



Economic Development Advisory Board Regular Meeting

Agenda

September 12, 2023 @ 8:15 am

City Hall - Commission Chambers

401 S. Park Avenue

Winter Park, FL

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

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

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

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. Approve minutes of the regular meeting June 13, 2023 1 minute
 - b. Approve minutes of the regular meeting August 08, 2023 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. CRA condensate drainage program 10 minutes
 6. **Staff Updates**
 - a. National Entrepreneurship Center (NEC) pilot program update 10 minutes
 - b. EDAB Retail Strategies Report Update 5 minutes
 - c. EDAB Commercial Performance Report 5 minutes
 7. **Board Comments**
 8. **Upcoming Agenda Items**
 9. **Adjournment**

item type	Consent Agenda	meeting date	September 12, 2023
prepared by	Tatia Ghviniashvili	approved by	
board approval			
strategic objective			

subject

Approve minutes of the regular meeting June 13, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Minutes_Draft.pdf](#)



Economic Development Advisory Board Meeting Minutes

June 13, 2023 at 8:15 a.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Sarah Grafton, Kevin Mcclanahan, Tracy Liffey, Elijah J. Noel and Ginny Enstad;
Virtually: Drew Madsen; Board Coordinator Tatia Ghviniashvili.

Absent

Betsy Gardner Eckbert.

Staff Present

Assistant Division Director of Economic Development/CRA Kyle Dudgeon; Budget & Management Division Director Peter Moore; Economic Development/CRA Coordinator Anne Sallee.

1) Call to Order

Chair Sarah Grafton called the meeting to order at 8:20 a.m.

- a. Select Chair and Vice Chair

Motion made by Kevin Mcclanahan to re-elect Sarah Grafton as Chair; seconded by Ginny Enstad. Motion carried unanimously with a 4-0 vote.

Motion made by Ginny Enstad to elect Tracy Liffey as Vice Chair; seconded by Kevin Mcclanahan. Motion carried unanimously with a 4-0 vote.

2) Consent Agenda

- a. Approve the minutes of regular meeting May 9, 2023

Motion made by Kevin Mcclanahan to approve the minutes as presented; seconded by Tracy Liffey. Motion carried unanimously with a 4-0 vote.

3) Public Comments (for items not on the agenda):

Phil Anderson, 1621 Roundelay Ln., gave brief comment on the Retail Strategies Report and suggested the board/staff consider including an appendix with Phase I findings for the City Commission to reference when reviewing the report.

4) Action Items

- a. Approval of Retail Strategies Report

Elijah J. Noel arrived at 8:23 a.m.

Staff gave a brief overview of the report thus far, and highlighted that some findings from Phase I will be included as an appendix. Necessary modifications were made based on board feedback at previous meetings and the finalized report stands as a digestible deliverable which includes specific actions, time horizons, chief sponsors, and context/commentary. At this time, approval for recommendation to the City Commission is sought from the board. Michael Berne, MJB Consulting, further noted that board comments were considered and adjustments were made to organize and prioritize the content of the report.

The floor opened for discussion and the board made various comments and suggestions. One suggestion was to include an assumption based off tools already available such as traffic counters when looking at marketing campaigns. Further questions were asked about the data presented in the report, and staff agreed to make minor changes to formatting for purposes of clarity. The board also noted that the report contains a large number of suggestions and insights for Park Avenue and Fairbanks Avenue, neglecting other areas discussed such as Hannibal Square, Aloma, etc. A discussion followed and staff agreed to include an underscore in the guiding principles which notes that there are visions for every corridor, and the specific action items reflect not necessarily the relative importance of any one district versus any other. Staff will also adjust the Chief Sponsor section to clarify that Park Avenue is working together with the Chamber of Commerce and the City as part of a joint effort.

Motion made by Sarah Grafton to recommend for approval to the City Commission the Retail Strategies Report with the amendments presented by the board; seconded by Ginny Enstad. Motion carried unanimously with a 5-0 vote.

5) Non-Action Items

There were none.

6) Staff Updates

a. EDAB Commercial Performance Report

Traditional reports were presented, highlighting healthy office and retail rental rates and vacancies. Per previous meeting discussions, pedestrian counters were successfully installed in Hannibal Square.

Staff gave a brief introduction to a new pedestrian counter technology, Placer ai., which is a foot traffic analytics platform that provides insights into the offline

behavior of consumers, including visitor routes, time duration, favorite sports, etc. Placer ai. can be used to understand what activity and economic vitality looks like and provide dimension to foot traffic data.

A brief discussion ensued and the board asked a few clarifying questions.

b. Denning Wi-Fi Project Update

Per a discussion held at the April 2021 meeting, of the board approving a grant scope for public Wi-Fi for Denning Dr., staff was successful in the application and attained \$125,000 in grant funding. A vendor has been selected and the work on the project has begun. Updates will be provided as needed.

7) Board Comments

There were none.

8) Upcoming Agenda Items

After a brief discussion, the board agreed to cancel the July 11 meeting in favor of August, in order to give staff sufficient time to review City Commission feedback on the Retail Strategies Report and start work on a framework to then present to the board.

9) Adjournment

The meeting adjourned at 9:07 a.m.

Minutes approved by the board on _____.
/s/ Tatia Ghviniashvili, Board Coordinator

item type	Consent Agenda	meeting date	September 12, 2023
prepared by	Tatia Ghviniashvili	approved by	
board approval			
strategic objective			

subject

Approve minutes of the regular meeting August 08, 2023

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Draft Minutes.pdf



Economic Development Advisory Board Meeting Minutes

August 08, 2023 at 8:15 a.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Sarah Grafton, Kevin Mcclanahan, and Tracy Liffey; Virtually: Elijah J. Noel, and Ginny Enstad.

Absent

Betsy Gardner Eckbert.

Staff Present

Assistant Division Director of Economic Development/CRA Kyle Dudgeon; Economic Development/CRA Coordinator Anne Sallee; Virtually: Board Coordinator Tatia Ghviniashvili.

1) Call to Order

The meeting was called to order at 8:20 a.m.

2) Consent Agenda

- a. Approve the minutes of the regular meeting June 13, 2023

Approval of minutes deferred to the next meeting due to a lack of physical quorum.

3) Public Comments (for items not on the agenda):

Phil Anderson, 1621 Roundelay Ln., spoke briefly about the EDAB Retail Strategies Report. He highlighted that the report was very well received by the City Commission.

4) Action Items

- a. National Entrepreneurship Center pilot project

Staff gave a presentation on the six-month pilot project in partnership with the National Entrepreneurship Center (NEC), which is crafted to support early stage business efforts. The pilot is divided into two sections - a variety of workshops and one-on-one work (virtually, hybrid and in person). After speaking to City Management, the in-person classes will be held at City Hall to provide hands-on mentorship. With the program, there will be no caps on workshops or one-on-one mentorships available to participants.

This pilot project is consistent with the Economic Development Strategic Plan, as well as the Community Redevelopment Plan- specifically as it relates to minority business. Staff

is recommending that the funding for this come half from the Community Redevelopment Agency budget, and half from the City.

The floor opened for board comments, concerns and questions. A discussion was held and the board expressed enthusiasm for the program, noting how valuable this will be for businesses.

Due to a lack of physical quorum, the board was not able to vote to recommend the pilot program; however, did agree that staff should move it forward.

5) Non-Action Items

a. EDAB Retail Strategies Report - Commission Feedback

Staff provided insights on Commission feedback regarding the EDAB Retail Strategies Report. Some feedback included adding guidance terminology, and more detailed breakdown of businesses. Staff has taken all Commission feedback and communicated it with MJB Consulting to adjust as needed before the September 28 City Commission Work Session.

The floor opened for discussion and the board asked a few questions.

6) Staff Updates

a. EDAB Commercial Performance Report

Traditional report was presented and staff noted that Hannibal Square foot traffic has been added.

7) Board Comments

There were none.

8) Upcoming Agenda Items

None were discussed.

9) Adjournment

The meeting adjourned at 8:52 a.m.

Minutes approved by the board on _____.
/s/ Tatia Ghviniashvili, Board Coordinator

item type Non-Action Items	meeting date September 12, 2023
prepared by Kyle Dudgeon	approved by
board approval	
strategic objective	

subject

CRA condensate drainage program

motion / recommendation

N/A

background

Staff has been working to improve existing experience on Center Street for social, economic, and environmental purposes. A multi-pronged approach has been taken which includes efforts from several city departments; Public Works, Planning, Sustainability and the CRA/Economic Development.

The current condition of Center St, immediately behind, or to the east of the Park Avenue Commercial area has long been an area subject to accumulation of muck from HVAC condensate drainage and soiled water disposal. The moisture from HVAC discharge and mop water disposal, accumulates and combines with refuse spillover, creating an unsightly, malodorous, slippery area. After discussions between the departments, a solution is proposed in conjunction with a new program.

At the April CRA advisory meeting the board discussed these challenges commercial properties are having with the maintenance and upkeep of their rear facades. Staff suggested modifications with a new program to combat this issue. Pre and post approval by the advisory board, staff has been in communication with the business community including the Chamber of Commerce and Park Avenue District. After receiving feedback, Staff has accommodated their request that an accompanying ordinance take effect some time after potential approval to give some time to come into compliance.

Condensate drainage program: Proposed is a City/CRA driven program to create infrastructure that mitigates the detriment of stormwater quality by condensate and other liquids reaching storm drains. Existing conditions create unwanted nuisances. 100% contribution from CRA per rock bed area. Unanimously approved by the CRA Advisory Board, the plan speaks to improvements that provide business support and programs consistent with this project. Each property can apply for up to \$3,000 for improvements

related to a retention basin that meets the standard of the new code resulting in enhancements to Center Street and no out of pocket impact to businesses.

alternatives / other considerations

fiscal impact

Businesses taking advantage of this program will be supported by a new condensate drainage relief program intended to offset the cost of install.

ATTACHMENTS:

[Center Street Building Discharge_Ordinance amending sec 58-169.pdf](#)

ATTACHMENTS:

[CRA Business Condensate Drainage Application 2023.pdf](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA,
AMENDING CHAPTER 58, ARTICLE V, DIVISION 1, SECTION 58-169
OF THE CITY CODE OF ORDINANCES TO ADDRESS THE
DISCHARGE OF COOLING WATER FROM BUILDINGS ADJACENT
TO CENTER STREET; PROVIDING FOR CODIFICATION,
SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City desires to enact regulations to address the proper disposal and discharge of HVAC system condensate draining from buildings along Center Street into the Center Street right-of-way and stormwater sewer; and

WHEREAS, the City Commission hereby finds that it is in the best interest of the health, safety, and welfare of the citizens of Winter Park and the general public that Section 58-169 of the City Code of Ordinances be amended as provided herein.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this ordinance.

SECTION 2. Code Amendment. Chapter 58, Article V, Division 1, Section 58-169 of the City Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Sec. 58-169. - Disposition of stormwater runoff/condensate discharge.

(a) All stormwater systems shall include a method for the disposition of excess stormwater runoff. This disposition is to be into rights-of-way of the city with storm drainage facilities.

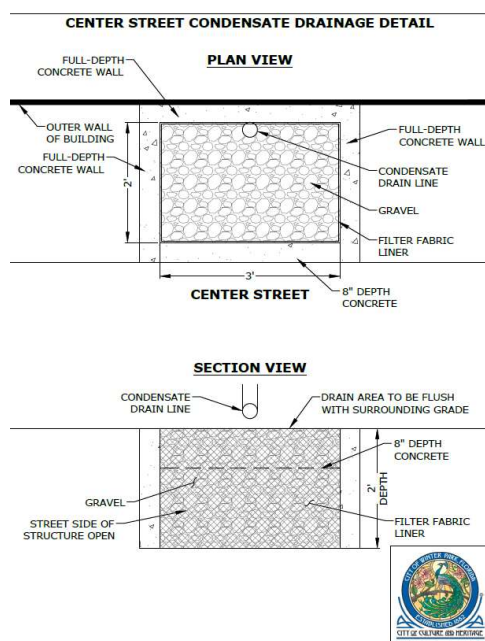
(b) In cases where the disposition of stormwater runoff is other than to rights-of-way with storm drainage facilities, the approval of the city engineer or public works director shall be required for the design and disposition of stormwater runoff into other areas such as lakes, ponds, streams, canals, wetlands, or rights-of-way without storm drainage facilities.

(c) For buildings (new and existing) adjacent to Center Street between E. Canton Avenue and E. New England Avenue, unpolluted cooling water from a HVAC system must be discharged to a retention basin with the capacity to capture and retain all HVAC condensate discharge. Such retention basin must be constructed from a permeable material with sufficient void space to retain the discharge, must allow for the percolation and evaporation of unpolluted cooling water, and must be serviceable at any time. Any construction or maintenance work performed within the right-of-way will require review and approval

from the city prior to commencement. The design of this retention basin may meet the standards provided in the standard detail and figure below:

- (i) Natural stone with at least 40% void space. Limestone or crushed concrete is not allowed.
- (ii) Rectangular basin dimensions: 3' wide x 2' long x 2' deep.
- (iii) Perimeter must be designed to keep material (stone) in place and include three vertical sides, with the open side facing away from the existing building.
- (iv) The bottom of the retention basin must be on natural, permeable soil.
- (v) The basin must be lined with filter fabric.

Figure



The requirements of this subsection apply to existing buildings and must be complied with prior to April 1, 2024.

SECTION 3. Codification. This Ordinance shall be incorporated into the Winter Park City Code. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Code may be freely made.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 6. Effective date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Park, Florida.

FIRST READING: _____, 2023

SECOND READING: _____, 2023

ADOPTED this ____ day of _____, 2023, by the City Commission of the City of Winter Park, Florida.

CITY COMMISSION
CITY OF WINTER PARK

Phil Anderson, Mayor/Commissioner

ATTEST:

Rene Cranis, City Clerk



City of Winter Park Business Condensate Drainage Program

1. APPLICANT

Name: _____

Address: _____

_____ Zip _____

Contact Name: _____ Phone Number: _____

Email: _____ Mobile Number: _____

Legal Form: Sole Proprietorship ☐ Partnership ☐
 Corporation: Profit ☐ Non-Profit ☐

In which State are the incorporation and/or organization documents filed?

Tax Identification Number: _____

2. BUILDING/BUSINESS TO BE IMPROVED

Name: _____

Address: _____

_____ Zip _____

Legal Description: _____

Property Tax Parcel Number: _____

3. OWNER OF PROPERTY (if not applicant)

Name: _____

Contact Name: _____

Address: _____

_____ Zip _____

Staff Use Only: Application Approved (Y / N) Date: _____ By: _____
--

4. PURPOSE

The intention of this grant program is to address the issue of discharged HVAC condensate behind commercial buildings, and the undesirable seepage into the roadway and into the storm drain.

5. AUTHORIZATION TO UNDERTAKE WORK

If the applicant is not the owner of the property, provide written evidence in the form below that the owner authorizes this work to be undertaken.

6. BRIEF DESCRIPTION OF PROPOSED CONDENSATE DRAINAGE PLAN

A basin will be constructed from a permeable material with sufficient void space to retain the discharge, and allow for the percolation of unpolluted cooling water into existing soils.

- Natural stone with at least 40% void space.
- Basin dimensions: 3' wide x 3' long x 1' deep.
- Perimeter will be designed to keep material (stone) in place and eliminate seepage onto roadway.

7. ESTIMATED COST OF WORK FROM BIDS RECEIVED - *(Applicant may make multiple copies of this page if the applicant is collecting bids from more than three vendors to ensure a complete scope of work. Please be advised, applicants are not permitted to list their own services/business as a potential vendor for use of grant funding.)*

***** In the event that a City approved Vendor/Contractor is available to complete the Condensate Drainage work, BIDS will not be required.**

Bid #1:

Company Name: _____

Contact Name: _____

Contact Phone Number: _____

Bid Amount for Total Work: \$ _____.

Bid #2:

Company Name: _____

Contact Name: _____

Contact Phone Number: _____

Bid Amount for Total Work: \$ _____.

Bid #3:

Company Name: _____

Contact Name: _____

Contact Phone Number: _____

Bid Amount for Total Work: \$ _____.

8. CRITERIA

1. Property owner and/or current Tenant may apply for funding up to a maximum of \$3,000.00
2. Applicant will be responsible for any costs in excess of \$3,000.00

9. ACKNOWLEDGEMENTS

- ☐ I have read and understand the program guidelines and criteria
- ☐ I have attached a copy of my current business license to this document
- ☐ I have attached a copy of my current property insurance
- ☐ To the best of my knowledge the business and the property are current on all local, state, and federal taxes
- ☐ I have attached a copy of the scope of work and available drawings or sketches
- ☐ I understand that final approval must come from all City departments concerned with any improvement and that award of the grant by the City does not guarantee approval of the project. The applicant must meet all City requirements and codes.

CERTIFICATION BY APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is not the sole owner of the property, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority must be attached.

The City is dedicated to promoting and encouraging diversity in the programs that it supports or funds. Successful applicants in the City's Business Façade Program are encouraged to contact contractors that are certified minority owned or small businesses.

Verification of any information contained in this application may be obtained by the City from any available source.

Applicant Signature

Date

Please return a copy of this completed application along with any supporting documentation to the City.

Economic Development/Community Redevelopment Agency
Division 401 S. Park Ave
Winter Park, FL 32789

For additional information please contact:

Anne Sallee, CRA/Economic Development Coordinator

Phone: 407-599-3225

Email: asallee@cityofwinterpark.org

Business Façade Program Property Owner Authorization

I, _____, understand that

_____, a leaseholder of my property located at

_____ is submitting this application under the City of Winter Park Business Condensate Drainage Grant Program, hereinafter referred to as "Program." For the purposes of this authorization, hereinafter the City of Winter Park as "City".

I have received and reviewed the Program guidelines and reviewed the application submitted by my tenant. I agree to permit the proposed improvements to my building. I understand that I am not financially responsible to complete these improvements under the Program.

I understand and agree that neither the City assume responsibility or liability to me or any other part for any action or failure of any contractor or other third party and in no way guarantee any work to be done or material to be supplied.

I further agree to hold the City harmless from and indemnify them for and against any and all claims which may be brought or raised against the City or any of its officers, representatives, agents or agencies regarding any matters relevant to the participant obligations under the Program.

I assure the City that the tenant holds a valid lease with no expiration pending within the next twenty-four months following the date of application for Program funding.

I have read the above statements and acknowledge that they are true and complete to the best of my knowledge. I have no objection to the applicant pursuing the proposed improvements project, and I authorize the leaseholder to make the proposed improvements under the provisions of the Program.

Property Owner Signature

Date

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by _____, who is personally

known to me or who has produced _____ as identification.

Notary Public

item type	Staff Updates	meeting date	September 12, 2023
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective			

subject

National Entrepreneurship Center (NEC) pilot program update

motion / recommendation

N/A

background

A kick-off is tentatively planned for early October, with presentations and an opportunity for the Winter Park Community to come meet partners, presenters, and learn more about the opportunities available.

The NEC will coordinate with its partner organizations to identify the appropriate sector strengths and provide support to the business community to grow the local economy by providing educational business workshops to existing Winter Park small businesses, aspiring entrepreneurs, dedicated nonprofits and home-based businesses at any stage.

Initially there will be two training tracks; General Business and Retail-Centric Business. These will be in the form of a video series, putting scheduling in the hands of the business participant. There is the flexibility to develop more specific focus as needed.

The General Business track is a 5-video series that will cover fundamental business education that applies to all industries – these are topics (like bookkeeping, human resources, etc.) which often small businesses skip over, or could benefit from a refresher, as they work to start up or reinvigorate their business.

The Retail Business Track will include those core elements plus items more unique to this type of industry (like storefront management, e-business, etc.).

This program will also provide one-on-one coaching opportunities for entrepreneurs as they need it. They will have access to a coaching session between video sessions, or at the pace they need, to provide them with expert guidance on implementing what they

learned into their business model. Space conducive to one-on-one meetings with an external entrance, in the City Hall, facility has been secured to facilitate the coaching sessions to suit individual schedules.

Additionally, if there is an interest in International Trade, interested parties can receive comprehensive support through the Central Florida International Trade Office, providing comprehensive support to businesses interested in international trade. They offer tailored counseling, guiding small businesses in evaluating trade suitability, and enhancing export readiness. The office organizes impactful events ,workshops and webinars, and delivers presentations around the region on a variety of trade topics. We also foster connections through hosting foreign delegations and introducing clients to resource providers, both public and private sector.

After the initial roll out with an introductory presentation, a session on digital marketing is in the formation stage to serve the interests of small businesses with small marketing budgets in anticipation of Small Business Saturday and the upcoming holiday season. The calendar is being put together now and will be announced as soon as it is complete.

There will be no limiting caps on the number of businesses that participate, or on the number of coaching sessions offered in total or to each company. This is an opportunity to grow a local business in any industry. The program will have a program of training presentations, some live and some virtual, while also offering one-on-one coaching to entrepreneurs.

For more info on the NEC and BizLink Orange, go to <https://nationalec.org/> and <https://bizlinkorange.com/>

alternatives / other considerations

fiscal impact

Funds for the pilot have been approved

item type	Staff Updates	meeting date	September 12, 2023
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective			

subject

EDAB Retail Strategies Report Update

motion / recommendation

N/A

background

Staff to provide an update on the retail strategies report.

alternatives / other considerations**fiscal impact**

item type	Staff Updates	meeting date	September 12, 2023
prepared by	Kyle Dudgeon	approved by	
board approval			
strategic objective			

subject

EDAB Commercial Performance Report

motion / recommendation

background

Monthly reports as requested

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Park Avenue.Hannibal ped counters August 2023.pdf](#)

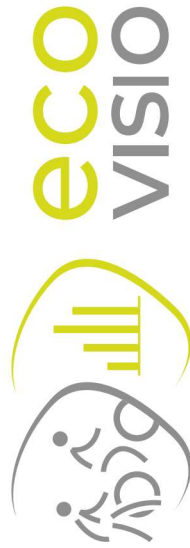
ATTACHMENTS:

[EDAB Commercial Performance Report September '23.pdf](#)



City of Winter Park

Kyle Dudgeon
09/01/2023



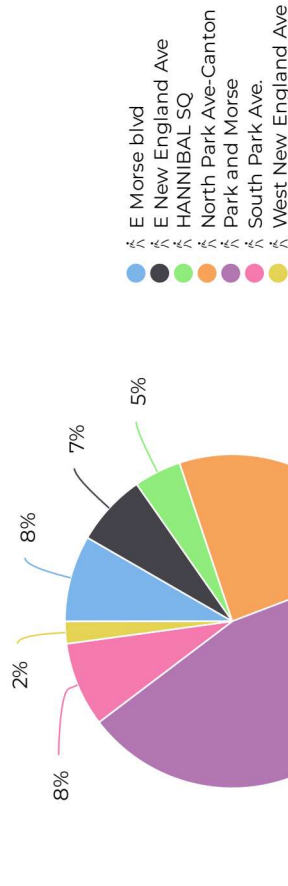
Key Figures

July 1, 2023 → July 31, 2023

Key Figures Map

Total	187,231	Peak Day	10,671
		Saturday Jul 8, 2023	

Distribution

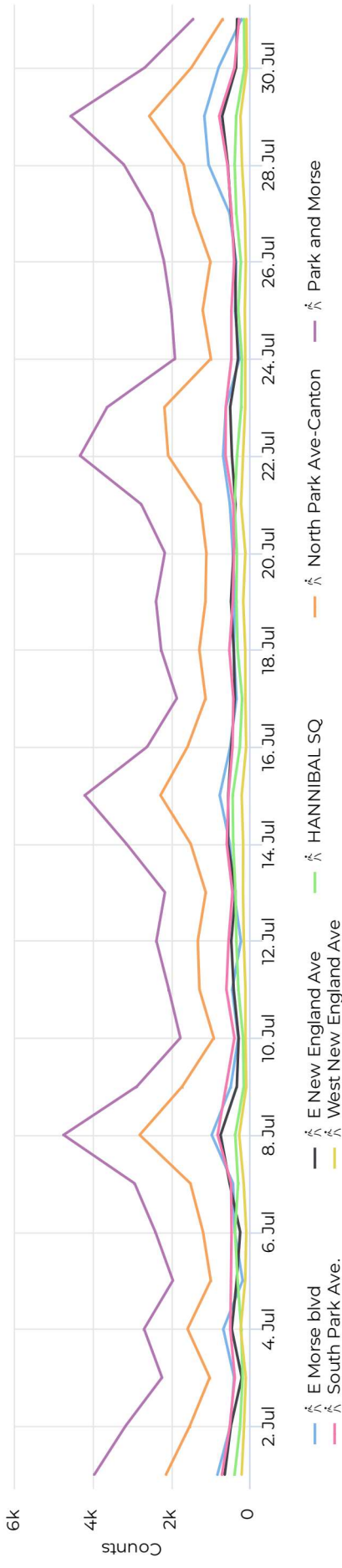


📊 Compared to 07/02/2022 → 08/01/2022

Key Figures

July 1, 2023 → July 31, 2023

Daily traffic



Monthly traffic

09/01/2022 → 08/31/2023



Key Figures

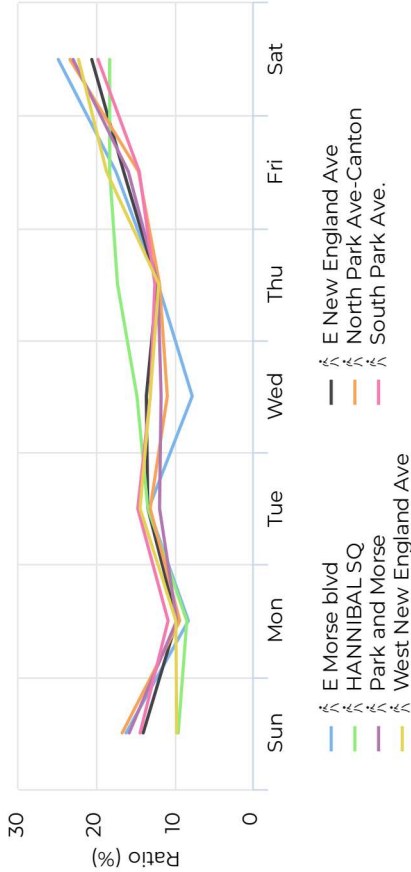
July 1, 2023 → July 31, 2023

Monthly traffic

Whole Period

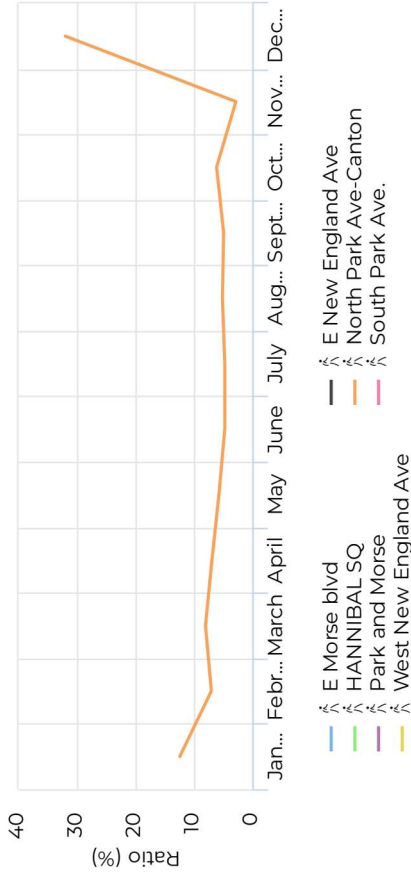


Daily Profile



Monthly Profile

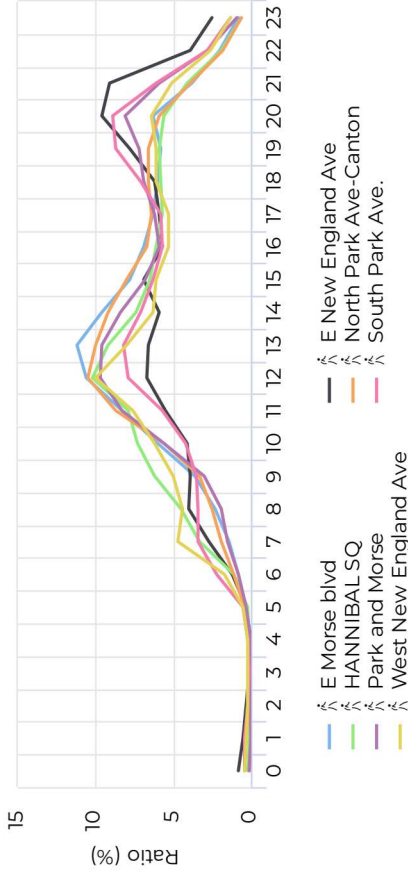
01/01/2022 → 12/31/2022



July 1, 2023 → July 31, 2023

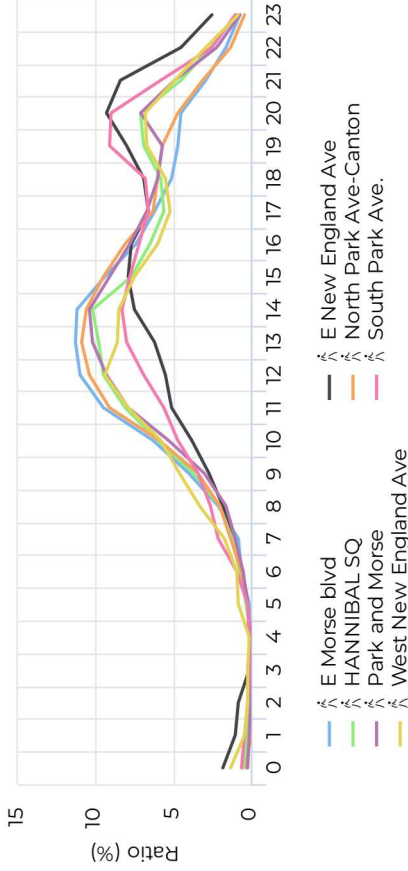
Hourly Profile - Weekdays

01/01/2023 → 08/31/2023



Hourly Profile - Weekend

01/01/2023 → 08/31/2023



Key Figures

July 1, 2023 → July 31, 2023

Key Figures Summary

Site	Daily Average	▼	Peak Day	Peak Count
Park and Morse	2,747		Sat Jul 8, 2023	4,756
North Park Ave-Canton	1,468 ▲ 177.4%		Sat Jul 8, 2023 Thu Jul 28, 2022	2,806 ▲ 220.0%
E Morse blvd	505		Sat Jul 29, 2023	1,149
South Park Ave.	494		Sat Jul 8, 2023	808
E New England Ave	421		Sat Jul 8, 2023	732
HANNIBAL SQ	276		Sat Jul 15, 2023	422
West New England Ave	130		Sat Jul 8, 2023	254

📊 Compared to 07/02/2022 → 08/01/2022

Commercial Performance Report

9/23

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

Sources: ESRI, CoStar, BLS

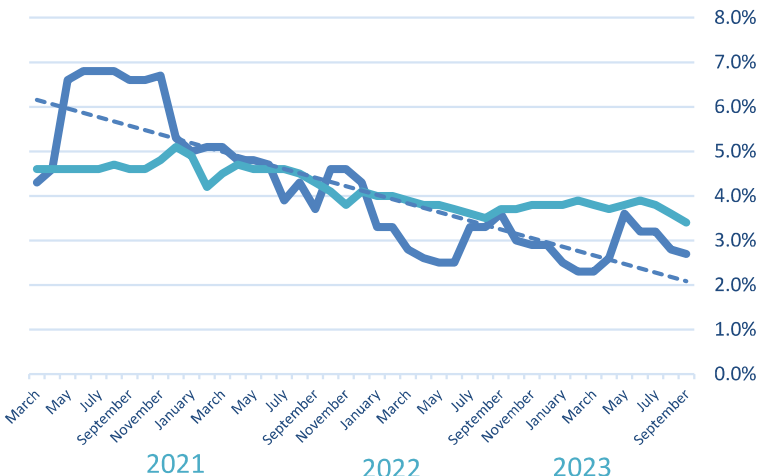
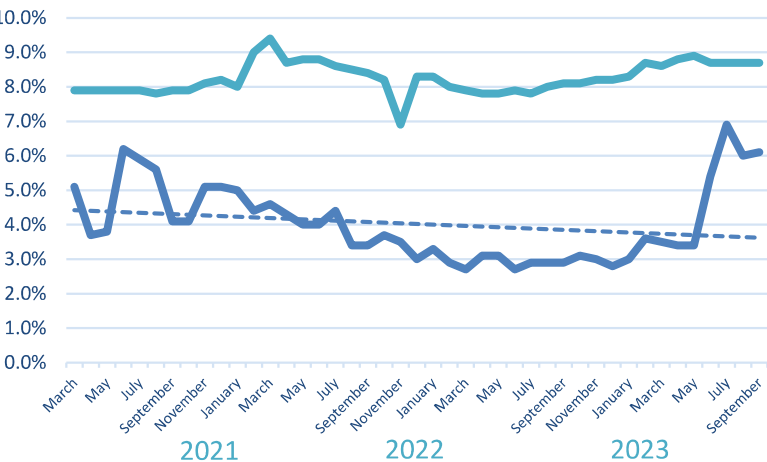
OFFICE

Vacancy

RETAIL

Winter Park Orlando MSA

Winter Park Orlando MSA



Rental Rate

Winter Park Orlando MSA

Winter Park Orlando MSA

