Economic Development Advisory Board
Regular Meeting

December 10, 2019 at 8:15 a.m.

City Hall | Chapman Room
401 S. Park Ave. | Winter Park, Florida

Agenda Items

1. Opening comments

2. Approval

A. Minutes for November 12, 2019

3. New business

A. Economic Development Plan Update
B. EDAB 2020 Meeting Schedule
C. Chamber Update

4. Adjourn

Next meeting: January 14

appeals & assistance

"If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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).

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

Economic Development Advisory Board Agenda Item

December 10, 2019 at 8:15 am

City Hall | Chapman Room
401 S. Park Ave. | Winter Park, Florida

Agenda Item

Approve Minutes for November 12, 2019.

Motion | Recommendation

Motion to approve minutes from November 12, 2019.

Background

N/A

Economic Develop Advisory Board Minutes

November 12, 2019 at 8:15 a.m.

Chapman Room
401 S. Park Ave. | Winter Park, Florida

Present

Bill Segal, Tara Tedrow, Michelle Heatherly, Mike Miller, Sheila DeCiccio, Betsy Gardner-Eckbert
Kyle Dudgeon, Peter Moore, Laura Halsey, Lindsey Hayes

Absent

Meeting called to order

Meeting was called to order at 8:15 am.

Approval of minutes

Motion made by Tara Tedrow, seconded by Sheila DeCiccio, to approve the October 8, 2019 minutes.
Motion passes 6-0.

New Business

1. **Real Estate Study**
   Staff provided an update on the 1129 – 1189 Alabama Drive, also referred to as the Boathouse Properties. Research showed the properties were purchased for $25,000.00 each and today are worth about $250,000.00-$300,000.00 each. A powerpoint presentation provided a visual of the location of the properties. Discussion ensued regarding ownership, viability to develop, ingress and egress needs, and interest in the sale of the properties.

2. **Economic Development Plan Update**
   Assistant Division Director, Kyle Dudgeon, provided a powerpoint presentation to support the Economic Development metrics discussion. Inventory, vacancy and absorption rates, along with rental rates and price per square foot were discussed. Discussion on notable sales took place and Board asked if a list could be compiled of sales in the City. Division Director, Peter Moore, addressed the board and provided some insight on deliverables to be presented to the Board and the City Commission. For the most part, the reports will be quarterly. He stated that staff would like to know what items the board finds quantitative. The Board felt perhaps a list of sales for them to review would be helpful and assist in familiarizing themselves with the inventory of the City. Another point made by the board was being able to see who owns what properties. Staff agreed to pull together a report to show which properties are commercial, which properties are exempt and

non-exempt, etc. The next steps will be metric adjustments, project revisions, and a draft report on 12/10/19.

3. **Chamber update**

Betsy Gardner-Eckbert, Chamber of Commerce President, stated the Chamber will take an official position in support of the Henderson Hotel. Mrs. Gardner-Eckbert just returned from London with Orange County Mayor Demings and the roundtable discussion on digital and reaching guest profiles was interesting and successful.

The next regularly scheduled meeting will be December 10, 2019.
There being no further business, the meeting adjourned at 9:04 a.m.

Economic Development Advisory Board Agenda Item

December 12, 2019 at 8:15 am

City Hall | Chapman Room
401 S. Park Ave. | Winter Park, Florida

Agenda Item

Economic Development Plan Update

Motion | Recommendation

N/A

Background

Staff is providing the board an update on items related to the economic development plan outline. The backup attached provides a response to the board's queries regarding non-taxable commercial property and real estate sales transactions within the city.

Economic Development Advisory Board 2019-2020 Plan

PROJECTS

ECONOMIC DEVELOPMENT REPORTING

Quarterly

Retail/Office:
Inventory
Vacancy
Absorption Rate
Rental Rate
Price per Sq/Ft
Capitalization Rate
Notable Sales

Annual

Taxable Value
Major Employers
Business Certificate Data
Permitting (subject to availability)

CLUSTER STUDY UPDATE (Location Quotient)

Review Period (3 years)

Occurs when businesses in similar industries are located near each other and can take and can take advantage of local strengths and assets to generate additional wealth within a community compared to a larger geographic area.

REAL ESTATE REVIEW AND ASSESSMENTS

Review Period (3-5 years)

City-owned property analysis

Exempt vs. non-exempt property

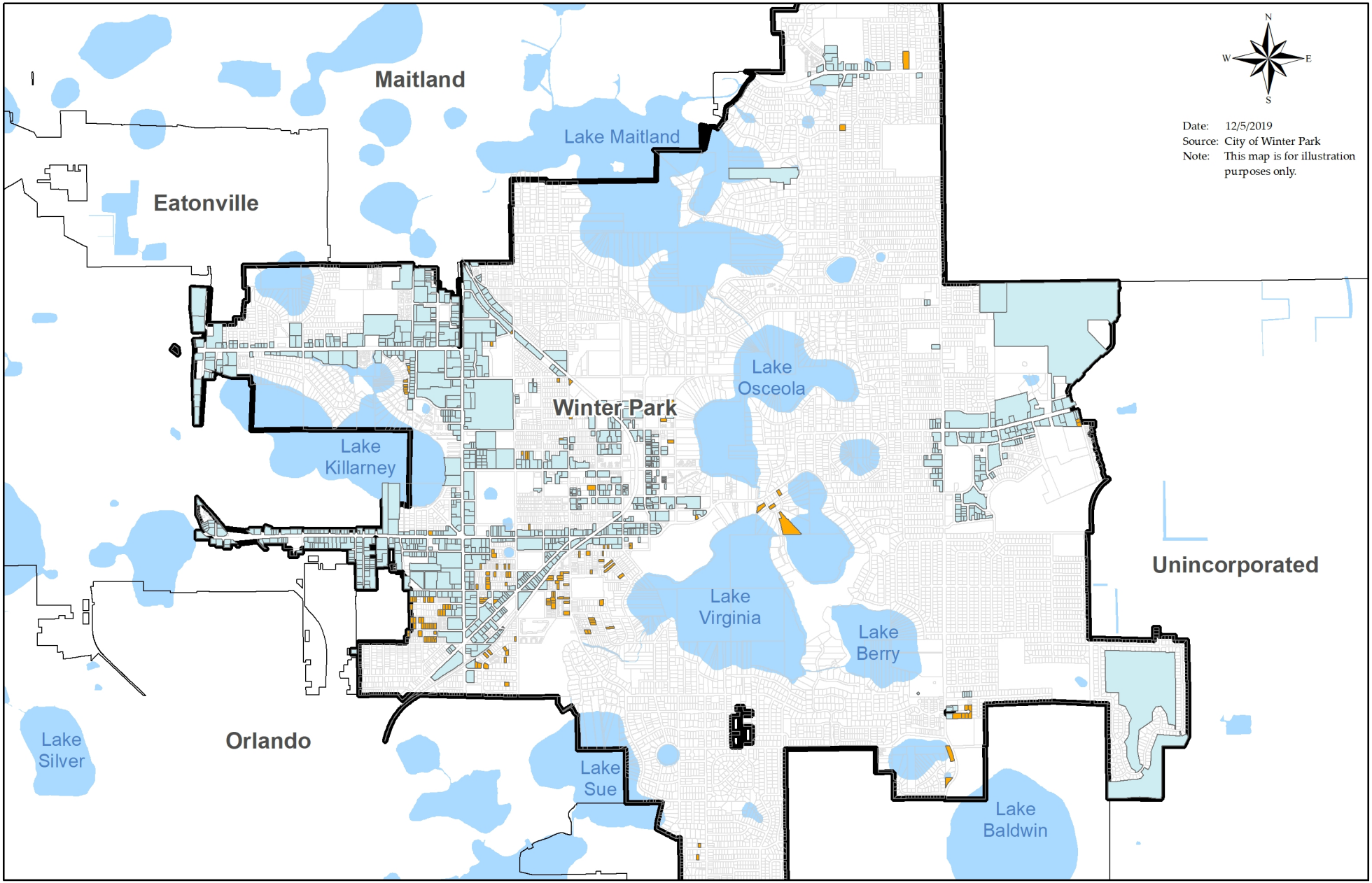
Major property ownership/change

COORDINATION & PARTNERSHIP

Annual

Economic development related engagement through discussion and recommendations on various city related topics

New/changes to scope based on EDAB review & discussion



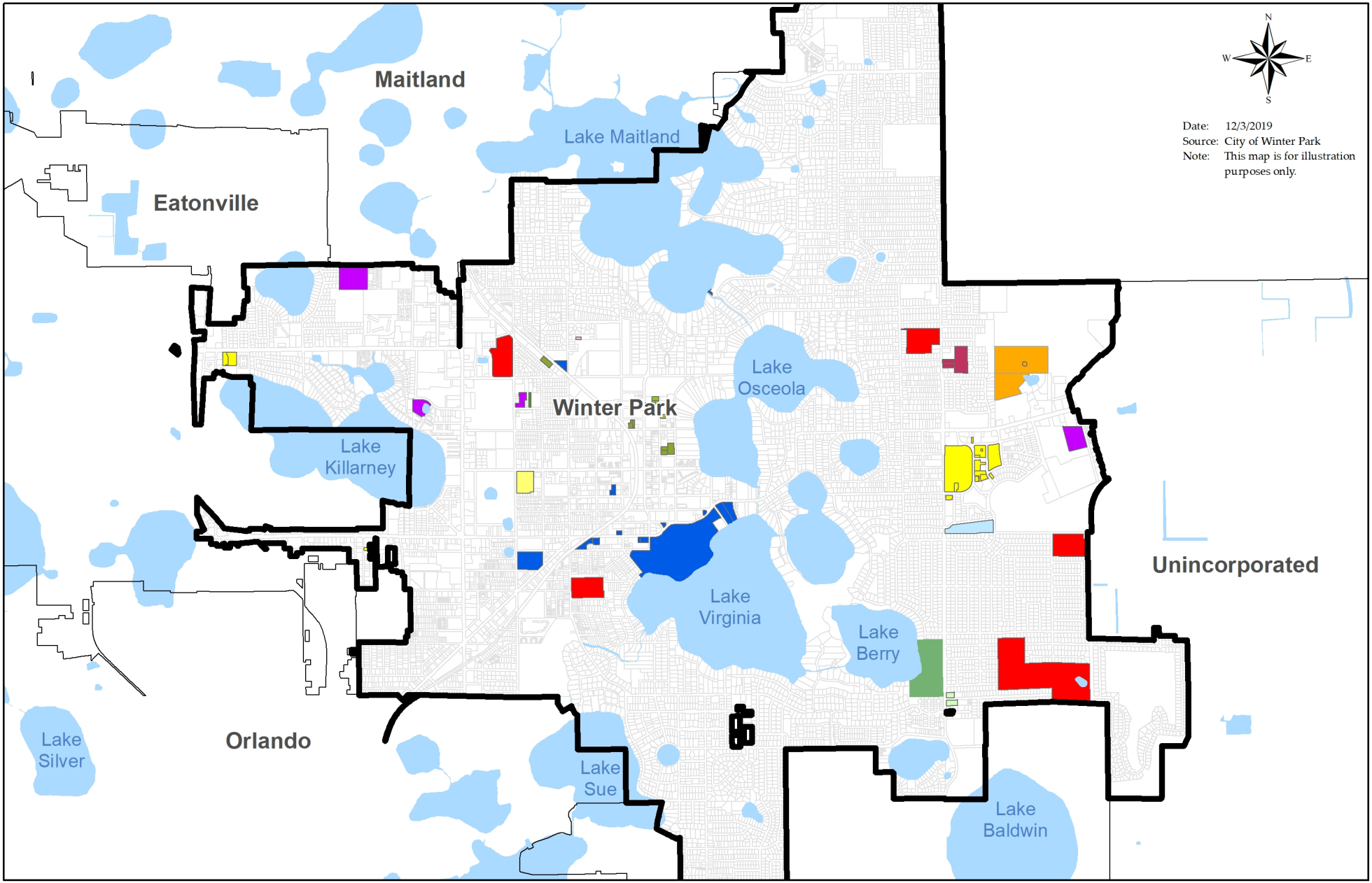
COMMERCIAL PROPERTY STUDY

Economic Development Advisory Board

City of Winter Park
Florida

Legend

- WP Commercial
- WP Multifamily
- WP Parcels



NON-TAXABLE PROPERTY STUDY

Economic Development Advisory Board

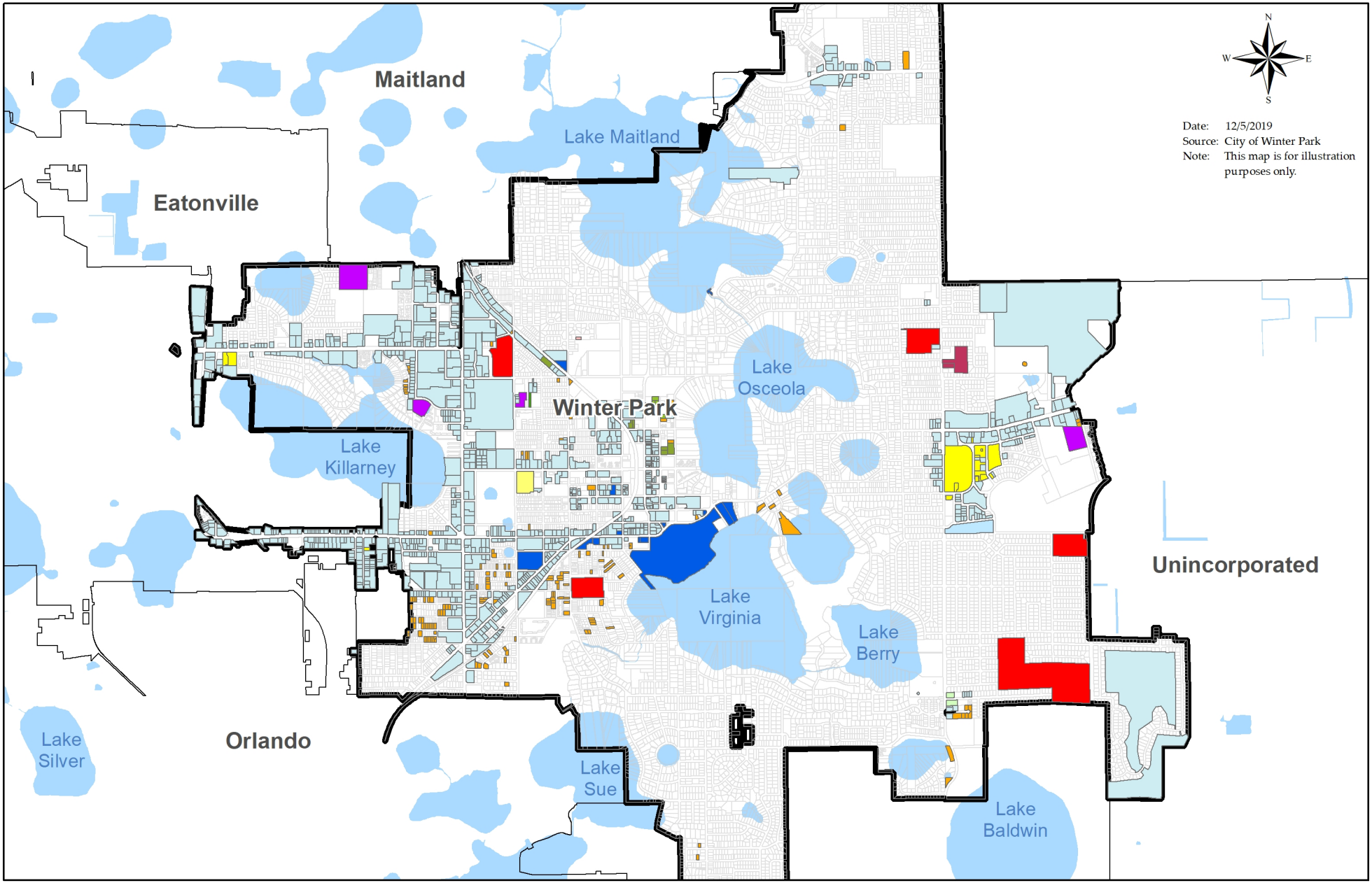
City of Winter Park
Florida

Legend

WP Parcels

NAME

- CITY OF WINTER PARK (438)
- SCHOOL BOARD OF ORANGE COUNTY FLORIDA (92)
- ROLLINS COLLEGE (67)
- ADVENTIST HEALTH (30)
- MAYFLOWER RETIREMENT CENTER (30)
- HOUSING AUTHORITY OF CITY OF WINTER PARK (25)
- HOUSING AUTHORITY OF THE CITY OF WINTER PARK
- FIRST BAPTIST CHURCH OF WINTER PARK (7)
- FIRST CHRISTIAN CHURCH OF WINTER PARK (7)
- WINTER PARK CHRISTIAN CHURCH (7)
- WP PRESBYTERIAN CHURCH (7)
- VALENCIA COLLEGE (5)
- SEVENTH DAY ADVENTISTS(4.6)
- CHARLES HOSMER MORSE FOUNDATION (3.4)
- DIOCESE OF ORLANDO (1.5)



COMMERCIAL PROPERTY STUDY

Economic Development Advisory Board

City of Winter Park
Florida

Legend

NAME

- CITY OF WINTER PARK (438)
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- WP Commercial
- WP Multifamily
- WP Parcels

NON-TAXABLE PROPERTY BY OWNERSHIP CONCENTRATION

City of Winter Park, Florida

winter park CRA community redevelopment agency

Legend

Non Taxable Property By Ownership Concentration
- City of Winter Park - 292 Acres
- OC School Board - 94 Acres
- Rollins College - 66 Acres
- Presbyterian Retirement Communities - 34 Acres
- Adventist Health - 33 Acres
- Mayflower Retirement Center - 30 Acres
- WP Housing Authority - 21 Acres
- First Baptist Church - 7 Acres
- WP Presbyterian Church - 7 Acres
- WP Christian Church - 7 Acres
- Valencia CC - 5 Acres
- Diocese of Orlando - 5 Acres
- Seventh Day Adventists - 5 Acres
- Others < 5 Acres Each
- Parcels
- County Boundary
- City Boundaries
- Water
- Private Roads

N W E S

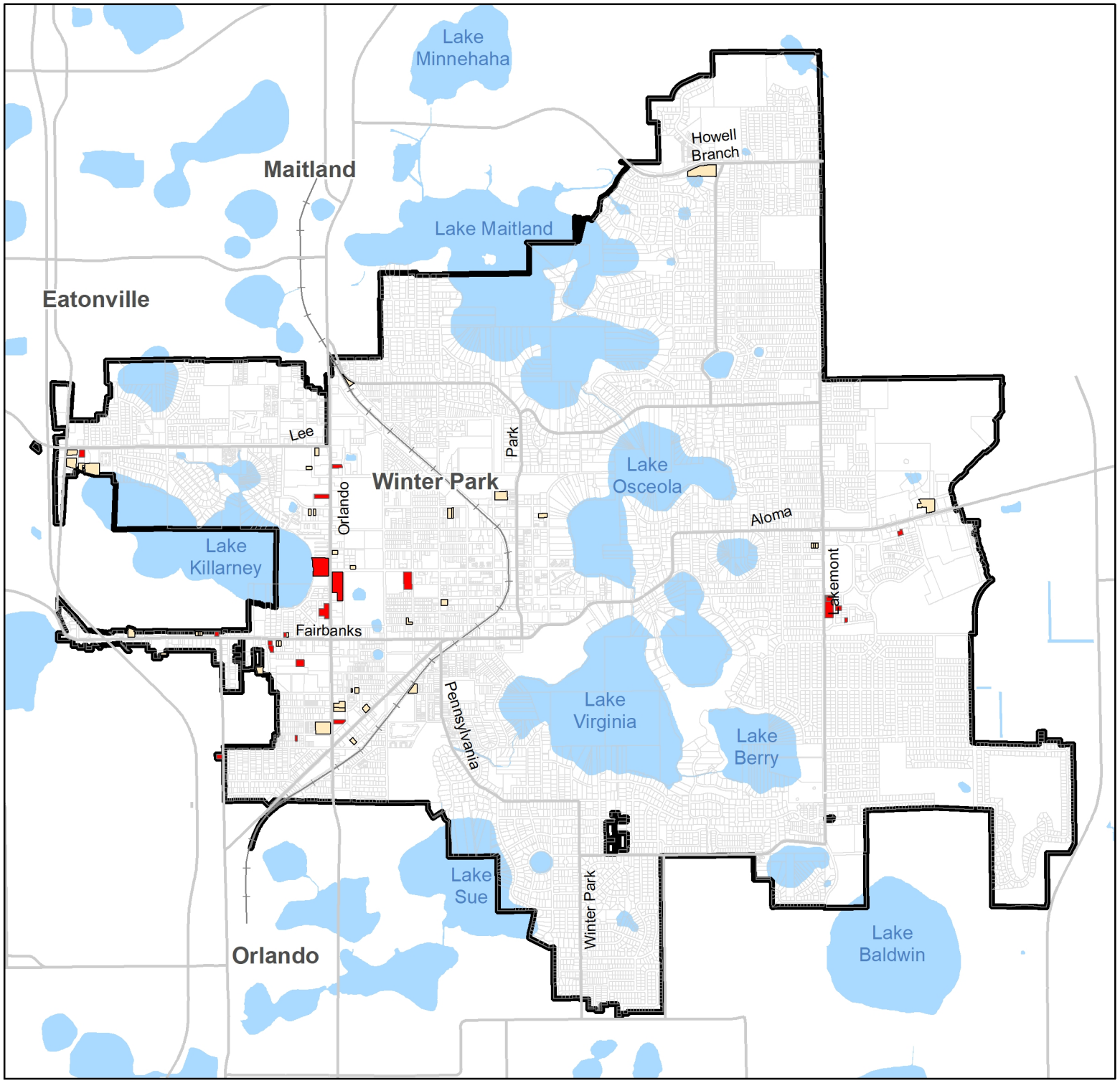
Date: August 27, 2010
Project: CRA20100827
Sources: City of Winter Park; Orange County Property Appraiser

0 0.25 0.5 0.75 1 Miles

NOTABLE SALES STATUS CHANGES 2018-2019

Economic Development Advisory Board

City of Winter Park
Florida



Legend

- Sold/Under Contract (23)
- Sales Status Changes (67)
- WP Parcels

N
W E
S

Date: 12/2/2019
Source: City of Winter Park
Note: This map is for illustration purposes only. Source: CoStar

Address	Type	City	Date	New Status	Previous Status
2487 Aloma Ave	Office	Winter Park	11/26/2018	Active - $1,499,000.00	-$1,599,000.00
1840 Anzle Ave	Land	Winter Park	12/4/2018	Withdrawn - $1,100,000.00	-$1,475,000.00
735 Minnesota Ave	Multi-Family	Winter Park	12/6/2018	Active - $4,300,000.00	-
1057 Minnesota Ave	Land	Winter Park	12/10/2018	Withdrawn	Active
1101 Minnesota Ave	Multi-Family	Winter Park	12/11/2018	Active - $6,580,000.00	-
1340 Gene St	Industrial	Winter Park	12/11/2018	Active - $1,600,000.00	-
1761 Indiana Ave	Multi-Family	Winter Park	12/11/2018	Active - $6,580,000.00	-
1891-1901 W Fairbanks Ave	Land	Winter Park	12/11/2018	Withdrawn	Active
1891-1901 W Fairbanks Ave	Land	Winter Park	12/11/2018	Withdrawn	Active
1891-1901 W Fairbanks Ave	Land	Winter Park	12/11/2018	Withdrawn	Active
504-512 N Wymore Rd	Office	Winter Park	12/11/2018	Withdrawn	Active
1211 N Orange Ave	Office	Winter Park	12/17/2018	Withdrawn - $4,500,000.00	Active - $4,500,000.00
1455 W Fairbanks Ave	Office	Winter Park	12/19/2018	Active - $550,000.00	-
265 N Wymore Rd	Office	Winter Park	12/19/2018	Withdrawn	Active
1407 N Orange Ave	Retail	Orlando	1/7/2019	Withdrawn - $1,750,000.00	-
650 N Wymore Rd	Office	Winter Park	1/7/2019	Active	Under Contract
132-136 Benmore Dr	Office	Winter Park	1/10/2019	Sold - $1,950,000.00	Active - $1,034,265.00
1455 W Fairbanks Ave	Office	Winter Park	1/14/2019	Withdrawn	-$495,000.00
1455 W Fairbanks Ave	Office	Winter Park	1/14/2019	Withdrawn - $495,000.00	-
1977 Dundee Dr	Office	Winter Park	1/14/2019	Sold - $535,000.00	Under Contract - $535,000.00
1455 W Fairbanks Ave	Office	Winter Park	1/15/2019	Withdrawn - $550,000.00	-$495,000.00
1724 N Mills Ave\	Office	Orlando	1/16/2019	Active - $5,400,000.00	Under Contract - $5,400,000.00
1311 W Webster Ave	Office	Winter Park	1/20/2019	Withdrawn - $840,000.00	Active - $1,250,000.00

1123 W Fairbanks Ave	Land	Winter Park	1/21/2019	Active - $1,395,000.00	-
1100 S Orlando Ave	Retail	Winter Park	1/28/2019	Active - $3,200,000.00	-
1435 W Fairbanks Ave	Office	Winter Park	1/28/2019	Active - $600,000.00	-
751 Minnesota Ave	Multi-Family	Winter Park	1/30/2019	Active - $4,585,000.00	-
751 Minnesota Ave	Multi-Family	Winter Park	1/31/2019	Active	-$190.00
751 Minnesota Ave	Multi-Family	Winter Park	1/31/2019	Active - $190.00	-
1724 N Mills Ave		Orlando	2/1/2019	Withdrawn - $5,400,000.00	Active - $5,400,000.00
1155 S Orlando Ave	Retail	Winter Park	2/4/2019	Active - $9,000,000.00	-
307 E Smith St	Office	Orlando	2/5/2019	Active	-
1000 S Orlando Ave	Office	Winter Park	2/6/2019	Active - $2,500,000.00	-$3,750,000.00
1840 Anzle Ave	Office	Winter Park	2/12/2019	Active - $384,000.00	-
1850 Anzle Ave	Office	Winter Park	2/12/2019	Active - $483,000.00	-
1860 Anzle Ave	Office	Winter Park	2/12/2019	Active - $593,000.00	-
2626 Lee Rd	Retail	Winter Park	2/12/2019	Withdrawn - $3,368,421.00	Active - $3,368,400.00
650 Nicolet Ave	Office	Winter Park	2/12/2019	Sold - $395,000.00	Active - $675,000.00
800 W Morse Blvd	Office	Winter Park	2/13/2019	Sold	Active
307 E Smith St	Office	Orlando	2/21/2019	Active - $800,000.00	-
1492 W Fairbanks Ave	Retail	Winter Park	2/24/2019	Active - $750,000.00	-$775,000.00
503 N Interlachen Ave	Land	Winter Park	2/27/2019	Active	-
2600 Lee Rd	Land	Winter Park	3/4/2019	Withdrawn - $975,000.00	-
633 N Orlando Ave	Retail	Winter Park	3/4/2019	Active - $8,420,000.00	-
633 N Orlando Ave	Retail	Winter Park	3/4/2019	Active - $8,420,000.00	-$3,925,000.00
1353 Palmetto Ave	Office	Winter Park	3/11/2019	Active - $1,300,000.00	-$1,275,000.00
415 S Orlando Ave	Land	Winter Park	3/12/2019	Sold - $8,000,000.00	Under Contract - $8,000,000.00
954 S Orlando Ave	Office	Winter Park	3/12/2019	Active - $3,750,000.00	-$3,999,000.00
1840 Anzle Ave	Land	Winter Park	3/13/2019	Withdrawn - $1,350,000.00	Active - $1,100,000.00

3045 Aloma Ave		Specialty	Winter Park	3/13/2019		
2487 Aloma Ave		Office	Winter Park	3/14/2019	Withdrawn - $1,499,000.00	Active - $1,499,000.00
3045 Aloma Ave		Land	Winter Park	3/15/2019	Active	-
735 Minnesota Ave		Multi-Family	Winter Park	3/18/2019	Active	-$4,300,000.00
1492 W Fairbanks Ave		Retail	Winter Park	3/28/2019	Active - $695,000.00	-$750,000.00
1455 W Fairbanks Ave	-	Office	Winter Park	3/29/2019	Active - $495,000.00	-$550,000.00
1065 W Morse Blvd Bldg 1		Office	Winter Park	4/2/2019	Active - $1,995,000.00	-
650 N New York Ave	-	Land	Winter Park	4/2/2019	Active	-
2828 Casa Aloma Way	-	Office	Winter Park	4/3/2019	Active - $225,000.00	Active - $245,000.00
1428 Gay Rd	-	Land	Winter Park	4/4/2019	Withdrawn - $1,980,000.00	Under Contract - $1,980,000.00
1298 Howell Branch Rd	-	Land	Winter Park	4/5/2019	Withdrawn - $695,000.00	Active - $1,699,000.00
1435 W Fairbanks Ave	-	Office	Winter Park	4/12/2019	Withdrawn - $600,000.00	Active - $600,000.00
2245 W Fairbanks Ave		Retail	Winter Park	4/15/2019	Active	-
2161 N Park Ave		Office	Winter Park	4/18/2019	Active - $1,500,000.00	-
2161 N Park Ave		Office	Winter Park	4/18/2019	Withdrawn - $1,500,000.00	-
1891-1899 Fairbanks Ave		Retail	Winter Park	4/23/2019	Active - $579,000.00	-
2245 W Fairbanks Ave		Retail	Winter Park	4/23/2019	Active - $5,500,000.00	-
3045 Aloma Ave		Specialty	Winter Park	4/24/2019	Under Contract	-
2487 Aloma Ave		Office	Winter Park	5/1/2019	Active - $1,400,000.00	-
1311 W Webster Ave		Office	Winter Park	5/6/2019	Active - $1,200,000.00	-
1492 W Fairbanks Ave		Retail	Winter Park	5/6/2019	Active	-$695,000.00
220 N Orlando Ave		Retail	Winter Park	5/8/2019	Active - $3,000,000.00	-
1353 Palmetto Ave		Office	Winter Park	5/9/2019	Active - $1,500,000.00	-$1,300,000.00
2134 Kentucky Ave		Office	Winter Park	5/10/2019	Active	-
2134 Kentucky Ave		Land	Winter Park	5/10/2019	Active	-
2245 W Fairbanks Ave		Retail	Winter Park	5/10/2019	Active - $5,500,000.00	-

3045 Aloma Ave		Land	Winter Park	5/10/2019	Under Contract	-
1123 W Fairbanks Ave	-	Land	Winter Park	5/16/2019	Active - $1,595,000.00	-$1,395,000.00
1455 W Fairbanks Ave	-	Office	Winter Park	5/17/2019	Under Contract - $495,000.00	Active - $495,000.00
1340 Gene St	-	Industrial	Winter Park	5/20/2019	Withdrawn - $1,600,000.00	Active - $1,600,000.00
1101 Minnesota Ave	-	Multi-Family	Winter Park	5/22/2019	Withdrawn	Active
650 N New York Ave	-	Land	Winter Park	5/22/2019	Withdrawn	Active
750 Harold Ave	-	Office	Winter Park	5/24/2019	Under Contract - $350,000.00	Active - $627,264.00
1340 Gene St	-	Industrial	Winter Park	5/28/2019	Active - $1,385,000.00	-
1891-1899 Fairbanks Ave		Retail	Winter Park	5/30/2019	Withdrawn - $549,000.00	-$579,000.00
735 Minnesota Ave		Multi-Family	Winter Park	6/4/2019	Withdrawn	Active
750 Harold Ave	-	Office	Winter Park	6/4/2019	Sold - $350,000.00	Under Contract - $627,264.00
750 Jackson Ave	-	Flex	Winter Park	6/4/2019	Withdrawn - $749,000.00	Active
1344 Indiana Ave		Land	Winter Park	6/14/2019	Active - $189,900.00	-
1920 N Orange Ave	-	Office	Orlando	6/18/2019	Active - $1,200,000.00	-
1920 N Orange Ave	-	Office	Orlando	6/19/2019	Active - $1,195,000.00	-$1,200,000.00
1840 Anzle Ave		Office	Winter Park	6/22/2019	Withdrawn - $365,000.00	-$384,000.00
1850 Anzle Ave		Office	Winter Park	6/22/2019	Active - $460,000.00	-$483,000.00
1860 Anzle Ave		Office	Winter Park	6/22/2019	Withdrawn - $570,000.00	-$593,000.00
1891-1899 Fairbanks Ave		Retail	Winter Park	6/24/2019	Active - $499,000.00	-$549,000.00
307 E Smith St	-	Office	Orlando	6/27/2019	Withdrawn - $800,000.00	Active - $800,000.00
2828 Casa Aloma Way	-	Office	Winter Park	7/3/2019	Withdrawn	Active
1065 W Morse Blvd	Bldg	Office	Winter Park	7/10/2019	Withdrawn - $1,275,000.00	Active - $1,995,000.00
1100 S Orlando Ave	-	Retail	Winter Park	7/10/2019	Under Contract - $3,200,000.00	Active - $3,200,000.00
1920 N Orange Ave		Office	Orlando	7/12/2019	Active - $990,000.00	-$1,195,000.00
753 W Comstock Ave		Specialty	Winter Park	7/14/2019	Active - $550,000.00	-
2161 N Park Ave				7/16/2019	Active	-
633 N Orlando Ave	-	Retail	Winter Park	7/26/2019	Sold - $8,420,000.00	Active - $8,420,000.00

1492 W Fairbanks Ave		Retail	Winter Park	8/5/2019	Under Contract	Active
753 W Comstock Ave		Specialty	Winter Park	8/6/2019	Under Contract - $550,000.00	Active - $550,000.00
1470-1480 W Fairbanks Ave		Office	Winter Park	8/7/2019	Active - $760,000.00	-
753 W Comstock Ave		Specialty	Winter Park	8/8/2019	Active - $550,000.00	Under Contract - $550,000.00
887 Jackson Ave		Industrial	Winter Park	8/8/2019	Active - $565,000.00	-
315 N Wymore Rd				8/9/2019	Active - $839,000.00	-
840 N Orlando Ave		Retail	Winter Park	8/11/2019	Active - $2,000,000.00	-
1345 Clay St	-	Office	Winter Park	8/12/2019	Sold - $725,000.00	Active - $625,000.00
1455 W Fairbanks Ave	-	Office	Winter Park	8/12/2019	Withdrawn	-$495,000.00
1344 Indiana Ave		Land	Winter Park	8/18/2019	Sold - $189,900.00	Active - $189,900.00
1100 S Orlando Ave	-	Retail	Winter Park	8/19/2019	Sold - $3,200,000.00	Under Contract - $3,200,000.00
1155 S Orlando Ave		Retail	Winter Park	8/23/2019	Active - $8,450,000.00	-$9,000,000.00
503 N Interlachen Ave	-	Land	Winter Park	8/26/2019	Withdrawn	Active
753 W Comstock Ave		Specialty	Winter Park	8/29/2019	Active - $500,000.00	-$550,000.00
1455 W Fairbanks Ave	-	Office	Winter Park	9/3/2019	Sold - $550,000.00	Under Contract
1340 Gene St	-	Industrial	Winter Park	9/6/2019	Sold - $1,385,000.00	Active - $1,385,000.00
1123 W Fairbanks Ave	-	Land	Winter Park	9/9/2019	Withdrawn - $1,595,000.00	Active - $1,595,000.00
735 Minnesota Ave		Multi-Family	Winter Park	9/12/2019	Active	-
558 W New England Ave		Retail	Winter Park	9/20/2019	Active	-
1353 Palmetto Ave		Office	Winter Park	9/23/2019	Active - $1,400,000.00	-$1,500,000.00
1805 W Fairbanks Ave		Land	Winter Park	9/26/2019	Under Contract - $1,100,000.00	Active - $1,100,000.00
558 W New England Ave		Retail	Winter Park	9/26/2019	Withdrawn	Active
1250 Lee Rd		Retail	Winter Park	10/1/2019	Active	-
1492 W Fairbanks Ave		Retail	Winter Park	10/1/2019	Active	Under Contract
1492 W Fairbanks Ave		Retail	Winter Park	10/3/2019	Active - $695,000.00	-
1517 N Mills Ave		Land	Orlando	10/7/2019	Active - $4,900,000.00	-
1000 S Orlando Ave		Office	Winter Park	10/17/2019	Withdrawn - $2,500,000.00	Active - $2,500,000.00
2525 Audrey Ave		Land	Winter Park	10/23/2019	Active - $2,195,000.00	-
2600 Lee Rd		Land	Winter Park	10/30/2019	Under Contract - $1,000,000.00	Active - $975,000.00
753 W Comstock Ave		Specialty	Winter Park	10/31/2019	Under Contract - $500,000.00	Active - $500,000.00

472-510 Swoop Ave		Land	Winter Park	11/5/2019	Active	-
472-510 Swoop Ave		Land	Winter Park	11/7/2019	Withdrawn	Active
1840 Anzle Ave		Office	Winter Park	11/8/2019	Withdrawn - $344,000.00	-$365,000.00
2289 Glenwood Dr				11/13/2019	Sold	-$749,900.00
1420 Gay Rd		Office	Winter Park	11/15/2019	Active - $525,000.00	-
840 N Orlando Ave	-	Retail	Winter Park	11/16/2019	Under Contract - $2,000,000.00	Active - $2,000,000.00
1920 N Orange Ave		Office	Orlando	11/18/2019	Withdrawn - $629,000.00	Active - $990,000.00
472-510 Swoop Ave		Land	Winter Park	11/20/2019	Active	-

Total Properties with Changes in For Sale Status 11/26/2018 to 11/26/2019: 140

- Not Mapped

*Source: CoStar