



CITY OF WINTER SPRINGS, FLORIDA COMMUNITY DEVELOPMENT DEPARTMENT

Current Development Projects Summary

Pre-Applications and Non-Binding Reviews

- Pre-application meetings are required for all projects before a formal submittal is permitted. During these meetings, applicants will outline their proposed project to staff, and staff will provide feedback and explain the development review process. Individuals who have a Pre-Application Meeting with staff have no obligation to apply for a development project and they also understand that all feedback given by city staff is non-binding and preliminary.
- Non-binding reviews are sometimes recommended by staff if a proposed project is potentially controversial. Non-binding reviews undergo a very high-level review by staff with some comments provided to the applicant. The intent is for the applicant to present the project to the City Commission to gauge their receptiveness to the proposed project.

PROJECT NAME	PROJECT TYPE	LOCATION	LAST ACTION ITEM	CURRENT STATUS
Ocean Fresh Seafood (Expansion)	Industrial	North side of SR 419 at Moss Rd.	N/A	Pre-Application Meeting to be scheduled
387 Vistawilla	Office	West side of Vistawilla Dr. south of SR 434	Pre-Application Meeting held on April 17, 2024	Awaiting formal submittal
The Learning Experience	Commercial	North side of SR 434 just west of the Cross Seminole Trail	Pre-Application Meeting held on April 11, 2024	Awaiting formal submittal
1063 W SR 434 Retail	Commercial	South side of SR 434 east of SR 417	Pre-Application Meeting held on March 13, 2024	Awaiting formal submittal
The Oaks at Lake Irene	Residential	South side of SR 434 east of US 17-92	Pre-Application Meeting held on March 12, 2024	Awaiting formal submittal
The Human Bean	Commercial	North side of SR 434 across from Costa Rica Dr.	Pre-Application Meeting held on March 5, 2024	Awaiting formal submittal
Greenway Kia North Retrofit	Commercial	Northeast corner of Hwy 17-92 and Florida Ave	Pre-Application Meeting held on February 14, 2024	Awaiting formal submittal
Michael Blake/SR 434 Fast Food	Commercial	Southwest corner of Michael Blake Blvd & SR 434	Pre-Application Meeting held on February 6, 2024	Awaiting formal submittal

Dittmer RV Storage	Industrial	Southwest corner of Shepard Rd. and Seven Oaks Blvd	Pre-Application Meeting held on February 5, 2024	Awaiting formal submittal
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Development Projects in Review

- These are projects that have gone past the stage of a pre-application meeting and are in various stages of the development review process. These projects could be anywhere from confirming that the application is complete all the way through to approval of the project by the City Commission or even beyond that to construction or final site acceptance.

PROJECT NAME	PROJECT TYPE	LOCATION	LAST ACTION ITEM	CURRENT STATUS
Excelsior Townhomes	Residential	Excelsior Pkwy East side of Moss Rd.	Pre-application meeting in Spring 2022	Plans under staff review
Sutton Crossings Phase 1 (Ace Hardware)	Commercial	Town Center Southeast corner of SR 434 and Tuskawilla, just south of Mobil station	Aesthetic Review approved by City Commission on April 24, 2023	Engineering Plans under staff review
SR 434/419 RV Storage	Commercial	North side of SR 419 where it splits from SR 434	Property annexed into the city on April 8, 2024	Undergoing future land use/rezoning process
1500 Shepard Daycare Expansion	Commercial	North side of Shepard Rd. at Wildwood Dr.	Pre-Application Meeting held on March 21, 2024	Plans under staff review

Projects under Construction

- These projects have undergone review and approval by the City Commission and are now under construction. These projects will remain on this list until Final Site Acceptance by the City Commission.

PROJECT NAME	PROJECT TYPE	LOCATION	LAST ACTION ITEM	CURRENT STATUS
Living Life Development (ILF)	Independent living facility	North Side of W SR 434, west of Fountaintree Dr.	Pre-Construction meeting held on October 11, 2023	Awaiting Building Plan Submittal
Fisher Optometry	Office	Town Center East side of Tuskawilla Rd. north of SR 434	Pre-Construction Meeting held on February 23, 2024	Under Construction
Elliano's Coffee	Commercial	Southwest corner of SR 434 and Vistawilla Dr.	Approved by City Commission on December 11, 2023	Awaiting Scheduling of Pre-Construction Meeting
Chau Medical Phase 2	Independent living facility	South side of SR 434 at intersection with Sherry Rd.	Approved by City Commission on February 12, 2024	Awaiting Building Plan Submittal