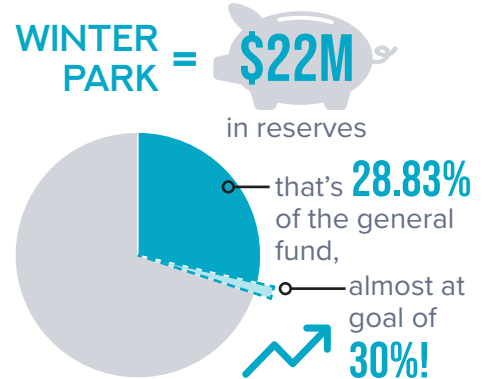


WINTER PARK = **AAA**



RESERVES

(city's saving account; rainy day fund)



With smart planning, responsive service, and a deep commitment to community, Winter Park offers more than just good numbers, it offers a better way to live.



BUILT FOR BUSINESS

WHY BUSINESSES CHOOSE WINTER PARK

Whether you're launching, expanding, or investing, Winter Park is providing the foundation for lasting business success.

MARKET STRENGTH

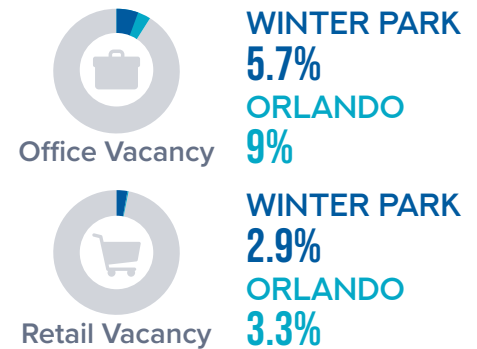
Winter Park's higher lease rates show the city is a popular and in-demand place for businesses!

LEASE RATE (per square foot)



VACANCY RATE

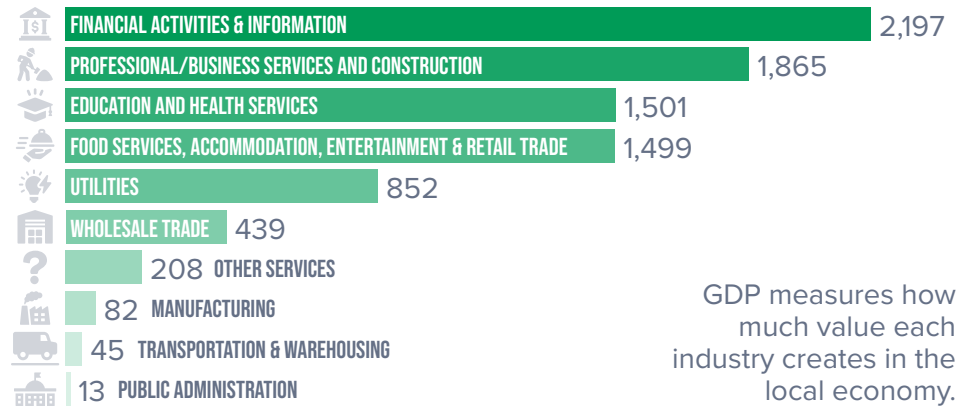
(lower numbers mean more businesses are open and active)



INDUSTRY PROFILE

Winter Park's economy is anchored by finance, business services, education and retail.

TOP INDUSTRIES BY GDP *in thousands

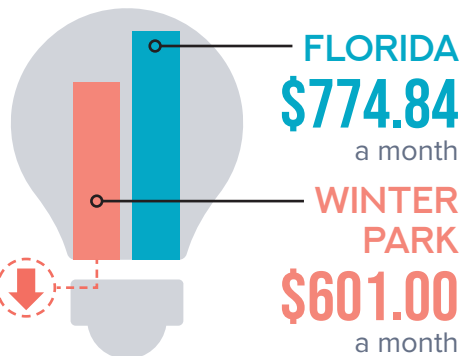


GDP measures how much value each industry creates in the local economy.

RELIABILITY & COMPETITIVE ADVANTAGE

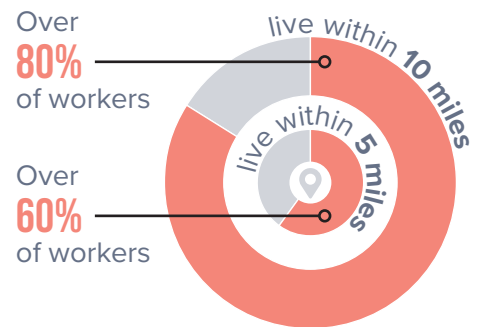
WINTER PARK IS **22.4% LOWER** than state average

COMMERCIAL ELECTRIC COSTS



WORKFORCE RADIUS

(connection between work and home)



With smart policies, responsive support, and a long-term vision for growth, Winter Park offers more than just impressive numbers. It offers a better place to do business.



DOWNTOWN PULSE

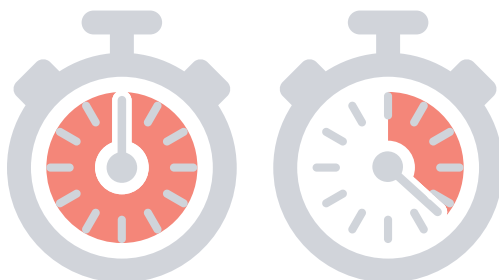
WHY PEOPLE CHOOSE PARK AVENUE

An authentic shopping experience for high end consumers and families alike.

Only Park Avenue has the authentic draw through it's walkable charm to generates millions of visits annually. Visitors come to stay, shop, and enjoy a feeling unlike anywhere else.

TIME SPENT

AVERAGE DWELL TIME



Staying longer = Supporting local shops & restaurants

Visitors spend an average of

= **81**
MINUTES

in Downtown Park Avenue!

VISITOR VOLUME

PEDESTRIAN VISITORS



= 10,000 PEOPLE

Downtown Park Avenue attracted

3 MILLION
PEDESTRIAN VISITORS*
in 2024

That's an average of 8,219 visitors a day!

**including repeat trips*

CUSTOMER REACH

DAYTIME POPULATION

53,000 PEOPLE
Citywide on a typical weekday

SUNRAIL INFLUENCE

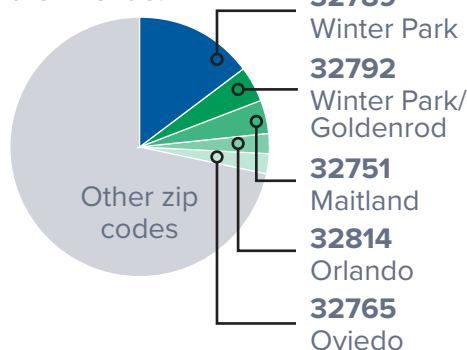
759,032
RIDERS SINCE 2018

#2 MOST USED STATION!

LYNX HQ
Winter Park
Kissimmee/Amtrak

VISITOR ORIGINS

Top five zip codes that shop the Avenue:



With longer visits, millions of annual trips, and a wide trade reach, Winter Park's downtown is a vibrant hub where people choose to stay, connect, and invest their time.





**CITY OF WINTER PARK
ECONOMIC DEVELOPMENT
RESOURCE GUIDE
FEBRUARY 2022**

CONTENTS

A GREAT PLACE TO START YOUR BUSINESS

03

Welcome

04

Economic Overview

05

Community Profile

07

Winter Park Zoning Map

08

Business Incentive Programs

09

Business Assistance

10

Business Services

27

Winter Park Living

31

Winter Park Cultural Experience

35

Important Contacts



Winter Park is the city of arts and culture, cherishing its traditional scale and charm while building a healthy and sustainable future for all generations.

WELCOME

Renowned by its copious array of stately trees, warm temperatures, and gracefully rolling lakes, the City of Winter Park has positioned itself as a surreptitiously attractive community. Originally developed in the late 1800s as a winter resort for northerners seeking a park in the winter, today it maintains itself as a thriving community that blends a rich living experience with an inviting tourist community against the backdrop of historical gallantry and brick-lined streets.

Home to a little over 30,000 residents, Winter Park is celebrated for its world-renowned shopping districts and long-standing commitment to arts, history, and culture. Local businesses, established and preserved through several generations, have become a complement to new companies relocating to this flourishing community. Boasting a favorable taxing structure and one of the lowest property tax rates in the region, Winter Park is an advantageous location for any business.

Winter Park prides itself as being a walkable community with a distinct and elegant aesthetic that encourages the interplay between residents, visitors, and business owners, which is perfect for an increasingly connected world. Winter Park is committed to maintaining steady growth while preserving the many elements that make the city a prime location for business relocation, business expansion, and overall economic health. Ultimately, Winter Park looks forward to creating meaningful pathways for businesses to blossom within the community and maximize business success.

Please take a moment to explore and learn about our socioeconomic characteristics, business incentives, services, and our exceptional quality of life. If you are interested in moving to Winter Park, the Economic Development/CRA Department would be happy to provide you with local contacts to meet all your needs. If you require customized information or require further assistance, please contact the department at 407.599.3217.

Top 4 Reasons Why Winter Park is the Premier Business Community

Comprehensive city and business development services, financial incentives, and proximity to capital resources.

Access to highly educated workforce and talent to help grow your company.

Strong network of business support groups and partnership opportunities.

Proven track record of success & promising outlook for new business in this post-COVID, diverse economy.

ECONOMIC OVERVIEW

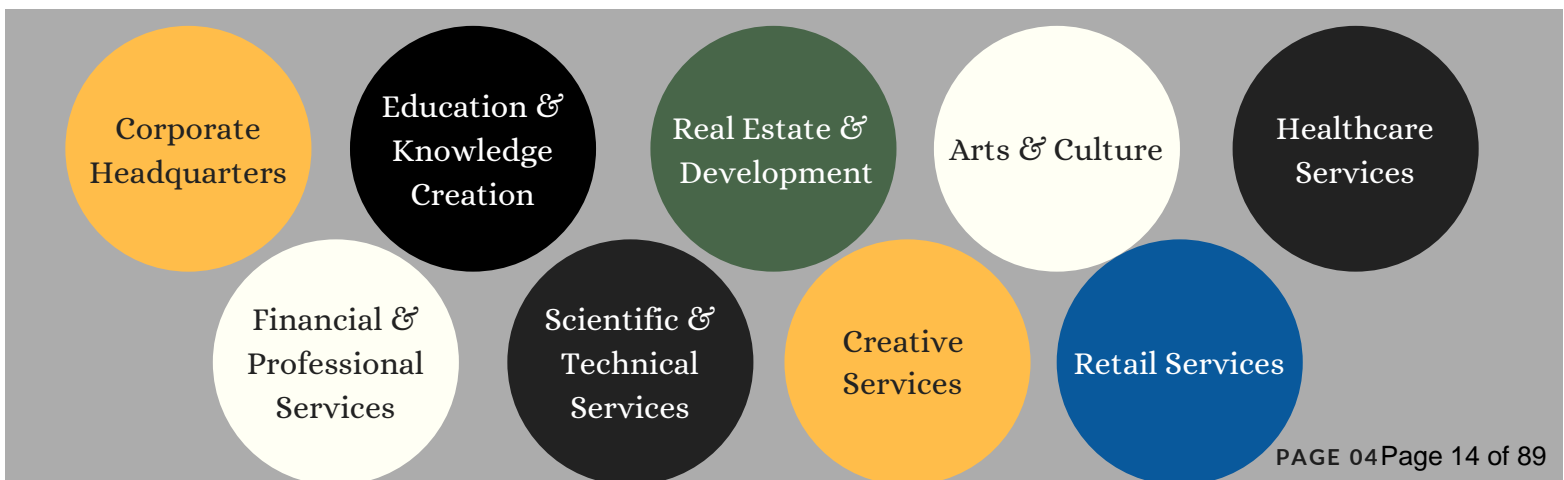
The Winter Park economy is comprised of local, state, and global businesses that all demonstrate a vested interest in the preservation of the local community. What sets the City of Winter Park apart from other areas in Florida is the area's deep-rooted commitment to preserving its identity while maintaining strategic and responsible growth trends. Winter Park's inviting and productive culture, sustainable infrastructure, strong roster of municipal services, and stable economic environment make the city a highly sought-after community for local and international business investments.

Winter Park is conveniently located in the heart of central Florida with convenient access to Interstate 4 (I-4), U.S. Highway 17-92 (17-92) as well as the Amtrak and SunRail rail station, which provides prime access for local commuters.

Winter Park consists of a strong structure of business support groups and networking opportunities, which fosters a tradition of success and economic innovation.

Winter Park is home to a variety of businesses. However, based on recent location quotient (LQ) data, the top three target industries that are unique and specialized to this area include real estate, professional services, and education. Nevertheless, the city is an ideal place for a wide range of occupational clusters to live and work.

TARGET INDUSTRIES

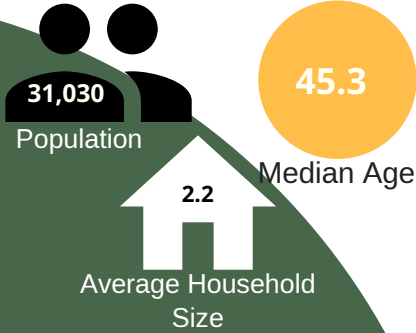


COMMUNITY PROFILE

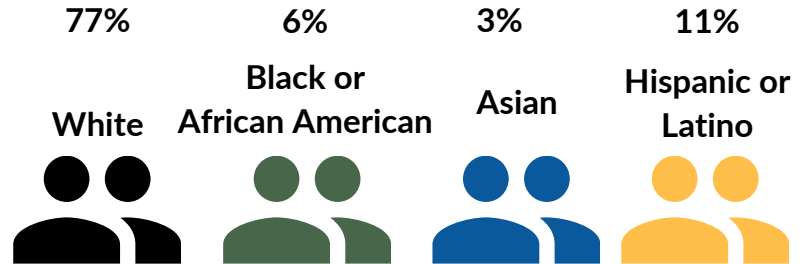
The City of Winter Park serves a robust community of business owners, families, college students, and working adults interconnected through a variety of different social and economic classes, cultural identities, and many other walks of life. The demographics data for the City of Winter Park represent a vibrant City that is home to affluent, well educated, professional families.

No Personal Income Tax
 Personal Property Tax
 Millage Rate 16.3156
 Sales Tax
 6.5%

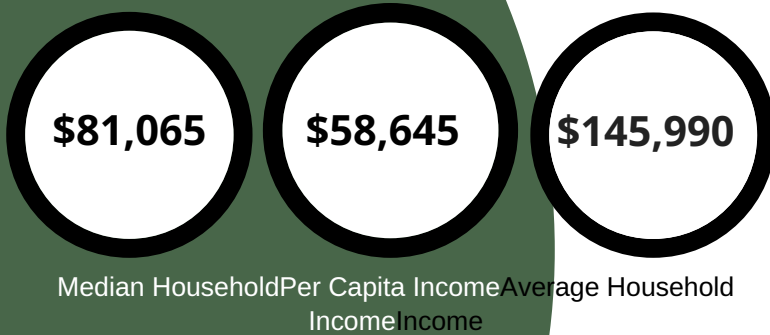
POPULATION PROFILE*



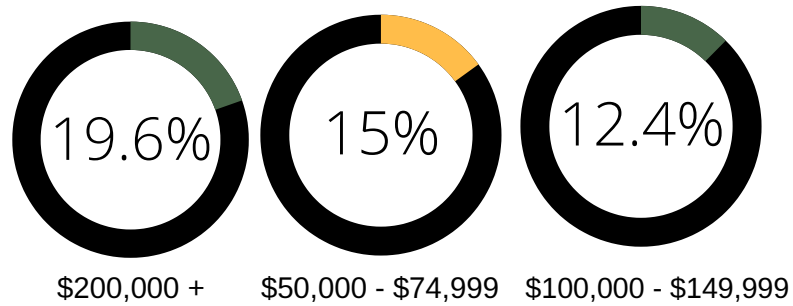
DEMOGRAPHICS*



INCOME PROFILE*

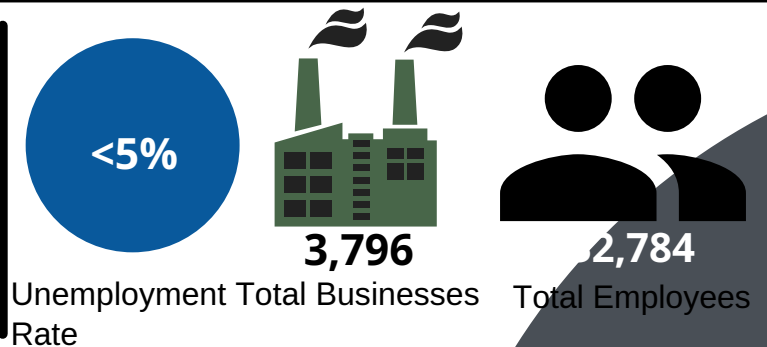


LARGEST HOUSEHOLD INCOMES*

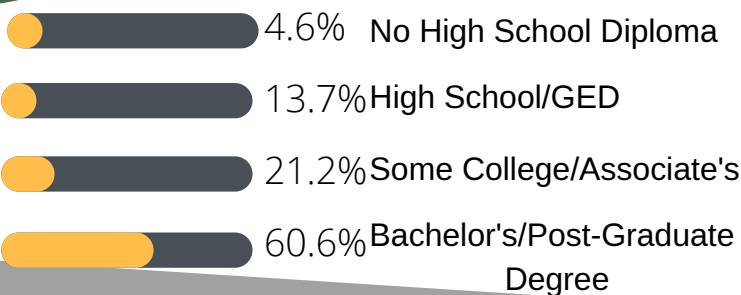


8.8% Percentage of families below the poverty level, compared to an Orange County average of 12.6%

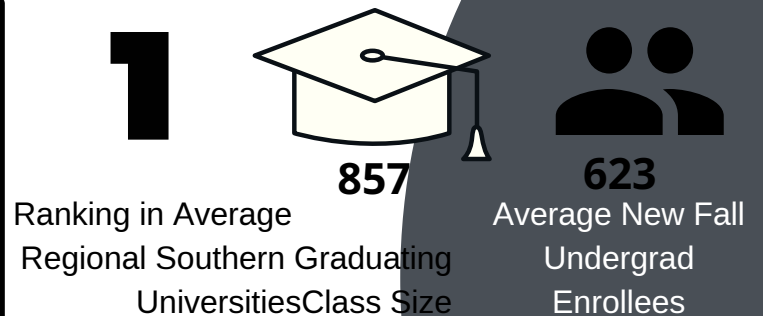
EMPLOYMENT PROFILE*



EDUCATION PROFILE*



ROLLINS COLLEGE STATS*



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2016

Source: Integrated Postsecondary Education Data System. Enrollment/Graduate data averaged from 2014-2020

*Data is subject to changes as a result of new information, change in process requirements for data collection, and availability of resources.

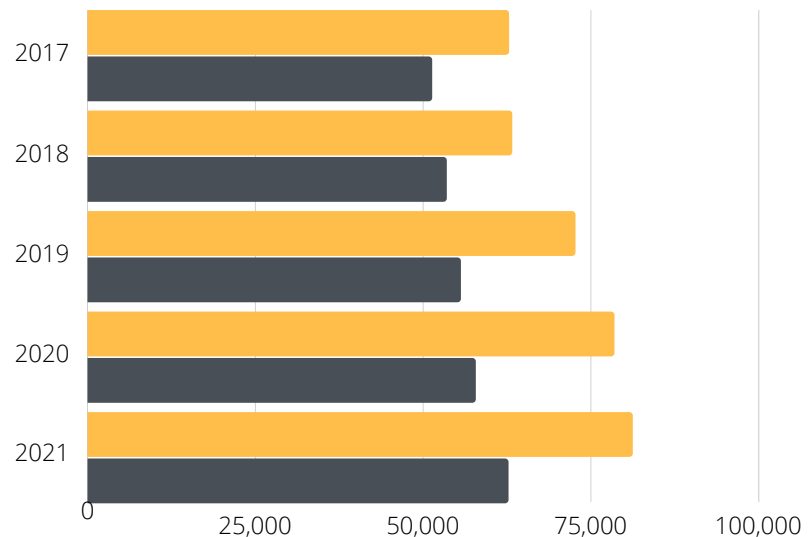
COMMUNITY PROFILE

POPULATION

Winter Park has seen stable population growth demonstrating a 1.3% increase to 30,630 from 2019-2020, representing an average annual rate of 1.1% growth. Over the same period, Orange County's population increased by 3%, with average annual growth rate of 2 percent.

MEDIAN HOUSEHOLD INCOME

Median Household Income for Winter Park is \$81,065 a nearly 30% premium over Orange County. Overall growth in income has steadily increased over the last few years and is projected to increase by approximately 12% over the next five years. Furthermore, with an average household income over \$100,000, the city is an attractive demographic for relocating businesses. Winter Park's higher than average income levels are due primarily to the concentration of jobs in higher wage paying industries such as health care, financial services, and real estate.

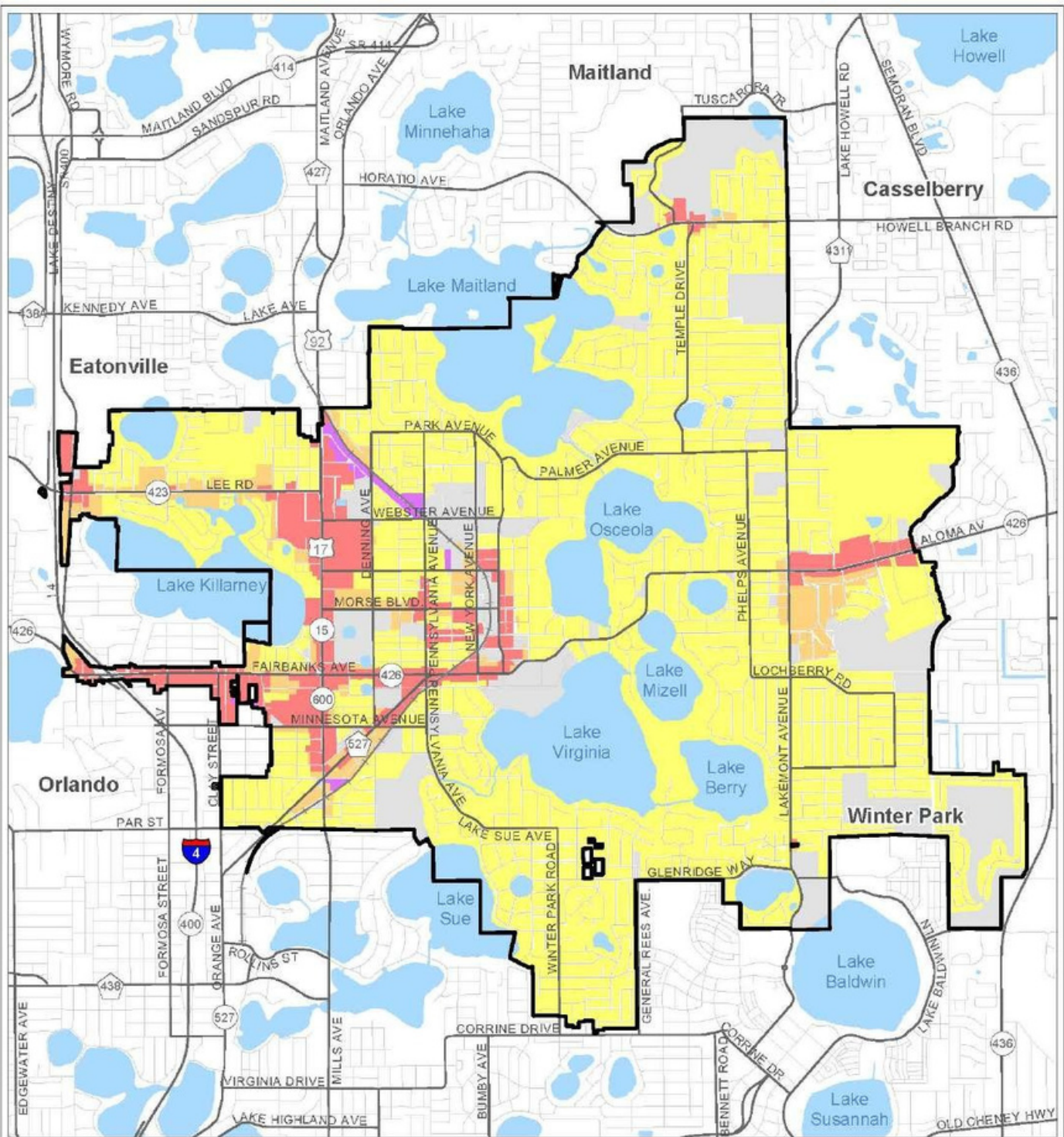


EDUCATIONAL ATTAINMENT

With more than 83% of the population age 18+, over 32% of the population with a college degree, and 28% of the population with an advanced graduate level degree, Winter Park has a highly educated population and boasts some of the region's most well-known educational institutions. Rollins College is a well-known, regionally accredited, highly ranked liberal arts college, that graduates over 800 new students a year—a graduating class dominated by its business, marketing, and social science majors. Thus, Rollins College serves as the heartbeat of the Winter Park workforce and provides a plethora of opportunities for new businesses seeking to call Winter Park home.

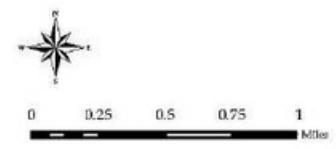
WINTER PARK WORKFORCE

Winter Park strives to create new opportunities to expand its workforce and support local businesses. As such, approximately 97% of the total Winter Park population is employed, boasting a 2.6% unemployment rate—1.7% lower than Orange County. With a booming Services industry and thriving Financial and Real Estate industries, Winter Park is a great location for business seeking expansion.



ZONING BY GENERALIZED CLASS
 City of Winter Park, Florida

- Legend**
- Commercial
 - Residential
 - Industrial
 - Other
 - Office



Date: 11/11/2021
 Project: CRA20211111
 Source: Winter Park Planning Department

WINTER PARK ZONING MAP



BUSINESS INCENTIVE PROGRAMS

The City of Winter Park aims to remain competitive among surrounding communities and therefore offers a wide range of programs that can help your business relocate to and grow in our community. Please contact the Economic Development Department for more information about these programs.

TARGET INDUSTRY ENHANCEMENT (TIE) PROGRAM

The purpose of the TIE Program is to promote the expansion, growth, and development of high wage jobs and maintain the City of Winter Park's competitiveness as a location for major employers, incentivizing continued long-term investment and involvement in the community. Any private company desiring to locate within the municipal boundaries of the City of Winter Park that meets the Program Guidelines is eligible to apply.

WINTER PARK BUSINESS FACADE PROGRAM

The City of Winter Park established the Business Façade Matching Grant program to provide a financial incentive to property and business owners to renovate and reinvest in the exterior of their business or commercial property. Eligible businesses must be located within the city limits of Winter Park. For more information on Winter Park's business incentives, please contact our Economic Development contact at 407.599.3225.

BUSINESS ASSISTANCE

The City of Winter Park is open for business. Boasting a convenient location in the heart of the fast-growing Metro Orlando area while setting itself apart from its neighbors with its small-town charm, superior level of service, low tax rates, and a proven track record of commercial success, Winter Park is *the* location for new businesses.

WINTER PARK CHAMBER OF COMMERCE

The mission of the Winter Park Chamber of Commerce is to develop, promote and sustain a vital, thriving business climate throughout the community and to initiate, support and enhance the civic, educational and economic well-being of the area. For more information go to www.WinterPark.org.

NATIONAL ENTREPRENEUR CENTER

Dedicated to fostering new business ideas, supporting business growth, and providing resources to the small business in Central Florida. The National Entrepreneur Center provides a single location where small businesses can access a variety of business resources, technology, research tools and support organizations that can provide: free one-on-one business coaching, low-cost seminars, networking events, access to business building tools and resources, certification assistance for minority owned businesses, connections to procurement opportunities, and publicity opportunities. For more information go to www.nationalec.org.

FLORIDA VIRTUAL ENTREPRENEUR CENTER

The Florida Virtual Entrepreneur Center is a free web portal designed to connect entrepreneur with business support organizations, programs and service providers who can support their new or growing business. The Virtual Entrepreneur Center provides useful links to service providers, latest business resources, and other agencies to support starting up, expanding or relocating your business. To learn more go to www.flvec.com.

GROWFL

GrowFL provides companies, at no cost, a suite of high-end, high-speed technical assistance and business resources to companies that have grown beyond the startup phase and need access to information and decision-making tools typically only available to larger companies. The goal of the Florida Economic Gardening Technical Assistance Program is to stimulate investment in Florida's economy by providing technical assistance for expanding businesses in the state. For more information go to www.growfl.com.

BIZLINK ORANGE

BizLink Orange, powered by the National Entrepreneur Center, is an online platform that provides business owners with free "How-To" guides, action plans, business resources, and coaching services. BizLink aims to develop a network of resource partners who work together to "accelerate the growth and development of Central Florida's small business community."

IF OPPORTUNITY DOESN'T KNOCK, BUILD A DOOR.
MILTON BERLE

BUSINESS SERVICES

WHERE TO START

Opening a business in a new location is an exciting. It is Winter Park's goal to guide business owners through the process from start to finish. Ultimately, the city will work tirelessly to help new businesses open their doors as quickly and as smoothly as possible. See more on page 11.

BUSINESS CERTIFICATES

Winter Park's Planning and Transportation Department is available to walk business owners through the process of applying for and receiving their business certificate. Winter Park's user-friendly self-service portal simplifies the business certificate application process that's making it easier for new companies to operate in the city. Our Planning Technician is dedicated to ensuring an accurate and compliant journey. See more on page 12.

BUSINESS PERMITS

Winter Park's Building and Permitting Services department is available to walk business owners through the process of applying for and receiving proper business permits. Our Permit Specialists are dedicated to ensuring an accurate and compliant journey. See more on page 14.

HELPFUL LINKS

The City of Winter offers a wealth of business services designed to streamline the startup journey. We invite prospective companies to visit our website to learn more about what it means to conduct business in the city and contribute to our economy. See more on page 15.





WHERE TO START

STEP 1:

FORM AN ENTITY

It is important that new businesses understand state licensing and permitting in the State of Florida as well as the City of Winter Park and Orange County. Before a company can own and operate a new business in the City, the owners must first identify the appropriate zoning, business certificates, and building permits that are necessary for their type of business to open. For any questions about zoning or business certificates at the City of Winter Park, please contact the Business Certificates Division at 407-599-3530.

STEP 2:

ACQUIRE INSURANCE

Depending on your structure, location, and employees, you may need additional insurance to operate. Please feel free to reach out to the City for more information on required and recommended insurance.

STEP 3:

REGISTER YOUR BUSINESS

Florida Law requires you to register your business at the federal, state, county, and local level. You will need to apply for a Employer Identification Number Online with the IRS and register your business with the state of Florida. Please make sure to apply for all state licenses required for your type of business. After those have been acquired you will be able to apply for a Business Certificate with the City and after that has been obtained you will need to apply with Orange County. If you have any questions during the process, please reach out to our Business Certificate Division.

STEP 4:

GET BUSINESS SUPPORT

Before you open a new business in the City, there is an abundance of information and resources available for you to determine your best foot forward. The City of Winter Park provides start-up assistance, business planning and training, access to valuable networking groups, and a dedicated department committed to helping new businesses grow and thrive.

BUSINESSES CERTIFICATE



It is important for new businesses to understand the requirements for obtaining a license to operate within the City of Winter Park. One of the many ways that the City aims to create a welcoming setting for merchants is to provide expert assistance, information, and direction throughout the process of obtaining a business certificate. For information on how to apply for a business certificate, please contact the Business Certificate Division at 407-599-3530.

Winter Park welcomes all types of business such as:

- All businesses located within city limits
- Home-based businesses
- New restaurant, food, and/or beverage establishments
- Insurances conducting business within city limits
- All state licensed individuals/establishments

Winter Park promotes entrepreneurial accessibility. In supporting all types of businesses, Winter Park establishes itself as an ideal location for an economically diverse business population.

BUSINESS CERTIFICATES



Why do I need to obtain a business certificate?

Business certificates grant owners the right to operate within the City of Winter Park. Business certificates also help the City ensure that that businesses are safe for the community by acquiring the right permits and adhering to established municipal codes.

How much does a business certificate cost?

The cost to obtain a business certificate depends on various factors as well as business classification. Owners should access the City's fee schedule to guide them in determining the total cost for acquiring a new business certificate. When a business does initially apply for a business certificate, the owner will first pay a \$15 processing fee, and if a fire inspection is required, then a \$40 fire inspection fee will also be assessed.

How often do I need to obtain business certificate?

Business must renew their business certificate every year. The renewal period begins every September 1st and runs through the end of the month, September 30th. Owners will be charged their respective annual fee to renew their certificate. Late renewals will be assessed a 10% late fee on October 1st. Owners will be charged an additional 5% late fee for each day after October 1 until October 6 where a maximum of 25% is reached.

Owners that fail to submit a renewal during their applicable renewal period will be required to go before compliance.

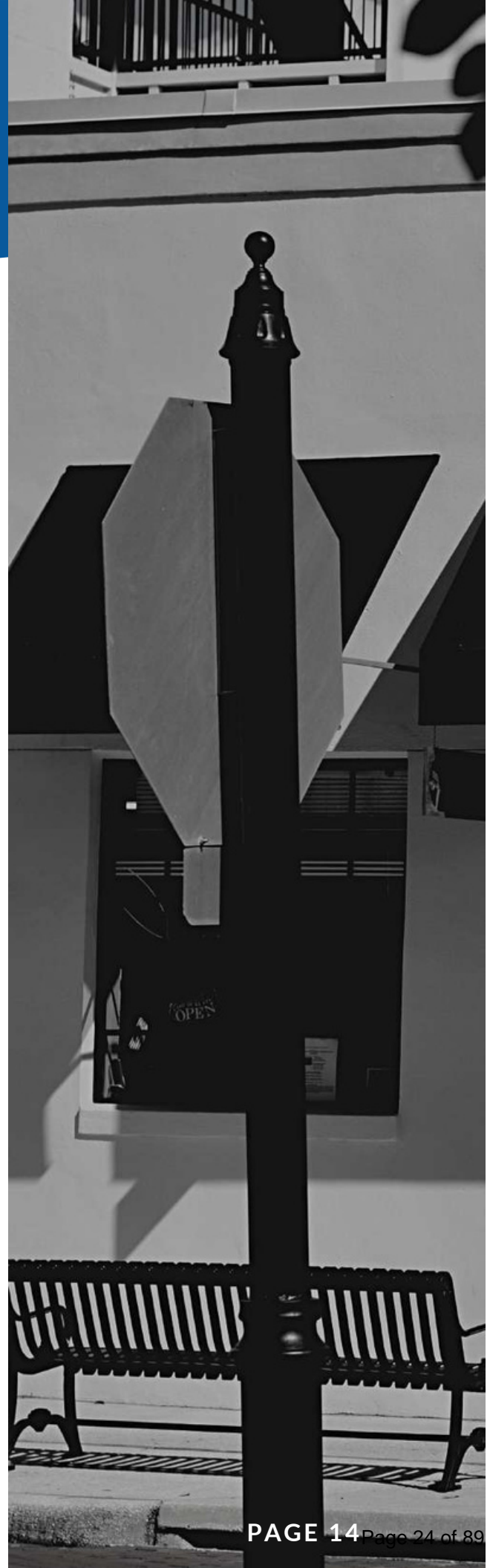
Are there any additional costs associated with business certificates?

Business owners requesting to make any changes to their business certificates will be charged a \$5 processing fee.

BUILDING PERMITS

Winter Park is constantly seeking new ways to streamline the business service process as a means to encourage business growth and merchant performance. Therefore, the City has developed an online portal to make applying for permits, business certificates, plans, and tree removals easier. All permits must be submitted via the City of Winter Park Permitting Self Service portal. Online submission of permit applications will help to streamline application intake and will improve transparency for the permitting process.

For more information on the building permit submission checklist, the permit application process, the plan review process, or the inspection process, please reach out to the Building & Permitting Services Department at 407-599-3237.





IMPACT FEES

Business owners proposing new development within the City should be mindful of any and all applicable impact fees.

PARKS IMPACT FEE

Fee assessed to accommodate any parks and recreation facilities necessitated by new development projects.

WATER IMPACT FEE

Fee assessed to reimburse Winter Park a proportional share of the capital costs incurred by the City to provide water capacity for new customers.

SEWER IMPACT FEE

Fee assessed to reimburse Winter Park a proportional share of the capital costs incurred by the City to provide sewer capacity for new customers.

SCHOOL IMPACT FEE

Fee assessed to ensure that new development bears a proportionate share of the capital costs of educational facilities necessary to accommodate new development.

TRANSPORTATION IMPACT FEE

Fee assessed to accommodate transportation services necessitated by new development.

WHAT ARE IMPACT FEES?

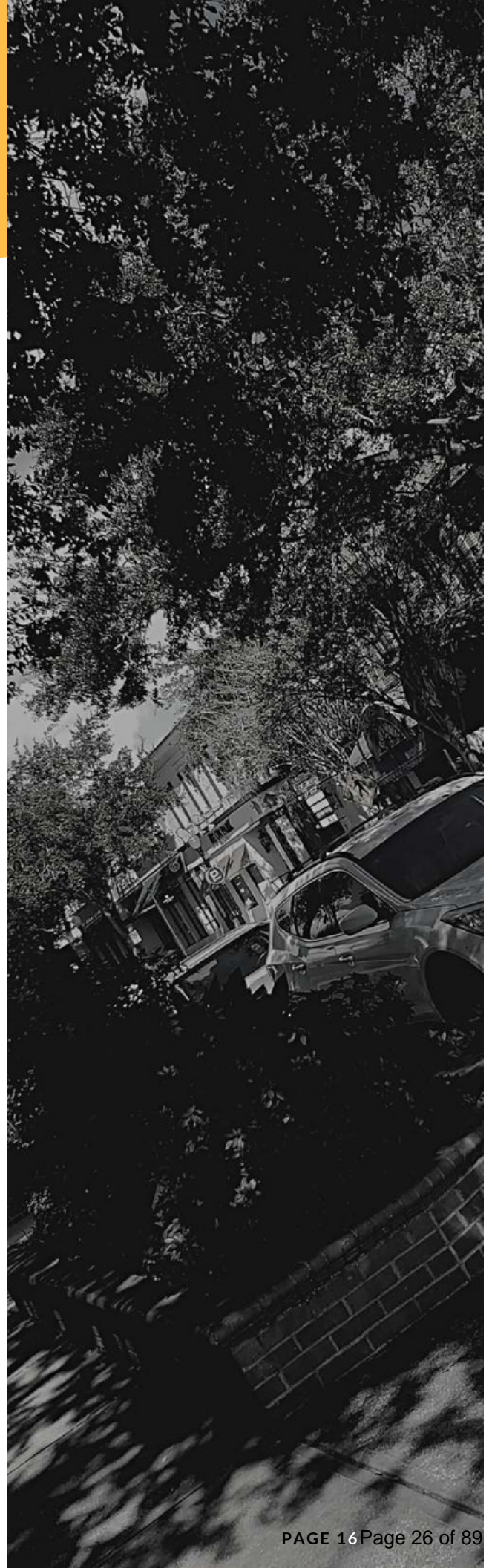
An impact fee is a one-time fee that the City of Winter Park imposes on new developments. Impact fees serve as a new business's **initial investment** into the City and supports, in part, the costs of providing public services to the new project. Essentially, impact fees help support new growth opportunities and development while protecting the health, safety, and welfare of residents.

For more information on impact fees, please contact the Planning and Transportation department at 407-599-3290. You can also view the City's **fee schedule** at <https://cityofwinterpark.org/feeschedule>.

TRANSPORTATION IMPACT FEES

The City of Winter Park's transportation impact fee is a relatively new fee introduced by city officials to support the added transportation related services associated with new developments. The one-time transportation impact fee will ensure that new projects receive necessary expansions of transportation capacity to maintain adequate levels of service and transportation choices (bicycle lanes, pedestrian walkways, transit modes, etc.) for both residents and businesses.

For more information about transportation impact fees or any other business-related fees, please contact the Planning and Transportation department at 407-599-3290.



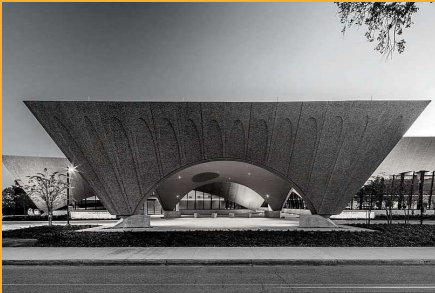
RECENT PUBLIC INITIATIVES

The City of Winter Park is constantly seeking new and innovative ways to serve the community best. Therefore, city officials have launched several noteworthy public initiatives developed for local businesses and residents to support the efforts of creating a well-designed community.



ELECTRIC UNDERGROUNDING

The City has made the long-term commitment to underground all of the primary and secondary overhead lines in the city. Learn more about this initiative on page 17.



LIBRARY EVENT CENTER

Winter Park's new Library and Events center opened its doors to the public on December 11, 2021. Learn more about this exciting new addition to the city on page 18.



ORANGE AVENUE OVERLAY DISTRICT

Winter Park's overlay district is a great tool for attracting new businesses to the community as it engineers a productive space for the interplay between businesses and City residents. Learn more on page 19.

Please visit the City of Winter Park website to learn more details about each of the public initiatives listed above as well as any upcoming developments and projects.

UNDERGROUNDING MAP



ELECTRICAL UNDERGROUNDING

Winter Park is one of the only cities in America that has a plan in place to underground their entire electrical system by 2026. Because the utility is owned by the city, it is able to provide this undergrounding service while maintaining rates that are below the average for the State of Florida. Although businesses are not required to use undergrounding, we encourage businesses to be aware of its advantages. Added benefits to electrical undergrounding include considerable savings, decreased outages, increased property value, enhanced aesthetics, and reduced maintenance charges. For more information on this city-wide initiative, please contact our Electric Utility department's undergrounding message line at 407-643-1661.

WINTER PARK LIBRARY AND EVENTS CENTER



In an effort to enhance Winter Park's dynamic and cultural community, the City Commission approved the construction of a multi-million dollar, state-of-the-art library and events center that finished fall of 2021. The library and events center is a wonderful addition to the local community and boasts new, cutting-edge features that include a new business center for entrepreneurs and creatives, collaborative and technologically-equipped work rooms, large event spaces, and so much more. For additional information, please contact the Reservations Office at 407-599-3571 or visit their website.

ORANGE AVENUE OVERLAY DISTRICT



The Orange Avenue Overlay (OAO) district is especially ideal as it helps to increase pedestrian foot traffic on sidewalks, create meaningful open spaces to facilitate social connections and overall wellbeing, and improve local sustainability. For any information about the Orange Avenue Overlay zoning or design guidelines, please contact the Planning & Transportation Department at 407-599-3290.

HELPFUL LINKS

[Municipal Code](#)

[Future Land Use Map](#)

[Orange Avenue
Overlay District \(OAO\)](#)

[Permitting Self-service
Portal](#)

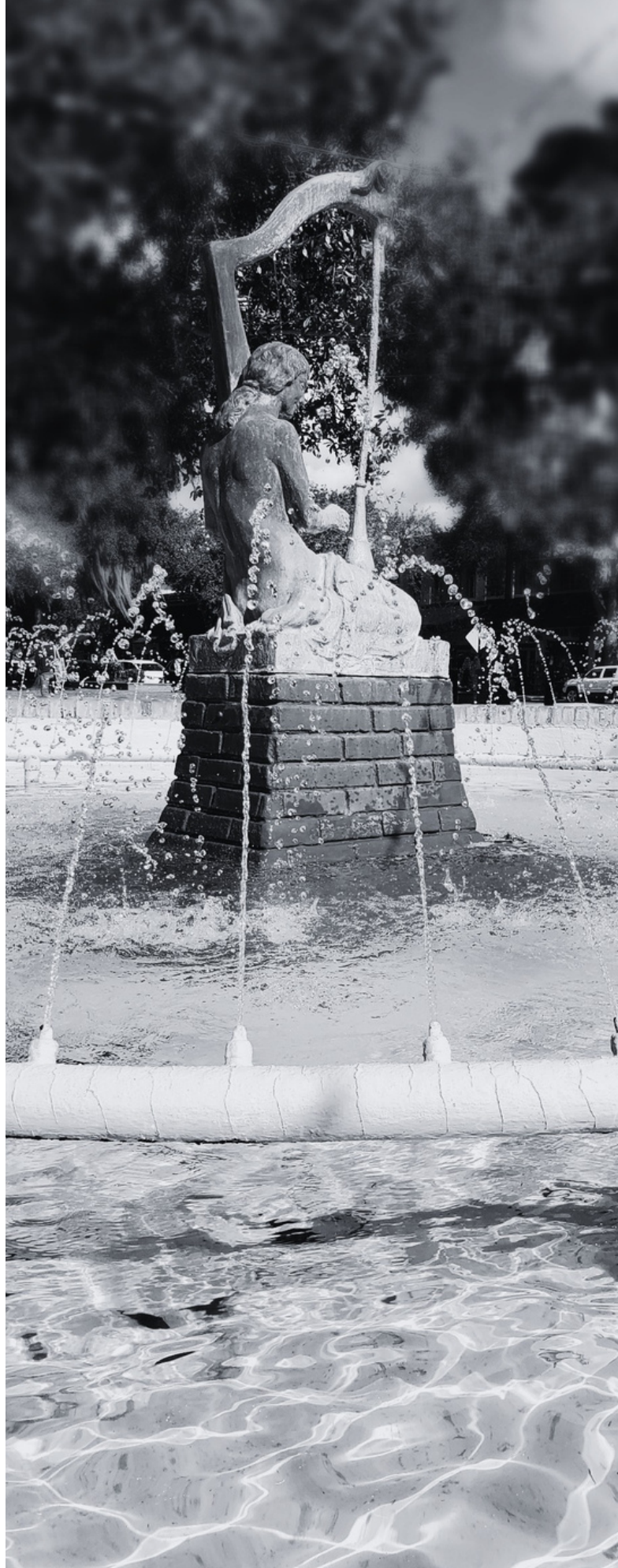
[Home-based Business
Form](#)

[Application Forms](#)

[Permit Search](#)

[Fee Schedule](#)

[Fee Schedule Caculator](#)





PARKING

Fundamentally, our local community aims to advance overall vibrancy and adaptive accessibility.

PARKING

Winter Park applies a context-sensitive approach to its municipal parking code, which allows for space utilization to reflect the unique and variable conditions of the surrounding community. In the City's continued efforts to promote mobility, access, and community vibrancy, we strive to make finding parking in downtown and all throughout the city as easy and convenient as possible.



Where to Park

A context-sensitive parking approach recognizes that some areas have different needs and expectations based on the form and scale of development and mix of uses. Thus, Winter Park has several parking lots, spaces, and garages that all residents, merchants, employees, and visitors can use throughout the city. View our helpful **parking map** on page 19.



Curbside-To-Go Parking

In response to the COVID-19 pandemic, Winter Park launched the Curbside-To-Go initiative to make take-out and pick-up convenient to retailers, restaurateurs, customers and diners alike. Learn more on page 20.



Merchant Employee Parking Program

As a means to simplify the parking experience for merchants and their employees, Winter Park started the Merchant Employee Parking Program. Learn more on page 21.



LEGEND

- FREE 4-HOUR Public Parking
- FREE 3-HOUR Public Parking
- FREE Public Parking
- Pay Public Parking
- Bus Parking
- Bicycle Parking
- Buildings

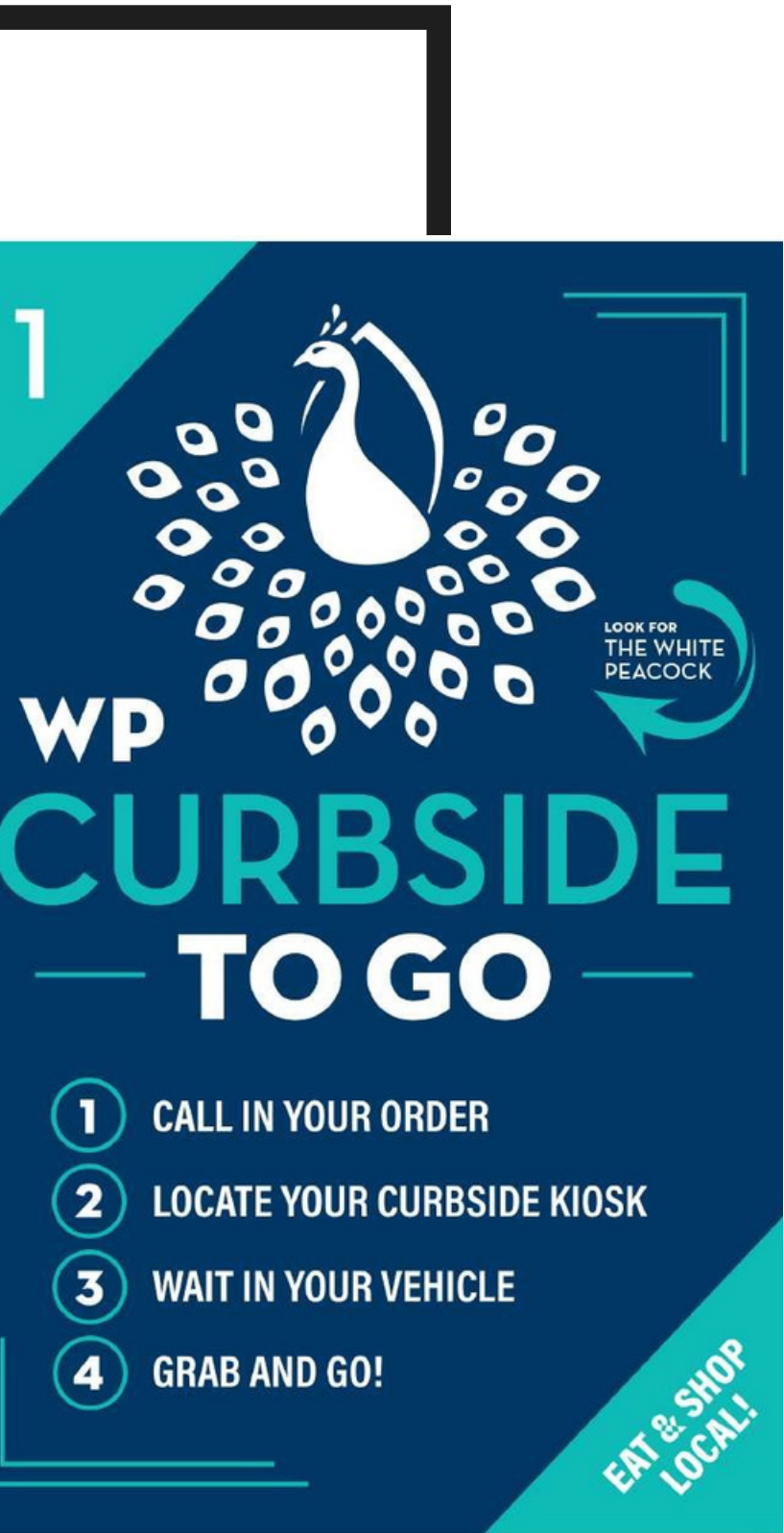
- A** The Charles Hosmer Morse Museum of Art
- B** Winter Park Golf Course
- C** Scenic Boat Tour
- D** Winter Park Public Library
- E** Albin Polasek Museum & Sculpture Gardens
- F** Annie Russell Theatre
Cornell Fine Arts Museum
Tiedtke Concert Hall
- G** Winter Park Wedding Chapel
- H** Winter Park Farmers' Market
- I** Winter Park History Museum
- J** Hannibal Square
Heritage Center &
Winter Park
Community Center

enjoy!



PARKING AND CULTURAL GUIDE TO WINTER PARK

IN WINTER PARK, WE MAKE PARKING EASY.



CURBSIDE-TO-GO PARKING

WHAT IS CURBSIDE-TO-GO?

Curbside-To-Go parking spaces are convenient curbside pickup locations that give customers a convenient space for those who want the convenience of curbside pick-up.

WHERE IS CURBSIDE-TO-GO?

When searching for curbside-to-go locations, customers need only to look for the white peacock. Large dynamic signs and teal-colored curbs anchor each zone and are numbered so retailers and restaurants can ask customers to pick up food or merchandise at a specific area. Once customers text when they arrive to the designated location, delivery is as seamless as possible.

Curbside-To-Go kiosks are located in targeted areas throughout the city, including:

Park Avenue

North Orange Avenue

Hannibal Square

Winter Park Village

Aloma Shopping Center

Winter Park Corners

MERCHANT EMPLOYEE PARKING PROGRAM

The City of Winter Park implemented the Merchant Employee Parking Program to:

1. Provide convenient all-day parking for Park Avenue area employees.
2. Eliminate the need for employees to continually move their car.
3. Open up spaces on the Avenue for customers and guests.

This program provides free 8-hour designated parking areas for all employees located in the downtown Winter Park area; specifically, within the boundaries from Fairbanks to Webster avenues, and New York to Interlachen avenues

Winter Park is committed to promoting a supportive business environment that purports a supreme quality of life.

For additional information and questions pertaining to the Merchant Employee Parking Program, please contact: wpparking@cityofwinterpark.org or call the Planning and Transportation Department at 407-599-3290.





WINTER PARK LIVING

**A DYNAMIC AND
IMMERSIVE URBAN
VILLAGE DEDICATED TO
GROWTH AND
CULTURAL
PRESERVATION.**

Winter Park offers a small-town quality of life with all the attractions and conveniences of a major metropolitan area. From world-class shopping and dining to an abundance of parks and beautifully landscaped avenues, Winter Park is a place that anyone can call home.

DOWNTOWN WINTER PARK

Since 1887, Park Avenue has welcomed winter-weary visitors. A canopy of century old oaks, quaint brick streets, and thousands of acres of lakes provide the distinctive backdrop for Park Avenue's casually elegant offerings. "The Avenue's" charm is magnified in the truly unique details: hidden gardens and side streets that are home to unique stores, a farmer's market that attracts both locals and visitors alike each Saturday morning, festive parades that mark the seasons, and the scenic boat tour that cruises the canals between the City's lakes overlooking the area's most prestigious homes. Winter Park is a year-round destination that is sure to charm visitors of all ages.



RECREATION EVENTS

Winter Park offers some of the most beautiful and well renowned park spaces in the region. With over 10 acres of park space for every resident, Winter Park is truly a refuge for nature intertwined with community in the heart of one of the fastest growing metro regions in the country. Whether it's enjoying our world class events, cycling on our regionally integrated bike trails, cruising three of the seven Winter Park lakes on the world-famous Scenic Boat Tour, or enjoying the many community amenities like tennis courts, pools, and a state-of-the-art brand-new community center, Winter Park is the place to live, work, and play.



DINING

Winter Park is a culinary smorgasbord. Winter Park's historical charm and beguiling scenery draws a wide variety of highly acclaimed, prominent restaurants to the local area with the goal of serving the community's diverse dining patrons and enhancing Winter Park's culinary scene. Whether it be one of Winter Park's new trendy walk-up joints, its inviting outdoor venues designed to allow patrons to bask in the city's natural beauty, to its Michelin star rated establishments, Winter Park's dining scene is more than a mere experience—it is the Winter Park way of life.



SATURDAY FARMERS' MARKET

Located just around the corner from Park Avenue, the Winter Park Farmers' Market makes for a fun morning of browsing while sipping on a flavored coffee. Rated as one of the best farmers' markets in central Florida, the Winter Park Farmers' Market offers a wonderful selection of beautiful orchids, indoor and outdoor plants, fresh produce, baked goods, delectable treats, and so much more. The market takes place every Saturday morning from 7 a.m. to 1 p.m. and provides a lush array of foot traffic for the market as well as local businesses.

PUBLIC SAFETY

Featuring a nationally recognized Police and Fire Departments, the City of Winter Park is committed to the safety of its residents and businesses. With one of Central Florida's lowest crime rates and a Class 2 Insurance Services Office Fire Protection Classification, Winter Park's residents and businesses can rest securely knowing that they have one of the most dedicated and effective Police and Fire forces in the County.

HEALTH SERVICES

Winter Park residents have access to a wide variety of healthcare services for all individual and family needs. Advent Health, headquartered in Winter Park, is ranked number one in the Orlando metropolitan area and is ranked number three in all of Florida. Advent Health's nationally ranked specialty programs coupled with Winter Park's high rated, premium health care providers ensures that Winter Park residents and visitors are well covered for a wealth of health care and wellness needs.

EDUCATION

With top rated schools and nationally ranked institutions of higher education, Winter Park offers your family and workforce quality education at all levels. With outstanding primary school facilities, Winter Park hosts 'A' ranked elementary, middle, and high schools. In addition, the city is home to Rollins College, Full Sail University, Valencia Community College, and Winter Park Tech, giving adult residents and employees easy access to higher education.



THE LIFE BLOOD OF THE
WINTER PARK COMMUNITY
ARE ITS CULTURAL ROOTS



The Winter Park Cultural Experience

Winter Park is as beautiful as it is unique. As the official city seal's tagline touts, "The City of Culture and Heritage," Winter Park is not only known for its abundance of upscale shopping and dining. Winter Park is committed to preserving its history and showcasing its culture by imparting and cultivating several cultural amenities that articulates the lifeblood of the Winter Park community. With over 700,000 cultural tourists visiting each year, Winter Park is proud of the many museums and galleries located right in the core of its downtown. Winter Park is the destination for those interested in world-class art and rich cultural experiences.


CHARLES HOSMER MORSE MUSEUM OF AMERICAN ART

The Charles Hosmer Morse Museum of American Art houses the world's most comprehensive collection of works by Louis Comfort Tiffany (1848-1933), the scope of which includes Tiffany jewelry, pottery, paintings, art glass, leaded-glass windows, lamps, and the chapel interior he designed for the 1893 World's Columbian Exposition in Chicago. In its galleries, the museum also features a major collection of American art pottery and representative collections of late-19th and early-20th century American painting, graphics and decorative art. Located at 445 N. Park Ave, 32789. For hours and information visit: www.morsemuseum.org.

ROLLINS MUSEUM OF ART

The newly named Rollins Museum of Art (RMA) is famed as the first college museum in the state of Florida to be accredited by the American Alliance of Museums (AAM) and is also one of only four AAM-accredited art museums in all of Orlando. The RMA features rotating exhibitions that encourage transformative encounters with art and culture across a dynamic spectrum of artistic expression. Original and traveling exhibitions change seasonally and feature outstanding works of art for all tastes, from the early Renaissance to cutting-edge contemporary. Original exhibitions are drawn from a broad range of paintings, prints, drawing, sculpture, and objects in the permanent collection that includes the works of Albert Bierstadt, Alex Katz, John Frederick Kensett, Henri Matisse, Thomas Moran, Pablo Picasso, Ed Ruscha, Tintoretto, and Tiepolo among many other artists. Located at 1000 Holt Ave, 32789, on the Rollins College campus. For hours and information visit: www.rollins.edu/cfam.





Winter Park values a strong quality of life as well as support for the people that live and work in our community.

MAYOR PHIL ANDERSON

ALBIN POLASEK MUSEUM & SCULPTURE GARDENS

Founded in 1961, this former Mediterranean-style home and studio of internationally known sculptor, Albin Polasek (1879-1965), features over 200 of his life-like busts and grand sculptures in several rooms as well as the broad gardens that slope down to Lake Osceola. The Museum and Sculpture Gardens is located at 633 Osceola Avenue, 32789. For hours and information visit: www.polasek.org.

HANNIBAL SQUARE HERITAGE CENTER

This City of Winter Park facility managed by Crealdé School of Art pays tribute to the past, present, and future contributions of Winter Park's founding African American community through a unique collection of historic photographs and oral histories. Established by Crealdé in 2007, the center aims to preserve the community's historical legacy and bring awareness to the community's cultural significance while featuring visual art exhibitions and educational programs that explore Southern folklore and cultural preservation. Come share an inspiring history told by the people who have lived it! Free admission. Located at 642 New England Avenue, 32789. For hours and information visit: www.hannibalsquareheritagecenter.org.

CASA FELIZ HISTORIC HOME MUSEUM

One of Winter Park's most stunning historical attractions, Casa Feliz is a restored farmhouse overlooking the golf course in the heart of Winter Park Florida and is the signature residential work of noted architect James Gamble Rogers II. Today, Casa Feliz serves the community as a historic home museum and rental location for private parties, weddings, and business events. Open to the public for tours. Located at 656 North Park Ave, 32789. For hours and information visit: www.casafeliz.us.



WINTER PARK HISTORICAL MUSEUM

Discover the tradition and history of Central Florida's premier urban village. The Winter Park Museum houses themed displays, including pictorial history, collectibles, memorabilia, and artifacts that reflect specific eras of Winter Park history as well as relate to the cultural growth of the community. Located in the Farmers' Market, 200 West New England Avenue, 32789. Free admission. For hours and information visit: www.wphistory.org.



**LET'S
STAY IN
TOUCH**

IMPORTANT CONTACTS

**IT'S IMPORTANT TO
STAY IN TOUCH!**

CITY OF WINTER PARK

ECONOMIC DEVELOPMENT

**401 SOUTH PARK AVENUE
WINTER PARK, FL 32789**

**FOR MORE INFO CONTACT US
WWW.CITYOFWINTERPARK.ORG/ED
407-599-3398 PH
407-599-3499 FAX**

PLANNING AND TRANSPORTATION

General line: 407-599-3290

Bronce Stephenson, Planning Director: 407-599-3665

BUILDING AND PERMITTING SERVICES

General line: 407-599-3237

Zoning Information: 407-599-3290

Automated Inspection: 407-599-3350

Contractor Registration and Pre-review Meetings: permits@cityofwinterpark.org

CODE ENFORCEMENT

General line: 407-599-3600

24-Hour Complaint Line: 407-599-3392

UTILITIES CUSTOMER SERVICE

General line: 407-599-3220

Email: Customer_Service@cityofwinterpark.org

POLICE DEPARTMENT

Officer Belcore, Neighborhood Watch 407-599-3507

Drug Tip Hotline: 407-599-3286

Non-Emergency: 407-644-1313

FIRE-RESCUE DEPARTMENT

Jim Santoro, Chief Fire Marshall: 407-599-3610

Non-Emergency: 407-644-1212

CENTURY LINK

CenturyLink is a leading provider of high-quality broadband, entertainment and voice services over its advanced communications networks to consumers and businesses in 33 states.

Local Line: 407-901-3688

Toll-free line: 800-786-6272

Website: www.centurylink.com

BRIGHTHOUSE NETWORKS

Offers TV, home phone, and high speed internet services throughout the nation. They have repeatedly won awards from JD Power and Associates for customer satisfaction and residential telephone service.

Toll-free line: 866-309-3279

Local line: 855-222-0102

Website: www.bighthouse.com

TECO PEOPLE GAS

Offers TV, home phone, and high speed internet services throughout the nation. They have repeatedly won awards from JD Power and Associates for customer satisfaction and residential telephone service.

Toll-free line: 877-TECO-PGS

Local line: 407-425-4662

Website: www.peoplesgas.com

POWER OUTAGES

Toll-free line: 877-811-8700

ORANGE COUNTY ZONING

For questions regarding zoning, permits, or business certificates.

General line: 407-836-5650



WINTER PARK

"All of us, at some time or other, need help. Whether we're giving or receiving help, each one of us has something valuable to bring to this world. That's one of the things that connects us as neighbors--in our own way, each one of us is a giver and a receiver.."

-Mr. Rogers



Economic Development Advisory Board

agenda item 5.b

item type

Non-Action Items

meeting date

December 9, 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 Corridors (W. Fairbanks)

motion | recommendation**background**

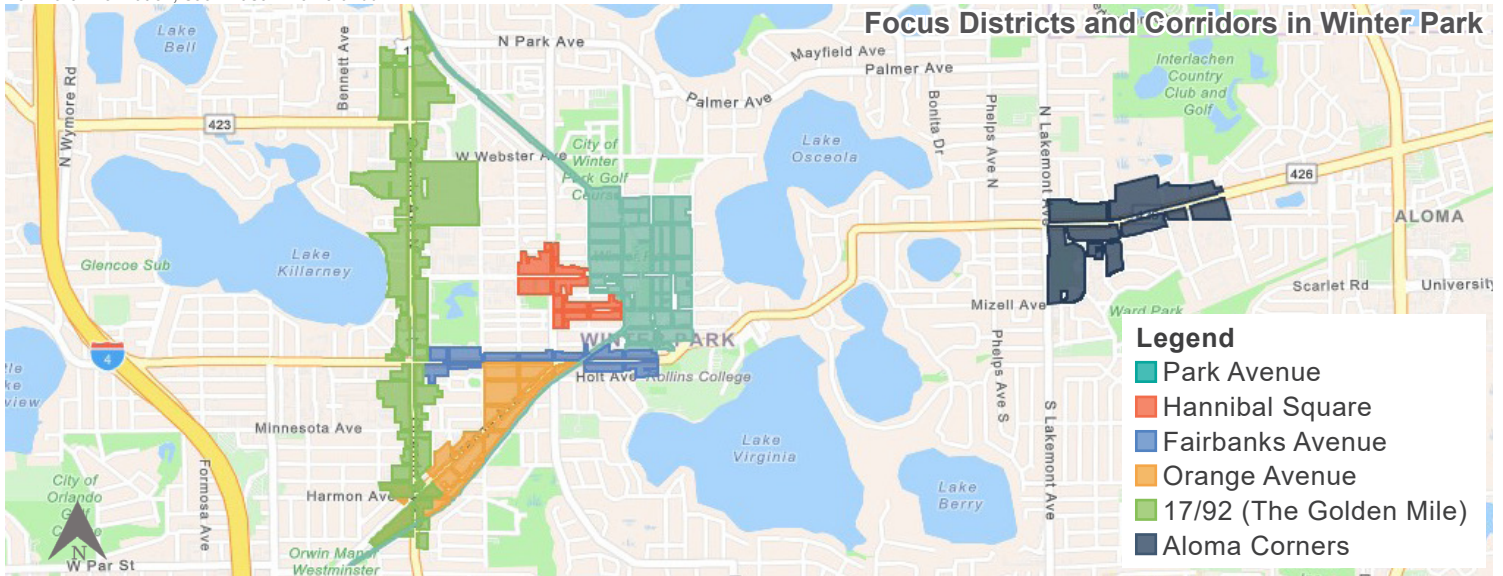
As part of the stated EDAB goals for FY25-26, the board discussed the potential of the W. Fairbanks area. This includes exploratory conversations about potential redevelopment of the area, incentives, and where the board should actively weigh in. Since that time, staff developed and shared initial ideas with the Commission in the form of a worksession. At the same time, the board developed a comprehensive outlook on each of the city's commercial corridors. For discussion, staff is continuing to bring forward high level topics of conversation with regards to West Fairbanks for insight and consideration.

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

1. winter-park-retail-vision-2023
2. Business_Summary_W Fairbanks
3. Fairbanks-Avenue-Corridor-Opportunities_EDAB_Highlights

WINTER PARK RETAIL VISION

For more information, see Phase I memorandum.



PARK AVENUE

Current Positioning

- Metro's premier walkable/authentic shopping destination
- Upmarket, skewing middle-aged and older

Potential

- Additional **soft goods** co-tenancy
- Broadening of customer base
- Side-street opportunities




ORANGE AVENUE

Current Positioning

- Continuation of neo-hipsterdom to the south/west
- Affordable **eclecticism**
- "Every-so-often" uses

Potential

- Home design/improvement
- Craft food and beverage
- Vintage/resale






HANNIBAL SQUARE

Current Positioning

- Park Avenue **spillover/extension**
- Local orientation
- Food and beverage skew

Potential

- Destination concepts/brands
- Better connectivity/in-fill



17/92 (THE GOLDEN MILE)

Current Positioning

- Upmarket/specialty strip commercial**
- "Restaurant Row" for north metro

Potential

- Comparison shopping (both upscale and value)
- "Non-commodified" conveniences
- Sophisticated/first-in-market food & beverage chain-lets

FAIRBANKS AVENUE

Current Positioning

- Park Avenue spillover + **Rollins**
- "Every so often" uses
- Primary gateway to I-4

Potential

- Hybrid college/general bookstore
- Home design/improvement, bridal
- Clinic (medical, dental, vet, etc.)
- Ongoing beautification




ALOMA CORNERS

Current Positioning

- Mid-market conveniences
- Local draw**

Potential

- Fast casual/casual food and beverage
- Mall staples going "off-mall"




KEY THEMES AND CONCEPTS

Some of the key themes and concepts that emerged from the analysis in Phase I, as useful context for what has been proposed within the *Implementation Matrix*, include the following:

LOCATION DRIVERS

The extent to which the site-location decisions of prospective retail tenants are driven by considerations of “co-tenancy”, that is, the nearby businesses that generate relevant cross-traffic.

CRITICAL MASS

The need for established shopping destinations, particularly ones specializing in comparison goods, to retain a “critical mass” (or remain above a certain threshold) of such stores.

GROUND FLOOR TENANCY

The importance of active retail tenancies on the ground floor of walkable districts and along the frontage of commercial corridors (to preserve such spaces for uses with the greatest need for high visibility)—in cases where tight market conditions prevail.

WINTER PARK RETAIL ECOLOGY

The understanding of Winter Park’s districts and corridors as a retail ecology or hierarchy, with the tight market for retail space in one creating “spillover” tenant demand in others.

ZONING & POLICIES

The accompanying notion that the city’s overall retail potential can only be maximized by grounding policies (including zoning) in such dynamics, even if in some cases that implies different expectations for individual properties and stakeholders.

INTERESTING MIX OF TENANCIES

The roles that development economics, permitted uses and rent expectations play in street-level vitality, with strategically-zoned, “second-generation” spaces often priced at levels that can be sustained by a broader and more interesting mix of tenancies.

FLEXIBILITY AS PRE-EMPTION

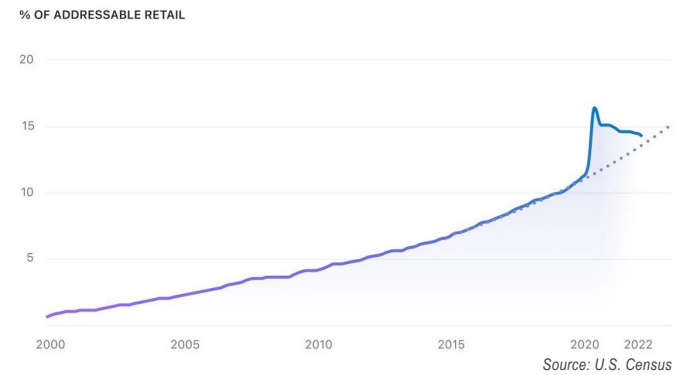
The realization that flexibility—in policy, zoning, approvals, and permitting—will be essential to keeping Winter Park relevant and differentiated in a rapidly-evolving and fiercely-competitive industry.

THE PRIMACY OF SUPPLY AND DEMAND

The recognition that market forces—specifically, supply and demand variables—can often dictate retail conditions and opportunities to a greater extent than the physical and design attributes of roads and buildings.

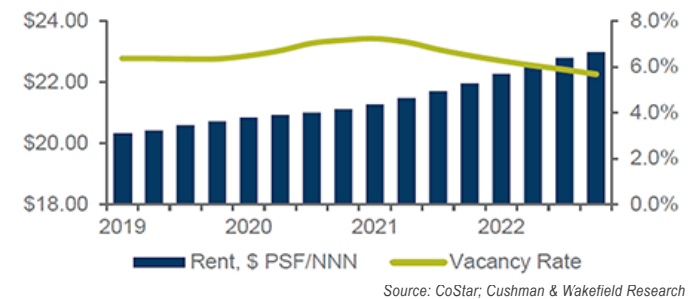
DEFINITION: “Retail” for the purposes of this scope-of-work has been defined broadly, to include any ground-floor uses that are consumer-facing—that is, welcoming potential customers either on a walk-in or subscription basis. This would encompass, then, personal services, food and beverage as well as entertainment venues, while precluding businesses that operate exclusively or primarily by appointment.

US Ecommerce Adoption Growth Rate



CAPTION: **No, e-commerce has not taken over:** By 2022, the market share of online sales was roughly similar to where it would have been without the pandemic, given historic growth rates.

Overall Vacancy & Asking Rent



CAPTION: **What Retail Apocalypse?** Despite pandemic-era disruption, the market for retail space was robust in 2021 and most of 2022, with declining vacancy rates and rising asking rents.



Business Summary Report (NAICS)

Polygon

Area: 0.3 square miles



Data for all businesses in area

Total Businesses	430
Total Employees	2,892
Total Population	794
Employee/Population Ratio (per 100)	364.2

by NAICS Codes	Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.2%	2	0.1%				
Mining (21)	0	0.0%	0	0.0%				
Utilities (22)	0	0.0%	0	0.0%				
Construction (23)	42	9.8%	289	10.0%				
Building Construction	26	6.0%	148	5.1%				
Heavy/Civil Eng Construction	1	0.2%	6	0.2%				
Specialty Trade Contractor	15	3.5%	135	4.7%				
Manufacturing (31-33)	12	2.8%	126	4.4%				
Wholesale Trade (42)	9	2.1%	44	1.5%				
Durable Goods	7	1.6%	32	1.1%				
Nondurable Goods	2	0.5%	11	0.4%				
Trade Broker	0	0.0%	0	0.0%				



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

Polygon

Area: 0.3 square miles



by NAICS Codes	Businesses	Employees	Businesses	Employees	Businesses	Employees
	Number	%	Number	%	Number	%
Retail Trade (44-45)	53	12.3%	386	13.3%		
Motor Vehicle & Parts Dealers	8	1.9%	28	1.0%		
Furniture & Home Furnishing Stores	7	1.6%	27	0.9%		
Electronics & Appliance Stores	4	0.9%	42	1.4%		
Building & Garden Equipment	3	0.7%	22	0.8%		
Food & Beverage Stores	6	1.4%	155	5.4%		
Health & Personal Care Stores	2	0.5%	9	0.3%		
Gasoline Stations	0	0.0%	0	0.0%		
Clothing, Shoe and Jewellery Stores	5	1.2%	22	0.8%		
Sporting Goods, Hobby & Music Stores	13	3.0%	58	2.0%		
General Merchandise Stores	4	0.9%	21	0.7%		
Transportation & Warehousing (48-49)	5	1.2%	18	0.6%		
Truck Transportation	1	0.2%	6	0.2%		
Information (51)	6	1.4%	23	0.8%		
Finance & Insurance (52)	25	5.8%	151	5.2%		
Central Bank/Credit & Related Activities	5	1.2%	34	1.2%		
Securities & Commodity Contracts	11	2.6%	56	1.9%		
Funds, Trusts & Other Financial	9	2.1%	62	2.1%		
Real Estate, Rental & Leasing (53)	24	5.6%	88	3.0%		
Professional, Scientific & Tech Services (54)	63	14.7%	380	13.1%		
Legal Services	13	3.0%	98	3.4%		



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

Polygon

Area: 0.3 square miles



by NAICS Codes	Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	3	0.7%	12	0.4%				
Administrative, Support & Waste Mgmt (56)	16	3.7%	130	4.5%				
Educational Services (61)	7	1.6%	113	3.9%				
Health Care & Social Assistance (62)	46	10.7%	519	17.9%				
Ambulatory Health Care	31	7.2%	354	12.2%				
Hospital	2	0.5%	72	2.5%				
Nursing/Residential Care	0	0.0%	17	0.6%				
Social Assistance	12	2.8%	77	2.7%				
Arts, Entertainment & Recreation (71)	12	2.8%	37	1.3%				
Accommodation & Food Services (72)	15	3.5%	266	9.2%				
Accommodation	0	0.0%	1	0.0%				
Food & Drinking Places	15	3.5%	264	9.1%				
Other Services Except Public Admin (81)	64	14.9%	307	10.6%				
Repair & Maintenance	14	3.3%	46	1.6%				
Auto Repair & Maintenance	10	2.3%	38	1.3%				
Personal & Laundry Service	36	8.4%	180	6.2%				
Civic and Other Orgs	15	3.5%	80	2.8%				
Public Administration (92)	0	0.0%	0	0.0%				
Unclassified Establishments (99)	26	6.0%	0	0.0%				
Total (11-99)	430	100.0%	2,892	100.0%				



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

Polygon

Area: 0.3 square miles



Data for all businesses in area

Total Businesses	430
Total Employees	2,892
Total Population	794
Employee/Population Ratio (per 100)	364.2

by SIC Codes	Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	11	2.6%	102	3.5%				
Construction (15-17)	42	9.8%	288	10.0%				
Manufacturing (20-39)	12	2.8%	122	4.2%				
Transportation (40-47)	8	1.9%	32	1.1%				
Communication (48)	0	0.0%	2	0.1%				
Utility (49)	0	0.0%	1	0.0%				
Wholesale Trade (50-51)	9	2.1%	44	1.5%				
Retail Trade Summary (52-59)	70	16.3%	658	22.8%				
Home Improvement	3	0.7%	22	0.8%				
General Merchandise Stores	2	0.5%	13	0.5%				
Food Stores	9	2.1%	171	5.9%				
Auto Dealers & Gas Stations	8	1.9%	28	1.0%				
Apparel & Accessory Stores	5	1.2%	20	0.7%				
Furniture & Home Furnishings	11	2.6%	69	2.4%				
Eating & Drinking Places	14	3.3%	253	8.8%				
Miscellaneous Retail	19	4.4%	81	2.8%				

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

Polygon

Area: 0.3 square miles

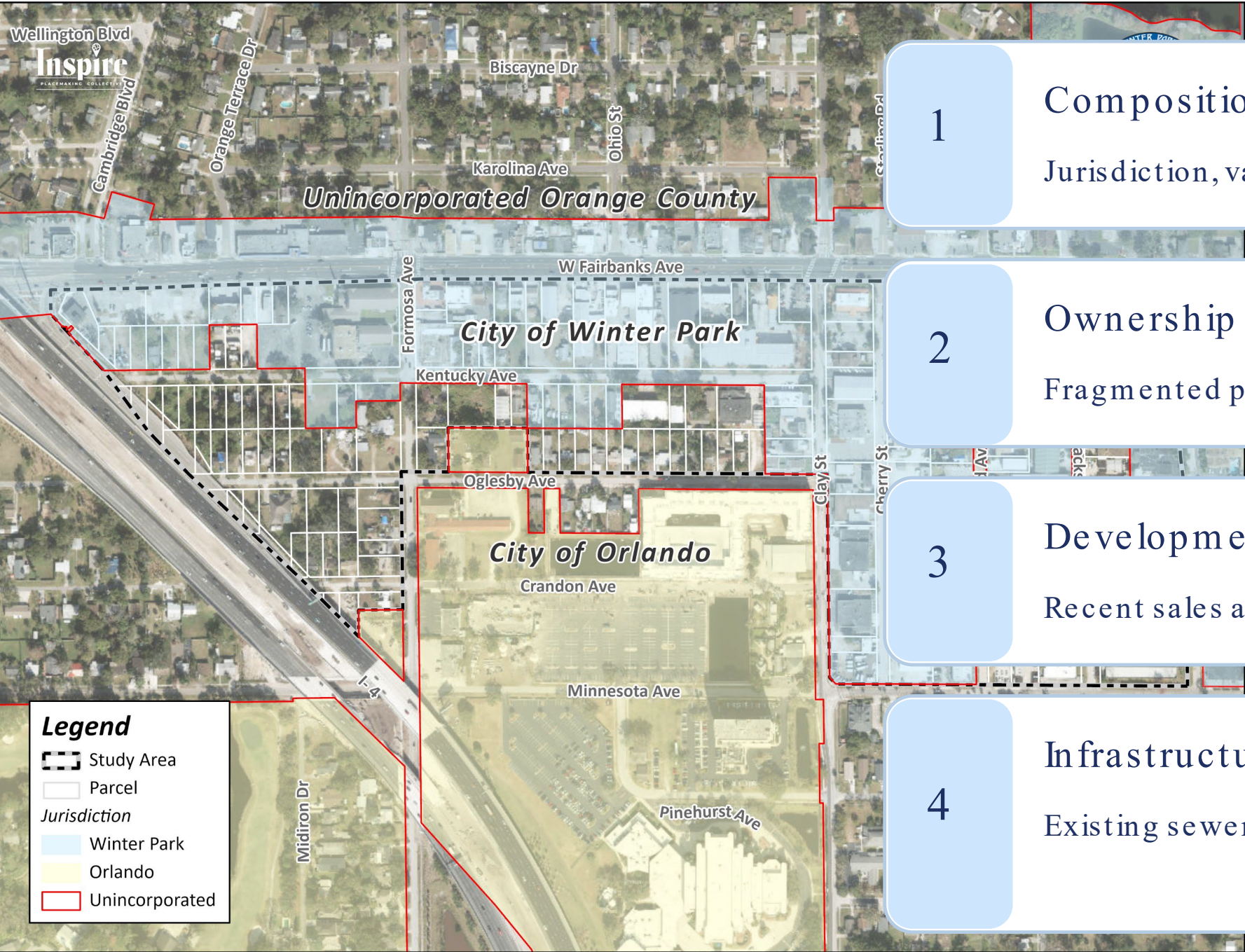


by SIC Codes	Businesses	Employees	Businesses	Employees	Businesses		Employees	
					Number	%	Number	%
Finance, Insurance, Real Estate (60-67)					50	11.6%	240	8.3%
Banks, Savings & Lending					4	0.9%	32	1.1%
Securities Brokers					11	2.6%	54	1.9%
Insurance Carriers & Agents					9	2.1%	62	2.1%
Real Estate, Investment Offices					26	6.0%	92	3.2%
Services Summary (70-89)					203	47.2%	1,403	48.5%
Hotels & Lodging					0	0.0%	1	0.0%
Automotive Services					14	3.3%	52	1.8%
Movies & Amusements					13	3.0%	44	1.5%
Health Services					33	7.7%	450	15.6%
Legal Services					11	2.6%	94	3.3%
Education Inst. & Libraries					6	1.4%	107	3.7%
Other Services					125	29.1%	655	22.6%
Government (91-97)					0	0.0%	0	0.0%
Unclassified Establishments (99)					26	6.0%	0	0.0%
Totals (01-99)					430	100.0%	2,892	100.0%

Fairbanks Avenue Corridor Opportunities

A comprehensive analysis of current conditions, stakeholder feedback, and conversation opportunities to consider future investment in the Fairbanks Corridor through targeted incentives and infrastructure improvements.

Current Corridor Conditions



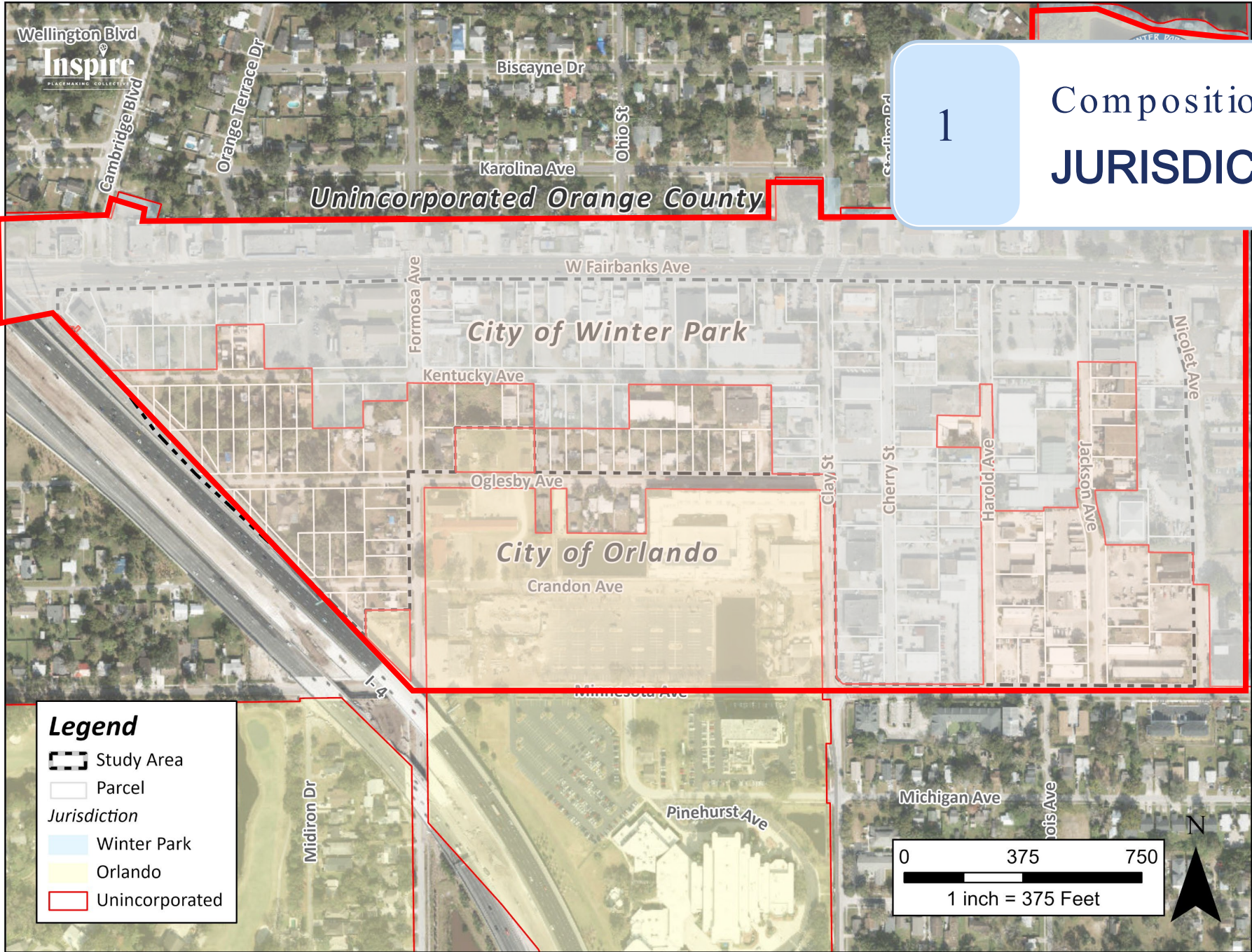
1 Composition
Jurisdiction, varied density, aging structures, land use

2 Ownership
Fragmented property ownership across bounded area

3 Development
Recent sales and projects showing market interest

4 Infrastructure
Existing sewer, electric & water investments/CRA funding

Current Corridor Conditions

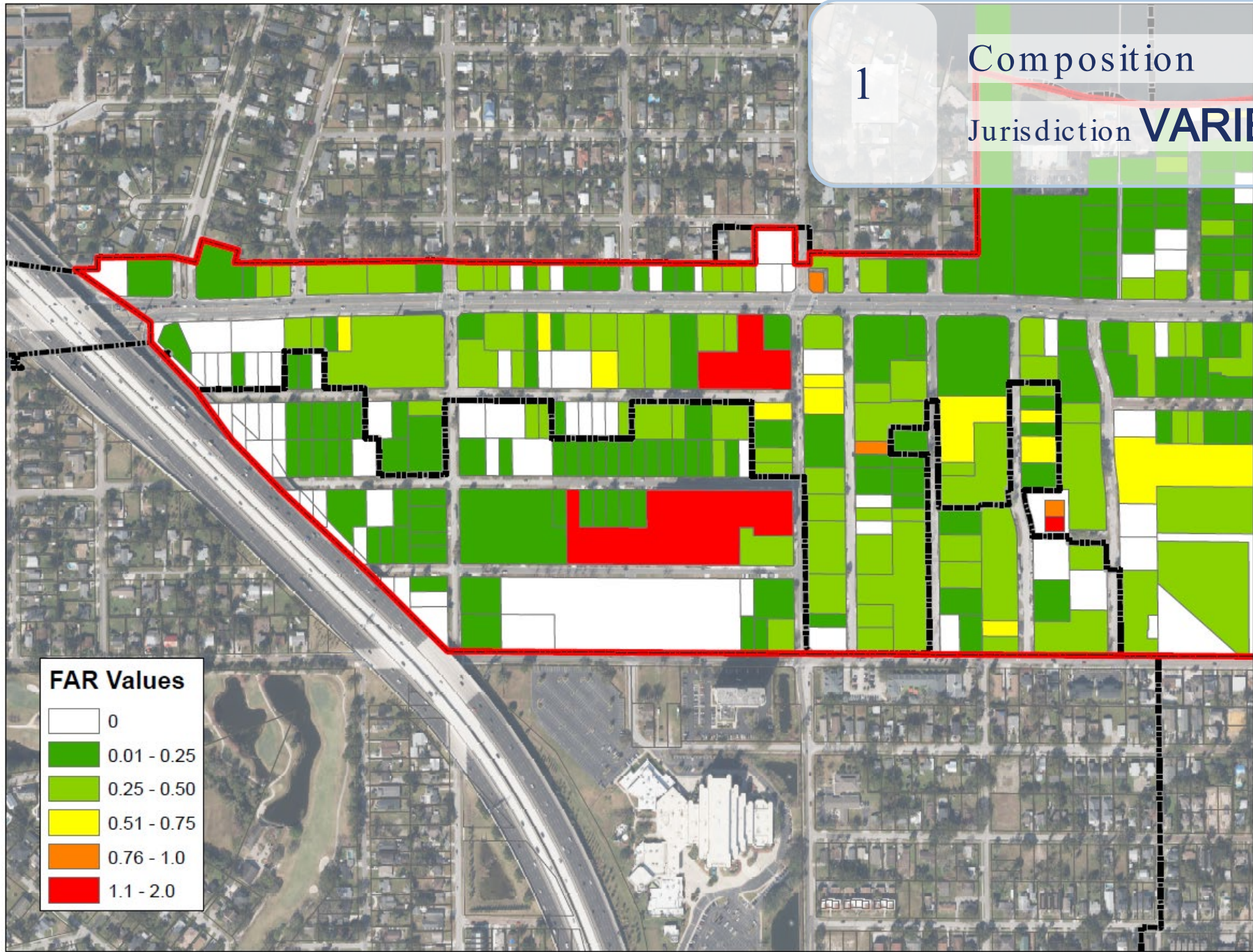


1 Composition
JURISDICTION, varied density, aging structures, land use

Notes

- Multijurisdictional area
- Competing interests/entitlements
- Unified “guiding hand”
- County JPA

Current Corridor Conditions

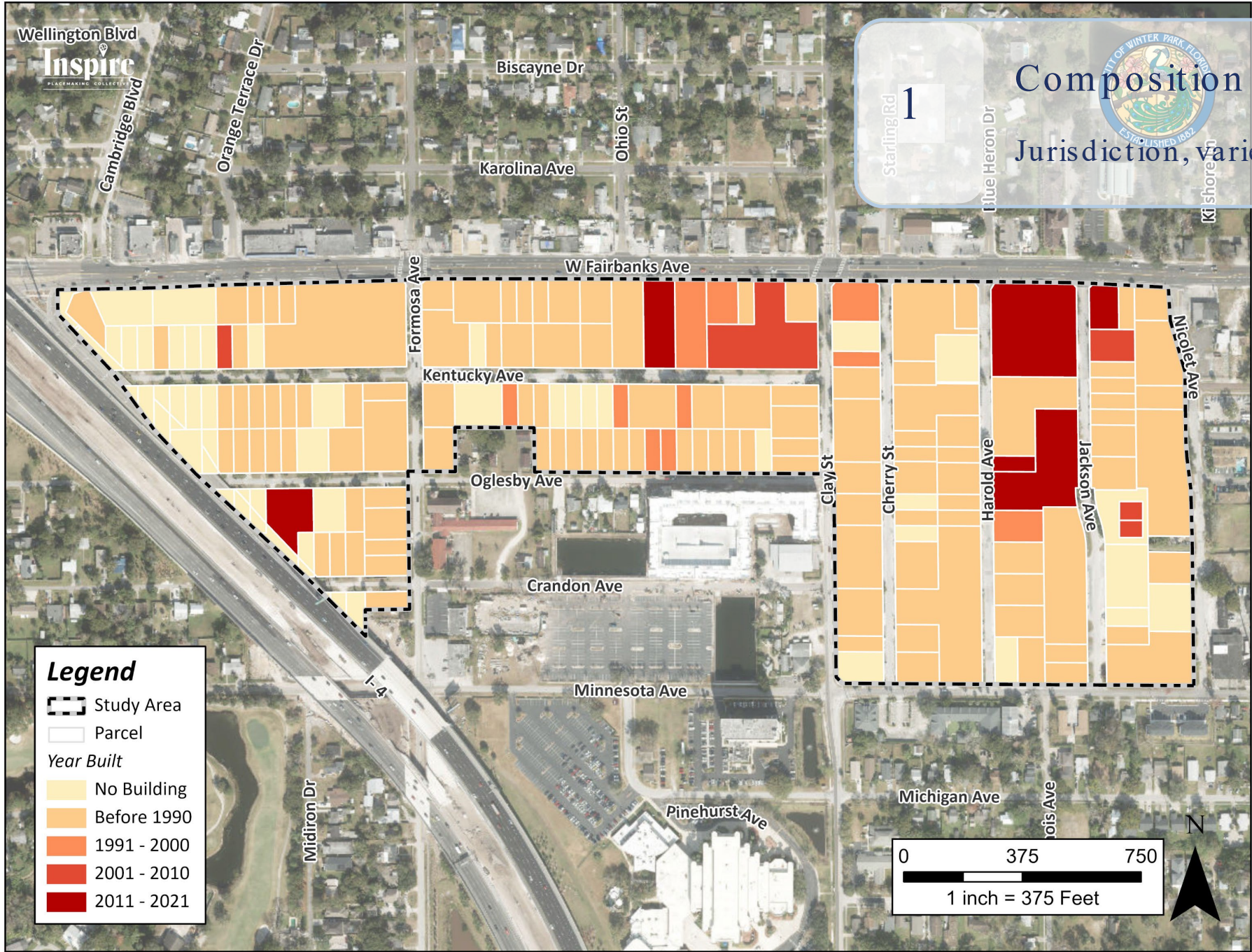


1
Composition
Jurisdiction **VARIED DENSITY**, aging structures, land use

Notes

- FAR values

Current Corridor Conditions

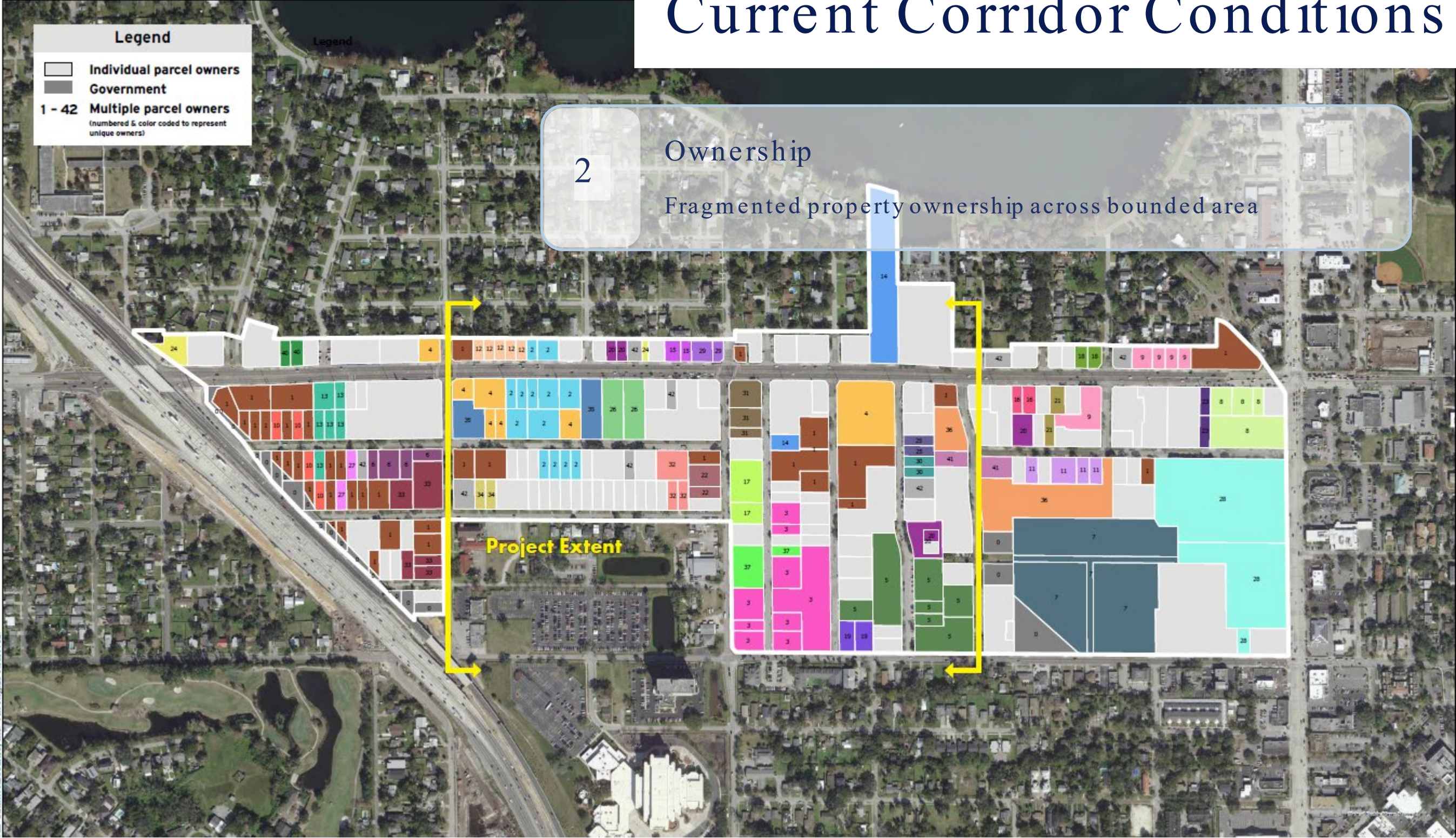


1
Composition
 Jurisdiction, varied density, **AGING STRUCTURES**, land use

Notes

- Minimal/some activation
- Older structures

Current Corridor Conditions



Current Corridor Conditions

3

Development

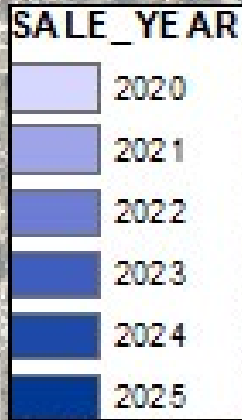
Recent sales and projects showing market interest

Aria Winter Park
LLC & others
2023/2024

Massey Services,
2022

Winter Park
Business Center,
2022

Akron Exchange II,
LLC (Wendy's),
2024

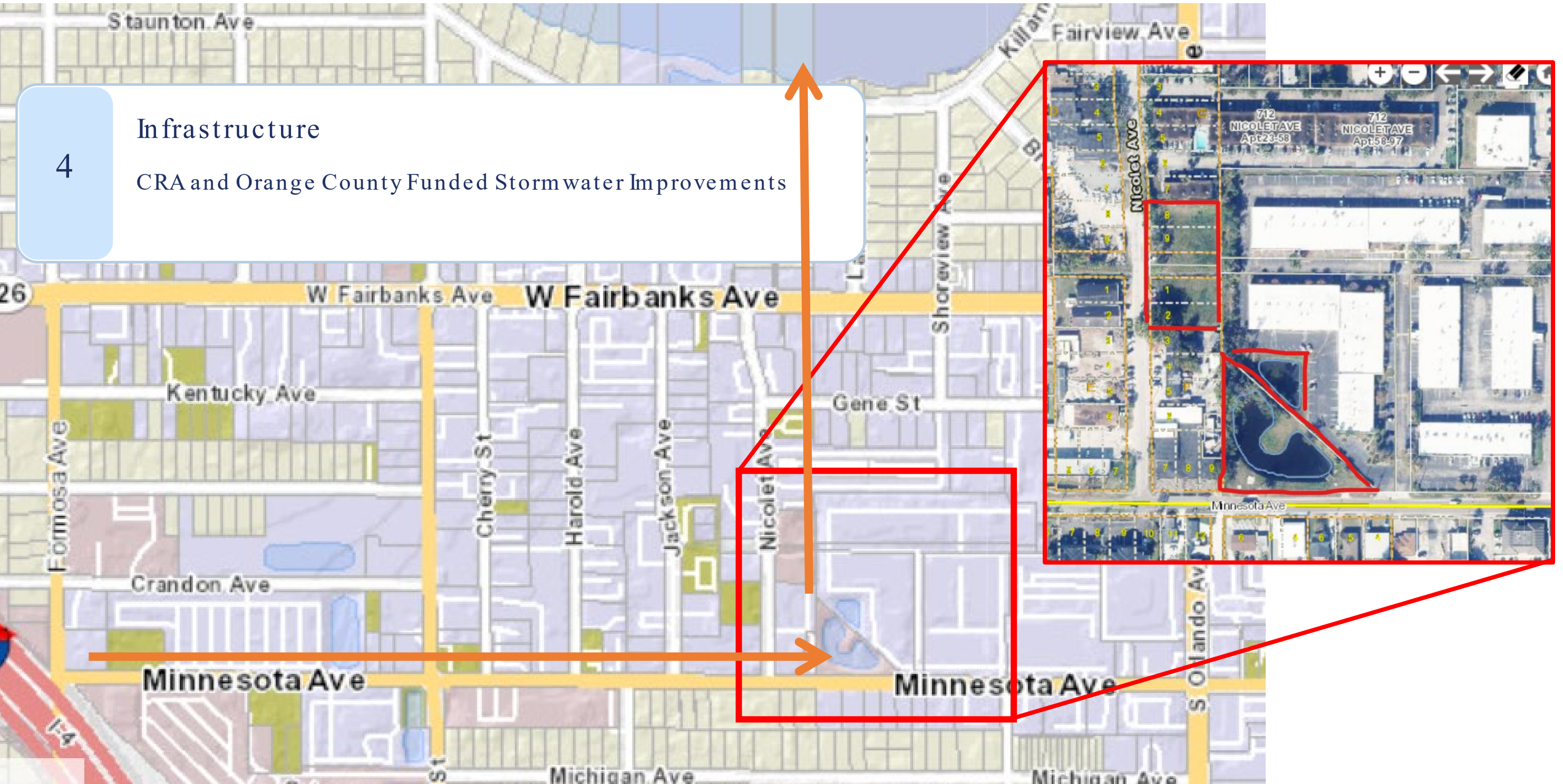


Current Corridor Conditions

4

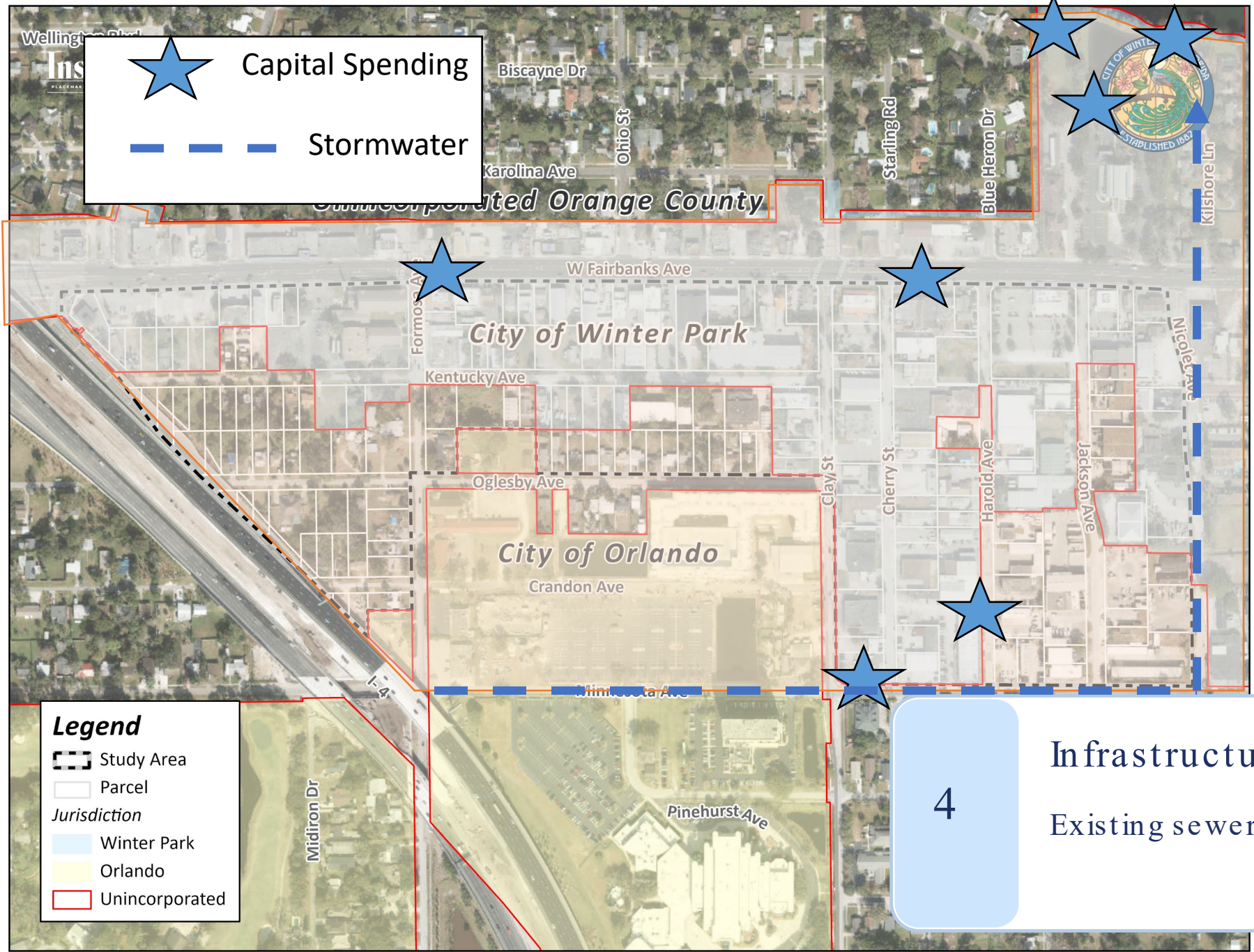
Infrastructure

CRA and Orange County Funded Stormwater Improvements



Current Corridor Conditions

CRA/ City project allocations FY24- 26



- Killarney Phase I \$800,000
- Killarney Phase II \$1,200,000
- Bricking \$ 516,479
- Storm water Master Plan design \$84,932
- Nicolet storm water mitigation \$200,000

Previous Investment (approx.)

- Underground & Lighting \$16,000,000
- Sewer Investment \$7,000,000

Future CIP (approx.)

- Storm water conveyance \$4,000,000

**Total Spend
\$~30 M**

4

Infrastructure

Existing sewer, electric & water investments/ CRA funding



Stakeholder Interview Insights

Who We Engaged

- Developers
- Brokers/representatives
- Property owners
- City staff

Key Feedback

- “Onesie-Twosie” development
- Lack of coordination between projects e.g. “Champion”
- High land costs mean high rents for justification
- Hold-out properties
- Land assemblage difficulties due to pricing
- Development perception



Comprehensive
Plan/Land
Development Code



Economic
Enhancement
District



CRA
Extension/Expansion



- Zoning modifications to encourage reinvestment
- Density pooling opportunities across parcels
- Targeted economic/environmental incentives through local policy e.g. impact fees, etc.
- Leverage state grant funding
- EED program opportunities
- Capital Funding
- Storm water Master Plan
- Transportation Master Plan
- CRA Plan
 - 70% west of Denning

District Planning Area and Policies

Policy 1-L-12: Establishment of the West Fairbanks Study Area The West Fairbanks Study Area is hereby defined as the area south of Fairbanks Avenue, east of Interstate 4, north of Minnesota Avenue and Oglesby Avenue, and west of Nicolet Avenue. As shown on Map FLUM 1-23a, the West Fairbanks Study Area includes three subareas: the Triangle, the Center, and the Industrial.

Policy 1-L-13: Provide for and Encourage the Redevelopment of the West Fairbanks Study Area The City shall encourage the annexation of properties within the West Fairbanks Study Area to inspire redevelopment.

Policy 1-L-14: Provide for Infrastructure Improvements South of Fairbanks Avenue The City shall encourage the provision of infrastructure improvements within the West Fairbanks Study Area through a combination of private construction and proportionate share payments.

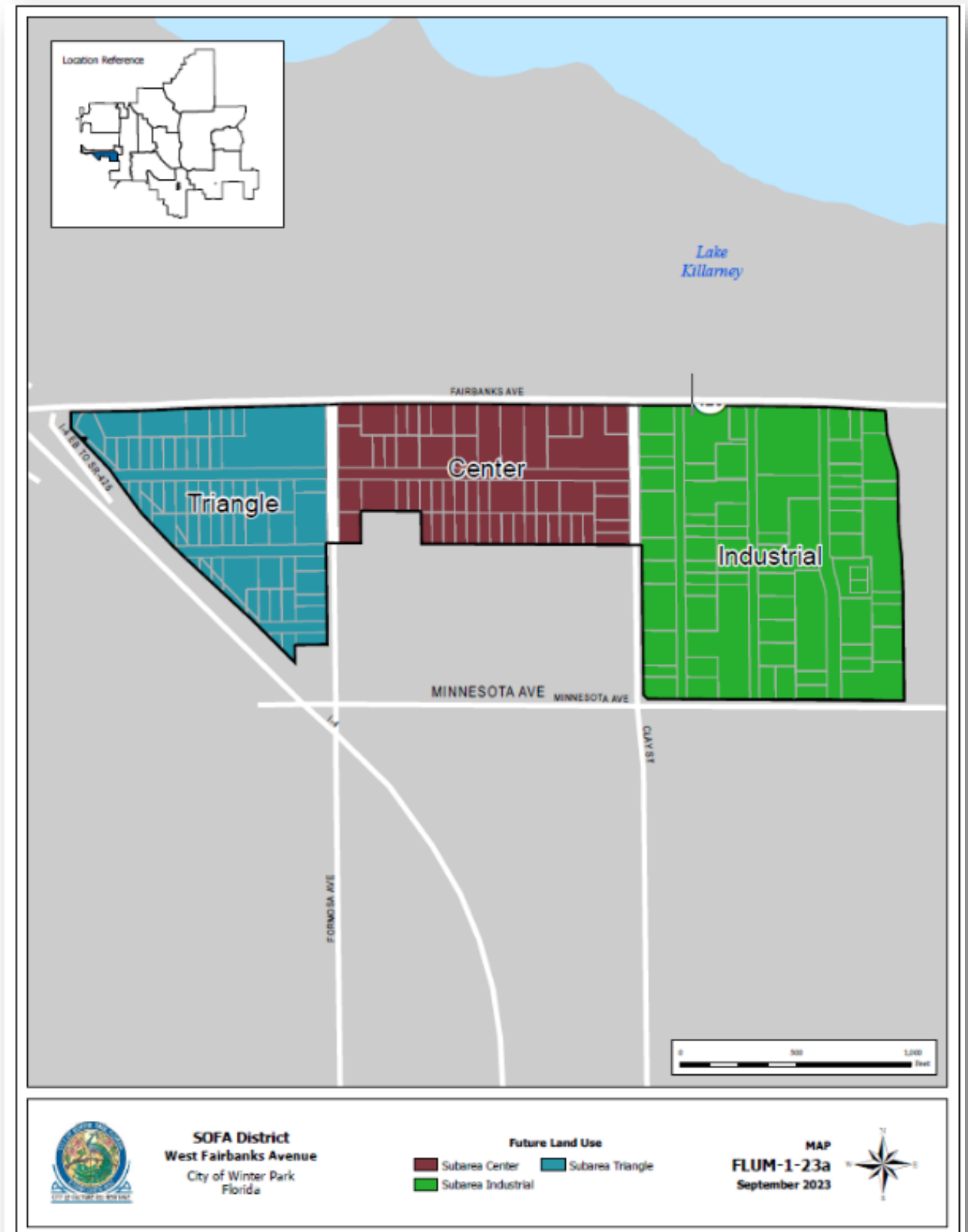
Policy 1-L-15: Density within the West Fairbanks Study Area Properties with the Commercial Future Land Use Map designation within the West Fairbanks Study Area shall be allowed to redevelop at a maximum of seventeen (17) dwelling units per acre without the requirement to provide vertically-integrated commercial uses. Density bonus pool units may be used to exceed seventeen (17) dwelling units per acre through the provision of offsite infrastructure improvements.

Policy 1-L-16: Establishment of the Density Bonus Pool The City shall establish a density bonus pool to encourage the redevelopment of the West Fairbanks Study Area. The intent of this bonus pool is to incentivize offsite infrastructure to the benefit of existing property owners and the City of Winter Park. The density bonus pool shall allow for consideration of up to twenty-five (25) dwelling units per acre and a 1.0 floor area ratio (FAR) for the Study Area.

Policy 1-L-17: Additional Bonus for Certified Workforce Housing The density bonus pool shall allow for an additional bonus of up to five (5) dwelling units per acre per project, for certified workforce housing to serve households with incomes of up to 120% of the Area Median Income.

Policy 1-L-18: Allocation of Density Bonus Pool Units Properties within the West Fairbanks Study Area shall be eligible for the density bonus pool through the provision of offsite infrastructure by subarea. Eligible infrastructure by subarea includes:

1. Triangle Subarea: Road improvements for Formosa Avenue, wastewater infrastructure, shared stormwater ponds
2. Center Subarea: Road improvements for Kentucky Avenue, Oglesby Avenue, Formosa Avenue, and Clay Street; wastewater infrastructure, shared stormwater ponds
3. Industrial Subarea: Road improvements for Clay Street, Cherry Street, Harold Avenue, Jackson Avenue, and Nicolet Avenue; wastewater infrastructure, shared stormwater ponds

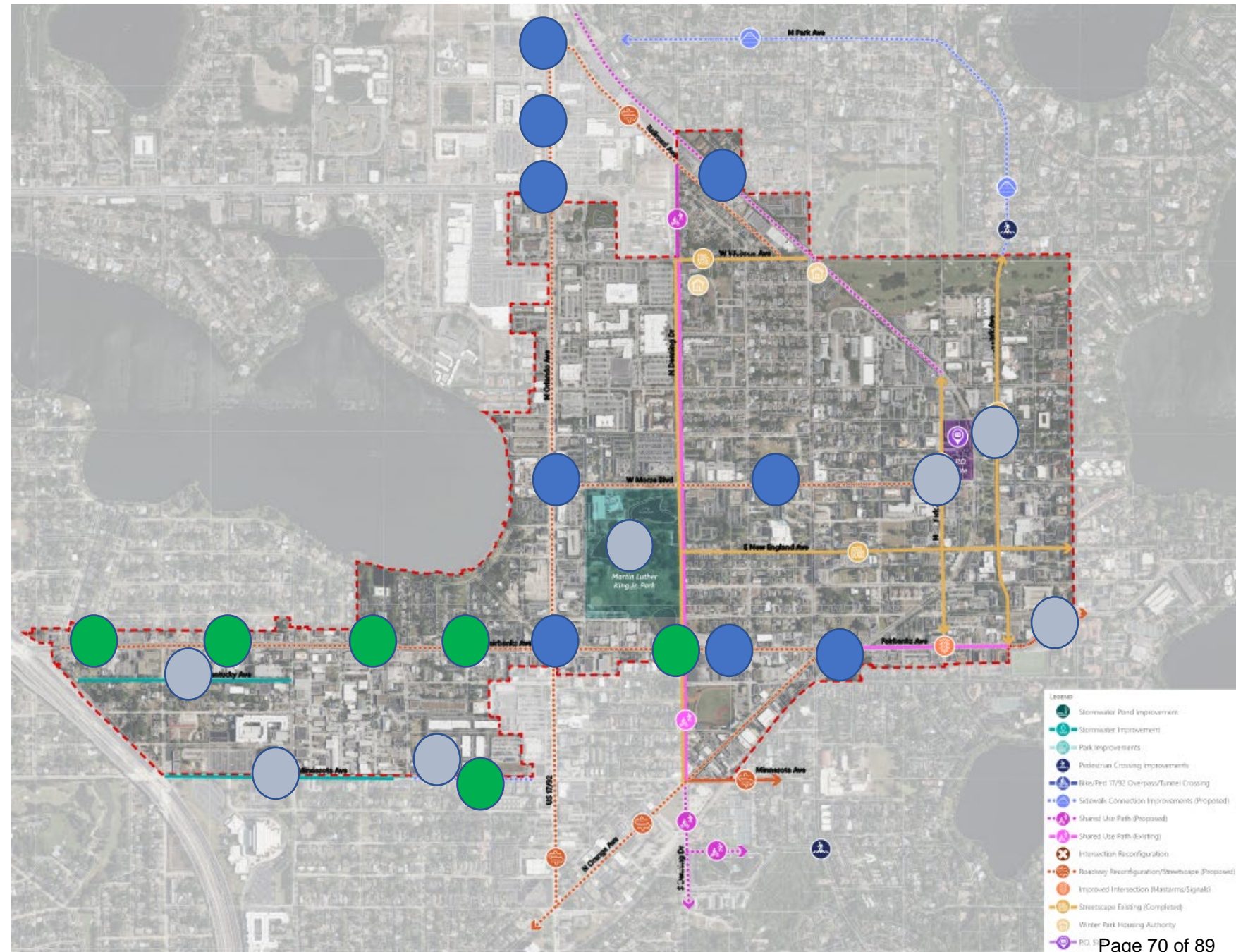


Identifies potential projects and general locations

Significant & Necessary Improvements

- Streetscapes
- Pedestrian and Cyclist enhancements
- Open space improvements
- Infrastructure/stormwater/community upgrades
- Over ~\$57M TIF from OC retained

- Relationship to Transportation Master Plan
- Infrastructure/Stormwater/Community Upgrades
- Both



“Bridging the Gap”

Existing Incentives

- Zoning modifications to encourage reinvestment
- Past infrastructure investment
- CRA grant programs
 - Façade
 - Build out
 - Housing Renovation

Incentive Examples

- Fee reductions/waivers (as allowed)
- “Gap” incentives
 - Land acquisition
 - Financing
 - P3
 - Community Development Agreements



Next Steps & Deliverables

Action Items

- Develop comprehensive approach/package with P&Z & EDAB
- Pursue specific development opportunities identified by Commission
- Create hypothetical project concepts with pro forma analysis
- Finalize regional stormwater plan with Orange County





Economic Development Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

December 9, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

Peter Moore, Director of Office of
Management and Budget

subject

Project Updates

motion | recommendation

background

Staff is providing an update to the stated goals for FY25-26:

- 1. Continued updates to Scorecards** - Infographics complete. Developing additional collateral for consideration.
- 2. W. Fairbanks/Enhancement Area Incentives** — Staff is providing, as part of the agenda, cursory information related to the demographics of the corridor as well as programming and policy that may be available as part of the commission worksession powerpoint (attached).
- 3. GDP updates (Balmoral)** — Complete and included as part of the scorecard report.
- 4. Industry Cluster Promotion & BRE** — Staff is researching incentives and best practices in coordination with targeted package goal from retail report.
- 5. Targeted package from retail report** - Current programming for commercial businesses is available through several mediums on the city website, social, and hard copy formats. Development of new packaged material is underway in conjunction with scorecards and website update for disbursal including QR codes and quick access to data.

alternatives | other considerations

fiscal impact

attachments

None



Economic
Development
Advisory Board

agenda item 6.b

item type

Staff Updates

meeting date

December 9, 2025

prepared by

Kyle Dudgeon, Assistant Division Director of
Economic Development/CRA

approved by

subject

EDAB Commercial Performance Report

motion | recommendation

background

Reports as requested

alternatives | other considerations

fiscal impact

attachments

1. EDAB Commercial Performance Report
2. Property Overview - Park Ave - FY25 YTD 11-30

Commercial Performance Report

11/25

Full list of quarterly reports including annually recorded metrics are available at www.cityofwinterpark.org/pm

Sources: ESRI, CoStar, BLS

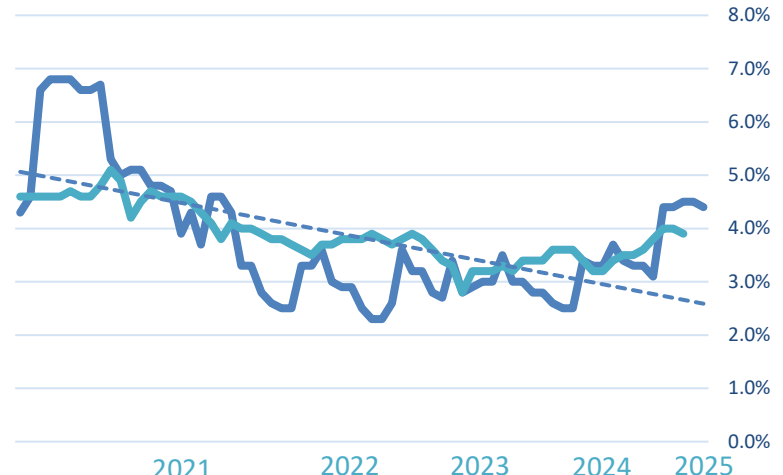
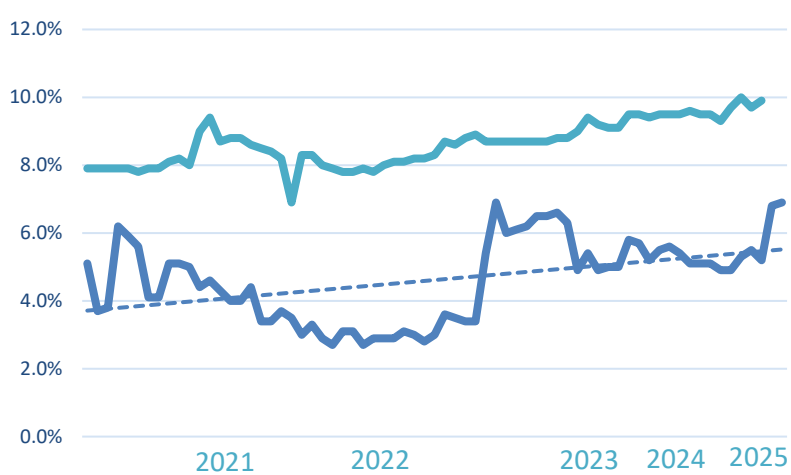
OFFICE

Vacancy

RETAIL

Winter Park Orlando MSA

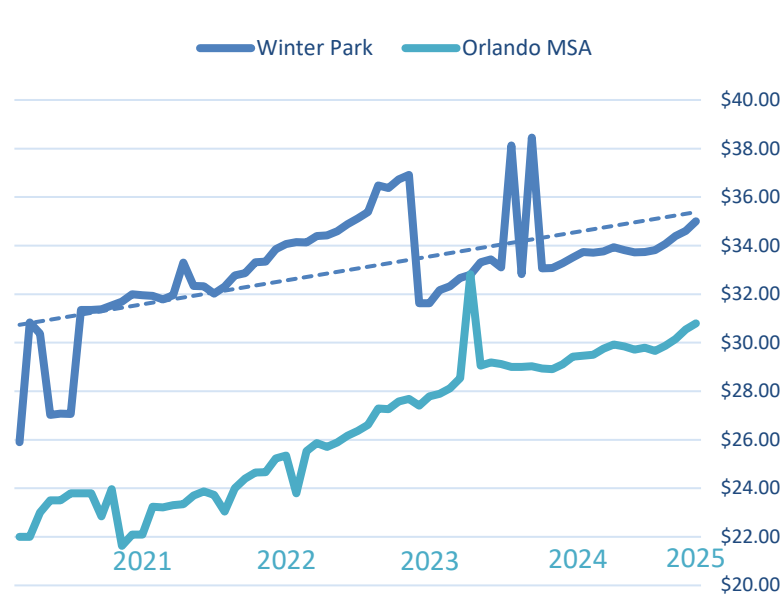
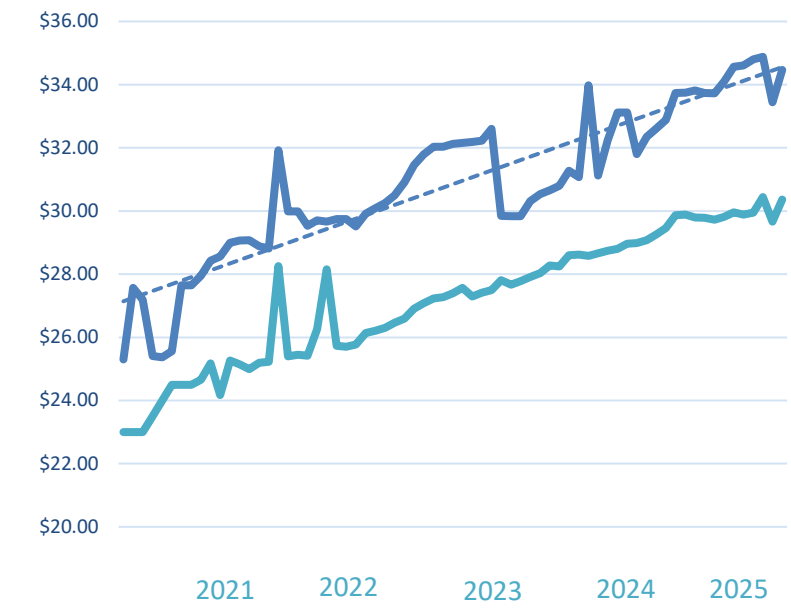
Winter Park Orlando MSA



Rental Rate

Winter Park Orlando MSA

Winter Park Orlando MSA



Property Overview

Jan 1 - Nov 30, 2025

Property:

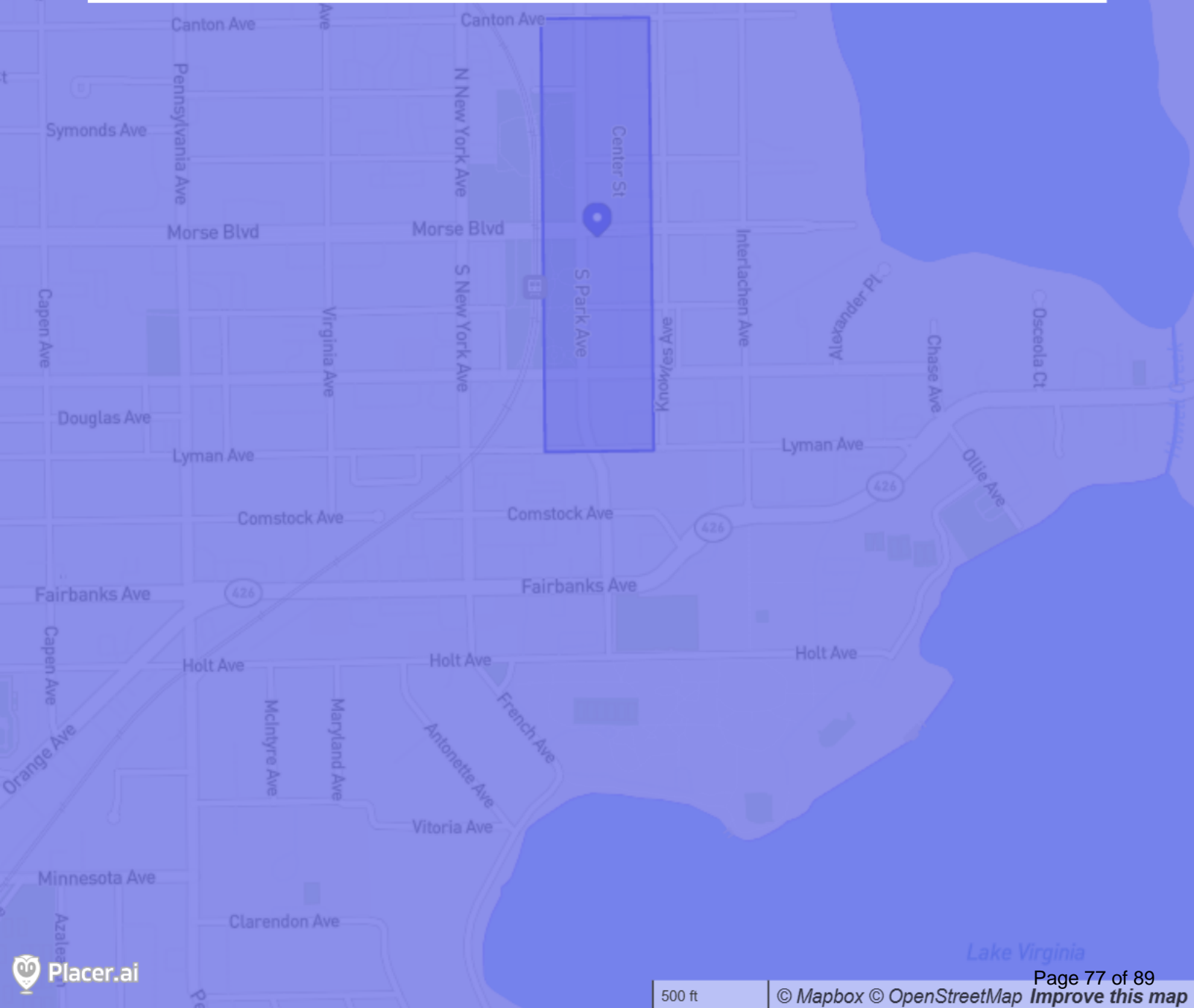


Park Ave 2

339 S Park Ave, Winter Park, FL 32789



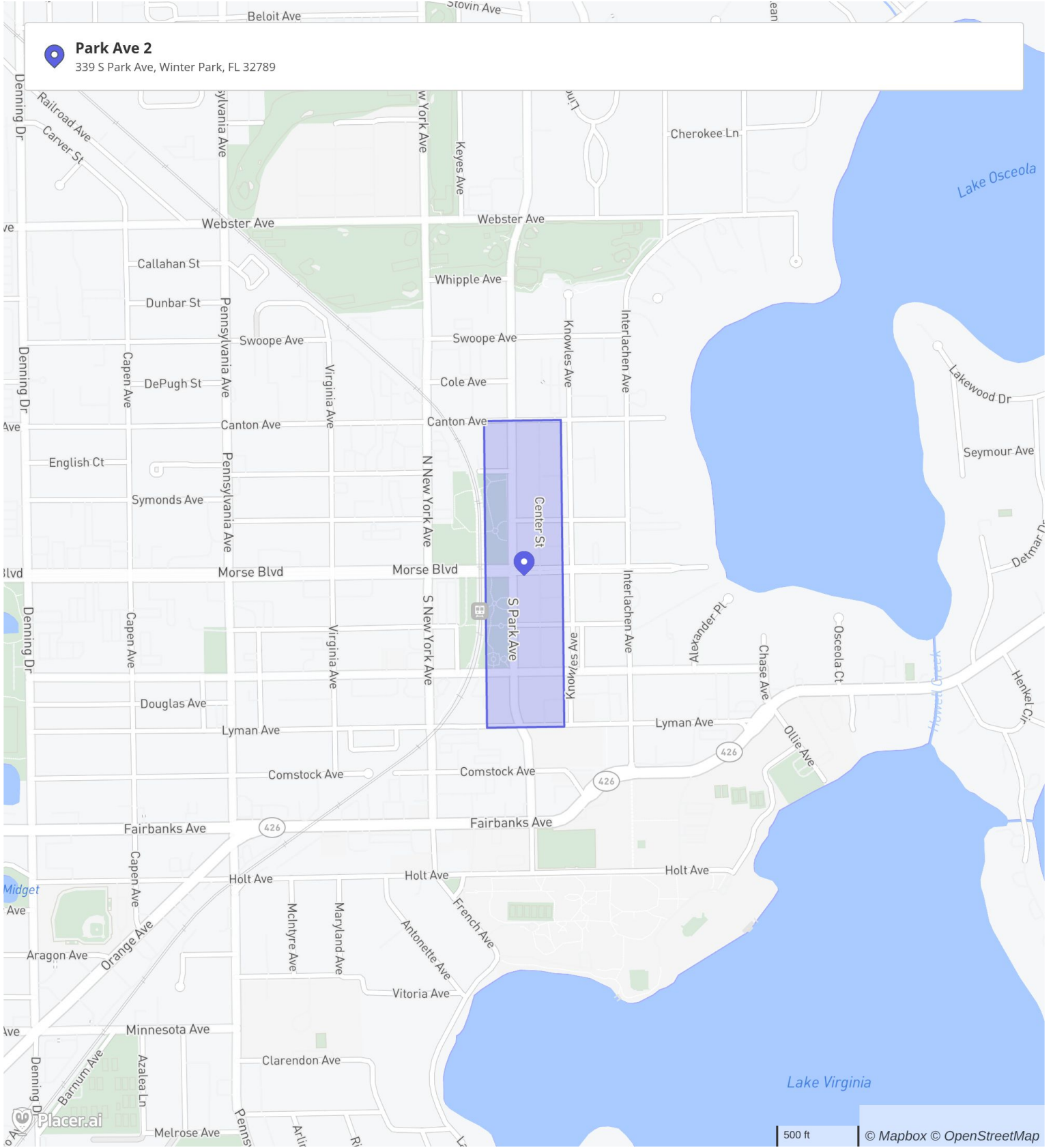
Scan to view on placer.ai platform





Property Overview

Jan 1 - Nov 30, 2025





Property Overview

Jan 1 - Nov 30, 2025

Metrics

Park Ave 2

S Park Ave, Winter Park, FL

Visits

2.7M

Jan 1st, 2025 - Nov 30th, 2025

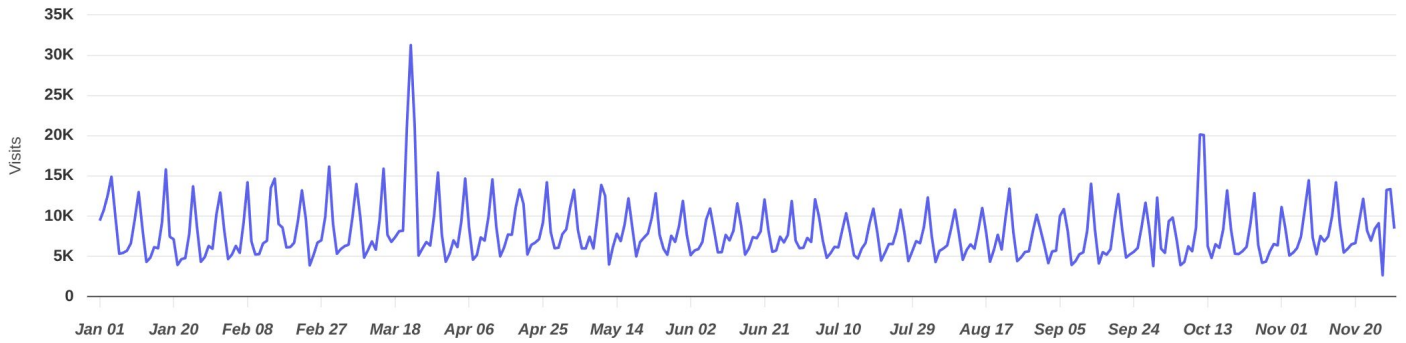
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Park Ave 2

S Park Ave, Winter Park, FL



Daily | Visits | Jan 1st, 2025 - Nov 30th, 2025

Data provided by Placer Labs Inc. (www.placer.ai)





Property Overview

Jan 1 - Nov 30, 2025

Audience Overview

Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Park Ave 2 S Park Ave, Winter Park, FL	\$78.5K	44.4%	35.8	White (47.3%)	2.6
Florida	\$71.9K	33.2%	42.1	White (51.4%)	2.56

Jan 1st, 2025 - Nov 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Property Overview

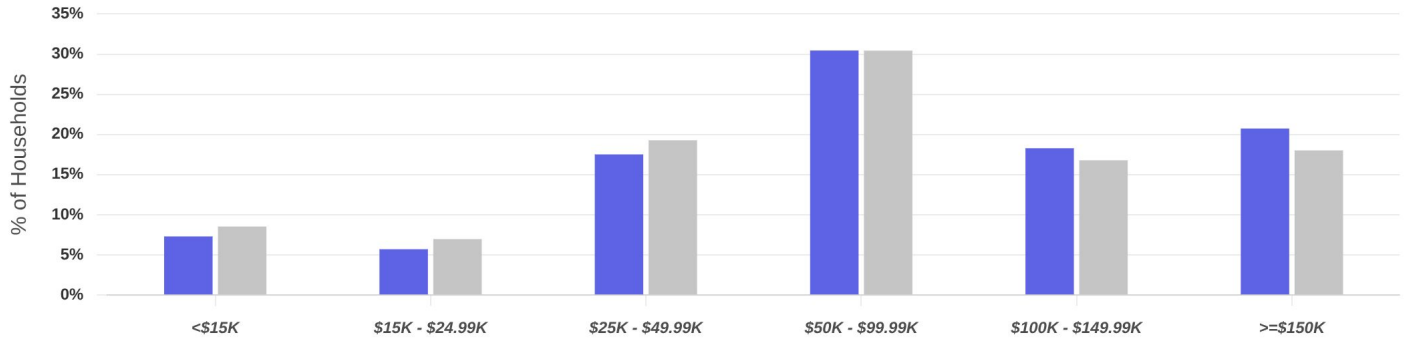
Jan 1 - Nov 30, 2025

Household Income

Park Ave 2

S Park Ave, Winter Park, FL

Florida



Jan 1st, 2025 - Nov 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)

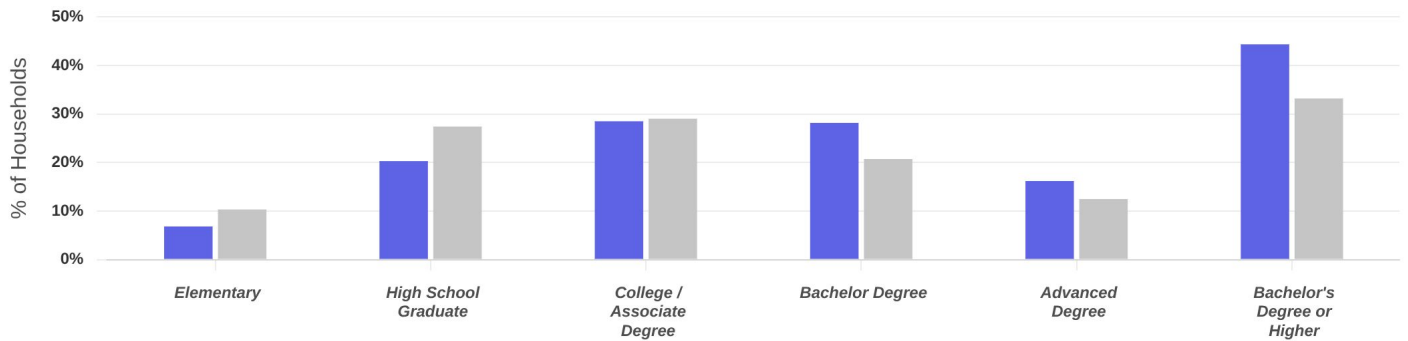


Education

Park Ave 2

S Park Ave, Winter Park, FL

Florida



Jan 1st, 2025 - Nov 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)

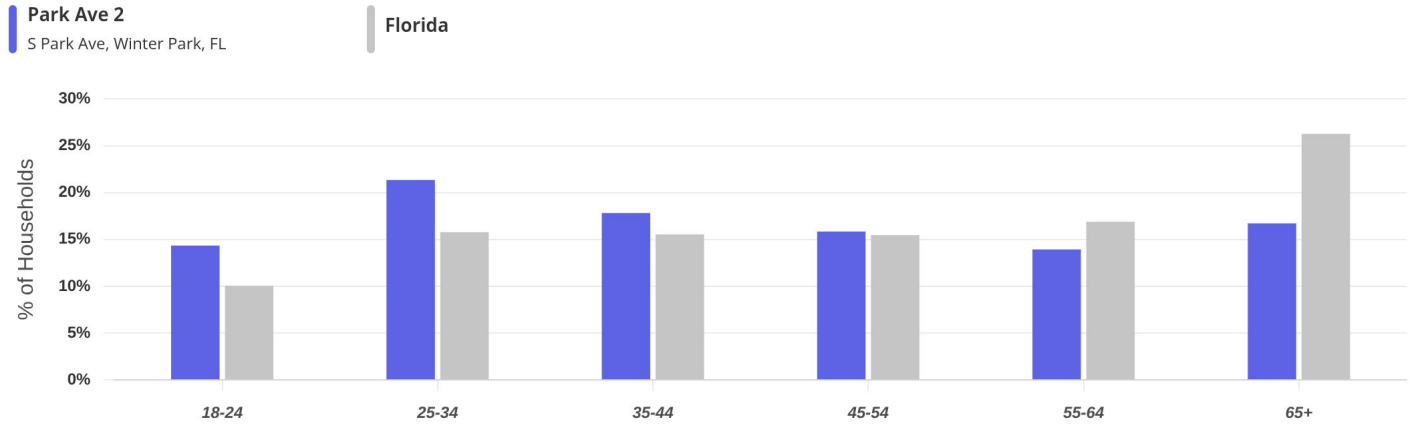




Property Overview

Jan 1 - Nov 30, 2025

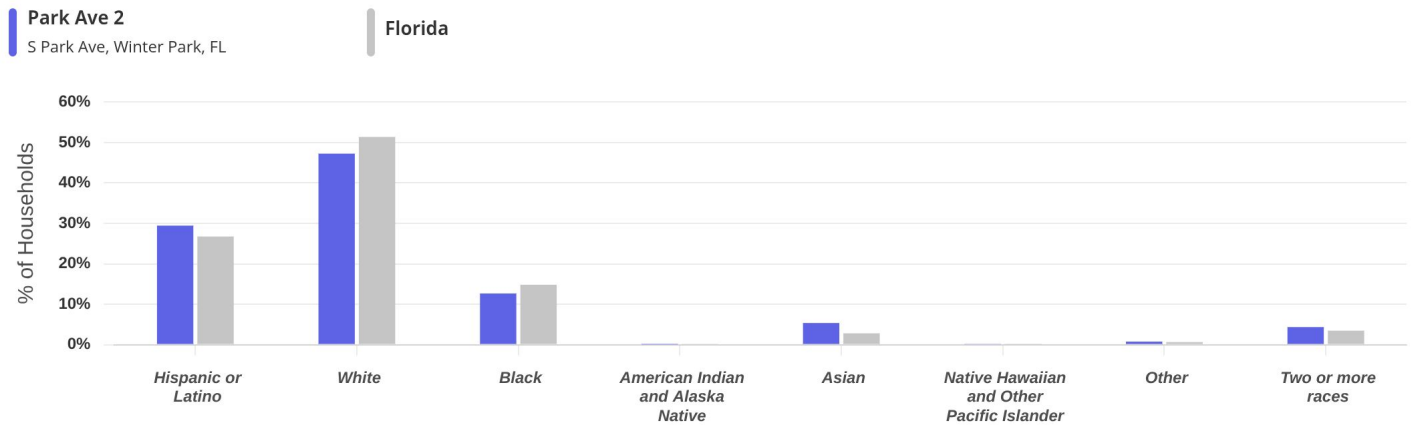
Age



Jan 1st, 2025 - Nov 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Ethnicity



Jan 1st, 2025 - Nov 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Property Overview

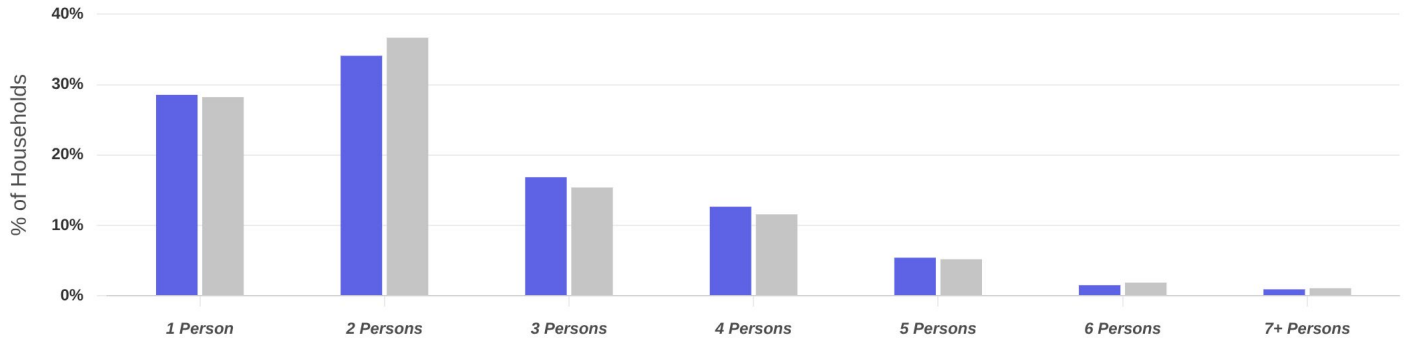
Jan 1 - Nov 30, 2025

Household Size

Park Ave 2

S Park Ave, Winter Park, FL

Florida



Jan 1st, 2025 - Nov 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Property Overview

Jan 1 - Nov 30, 2025

Tenants Overview



















Park Ave 2

S Park Ave, Winter Park, FL

The metrics displayed for each tenant are based on its default visit duration.

[Dismiss](#)

[Learn More](#)

Tenants / Category	Visits	Visits Chain Rank, State	Visits / sq ft Chain Rank, State
 Bosphorous Turkish Cuisine Restaurants 108 S Park Ave, Winter Park, FL 32789	169.9K	N/A	N/A
 Prato Restaurants 124 N Park Ave, Winter Park, FL 32789	100.7K (+3%)	N/A	N/A
 Peterbrooke Chocolatier of Winter Park Groceries 300 S Park Ave, Winter Park, FL 32789	86K (+34%)	N/A	N/A
 Blu On The Avenue Restaurants 326 S Park Ave, Winter Park, FL 32789	72.8K (+56%)	N/A	N/A
 Cocina 214 Restaurants 151 E Welbourne Ave, Winter Park, FL 32789	71K (+6%)	N/A	N/A
 Lilly Pulitzer Clothing 114-118 N Park Ave, Winter Park, FL 32789	47.6K (-3%)	2/7 	5/7 (-1) 
 lululemon athletica Recreational & Sporting Goods 200 N Park Ave, Winter Park, FL 32789	44.4K (-24%)	15/16 (-4) 	9/16 (-2) 
 Warby Parker Stores & Services 356 S Park Ave, Winter Park, FL 32789	37.6K (+1%)	2/8 	2/8 
 Power House Cafe Restaurants 111 E Lyman Ave, Winter Park, FL 32789	36.7K (-10%)	N/A	N/A
 Williams-Sonoma Furniture and Home Furnishings 142 S Park Ave, Winter Park, FL 32789	35.9K (+15%)	2/2 	2/2 



Property Overview

Jan 1 - Nov 30, 2025

















Park Ave 2

S Park Ave, Winter Park, FL

The metrics displayed for each tenant are based on its default visit duration.

[Dismiss](#)

[Learn More](#)

Tenants / Category	Visits	Visits Chain Rank, State	Visits / sq ft Chain Rank, State
 Pottery Barn Furniture and Home Furnishings 329 S Park Ave, Winter Park, FL 32789	34.8K (-12%)	5/6  33%	2/6  83%
 The Ancient Olive Gourmet of Winter Park Groceries 324 N Park Ave, Winter Park, FL 32789	25.5K (+72%)	N/A	N/A
 Kenny's Barber Shop Beauty & Spa 346 S Park Ave, Winter Park, FL 32789	23.3K (-10%)	N/A	N/A
 Park Avenue Pizza Fast Food & QSR 119 E Lyman Ave, Winter Park, FL 32789	21.8K (-3%)	N/A	N/A
 Loving Thyself Rocks Fashion Accessories 339 S Park Ave, Winter Park, FL 32789	20K (+21%)	N/A	N/A
 Croissant Gourmet Bakery Restaurants 120 E Morse Blvd, Winter Park, FL 32789	14.6K (-10%)	N/A	N/A
 Kilwin's Breakfast, Coffee, Bakeries & Dessert Shops 122 N Park Ave, Winter Park, FL 32789	13.6K (+25%)	19/20 (+1)  10%	20/20  5%
 The Imperial Kitchen & Wine Bar Bars & Pubs 136 S Park Ave, Winter Park, FL 32789	11.4K (+1,648%)	N/A	N/A
 Bricks & Bowls Restaurants 331 S Park Ave Unit B, Winter Park, FL 32789	10.6K (+39%)	N/A	N/A
 Southern Tide Clothing 331 S Park Ave Suite 6, Winter Park, FL 32789	10.3K (+69%)	8/8  12%	8/8  12%



Property Overview

Jan 1 - Nov 30, 2025











Park Ave 2

S Park Ave, Winter Park, FL

The metrics displayed for each tenant are based on its default visit duration.

[Dismiss](#)

[Learn More](#)

Tenants / Category	Visits	Visits Chain Rank, State	Visits / sq ft Chain Rank, State
 Siegel's Clothing 330 S Park Ave, Winter Park, FL 32789	8.6K (-9%)	N/A	N/A
 Forema Boutique Clothing 300 N Park Ave, Winter Park, FL 32789	7.7K (-12%)	N/A	N/A
 Kendall and Kendall Hair Color Studio Beauty & Spa 339 S Park Ave, Winter Park, FL 32789	7.6K (+19%)	N/A	N/A
 Rome's Flavours Restaurants 124 E Morse Blvd, Winter Park, FL 32789	7.5K (+2%)	N/A	N/A
 Omo by Jont Restaurants 115 E Lyman Ave, Winter Park, FL 32789	7.3K (+36%)	N/A	N/A
 Be On Park Fashion Accessories 152 S Park Ave, Winter Park, FL 32789	7.3K (+3%)	N/A	N/A
 The Impeccable Pig Clothing 337 S Park Ave, Winter Park, FL 32789	6.2K (+28%)	N/A	N/A
 Gasp Hobbies, Gifts & Crafts 106 E Canton Ave, Winter Park, FL 32789	5.5K (-30%)	N/A	N/A
 Bobbles And Lace Clothing 348 S Park Ave, Winter Park, FL 32789	5.1K (+47%)	N/A	N/A
 Arabella Clothing 115 E Morse Blvd, Winter Park, FL 32789	4.9K (+13%)	N/A	N/A



Property Overview

Jan 1 - Nov 30, 2025










Park Ave 2

S Park Ave, Winter Park, FL

The metrics displayed for each tenant are based on its default visit duration.

[Dismiss](#)

[Learn More](#)

Tenants / Category	Visits	Visits Chain Rank, State	Visits / sq ft Chain Rank, State
 Rieker Shoes Clothing 108 E Canton Ave, Winter Park, FL 32789	4K (-21%)	N/A	N/A
 Through the Looking Glass Fashion Accessories 110 N Park Ave, Winter Park, FL 32789	2.8K (+5%)	N/A	N/A
 The Collection Bridal Clothing 301 N Park Ave, Winter Park, FL 32789	2.7K (+1%)	N/A	N/A
 Urban Perch Workplace 123 E Morse Blvd, Winter Park, FL 32789	2.4K (-1%)	N/A	N/A
 Scott Laurent Collection Attractions 348 N Park Ave, Winter Park, FL 32789	2.3K (+31%)	N/A	N/A
 Piante Design Stores & Services 141 Lincoln Ave, Winter Park, FL 32789	1.9K (-31%)	N/A	N/A
 Leonardo 5th Avenue Clothing 121 E Welbourne Ave, Winter Park, FL 32789	1.3K (-8%)	N/A	N/A
 Shooz on Park Ave Clothing 303 N Park Ave, Winter Park, FL 32789	1.1K (-16%)	N/A	N/A
 Architects Design Group Stores & Services 333 N Knowles Ave, Winter Park, FL 32789	685 (+2%)	N/A	N/A

All | Compared to: Jan 1st, 2024 - Nov 30th, 2024 | Jan 1st, 2025 - Nov 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





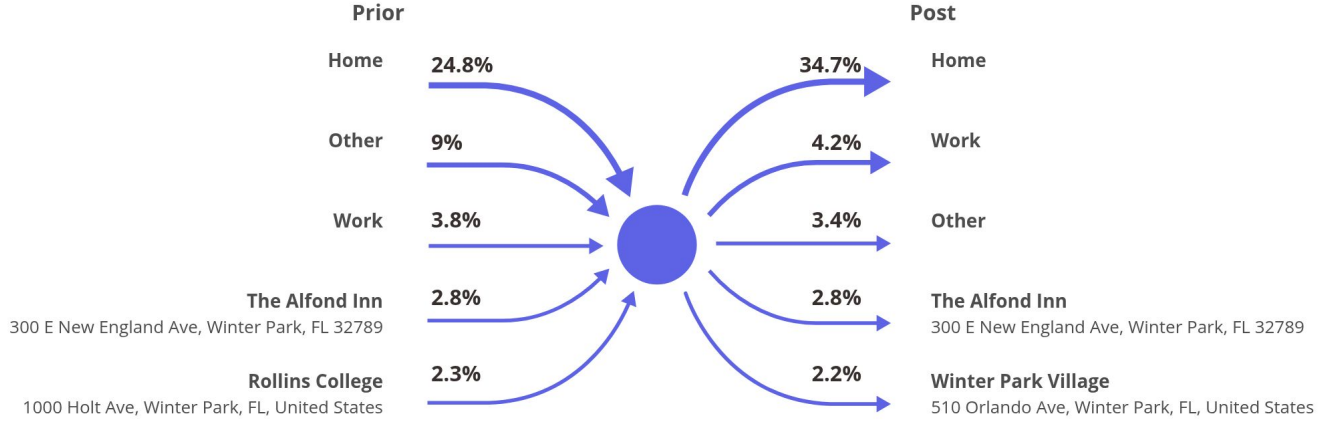
Property Overview

Jan 1 - Nov 30, 2025

Visitor Journey

Park Ave 2

S Park Ave, Winter Park, FL



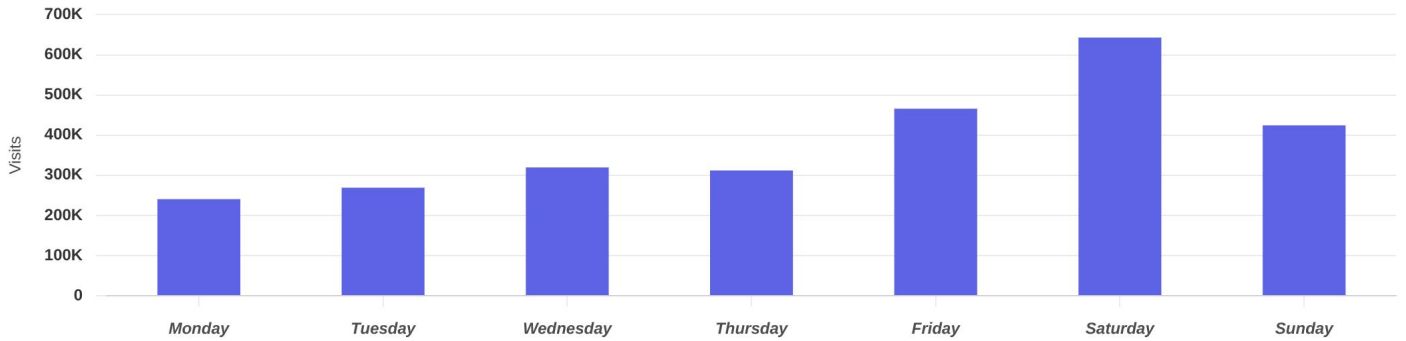
Show by: | Jan 1st, 2025 - Nov 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Daily Visits

Park Ave 2

S Park Ave, Winter Park, FL



Visits | Jan 1st, 2025 - Nov 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





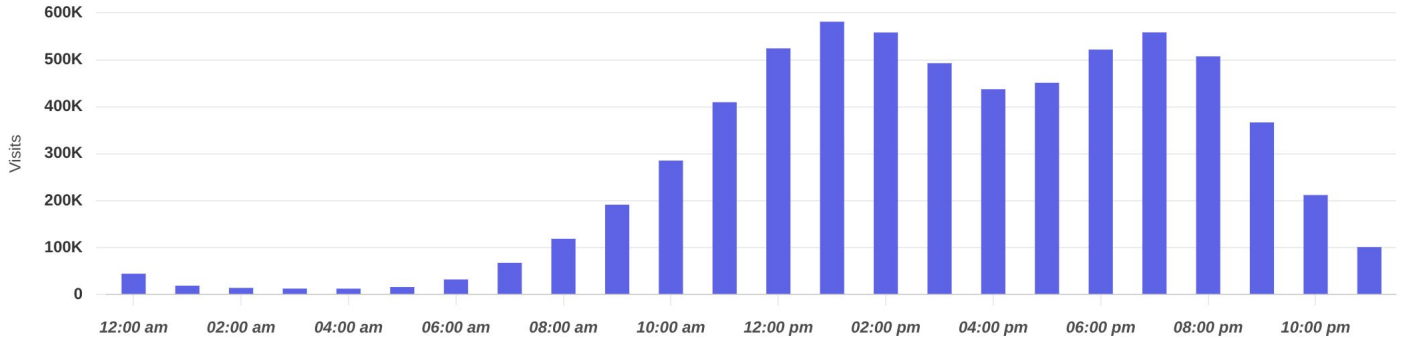
Property Overview

Jan 1 - Nov 30, 2025

Hourly Visits

Park Ave 2

S Park Ave, Winter Park, FL



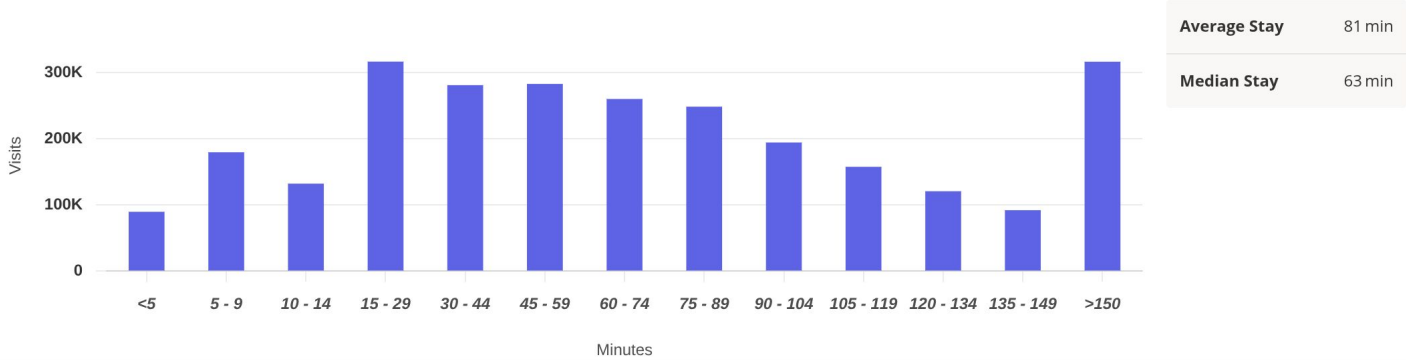
Visits | Jan 1st, 2025 - Nov 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visit Duration

Park Ave 2

S Park Ave, Winter Park, FL



Visits | Jan 1st, 2025 - Nov 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

