



# Economic Development Advisory Board Regular Meeting

## Agenda

**February 10, 2026 @ 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

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"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 January 13, 2026
- 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 4. Action Items**
  - a. West Fairbanks Guidance Language 30 minutes
- 5. Non-Action Items**
  - a. Marketing Collateral Update 10 minutes
  - b. WPBA Report & Calendar Update 10 minutes
- 6. Staff Updates**
  - a. EDAB Member Roster - Citizen Board Application 5 minutes
  - b. Econ Dev Commercial Performance Report 5 minutes
- 7. Board Comments**
- 8. Upcoming Agenda Items**
  - a. Next Meeting - March 10
- 9. Adjournment**



# Economic Development Advisory Board

## Regular Meeting Minutes

January 13, 2026 at 8:15 AM

City Hall Commission Chambers  
401 S. Park Avenue

### Present

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

### Staff Present

Assistant Director of Economic Development and CRA Kyle Dudgeon, 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 December 9, 2025

**Motion made by Mr. Anderson to approve the minutes, seconded by Mr. Chambers . Motion carried unanimously with a 5-0 vote.**

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

### 4. Action Items

### 5. Non-Action Items

- a. W. Fairbanks Discussion Cont.

Mr. Dudgeon explained that in the last meeting, he shared a presentation on the West Fairbanks corridor, which was shown to the City Commission to assess their temperature and comfort levels. He presented the following slides:

- The density of the area using a Floor Area Ratio (FAR), which relates the total building square footage to the lot acreage or square footage. It focused on underdeveloped areas, highlighting opportunities in the area.
- The next slide showed many aging structures built before 1990, which suggests new development could be on the horizon in the next 20 to 30 years.
- A display of recent sales and projects, highlighting market interest. This suggests that sale prices on West Fairbanks influence the types of development in the area. There is also a variety of land ownership.
- A business comparison chart was shown, comparing business types on West Fairbanks and collectively in Winter Park.
- A comparison chart displaying employment in West Fairbanks and Winter Park collectively.

Mr. Dudgeon asked the board for guidance, suggestions for incentives, and whether any additional data is needed. Staff mentioned impact fee alleviation programs to encourage redevelopment the city may want to see. Mr. Moore mentioned that the main challenge is the lack of an established, accepted methodology for creating incentives, as there are no comparable cities to reference.

Mr. De Arcos considered aggregating a collection of developable properties. He believed the best approach is to construct buildings like five-story offices or multi-family units with ground-floor retail. The goal is to maximize the area's highest and best use, enhance the view into the city, create permanent jobs and avoid disrupting local traffic because it will be short of getting on and off the interstate. If the city can use CRA funds to acquire small properties with assemblages in mind and a specific intended use, it can then find a developer willing to design a project that aligns with the city's impact criteria. The city could then sell the property back to the developer at cost or through a mutually agreed arrangement, allowing the city to recoup its CRA investment. He suggested the importance of specifying what the city expects from developers. An assemblage must happen, so unless someone sells a large block of properties, it's unlikely that a private individual will do this unless they simply want to build something.

Mr. Anderson agreed with Mr. De Arcos and noted that \$6 million is allocated in the CRA for attainable housing, not affordable housing, aligning with the Orange County Housing For All initiative. This was one of the reasons the county approved the CRA extension. The board can facilitate the discussion on which commercial uses and retail mix would create incentives and strong justifications for an assemblage model.

Mr. Moore emphasized that there must be a valid reason from a constituent perspective. Mr. De Arcos explained that densities and all of the city's design and use parameters must be in place, ensuring the buildings can support multiple uses and provide attainable housing units. The reason behind this is that the city is not selling the properties until it achieves its objectives from them.

Mr. Anderson suggested that contributions to offset assemblage costs would result in a lower millage rate, sewer availability, and decreased water costs. To avoid over-densifying in the corridor, Rauvadage's example can serve as a guide, using a first-come, first-served density model for dwelling units per acre. Building heights are set at 6 to 8 stories in one area and 5 stories in others. The City could also require financial and design services, attainable housing, retail and restaurants on the first floor. There is ample data and experience to bring everything together effectively. Additionally, the board can provide assistance and recommend incentives. The board would endorse the city's use of CRA funding to improve quality of life, creating a shortlist based on the MJB and Balmoral data, focusing on the Fairbanks frontage by first establishing the want and secondly the look.

Mr. Dudgeon suggested that it would be prudent to own land before commissioning a master plan which the city currently does not.

Ms. Grafton recommended examining the Miami Downtown Development Authority, which offers incentives to startups and small to medium-sized businesses to relocate there, possibly providing some examples.

Mr. Moore advised that it is essential to be explicit regarding the objectives. The City Commission expressed their approval of the concept of mixed-use development, including a component of workforce attainable housing. Staff will bring forward West Fairbanks guidance language for consideration by the board.

b. Information Collateral

At the last meeting, a business packet from 2022 was distributed to the board for review and feedback. The board agreed it contained more than necessary. Mr. Dudgeon prepared slides showing how staff consolidated various sections—combining community and economic elements, narrowing business-related items, and adjusting cultural living aspects—resulting in four distinct categories:

- By the Numbers - economic overview, KPI's, community stats
- Business Growth & Development Resources - incentives, assistance, partners
- Downtown & Commercial Corridors - downtown retail/office stats, traffic (placer numbers), MJB vision page
- Winter Park Data Center - ESRI, Econ Dev Reports, Development Reports

Mr. Anderson suggested a chart to include in financing packages for investors. Mr. De Arcos recommended a QR code for more detailed information.

## 6. Staff Updates

a. Development Report

The Development Report is a biannual update that provides review and reflection of private sector investment within the city. It includes ten completed projects, fourteen underway, and sixteen not yet reported.

The 2026 schedule of classes for the WPBA was shown. The program continues to be successful, develop and improve.

b. Econ Dev. Commercial Performance Report

## 7. Board Comments

Mr. Anderson thanked Kyle for really targeting the incentives.

## 8. Upcoming Agenda Items

Next meeting is scheduled for February 10, 2026

## 9. Adjournment

The meeting adjourned at 9:07 a.m.

Approved by the board on

/s/ Bahiyyah Layton, Board Coordinator



Economic  
Development  
Advisory Board

agenda item  
4.a

**item type**

Action Items

**meeting date**

February 10, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

**subject**

West Fairbanks Guidance Language

**motion | recommendation**

Motion is at the pleasure of the board

**background**

Over past meetings, the board has discussed the future potential of West Fairbanks and how to serve in its role to provide recommendations and assistance to the city. Most recently, this included evaluating existing conditions, investments by the city, and focus points for future advocacy. This effort is also on the heels of new resources such as the extension/expansion of the CRA, policy changes in the land development code, and approval of the city's first areawide brownfield program for commercial properties.

To reflect potential language guidance appropriately, staff is including the 2022 'Guiding Principles' developed by EDAB and its subcommittee, regarding appropriate focus elements. As such, staff has drafted points for discussion that may be used in its overall recommendation to the City Commission:

- (1) Reinforce quality of life through character-driven redevelopment. This includes high quality urban design, streetscapes, and mixed-use environments that support residents, workers and visitors.
- (2) Encourage long-term tax base growth that is consistent with the board's recent work for selected niches in the job market, GDP, and target sectors of the commercial market such as Class-A office e.g. professional and financial services.
- (3) West Fairbanks is a strategic gateway into the city that should be met with continued investment through public resources to promote collective infrastructure, transportation, and dwellings.

(4) Take advantage of the city's new resources such as policy changes, CRA investment, and state and federal programming to ensure private investment at a scale that is consistent with code.

**Additional Considerations:**

Of additional note, the staff and the board spoke on the specificity of a number of supplemental items. For discussion, the board may wish to include additional language to further clarify policy considerations in regard to types of jobs, incentives clauses, and or partnering on infrastructure development. These include; but are not limited to:

- Recommendation specificity on the types of jobs to be considered
- Is the board willing to recommend permit/impact fee (under brownfield) reductions for certain uses?
- When should the city be willing to cost-share or partner on infrastructure projects, and should they be specific to types of private sector investment?

**alternatives | other considerations**

**fiscal impact**

**attachments**

1. Economic\_Development\_Subcommittee\_Statement\_\_\_Guiding\_Principles\_DRAFT\_V1.1



### **Winter Park- Economic Development Definition (April 19, 2022)**

“Economic Development is the creation of wealth from which community benefits are realized. It is more than a jobs program, it’s an investment in growing your economy and enhancing the prosperity and quality of life for all residents.”

The Department follows a number of guiding principles in which it follows to execute its initiatives, projects, and programs.

- 1.** Our **quality of life** through the city’s charm and character is our competitive advantage.  
*(Metric example: City report, City Visioning)*
- 2.** Act as fiscal stewards in **growing the tax base** to meet our needs (to support Quality of Life) and ensure future prosperity and safeguard real estate ad valorem growth rate exceeds expense growth  
*(Metric example: City budget metrics, DOR code analysis)*
- 3.** **Attract targeted businesses and workforce** that is resilient, offer opportunity, and add to individual and community prosperity, be a net exporter of high value goods and services, providing thoughtful and premier commercial choices for residents and guests.  
*(Metric example: Location Quotient Report, Wages, Chamber Scorecard)*
- 4.** Maintain the city as a **regional partner and player** while sustaining the city’s scale and character as a **unique economic driver**.  
*(Metric example: Regional organization membership, infrastructure and road spending, consumer trade area market spending)*
- 5.** Embrace and leverage **our location education institutions** for a hireable, talented workforce and clustering that fosters lifelong learning.  
*(Metric example: Census)*
- 6.** Coordinate with city departments and regional efforts on the linkage between availability of **attainable housing and commuting to ensure appropriate job needs** and activation opportunities within the community.  
*(Metrics example: Chamber scorecard)*
- 7.** Winter Park is a welcoming city that strives for **inclusivity and sustainability** as a premier place to live work and play.



# Economic Development Advisory Board

# agenda item 5.a

**item type**

Non-Action Items

**meeting date**

February 10, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by****subject**

Marketing Collateral Update

**motion | recommendation****background**

In January, staff provided a copy of its previous 'Business Welcome Packet' dated FY2022, and suggested this as potentially the next collateral piece for update and distribution. During the conversation staff outlined the ability, based on board direction, to right-size the number of pages in the document to more align as a briefing tool, and place several other existing elements on the website through a QR code.

Under guidance from the board, staff discussed the potential to condense information into four categories:


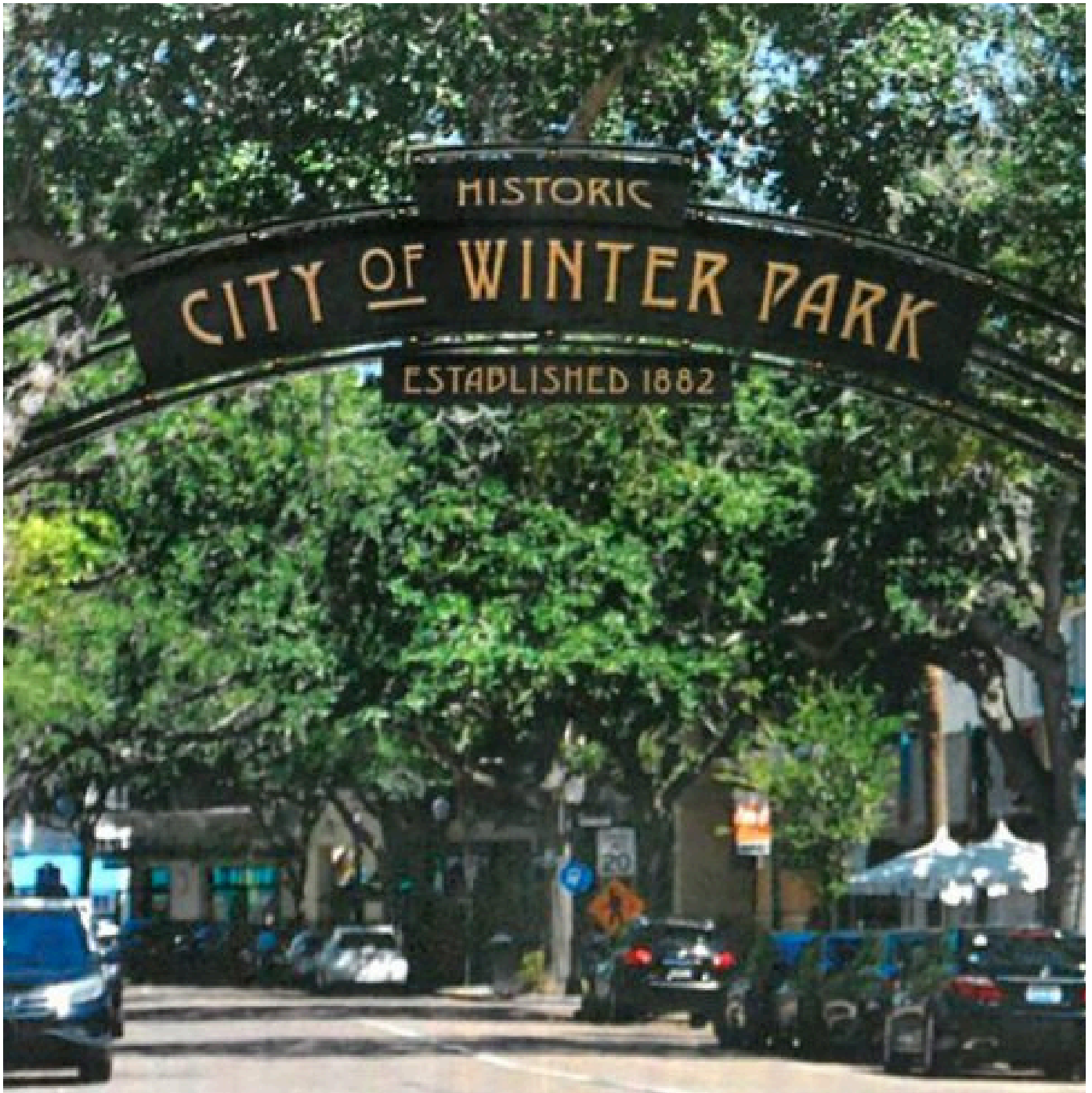
- (1) Economic Overview/Community Profile - e.g. demographics/"by the numbers"
- (2) Business Services/Assistance
- (3) Downtown Commercial Corridors (to be updated)
- (4) WP Data Center (QR code)

Included as backup is the latest table of contents draft for review, consideration, suggestions and revision.

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

**attachments**

1. City of Winter Park Economic Development Resource Guide-Cover\_Index



**CITY OF WINTER PARK  
ECONOMIC DEVELOPMENT  
RESOURCE GUIDE  
FEBRUARY 2026**

# CONTENTS

A GREAT PLACE TO START YOUR BUSINESS

**03**

**Economic Overview**

**04**

**Community Profile**

**05**

**Business Services**

**07**

**Commercial Incentive Programs**

**08**

**Business Assistance**





# Economic Development Advisory Board

# agenda item 5.b

**item type**

Non-Action Items

**meeting date**

February 10, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

WPBA Report & Calendar Update

**motion | recommendation****background**

Staff is providing an update on the WPBA for FY25-26 including a calendar of all events for the year.

All information can be found at: <https://cflbizlink.com/winterpark/>

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

Cost of the program has already been approved as part of the budget

**attachments**

1. WPBA Rack Card v6
2. 2-19-26-WPBA-Proposal-Writing
3. Roundtables-2026-dates



WINTER  
PARK  
BUSINESS  
ACADEMY



WINTER  
PARK  
BUSINESS  
ACADEMY



WINTER  
PARK  
BUSINESS  
ACADEMY

2026 SAVE the DATES

January 22 | 9-11am  
How to Do Business with  
Orange County & Winter Park

February 19 | 9-11am  
Winning the Government's "YES"

March 12 | 6-8pm  
90 Minutes to Market -  
The Quick Launch Sales Strategy

April 16 | 6-8pm  
Inbox Domination Unleashed:  
Hook, Sequence, Sell

May 19 | 6-8pm  
Global Expansion Isn't Risky -  
Going In Unprepared Is

June 16 | 11am-1pm  
Step-by-Step Strategy: Converting  
Online Traffic to Transactions

July 14 | 11am-1pm  
The Winner's Secret to Mastering  
"Giving Tuesday" for Nonprofits

August 18 | 6-8pm  
Lights, Camera...All! Create Business  
Videos Faster - Without Filming!

September 17 | 6-8pm  
Inside Google Ads: How to Drive  
Smarter Advertising

October 15 | 11am-1pm  
Business Finances -  
Know Your Numbers

November 17 | 6-8pm  
Access to Capital

November TBD  
Insights & Outlook

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Details & Registration:  
[CFLBizLink.com/WinterPark](https://CFLBizLink.com/WinterPark)  
Workshop names subject to change.



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**ABOUT THE WINTER PARK BUSINESS ACADEMY**

The Winter Park Business Academy (WPBA) is a free training program that helps entrepreneurs start and grow successful businesses. Launched in partnership with the City of Winter Park and the National Entrepreneur Center, WPBA offers monthly workshops, one-on-one mentoring, and on-demand resources on topics like marketing, funding, AI tools, and operations. Sessions are available in-person at Winter Park city facilities and virtually. In the past year, over 300 entrepreneurs strengthened their businesses through WPBA.

**HOW WPBA SUPPORTS YOU**

- Expert-led training on marketing, funding, operations, and cutting-edge technology
- Personalized mentoring to help you navigate your unique business challenges
- A supportive community of fellow entrepreneurs
- Zero cost - this valuable resource is completely free thanks to our partners
- Flexible access – In person sessions as well as some virtual options available
- Whether you’re launching your first venture or scaling an established business, WPBA gives you the tools, confidence, and connections to succeed.

**WHY IT MATTERS TO WINTER PARK**

WPBA validates that Winter Park is truly open for business - offering concrete, value-added support that proves the City is actively invested in entrepreneurial success. By equipping local business owners with the skills to thrive, we’re:

- Accelerating Local Economic Growth
- Solidifying Winter Park as a Premier Business Destination
- Strengthens Commercial Resilience & Retention
- Drives Job Creation & Community Prosperity

**When Winter Park businesses succeed, our entire city prospers.**

**READY TO GROW YOUR BUSINESS?**

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# WINNING THE GOVERNMENT'S "YES"

## Proposal Writing That Works

Taught by:



An introduction to government proposal writing, compliance basics, and how small and emerging businesses can compete.

### WHAT YOU'LL LEARN:

- ▶ How to interpret RFPs, develop strong solutions, and present responses clearly and persuasively for evaluators
- ▶ How to position your business, craft a compelling story, and submit credible proposals—even with limited past performance
- ▶ Proven proposal strategies, evaluator insights, and common pitfalls to avoid, aligned with scoring criteria and agency priorities



February 19, 2026  
9am-11am

Click here to  
**REGISTER TODAY!**

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

Winter Park Community Center, 721 W. New England Ave., Winter Park, FL 32789



WINTER  
PARK  
BUSINESS  
ACADEMY



# **BUSINESS ROUNDTABLES**

**2nd Tuesday of each month - 6-8pm**

**OPEN TO ALL!**

January 13	July 14
February 10	August 11
March 10	August 9
April 14	October 13
May 12	November 10
June 9	December 8





Economic  
Development  
Advisory Board

# agenda item 6.a

**item type**

Staff Updates

**meeting date**

February 10, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

EDAB Member Roster - Citizen Board Application

**motion | recommendation**

**background**

Staff is providing an update to board member representation and the application window for appointments in the coming months.

Interested individuals or existing board members may (re)apply through the following link:  
<https://winterpark.granicus.com/boards/forms/667/apply/>

**alternatives | other considerations**

**fiscal impact**

**attachments**

1. EDAB Board Appointment Update\_Feb 2026

**Sarah Grafton**

**1st Term**

Apr 26, 2023 to Apr 30, 2026

**Appointing Authority**

City Commission

**Dais Seat**

Commission Seat 1

**Lauren B Zimmerman**

**1st Term**

Jun 03, 2024 to Apr 30, 2027

**Appointing Authority**

City Commission

**Dais Seat**

Mayor

**Vacant**

**Appointing Authority**

City Commission

**Dais Seat**

Commission Seat 2

**Vacant**

**Appointing Authority**

City Commission

**Dais Seat**

Commission Seat 3

**Miguel H De Arcos**

**Partial Term**

Mar 26, 2025 to Apr 30, 2027

**Appointing Authority**

City Commission

**Dais Seat**

Mayor

**Phillip Anderson**

**1st Term**

May 22, 2024 to Apr 30, 2027

**Appointing Authority**

City Commission

**Dais Seat**

Mayor

**Alan M Chambers**

**1st Term**

Apr 23, 2025 to Apr 23, 2028

**Appointing Authority**

City Commission

**Dais Seat**

Commission Seat 4



Economic  
Development  
Advisory Board

# agenda item 6.b

**item type**

Staff Updates

**meeting date**

February 10, 2026

**prepared by**

Kyle Dudgeon, Assistant Division Director of  
Economic Development/CRA

**approved by**

Peter Moore, Director of Office of  
Management and Budget

**subject**

Econ Dev Commercial Performance Report

**motion | recommendation**

**background**

Monthly reports as requested

**alternatives | other considerations**

**fiscal impact**

**attachments**

1. EDAB Commercial Performance Report\_Feb 2026
2. Downtown Overview - Park Ave- Jan 2, 2026 - Jan 31, 2026

# Commercial Performance Report

## 2/26

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

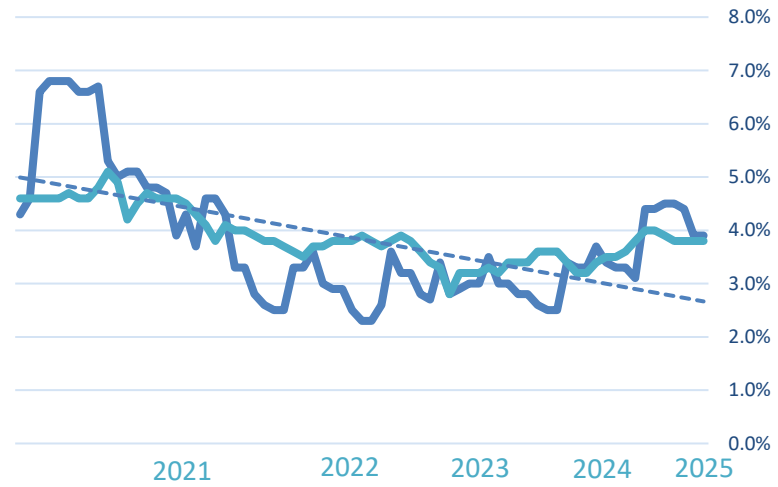
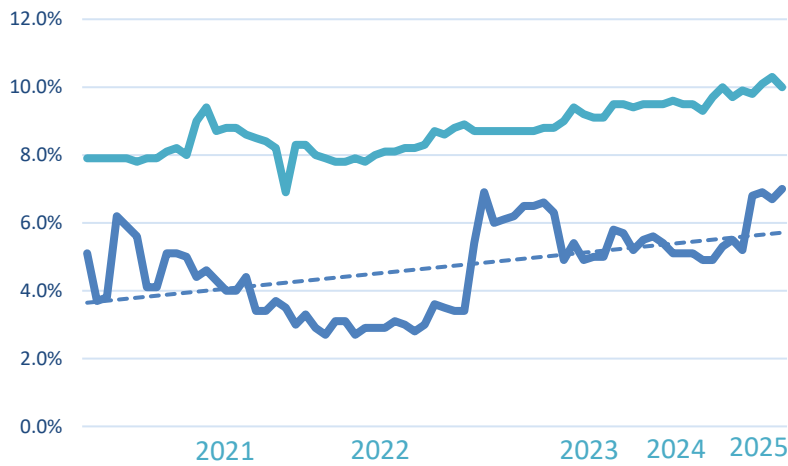
### OFFICE

### Vacancy

### RETAIL

Winter Park Orlando MSA

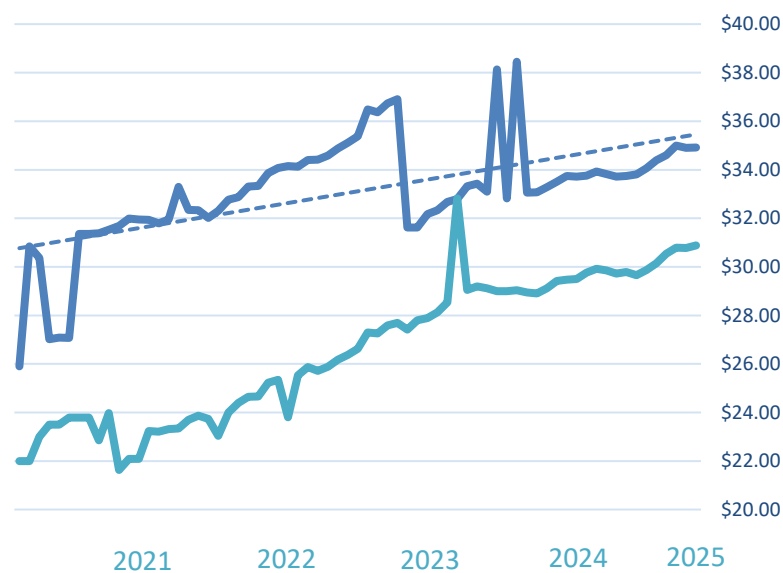
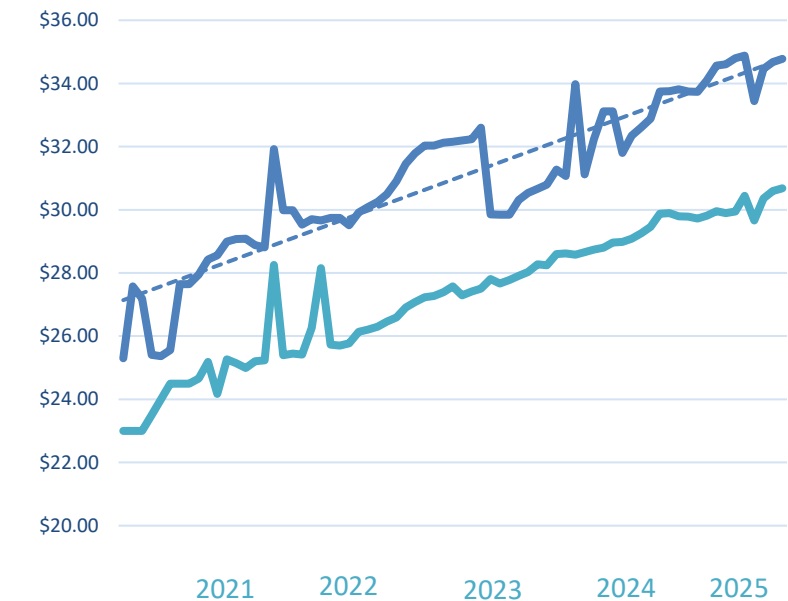
Winter Park Orlando MSA



### Rental Rate

Winter Park Orlando MSA

Winter Park Orlando MSA



## Property Overview

Jan 2 - Jan 31, 2026

Property:

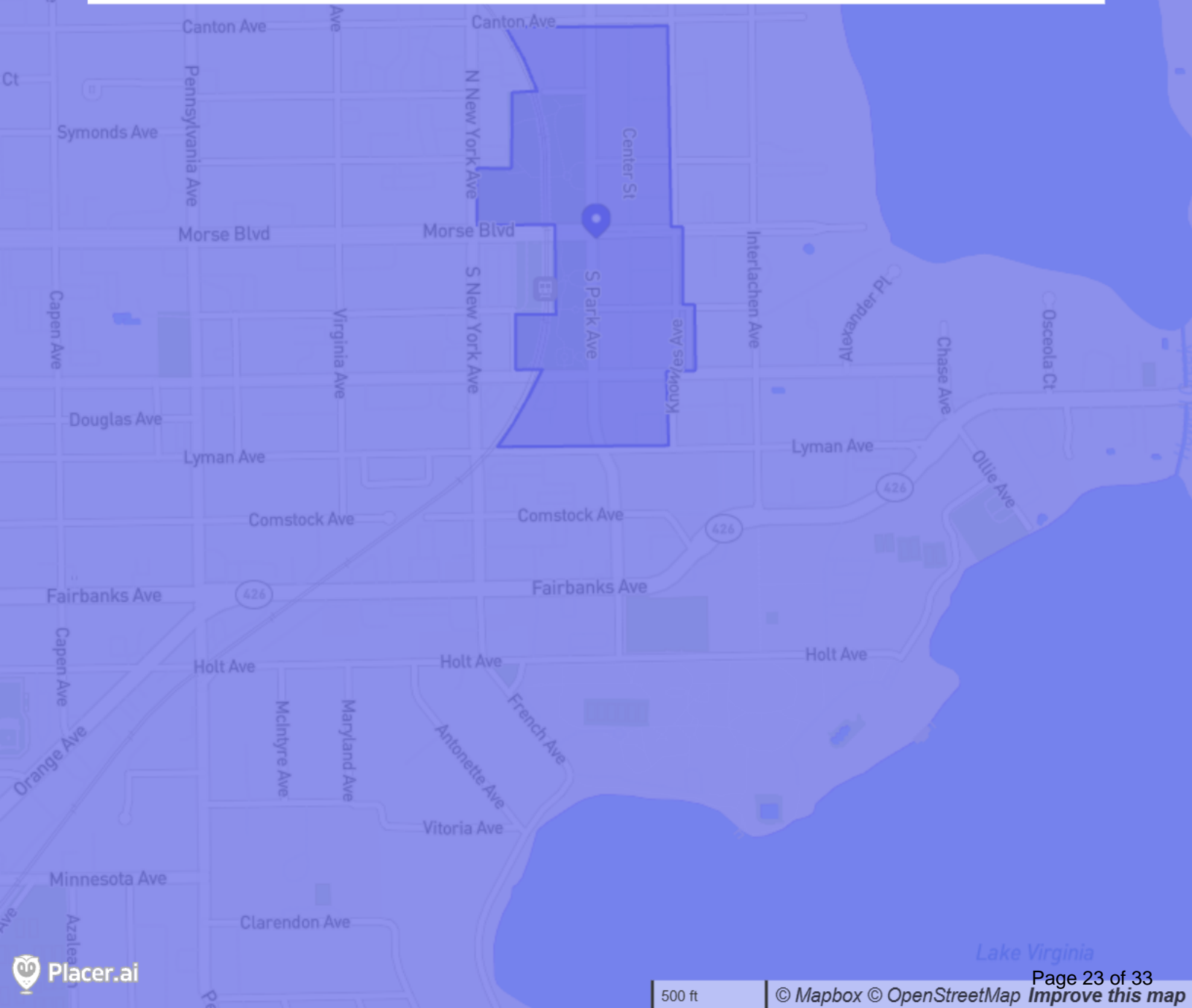


**Park Ave 2**

Morse Boulevard, , FL 32789



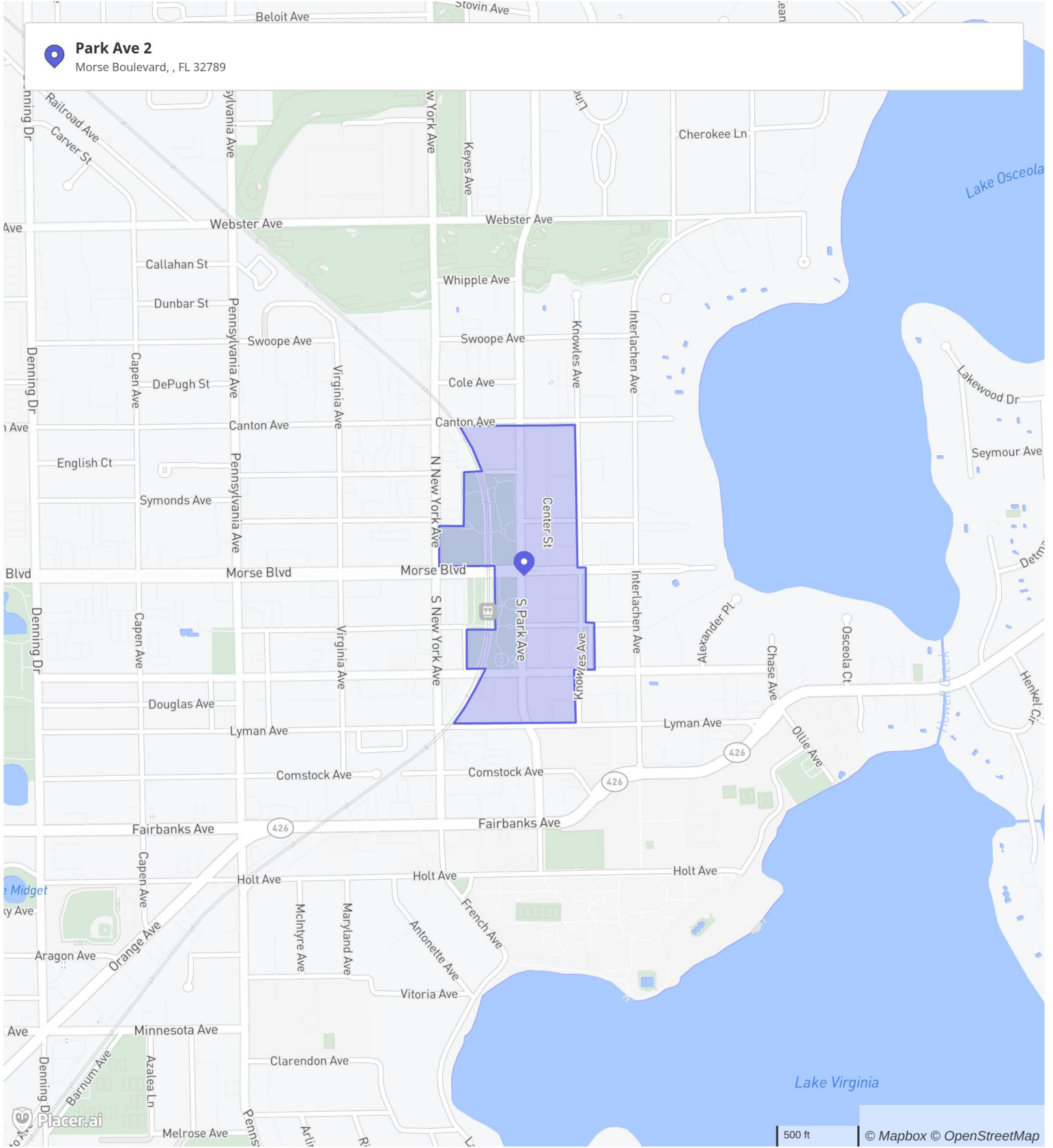
Scan to view on placer.ai platform





# Property Overview

Jan 2 - Jan 31, 2026





# Property Overview

Jan 2 - Jan 31, 2026

## Metrics

### Park Ave 2

Morse Boulevard, FL

Visits	293K	Panel Visits	21.4K
Visitors	213.2K	Visits YoY	+10.1%
Visit Frequency	1.37	Visits Yo2Y	+13.3%
Avg. Dwell Time	91 Min	Visits Yo3Y	+5.5%

Jan 2nd, 2026 - Jan 31st, 2026

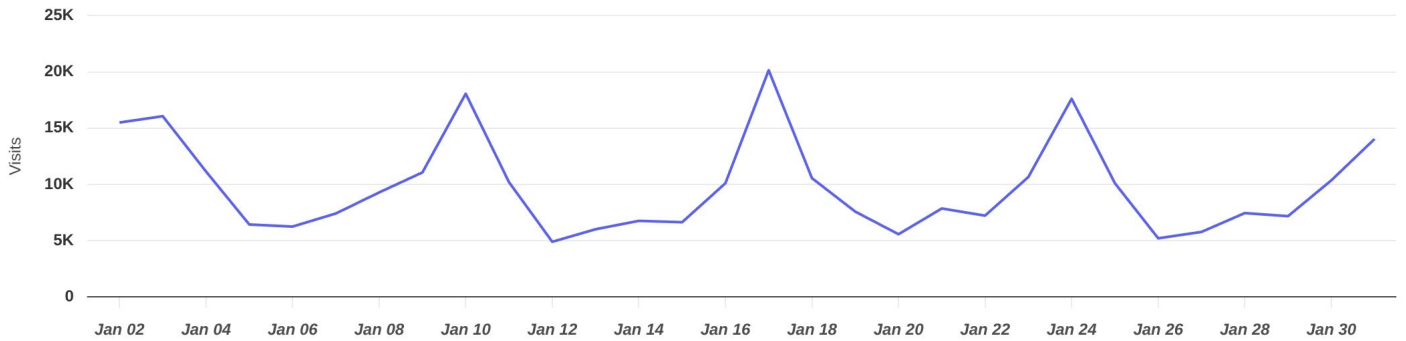
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Visits Trend

### Park Ave 2

Morse Boulevard, FL



Daily | Visits | Jan 2nd, 2026 - Jan 31st, 2026

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





# Property Overview

Jan 2 - Jan 31, 2026

## Audience Overview

### Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
<b>Park Ave 2</b> Morse Boulevard, FL	\$75.3K	43.6%	35.6	White (48.6%)	2.66
<b>Florida</b>	\$68.1K	32.3%	42	White (52%)	2.59

Jan 2nd, 2026 - Jan 31st, 2026 | Data Source: Census 2022  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





# Property Overview

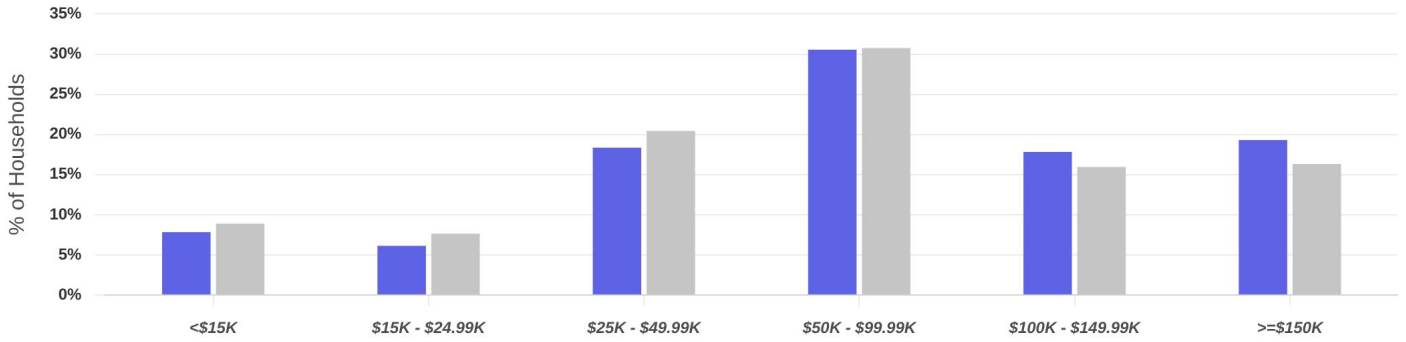
Jan 2 - Jan 31, 2026

## Household Income

### Park Ave 2

Morse Boulevard, FL

### Florida



Jan 2nd, 2026 - Jan 31st, 2026 | Data Source: Census 2022  
Data provided by Placer Labs Inc. (www.placer.ai)

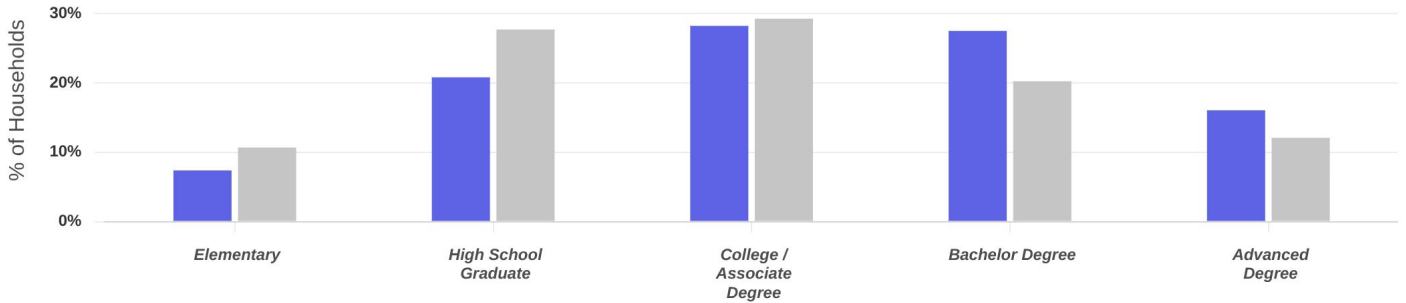


## Education

### Park Ave 2

Morse Boulevard, FL

### Florida



Jan 2nd, 2026 - Jan 31st, 2026 | Data Source: Census 2022  
Data provided by Placer Labs Inc. (www.placer.ai)

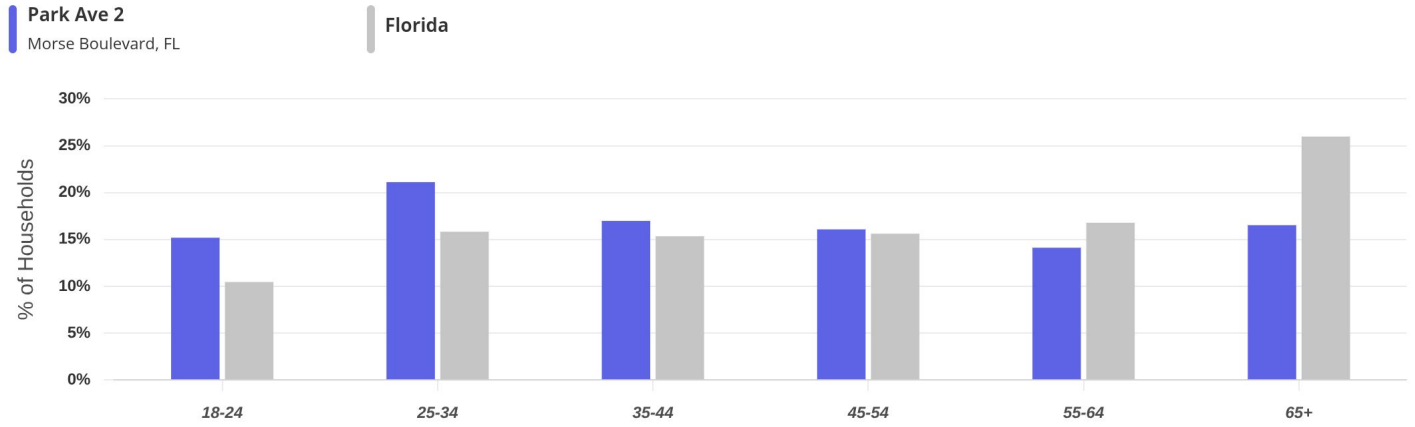




# Property Overview

Jan 2 - Jan 31, 2026

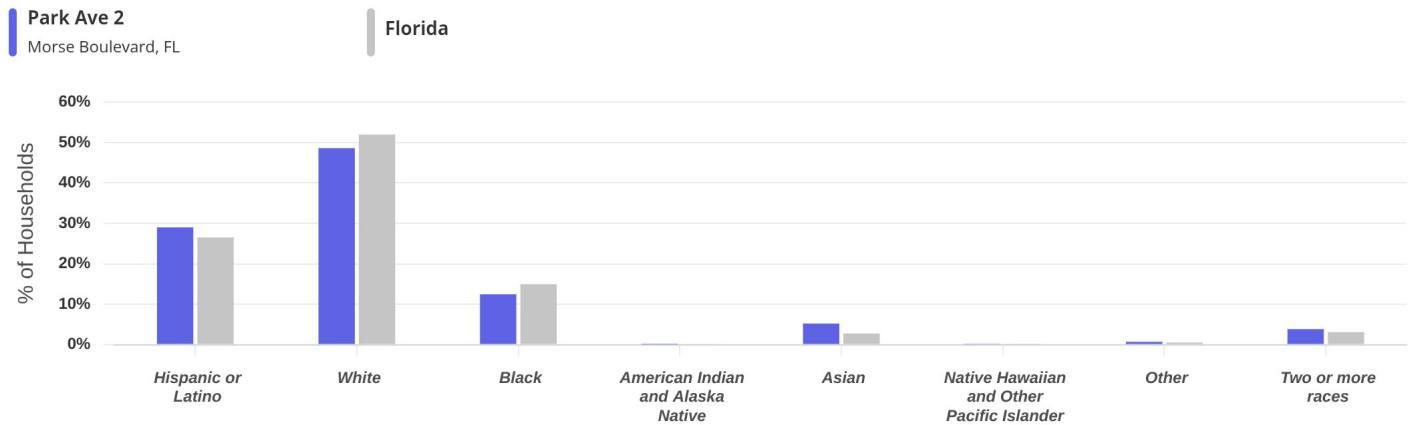
## Age



Jan 2nd, 2026 - Jan 31st, 2026 | Data Source: Census 2022  
Data provided by Placer Labs Inc. (www.placer.ai)



## Ethnicity



Jan 2nd, 2026 - Jan 31st, 2026 | Data Source: Census 2022  
Data provided by Placer Labs Inc. (www.placer.ai)





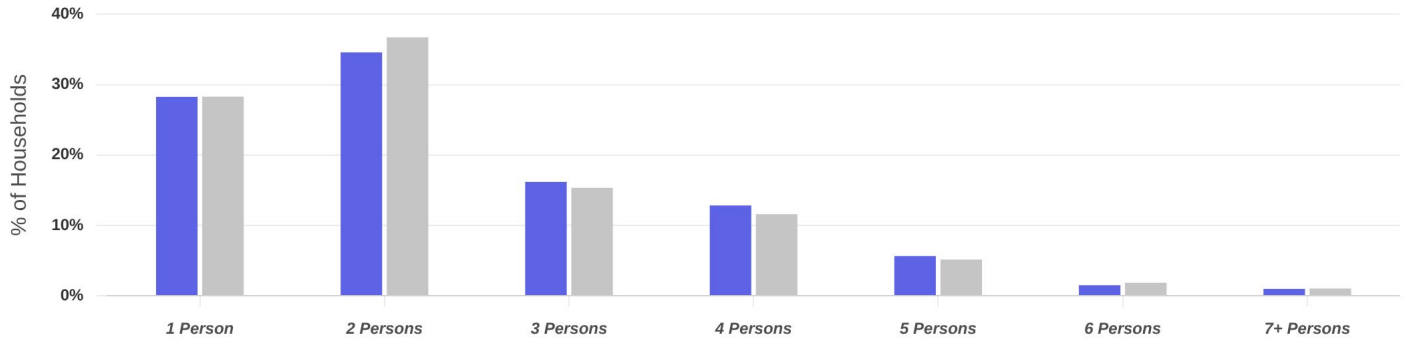
# Property Overview

Jan 2 - Jan 31, 2026

## Household Size

**Park Ave 2**  
Morse Boulevard, FL

Florida



Jan 2nd, 2026 - Jan 31st, 2026 | Data Source: Census 2022  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





# Property Overview

Jan 2 - Jan 31, 2026

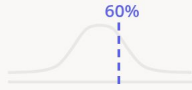
## Ranking Overview

### Park Ave 2

Morse Boulevard, FL

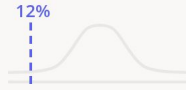
Nationwide

58 / 145



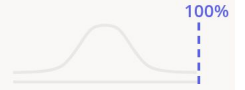
Florida

8 / 8



15mi

1 / 1



\* Custom filters and dates are ignored. Ranking only supports 'full-months'. Showing report for: Jan 1st, 2026 - Jan 31st, 2026

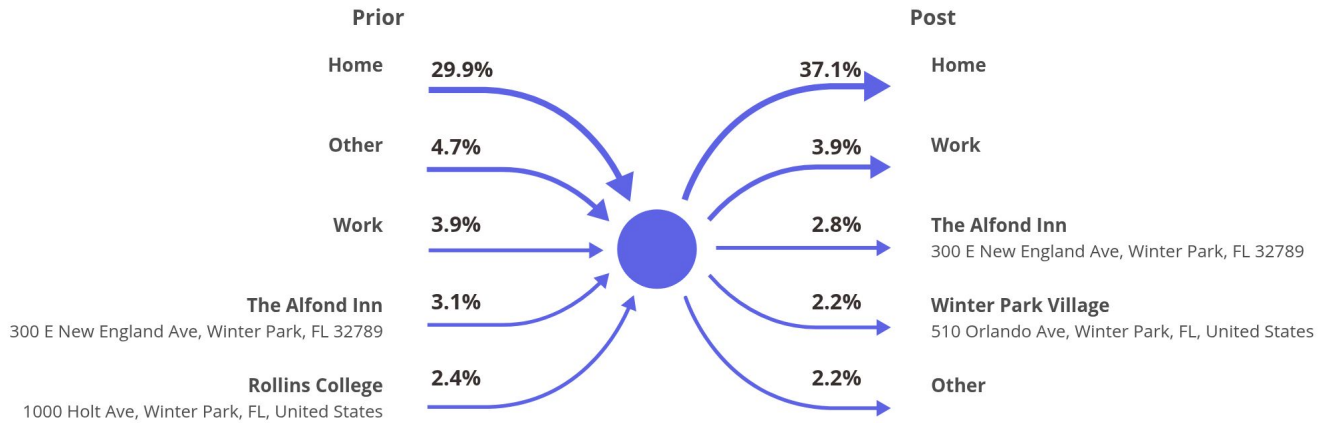
Category: Shopping District | Visits | Jan 1st, 2026 - Jan 31st, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



## Visitor Journey

### Park Ave 2

Morse Boulevard, FL



Show by: | Jan 2nd, 2026 - Jan 31st, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)





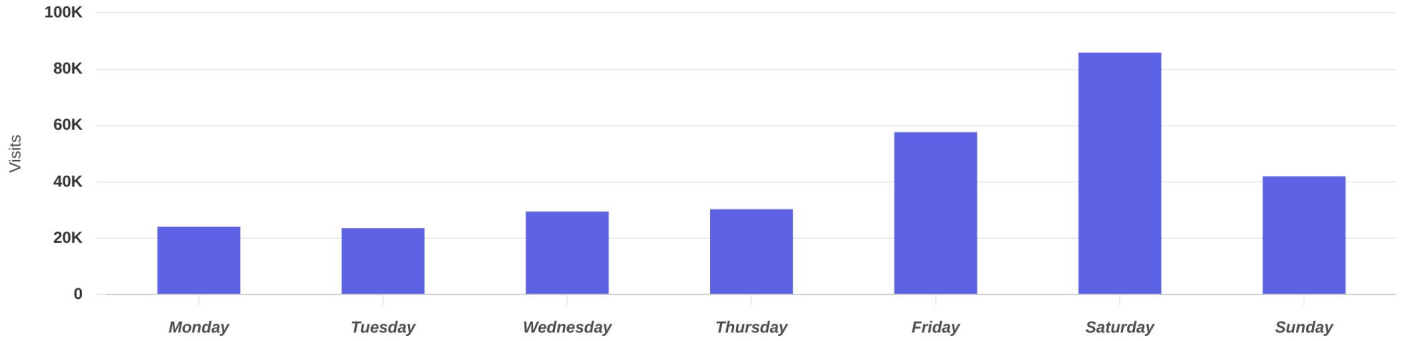
# Property Overview

Jan 2 - Jan 31, 2026

## Daily Visits

### Park Ave 2

Morse Boulevard, FL



Visits | Jan 2nd, 2026 - Jan 31st, 2026

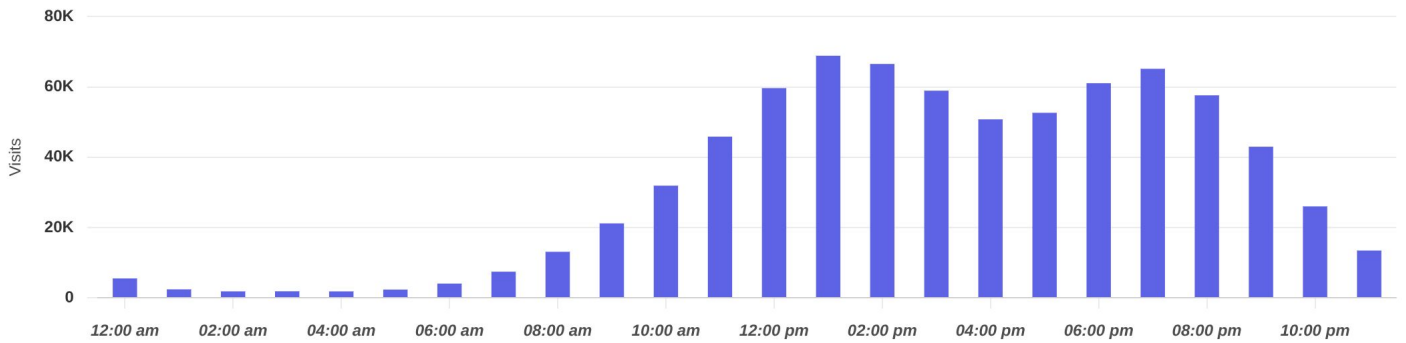
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Hourly Visits

### Park Ave 2

Morse Boulevard, FL



Visits | Jan 2nd, 2026 - Jan 31st, 2026

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))















# Property Overview

Jan 2 - Jan 31, 2026

## Favorite Places

### Park Ave 2

Morse Boulevard, FL

Rank	Name	Distance	Visitors (%)
1	 <b>Central Park</b> 401 S Park Ave, Winter Park, FL 32789	0.1 mi	82.9K (38.9%)
2	 <b>Orlando International Airport</b> 1 Jeff Fuqua Blvd, Orlando, FL 32827	11.8 mi	64.2K (30.1%)
3	 <b>Winter Park Village</b> 510 Orlando Ave, Winter Park, FL 32789	0.8 mi	54.8K (25.7%)
4	 <b>Walt Disney World Resort</b> 1486 Buena Vista Dr, Lake Buena Vista, FL 32830	20.1 mi	44.5K (20.9%)
5	 <b>Lakeside and Lakeside Crossing</b> 111- 131 North Orlando Avenue, Winter Park, FL 32789	0.9 mi	36.8K (17.3%)
6	 <b>The Mall at Millenia</b> 4200 Conroy Rd, Orlando, FL 32839	9.2 mi	35.5K (16.7%)
7	 <b>Waterford Lakes Town Center</b> 413 N Alafaya Trail, Orlando, FL 32828	9.6 mi	33.3K (15.6%)
8	 <b>Center of Winter Park</b> 501 N Orlando Ave, Winter Park, FL 32789	1.1 mi	33.2K (15.6%)
9	 <b>Disney Springs</b> 1486 Buena Vista Dr, Lake Buena Vista, FL 32830	18.8 mi	33K (15.5%)
10	 <b>Winter Park Corners</b> 1030 N Orlando Ave, Winter Park, FL 32789	1 mi	31.2K (14.6%)

Category: All Categories | Min. Visits: 1 | Jan 2nd, 2026 - Jan 31st, 2026  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





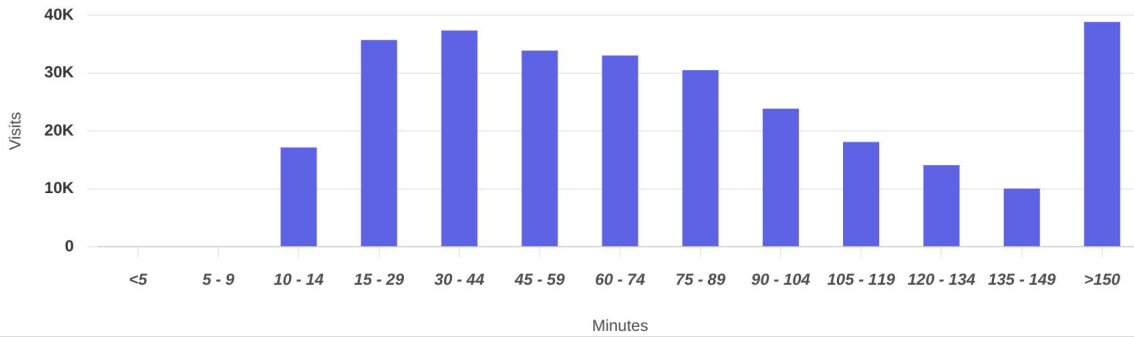
# Property Overview

Jan 2 - Jan 31, 2026

## Visit Duration

### Park Ave 2

Morse Boulevard, FL



Average Stay	91 min
Median Stay	69 min

Visits | Jan 2nd, 2026 - Jan 31st, 2026  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

