



ECONOMIC DEVELOPMENT REPORT



2023 COMMERCIAL PROJECTS

- **Royal Bank of Canada**

360 Garfield Avenue

New two-story financial services office, 5,724 square feet.

Status: In for building permit

- **Winter Park Village**

510 Orlando Ave

Work on the revival of the Winter Park Village lifestyle center is well underway. The retail and office spaces are 100% leased out and the project is proceeding as quickly as current supply of the necessary materials permits. Exciting new restaurants and stores are coming in as well as more green space, sculptures, artwork, and streetscapes.

Status: There is no estimated date for completion at present, however they are targeting October for a ribbon cutting event.

- **Rollins College Innovation Triangle**

200 E New England Avenue

Rollins College HAS RECEIVED Final Conditional Use approval to maintain the existing 4-story Lawrence Center office building and to build a new 31,791 square foot Rollins Art Museum and a new 47,138 square foot Crummer Graduate School of Business building, on the properties at 200 E. New England and 203 E. Lyman Avenues

Status: Construction date TBD.

REPORT HIGHLIGHTS

TOTAL PROJECTS

13

TOTAL PRIVATE INVESTMENT

276,538,888+

TOTAL SQUARE FOOTAGE

1,120,509

NEW NET SQUARE FOOTAGE

458,764



- **Hill/Gray Project**

900/950 N Orlando Avenue

One story branch bank of 3,000 square feet and one-story office building of 11,000 square feet.

Status: Approved by City Commission. Building Permit in Process

- **McLaren Dealership**

1111 S Orlando Avenue

Work continues to develop a 2.4-acre luxury car dealership, in the footprint of the former Orchid Supply Hardware building. Contractors are working on the mechanical, electrical and plumbing. The site which will include a 38,920 square foot building and 22,000 square feet of green space, is anticipated to open for business at the end of 2023.

Status: Construction in Process, February completion anticipated.

- **Self-Storage Building**

1561 Lee Road

Developing a 95,000sf storage facility, which includes 4,000 square feet of office space.

Status: Building permit approved, construction in progress.

- **Paradise Grills**

220 N Orlando Avenue

Demolish existing building to build a 5,300 square foot outdoor furniture store.

Status: Under construction.

- **Ferguson Plumbing**

1133 W Morse Boulevard

Demolish existing one-story building to develop a 16,000 square foot storefront.

Status: Under construction.

- **New Office Space**

1501 Louisiana Ave

Demolish existing office building to build six individual 2,000 square foot offices.

Status: Under construction.

2023 MULTI-FAMILY & RESIDENTIAL PROJECTS:

R B Equities

730 Minnesota Ave

Residential development with 4 two-story townhouses, 17,049 square feet.

Status: Approved by the City Commission

Lake Spier Crossing Townhomes: In March 2021, the City Commission approved a new project for construction of 10 (two builds of two units and two buildings of three units) new two-story townhomes on the 1.28 acres at 1915 S. Lakemont Ave situation within a gated community. The vacant 1.28-acre property formerly held one single family home, purchased by Lake Spier Development LLC for \$1.3 million, and was subsequently demolished in October 2020. Work is underway and completion is estimated to be July/August 2023.

Vilasa Luxury Homes: Construction for 14 new luxury townhomes (twelve two story and two three-story townhouses) and redevelopment of one single-family home continues on Canton and Swoope Avenue. After receiving City Commission approval in October 2019, Windermere Winter Park Ventures LLC began construction on the luxury home development and is scheduled to complete in spring 2022.

Overall square footage for this project is 45,444 square feet with an average unit size of 3,246 square feet. The project site formerly housed four properties all in the same ownership. The project is estimated to cost a total of \$13 million.

Work is underway and completion is estimated to be July/August 2023.

