

**Appendix B:**  
**Resident Population Estimates & Projections**  
**by 2040 Traffic Analysis Zone**

## Appendix B

2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
432	N.W.	Village of Pine Hills Affordable Housing (MPL2024-10044)	7,584	7,584	7,783	7,783	7,783	7,783	7,783
433	N.W.	No Residential Growth	2,880	2,880	2,880	2,880	2,880	2,880	2,880
434	N.W.	4460 S Lake Orlando Pkwy Townhomes (MPL2019-10017)	173	181	181	181	181	181	181
435	N.W.	RoseArts District - Phases 2 & 3 (ZON2021-10008)	1,512	1,512	2,856	5,337	7,819	9,060	9,887
436	N.W.	No Residential Growth	2,891	2,891	2,891	2,891	2,891	2,891	2,891
437	N.W.	No Residential Growth	0	0	0	0	0	0	0
438	N.W.	No Residential Growth	0	0	0	0	0	0	0
439	N.W.	No Residential Growth	420	420	420	420	420	420	420
440	N.W.	No Residential Growth	0	0	0	0	0	0	0
441	N.W.	Fairview Grande Condo PD - Phases 2 & 3 (MPL2018-10064)	830	830	944	1,057	1,057	1,057	1,057
442	N.W.	No Residential Growth	0	0	0	0	0	0	0
443	N.W.	No Residential Growth	0	0	0	0	0	0	0
444	N.W.	No Residential Growth	0	0	0	0	0	0	0
445	N.W.	22 Stymie Place Plat w Mods (SUB2017-00027); 25 & 27 Stymie Place Revert to Plat (SUB2021-10047); 3625 Midiron Dr Revert to Plat (SUB2022-10041); 101 E Par St Medical Office (MPL2022-10026)	945	950	954	945	945	945	945
448	N.W.	Calvary Assembly (ZON2016-00022); Redevelopment of 1836 Crandon Ave, 1871 & 1887 Minnesota Ave to townhomes	1,493	1,493	2,151	2,163	2,182	2,182	2,182

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		Conversion of Colonial Gardens Hotel to Affordable Multifamily Apartments (C of O Issued 8.2.2024)							
570	N.W.		0	447	447	447	447	447	447
571	N.W.	No Residential Growth	459	459	459	459	459	459	459
		W. Princeton & Mercy Apartments (MPL2022-10027, CUP2022-10008)							
572	N.W.		1,348	1,348	2,175	2,175	2,175	2,175	2,175
573	N.W.	No Residential Growth	745	745	745	745	745	745	745
574	N.W.	No Residential Growth	0	0	0	0	0	0	0
		District West Apts (MPL2021- 10055; 240 du); Urban Square Apartments at Mercy Drive (MPL2021-10039; 229 du)							
575	N.W.		236	1,206	1,206	1,206	1,206	1,206	1,206
		Fern Grove Senior Housing (MPL2019-10032); Judge Dr Senior Housing/Fern Grove Phase 2 (ZON2022-10024)							
576	N.W.		854	1,139	1,673	1,673	1,673	1,673	1,673
		Parkwood Apartments (MPL2022- 10028)							
577	N.W.		0	0	620	620	620	620	620
		The Packing District - Northwest Quadrant (ZON2018-10023)							
578	N.W.		0	1,654	3,154	3,981	4,653	4,653	4,653
		The Packing District - Southwest Quadrant (ZON2018-10023); Packing District Parcel J Townhomes (MPL2020-10035); 10 & 30 S. Ivey Ln Multifamily (MPL2023-10066)							
579	N.W.		79	279	550	550	550	550	550
580	N.W.	No Residential Growth	429	429	429	429	429	429	429

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		The Packing District - Northeast Quadrant including Phase 1							
581	N.W.	Apartments (ZON2018-10023) COMPLETE	819	819	819	819	819	819	819
582	N.W.	The Packing District - Southwest Quadrant (ZON2018-10023); Embrey Apts Neighborhood Block E (MPL2021-10062); 3rd Wave Multifamily Development & 1900 Northside Apts (MPL2021-10066 & MPL2023-10008; 308 du); Princeton Commons Framework PD; 600 du)	0	713	1,971	2,591	2,591	2,591	2,591
583	N.W.	No Residential Growth	112	112	112	112	112	112	112
584	N.W.	No Residential Growth	543	543	543	543	543	543	543
585	N.W.	No Residential Growth	1,836	1,836	1,836	1,836	1,836	1,836	1,836
586	N.W.	1020 W Princeton St Revert to Plat (SUB2020-10043); 1016 Stetson St Revert to Plat (SUB2021-10023)	1,333	1,338	1,343	1,343	1,343	1,343	1,343
587	N.W.	Ambassador Hotel Conversion (GMP2022-10020 & ZON2022-10016)	1,449	1,759	1,759	1,759	1,759	1,759	1,759
588	N.W.	No Residential Growth	672	672	672	672	672	672	672
589	N.W.	Verge Bonita Place Replat with Mods (SUB2018-10098); 615 & 623 W Winter Park St Revert to Plat (SUB2023-10066)	2,580	2,592	2,594	2,594	2,594	2,594	2,594
590	N.W.	Valle Dentistry - Duplex (ZON2017-10007); Princeton Duplex Mod (SUB2020-10053)	2,037	2,050	2,050	2,050	2,050	2,050	2,050

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
591	N.W.	1 W New Hampshire Revert to Plat (SUB2022-10054)	1,399	1,401	1,401	1,401	1,401	1,401	1,401
592	N.W.	1220 Poinsettia Ave Revert to Plat (SUB2020-10033)	1,159	1,164	1,164	1,164	1,164	1,164	1,164
677	N.W.	No Residential Growth	0	0	0	0	0	0	0
678	N.W.	No Residential Growth	0	0	0	0	0	0	0
684	N.W.	No Residential Growth	826	826	826	826	826	826	826
689	N.W.	Conversion of Best Western Hotel into Affordable Housing (MPL2024-10056)	435	435	664	664	664	664	664
690	N.W.	2211 & 2205 W Pine St Annexation (ZON2020-10033)	329	333	333	333	333	333	333
694	N.W.	Orlando Union Rescue Mission PD Amendment (ZON2024-10008; 108 du); Lion Gardens Apartments PD Amendment (ZON2021-10022; 306 du)	769	769	1,402	1,625	1,625	1,625	1,625
695	N.W.	No Residential Growth	315	315	315	315	315	315	315
1041	N.W.	RoseArts District - Phase 1 (ZON2021-10008; MPL2022-10051)	98	900	2,153	3,394	3,394	3,394	3,394
1042	N.W.	No Residential Growth	0	0	0	0	0	0	0
1043	N.W.	4765 Sandy Shores Drive Annexation (ZON2024-10016; Demo 135 mobile homes; build 300 mf units)	183	233	964	964	964	964	964
449	N.E.	Health Village PD - Future Apartments	322	322	570	570	818	818	818
450	N.E.	No Residential Growth	47	47	47	47	47	47	47
456	N.E.	No Residential Growth	51	51	51	51	51	51	51

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
593	N.E.	Health Village PD - Future Apartments	1,131	1,131	1,131	1,379	1,379	1,679	1,679
594	N.E.	Redevelopment of 1700 N Orange Avenue - similar to Broadstone Lakehouse	961	961	961	1,788	1,788	1,788	1,788
597	N.E.	No Residential Growth	390	390	390	390	390	390	390
598	N.E.	No Residential Growth	0	0	0	0	0	0	0
599	N.E.	Redevelopment of 1415 Alden Rd; Redevelopment of 1800 Alden Rd - Blackton	2,479	2,479	2,477	2,891	2,891	2,891	2,891
600	N.E.	The Yard at Brookhaven (ZON2021- 10006); OUC/Lake Highland PD (ZON2009-00011); Ferris Brownstone THs (CUP2023-10002; 22 du)	456	468	1,054	1,054	1,054	1,054	1,054
601	N.E.	No Residential Growth	584	584	584	584	584	584	584
602	N.E.	No Residential Growth	693	693	693	693	693	693	693
603	N.E.	No Residential Growth	944	944	944	944	944	944	944
604	N.E.	Atrium on Marks Townhomes (MPL2019-10025; 6 TH units); Alexan at Mills 50 (ZON2020- 10018; 245 du)	1,125	1,470	1,470	1,470	1,470	1,470	1,470
605	N.E.	No Residential Growth	2,096	2,096	2,096	2,096	2,096	2,096	2,096
606	N.E.	No Residential Growth	98	98	98	98	98	98	98
607	N.E.	No Residential Growth	1,799	1,799	1,799	1,799	1,799	1,799	1,799
608	N.E.	No Residential Growth	422	422	422	422	422	422	422
609	N.E.	No Residential Growth	807	807	807	807	807	807	807
610	N.E.	No Residential Growth	0	0	0	0	0	0	0

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		Fashion Square Mall Next Phase							
611	N.E.	Framework Plan (MPL2021-10059)	0	0	893	1,907	2,937	2,937	2,937
612	N.E.	Modera Baldwin Park (MPL2022-10025; 400 du); Modera Baldwin Square (MPL2024-10003; 324 du)	1,185	1,185	2,682	2,682	2,682	2,682	2,682
613	N.E.	No Residential Growth	975	975	975	975	975	975	975
614	N.E.	Baldwin House (MPL2018-10058)	3,686	3,686	3,938	3,938	3,938	3,938	3,938
615	N.E.	4340 Rixey St Annexation (ZON2018-10000); 4306-4312 Daubert St Annexation (ZON2018-10022); Rouse Ave Townhomes (ZON2022-10015; 25 du)	184	207	240	240	240	240	240
616	N.E.	No Residential Growth	94	94	94	94	94	94	94
617	N.E.	No Residential Growth	0	0	0	0	0	0	0
618	N.E.	No Residential Growth	0	0	0	0	0	0	0
623	N.E.	No Residential Growth	331	331	331	331	331	331	331
624	N.E.	No Residential Growth	0	0	0	0	0	0	0
743	N.E.	544 N Bumby PD (ZON2017-10006); 1522 E Concord St Multiplex (MPL2021-10004); Kobe Multifamily & Live/Work Units Development (MPL2024-10057; 337 du)	1,034	1,038	1,755	1,755	1,755	1,755	1,755
744	N.E.	1515 Harwood St (MPL2022-10055)	1,067	1,067	1,074	1,074	1,074	1,074	1,074
745	N.E.	2113 E South St PD (ZON2020-10007); South Street Tandems (MPL2020-10067)	2,131	2,163	2,242	2,242	2,242	2,242	2,242

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
748	N.E.	Redevelopment of Colonial Town Center (Colonial Plaza)	0	0	620	1,241	1,861	1,861	1,861
749	N.E.	Milk Stacks PD (ZON2021-10023)	1,020	1,076	1,076	1,076	1,076	1,076	1,076
752	N.E.	No Residential Growth	3	3	3	3	3	3	3
753	N.E.	No Residential Growth	631	631	631	631	631	631	631
755	N.E.	No Residential Growth	0	0	0	0	0	0	0
756	N.E.	No Residential Growth	141	141	141	141	141	141	141
761	N.E.	No Residential Growth	0	0	0	0	0	0	0
762	N.E.	No Residential Growth	523	523	523	523	523	523	523
1053	N.E.	No Residential Growth	32	32	32	32	32	32	32
1061	N.E.	No Residential Growth	257	257	257	257	257	257	257
1073	N.E.	Baldwin Park PD; 1801 Prospect Ave - Gables Multifamily Development (MPL2021-10046); 2420 Lakemont Ave MF (MPL2023-10021; 305 du)	2,846	3,321	3,952	3,952	3,952	3,952	3,952
1074	N.E.	No Residential Growth	2,734	2,734	2,734	2,734	2,734	2,734	2,734
1075	N.E.	No Residential Growth	1,437	1,437	1,437	1,437	1,437	1,437	1,437
595	D.T.	924 N Magnolia - Mixed Use Project; Vertical Medical City (MPL2019-10023); 1155 N Orange Ave MF (MPL2023-10049; 254 du); 68 S Ivanhoe Blvd MF (MPL2023-10053; 312 du)	476	476	2,266	2,912	2,912	2,912	2,912

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050	
		Zebra Coalition Youth Housing								
596	D.T.	(CUP2020-10021; 22 du); 735 Irma MF (MPL2021-10011; 21 du); 826 Irma MF (MPL2023-10028; 28 du); Redevelopment of 1, 35, and 59 E Colonial Drive; Redevelopment of 730 and 732 Highland Ave	2,413	2,413	2,546	3,110	3,110	3,110	3,110	3,110
701	D.T.	Westmoreland Square (ZON2023-10006; 115 du); 900 Arlington St - Minor Plat w Mods (SUB2023-10039; 4 sf); Redevelopment of 909 W Amelia Street (200 du)	274	274	499	875	875	875	875	875
702	D.T.	222 Westmoreland Apartments (ZON2016-00009; 16 du); West Jefferson Street Rezoning - City Affordable Housing (ZON2023-10025; 20 du, but awaiting MPL)	888	888	926	956	956	956	956	956
703	D.T.	No Residential Growth	263	263	263	263	263	263	263	263
704	D.T.	1004 & 1008 W Anderson St - Plat with Mods (SUB2022-10107); Randall Street Revert to Plat (SUB2024-10037); 1049 W Anderson St Revert to Plat (SUB2024-10056; 2 sf du; Habitat for Humanity)	924	928	937	942	942	942	942	942
705	D.T.	No Residential Growth	1,281	1,281	1,281	1,281	1,281	1,281	1,281	1,281

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050	
		Parcel Y - Creative Village								
706	D.T.	(MPL2021-10056; 326 du); Creative Village Phase 2 - Student Housing (Parcels I & K, 600 Beds - DU Equivalent 126 du), Beacon MF (MPL2024-10011; 106 du); Bob Carr MF (150 du), Parcel Z MF (300), Parcel Z-1 MF (300 du), UCF Garage 1 MF (300 du), and UCF Garage 2 MF (300 du)	1,677	1,677	2,489	3,008	4,136	4,700	5,264	
707	D.T.	DXV Central - Central & Division Mixed Use Development (ZON2019-10023)	189	189	189	544	544	544	544	
708	D.T.	Downtown Sports & Entertainment District (SED) PD (ZON2023-10024; MPL2023-10074; 781 du)	500	500	1,233	1,968	1,968	1,968	1,968	
709	D.T.	No Residential Growth	425	425	425	425	425	425	425	
710	D.T.	Parramore Oaks PD - Phase 2 (ZON2016-00024; MPL2017-10017)/748 Jernigan Ave. Revert to Plat (SUB2020-10046); 735 Easy Ave Revert to Plat (SUB2022-10008); Griffen Park Redevelopment - Orlando Housing Authority (-198 du in July 2024; assume 300 du post 2030)	1,508	1,312	1,316	1,880	1,880	1,880	1,880	
712	D.T.	Tribune Sentinel Master Plan (MPL2014-00029) - Phase 1	291	291	601	911	911	1,221	1,531	

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		Society Orlando - Phases 1 & 2 (MPI 2018-10017; fka Golden Sparrow)/389 North (MPL2020-10034)/319 N Magnolia Mixed Use (MPL2019-10003)	1,001	1,501	2,185	2,425	2,425	2,425	2,425
713	D.T.								
714	D.T.	110 W Jefferson Mixed Use Development (MPL2022-10065; 555 du)	0	0	0	574	574	574	574
715	D.T.	No Residential Growth	0	0	0	0	0	0	0
716	D.T.	No Residential Growth	667	667	667	667	667	667	667
717	D.T.	Church Street Phase 2 (MPL2019-10056)	419	419	438	438	438	438	438
718	D.T.	No Residential Growth	308	308	308	308	308	308	308
719	D.T.	No Residential Growth	362	362	362	362	362	362	362
720	D.T.	No Residential Growth	0	0	0	0	0	0	0
721	D.T.	Westminster Tower (MPL2015-00040)	1,200	1,200	1,200	1,318	1,318	1,318	1,318
728	D.T.	No Residential Growth	781	781	781	781	781	781	781
729	D.T.	Trinity Lutheran Church Expansion (MPL2012-00011); Fountain Vu5 Townhomes (MPL2018-10003); Redevelopment of 315 E Livingston St	945	952	952	1,121	1,123	1,123	1,123
730	D.T.	217 Eola PD (Urban Innovations International; ZON2005-00007)	341	341	341	341	410	410	410
731	D.T.	Monarch Orlando (MPL2020-10049; 400 du); Lake Ave. & Pine St Mixed Use Tower (MPL2020-10058; 113 du); The Commons (MPL2022-10079; 400 du)	1,035	1,035	1,758	2,322	2,322	2,322	2,322

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
732	D.T.	401 S. Rosalind Ave. Apartments (MPL2020-10089)	537	537	725	725	725	725	725
733	D.T.	No Residential Growth	1,401	1,401	1,401	1,401	1,401	1,401	1,401
736	D.T.	No Residential Growth	460	460	460	460	460	460	460
737	D.T.	No Residential Growth	526	526	526	526	526	526	526
738	D.T.	Thornton Park 11 PD (ZON2018-10006)	388	388	406	406	406	406	406
739	D.T.	520 E Church St PD - Phase 2 (ZON2015-00020; 223 du); Orlando Lutheran Towers PD Amendment Mariposa Groves PD (MPL2020-10037; 138 du); Vive at Eola (MPL2021-10048; 144 du)	3,724	3,724	4,233	4,436	4,436	4,436	4,436
664	S.W.	No Residential Growth	3,612	3,612	3,612	3,612	3,612	3,612	3,612
666	S.W.	Metrowest Westgate Apts (MPL2021-10070; 258 du)	6,377	6,377	6,910	6,910	6,910	6,910	6,910
667	S.W.	No Residential Growth	2,333	2,333	2,333	2,333	2,333	2,333	2,333
668	S.W.	Veranda Park II Residential NEARLY COMPLETE (ZON2016-00016; MPL2019-10021); Excellence Senior Living @ MetroWest (ZON2016-00003)	11,640	11,704	12,370	12,687	12,687	12,687	12,687
669	S.W.	Kirkman Rd Property PD (ZON2010-00030)	2,029	2,029	2,029	2,029	2,029	2,029	2,442
672	S.W.	No Residential Growth	3,752	3,752	3,752	3,752	3,752	3,752	3,752
673	S.W.	No Residential Growth	5,386	5,386	5,386	5,386	5,386	5,386	5,386
674	S.W.	No Residential Growth	1,625	1,625	1,625	1,625	1,625	1,625	1,625
675	S.W.	Sun Hill Apartments (MPL2021-10009)	4,378	4,378	4,438	4,438	4,438	4,438	4,438

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			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
676	S.W.	No Residential Growth	960	960	960	960	960	960	960
		10 and 30 S Ivey Lane 55+							
679	S.W.	Apartments (MPL2023-10050)	1,938	1,938	2,137	2,137	2,137	2,137	2,137
680	S.W.	No Residential Growth	4,669	4,669	4,669	4,669	4,669	4,669	4,669
681	S.W.	No Residential Growth	2,086	2,086	2,086	2,086	2,086	2,086	2,086
682	S.W.	Millennial Moments Orlando Adult Living Apartments (MPL2022-10058)	1,584	1,584	2,167	2,167	2,167	2,167	2,167
683	S.W.	No Residential Growth	2	2	2	2	2	2	2
685	S.W.	No Residential Growth	677	677	677	677	677	677	677
686	S.W.	No Residential Growth	2,348	2,348	2,348	2,348	2,348	2,348	2,348
687	S.W.	Senior Affordable Housing - Housing Trust Group MPL2022-10101)	1,429	1,429	1,619	1,619	1,619	1,619	1,619
688	S.W.	No Residential Growth	1,489	1,489	1,489	1,489	1,489	1,489	1,489
691	S.W.	707 S Goldwyn Ave Apartments (MPL2022-10046; 12 du)	2,015	2,015	2,040	2,040	2,040	2,040	2,040
692	S.W.	Orange Center Blvd Redevelopment (MPL2019-10083)	781	843	901	901	901	901	901
693	S.W.	No Residential Growth	738	738	738	738	738	738	738
696	S.W.	No Residential Growth	0	0	0	0	0	0	0
697	S.W.	No Residential Growth	179	179	179	179	179	179	179
698	S.W.	No Residential Growth	72	72	72	72	72	72	72
699	S.W.	No Residential Growth	0	0	0	0	0	0	0
700	S.W.	No Residential Growth	49	49	49	49	49	49	49
711	S.W.	Senior Affordable Housing - Town Oaks (MPL2024-10021)	1,025	1,008	1,155	1,155	1,155	1,155	1,155
722	S.W.	No Residential Growth	4	4	4	4	4	4	4

SOURCE: Economic Development Dept., City Planning Div., Comprehensive Planning Studio (Base Data derived from January 2024 CLUDB); September 17, 2024.

## Appendix B

2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		West Kaley Mixed Use (ZON2022-10028); Orlando Health PD - Potential Redevelopment of Warehouse							
723	S.W.		15	15	15	1,194	1,194	1,566	1,566
724	S.W.	No Residential Growth	0	0	0	0	0	0	0
725	S.W.	No Residential Growth	25	25	25	25	25	25	25
726	S.W.	No Residential Growth	54	54	54	54	54	54	54
		W Grant Street Townhomes (ZON2015-00004); Venue Townhomes @ Sodo (MPL2018-10062)							
727	S.W.		953	982	982	982	982	982	982
795	S.W.	No Residential Growth	792	792	792	792	792	792	792
797	S.W.	No Residential Growth	326	326	326	326	326	326	326
798	S.W.	No Residential Growth	3,988	3,988	3,988	3,988	3,988	3,988	3,988
799	S.W.	No Residential Growth	641	641	641	641	641	641	641
800	S.W.	No Residential Growth	0	0	0	0	0	0	0
801	S.W.	No Residential Growth	0	0	0	0	0	0	0
802	S.W.	No Residential Growth	0	0	0	0	0	0	0
		6603 International Dr (MPL2022-10041; 329 du); Oslo at I-Drive Apartments - Hotel Conversion (MPL2022-10093; 223 du)							
803	S.W.		0	0	1,142	1,142	1,142	1,142	1,142
804	S.W.	Camden Grand Resort Apartments (MPL2022-10068)	0	0	672	672	672	672	672
		Bainbridge Universal Apartments (MPL2022-10013; 367 du); Lakehurst Apartments (MPL2022-10066; 358 du)							
805	S.W.		1,439	2,198	2,939	2,939	2,939	2,939	2,939
806	S.W.	No Residential Growth	0	0	0	0	0	0	0

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## Appendix B

2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		Bainbridge Universal Major Apartments (MPL2020-10045; 397 du); Major Blvd Condo Tower (MPL2024-10022; 174 du)	0	821	1,181	1,181	1,181	1,181	1,181
807	S.W.		0	821	1,181	1,181	1,181	1,181	1,181
808	S.W.	No Residential Growth	0	0	0	0	0	0	0
		Grand National Master Plan Amendment & Phase 3 & 4 Apartments (MPL2021-10013); International Festival Plaza Framework PD (ZON2021-10019)	409	569	982	982	982	982	982
809	S.W.		409	569	982	982	982	982	982
		Kirkman Point Multifamily (MPL2024-10012)	0	0	649	649	649	649	649
810	S.W.		0	0	649	649	649	649	649
		Deseo Grande Apartments Phase 2 (MPL2021-10061; 365 du); International Drive Resort PD Amendment/Acquasol (ZON2021- 10007; MPL2021-10049)	1,147	1,850	2,605	2,605	2,605	2,605	2,605
811	S.W.		1,147	1,850	2,605	2,605	2,605	2,605	2,605
812	S.W.	No Residential Growth	0	0	0	0	0	0	0
813	S.W.	Oakwood PD (ZON2012-00018)	7,560	7,560	7,560	7,473	7,473	7,473	7,473
814	S.W.	No Residential Growth	0	0	0	0	0	0	0
815	S.W.	No Residential Growth	8,555	8,555	8,555	8,555	8,555	8,555	8,555
816	S.W.	No Residential Growth	0	0	0	0	0	0	0
817	S.W.	No Residential Growth	0	0	0	0	0	0	0
818	S.W.	No Residential Growth	157	157	157	157	157	157	157
819	S.W.	No Residential Growth	2,885	2,885	2,885	2,885	2,885	2,885	2,885
820	S.W.	No Residential Growth	1,448	1,448	1,448	1,448	1,448	1,448	1,448
821	S.W.	No Residential Growth	0	0	0	0	0	0	0
822	S.W.	No Residential Growth	0	0	0	0	0	0	0
823	S.W.	No Residential Growth	3,778	3,778	3,778	3,778	3,778	3,778	3,778
824	S.W.	No Residential Growth	0	0	0	0	0	0	0
825	S.W.	No Residential Growth	0	0	0	0	0	0	0
828	S.W.	No Residential Growth	0	0	0	0	0	0	0

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
829	S.W.	No Residential Growth	0	0	0	0	0	0	0
830	S.W.	No Residential Growth	0	0	0	0	0	0	0
836	S.W.	No Residential Growth	0	0	0	0	0	0	0
843	S.W.	Sodo House by the Lake - Townhomes (MPL2020-10017)	172	172	224	224	224	224	224
844	S.W.	No Residential Growth	0	0	0	0	0	0	0
925	S.W.	No Residential Growth	0	0	0	0	0	0	0
734	S.E.	Lake Copeland Assisted Living Facility (CUP2019-10028)	771	771	984	984	984	984	984
735	S.E.	No Residential Growth	751	751	751	751	751	751	751
740	S.E.	No Residential Growth	1,410	1,410	1,410	1,410	1,410	1,410	1,410
741	S.E.	Lake Emerald - Plat with Mods (SUB2022-10084)	2,201	2,204	2,209	2,209	2,209	2,209	2,209
742	S.E.	2009 Hamilton Ln Replat with Mods (SUB2019-10020); Redevelopment of 1307 & 1309 E Michigan St	1,223	1,223	1,218	1,218	1,218	1,218	1,218
746	S.E.	No Residential Growth	1,477	1,477	1,477	1,477	1,477	1,477	1,477
747	S.E.	Barton Curry Ford Replat w Modifications (SUB2022-10064)	118	118	121	121	121	121	121
750	S.E.	Hourglass Townhomes (MPL2024- 10010)	880	880	954	954	954	954	954
751	S.E.	Hourglass PD Annexation (ZON2020-10023; 250 du); Porches on Peel (MPL2022-10074; 16 du)	1,201	1,201	1,751	1,751	1,751	1,751	1,751
754	S.E.	No Residential Growth	1,155	1,155	1,155	1,155	1,155	1,155	1,155
757	S.E.	No Residential Growth	3,556	3,556	3,556	3,556	3,556	3,556	3,556
758	S.E.	No Residential Growth	4,920	4,920	4,920	4,920	4,920	4,920	4,920
759	S.E.	No Residential Growth	1,999	1,999	1,999	1,999	1,999	1,999	1,999

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2040 Traffic Analysis Zone	GMP Sub-area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
760	S.E.	No Residential Growth	2,165	2,165	2,165	2,165	2,165	2,165	2,165
763	S.E.	Wally Ct Plat with Mods (SUB2019-10083); 5321 Curry Ford Rd Mixed Use Project (MPL2023-10025)	2,987	2,987	3,008	3,016	3,016	3,016	3,016
764	S.E.	First Spanish Alliance Church (MPL2018-10087); 5660 Pecos St Office (MPL2024-10024)	1,828	1,825	1,823	1,823	1,823	1,823	1,823
765	S.E.	1804 Dixie Belle Dr Revert to Plat (SUB2021-10010); 5318 Curry Ford Rd Mixed Use Development (MPL2022-10102)	2,100	2,100	2,111	2,111	2,111	2,111	2,111
766	S.E.	No Residential Growth	3,140	3,140	3,140	3,140	3,140	3,140	3,140
767	S.E.	Blu Apartments (ZON2020-10013) or something similar	1,499	1,499	1,648	1,648	1,648	1,648	1,648
768	S.E.	No Residential Growth	2,034	2,034	2,034	2,034	2,034	2,034	2,034
769	S.E.	No Residential Growth	2,342	2,342	2,342	2,342	2,342	2,342	2,342
770	S.E.	Redevelopment of Big Dog Driving Range - 6933 Curry Ford Rd	1,501	1,501	1,501	2,122	2,122	2,122	2,122
771	S.E.	Baywoods Townhome Project (250 du; MPL2022-10054); Future Baywood Single Family Development (298 du)	0	0	517	924	1,331	1,331	1,331

SOURCE: Economic Development Dept., City Planning Div., Comprehensive Planning Studio (Base Data derived from January 2024 CLUDB); September 17, 2024.

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		3509 S Orange Ave - Mixed Use Apartments (MPL2020-10089; 73 du); Drennen and Orange Development (ZON2020-10034; - 11 sf, +122 apts); Denham Townhomes (MPL2021-10041; 6 du); Redevelopment of South Orange Ave Mobile Home Park (2820 S Orange Ave)	1,392	1,389	1,781	1,781	1,781	1,781	1,781
848	S.E.								
849	S.E.	2812 Keystone Dr - Revert to Plat (SUB2022-10069)	2,000	2,000	2,005	2,005	2,005	2,005	2,005
850	S.E.	No Residential Growth	90	90	90	90	90	90	90
854	S.E.	No Residential Growth	0	0	0	0	0	0	0
860	S.E.	No Residential Growth	294	294	294	294	294	294	294
861	S.E.	No Residential Growth	5,418	5,418	5,418	5,418	5,418	5,418	5,418
862	S.E.	No Residential Growth	1,098	1,098	1,098	1,098	1,098	1,098	1,098
863	S.E.	No Residential Growth	860	860	860	860	860	860	860
864	S.E.	Hoffner Avenue Apartments (MPL2019-10064) PARTIALLY COMPLETE; Twelve Oaks Townhomes at Hoffner (MPL2021- 10014; 166 du); Twelve Oaks Multifamily at Hoffner Ave (MPL2022-10001; 344 du)	350	722	1,777	1,777	1,777	1,777	1,777
865	S.E.	No Residential Growth	772	772	772	772	772	772	772
866	S.E.	No Residential Growth	0	0	0	0	0	0	0
867	S.E.	Orlando Gateway Apartments (MPL2022-10009)	0	0	1,801	1,801	1,801	1,801	1,801
868	S.E.	Dixie Belle Townhomes (MPL2020- 10021)	3,324	3,324	3,429	3,429	3,429	3,429	3,429
869	S.E.	No Residential Growth	3,023	3,023	3,023	3,023	3,023	3,023	3,023
870	S.E.	No Residential Growth	1,067	1,067	1,067	1,067	1,067	1,067	1,067

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		St. Charles Apartments - 5099 St. Charles Ln (MPL2022-10038; 88 du); Lingo Lane Townhomes (MPL2022-10097; 54 du)							
871	S.E.		3,611	3,611	3,905	3,905	3,905	3,905	3,905
872	S.E.	No Residential Growth	5,501	5,501	5,501	5,501	5,501	5,501	5,501
873	S.E.	No Residential Growth	0	0	0	0	0	0	0
874	S.E.	No Residential Growth	4,743	4,743	4,743	4,743	4,743	4,743	4,743
		4550 Ponderosa Dr (MPL2017-10041; 33 du); 6601 & 6609 Hoffner Ave Annexation (MPL2020-10075; 21 du); 6777 & 6797 Hoffner Ave/M2G Hoffner Apts (MPL2021-10017; 48 du)							
875	S.E.		12	80	223	223	223	223	223
876	S.E.	No Residential Growth	1,925	1,925	1,925	1,925	1,925	1,925	1,925
		Trio at Jubilee (Phase 3 of Jubilee Park; MPL2020-10060) NEARLY COMPLETE							
877	S.E.		1,832	1,932	1,932	1,932	1,932	1,932	1,932
878	S.E.	No Residential Growth	0	0	0	0	0	0	0
879	S.E.	No Residential Growth	0	0	0	0	0	0	0
880	S.E.	No Residential Growth	1,695	1,695	1,695	1,695	1,695	1,695	1,695
881	S.E.	No Residential Growth	1,492	1,492	1,492	1,492	1,492	1,492	1,492
882	S.E.	No Residential Growth	5,021	5,021	5,021	5,021	5,021	5,021	5,021

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
883	S.E.	Vista Park PD/Vista Park Framework Master Plan (MPL2020-10065); Vista Park Phase 1 SPMP (MPL2020-10062); Vista Park Phase 4A (MPL2024-10038); Encore Narcoossee Apartments SPMP (MPL2021-10001); Narcoossee Multifamily PD (ZON2022-10028; 300 du); McCoy Eagle Framework PD & Phase 1A Master Plan (MPL2021-10071); Eagle McCoy Phase 2 SPMP (MPL2023-10004; 288 du)	1,799	3,483	5,915	7,487	8,934	8,934	8,934
884	S.E.	Vista Park PD/Vista Park Framework Master Plan (MPL2020-10065); Vista Park Phase 1 SPMP (MPL2020-10062); Vista Park Phases 2 & 3 (MPL2022-10040)	469	1,425	3,267	4,740	6,037	7,110	7,110
885	S.E.	Pinewood Reserve SPMP (MPL2018-10034)	988	1,041	1,041	1,041	1,041	1,041	1,041
887	S.E.	No Residential Growth	0	0	0	0	0	0	0
890	S.E.	No Residential Growth	0	0	0	0	0	0	0
891	S.E.	No Residential Growth	0	0	0	0	0	0	0
963	S.E.	No Residential Growth	0	0	0	0	0	0	0
964	S.E.	No Residential Growth	0	0	0	0	0	0	0
965	S.E.	No Residential Growth	184	184	184	184	184	184	184
966	S.E.	9560 Hoenstine Ave Replat with Mods (SUB2024-10045)	1,022	1,022	1,028	1,028	1,028	1,028	1,028
967	S.E.	No Residential Growth	0	0	0	0	0	0	0
970	S.E.	No Residential Growth	0	0	0	0	0	0	0

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2040 Traffic Analysis Zone	GMP Sub-area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
971	S.E.	Southport PD - Phases 3 & 4 (ZON2023-10026)	845	845	845	1,513	1,513	1,513	1,513
972	S.E.	No Residential Growth	0	0	0	0	0	0	0
973	S.E.	No Residential Growth	0	0	0	0	0	0	0
974	S.E.	No Residential Growth	0	0	0	0	0	0	0
975	S.E.	No Residential Growth	0	0	0	0	0	0	0
976	S.E.	No Residential Growth	0	0	0	0	0	0	0
977	S.E.	No Residential Growth	0	0	0	0	0	0	0
978	S.E.	No Residential Growth	0	0	0	0	0	0	0
979	S.E.	No Residential Growth	0	0	0	0	0	0	0
980	S.E.	No Residential Growth	0	0	0	0	0	0	0
981	S.E.	No Residential Growth	0	0	0	0	0	0	0
982	S.E.	Lake Nona PD - Later Years - Town Center	0	0	0	620	1,241	1,241	1,241
983	S.E.	Beth Road Annexation (ZON2020-10020)/Nona South Apartments (MPL2021-10025)/ Nona South Townhome Master Plan (MPL2021-10024); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	6	758	1,473	2,687	3,873	5,059	5,624
984	S.E.	No Residential Growth	0	0	0	0	0	0	0
985	S.E.	Lake Nona PD Future Growth - Later Years (ZON2022-10006)	5,047	5,047	5,105	5,609	5,699	5,747	5,755
986	S.E.	Lake Nona Parcel 10 Residential Amendment (MPL2021-10044; 46 sf du) and Phase 2 (MPL2022-10090; 42 sf du); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	404	461	1,544	2,667	2,667	2,667	2,667
987	S.E.	No Residential Growth	3,675	3,675	3,675	3,675	3,675	3,675	3,675

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		Laureate Park Phase 4 (MPL2017-10037; 18 sf remaining); Lake Nona							
988	S.E.	PD Future Growth - Later Years (ZON2022-10006)	7,260	7,277	7,807	8,220	8,220	8,220	8,220
989	S.E.	Nona Cove PD (ZON2018-10004; 260 du); Lake Nona - Poitras East N-6 (MPL2018-10063); Lake Nona - Poitras East N-7 (MPL2018-10080); Lake Nona - Poitras East N-4 (MPL2020-10006); Lake Nona - Poitras East N-5 Multifamily (MPL2019-10082; 306 du); Lake Nona - Poitras East N-3 (MPL2019-10089); Lake Nona - Poitras East N-2 Phase 1 (MPL2021-10041); Lake Nona - Poitras N-2 Phase 2 (MPL2023-10061); Lake Nona N-4 Townhomes (MPL2023-10076); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	3,000	3,889	5,553	7,389	7,389	7,389	7,389
990	S.E.	Torrey Preserve PD and Framework Master Plan (ZON20020-10005; MPL2020-10031); Torrey Preserve PD Phase 1 SPMP (MPL2020-10032; 284 du); Torrey Preserve - Mallory Square II Apartments (MPL2022-10071)	1,911	2,499	3,360	4,363	4,363	4,363	4,363
991	S.E.	No Residential Growth	3,802	3,802	3,802	3,802	3,802	3,802	3,802

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2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
992	S.E.	East Park Village Center 2 Amendment (MPL2018-10104)	3,718	4,264	4,264	4,264	4,264	4,264	4,264
993	S.E.	2nd Wave Apartments Annexation (ZON2021-10010); 2nd Wave Apartments SPMP (MPL2022- 10019); One Nona Plaza PD Multifamily (MPL2023-10001); Mission Pointe II Annexation (ZON2022-10017); Mission Pointe II Multifamily (MPL2023-10002)	2,500	2,489	3,682	4,265	4,265	4,265	4,265
994	S.E.	Southeastern Oaks Annexation (ZON2018-10026; MPL2019- 10015); Southeastern Oaks Phase II (MPL2021-10045); Eastern Parcel - Southeastern Oaks (MPL2023- 10070); Southeastern Oaks Village Center Multifamily (MPL2024- 10047)	0	0	1,362	1,758	1,758	1,758	1,758

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2040 Traffic Analysis Zone	GMP Sub-area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		Starwood Annexation (aka Meridian Parks; ZON2015-00033); Meridian Parks N-14 SPMP (MPL2018-10073); Meridian Parks Phase N-4 & N-5 (MPL2022-10007); Meridian Parks N-7 (MPL2023-10057); Meridian Parks N13N & N13S (MPL2023-10060); Meridian Parks N-3 (MPL2023-10073); Meridian Parks N-2 (MPL2024-10009); Meridian Parks N-6 (MPL2024-10042)	1,448	2,058	5,561	8,919	11,801	14,477	16,577
995	S.E.	Storey Park (aka Wewahootee PD; ZON2013-00015) including potential apartments adjacent to Introduction Way School; Storey Park Parcel K SPMP (MPL2019-10031)	3,243	3,501	4,487	4,487	4,487	4,487	4,487
996	S.E.	Storey Park (aka Wewahootee PD; ZON2013-00015); Storey Park Multifamily Development (MPL2022-10073; 325 du)	2,571	3,456	3,623	3,623	3,623	3,623	3,623
997	S.E.	No Residential Growth	0	0	0	0	0	0	0
998	S.E.	No Residential Growth	0	0	0	0	0	0	0
999	S.E.	Sunbridge PD (ZON2024-10012; 1,839 sf and 1,230 mf in this TZ)	0	0	1,358	3,523	5,481	6,612	7,743
1000	S.E.	Camino North Project (aka Camino Reale; 3,000 du total); Camino South Project (ZON2024-10014; +/- 177 ac Urban Reserve @ 1 du per 10 ac: 18 du)	0	0	772	2,655	4,533	6,388	7,447
1001	S.E.								

SOURCE: Economic Development Dept., City Planning Div., Comprehensive Planning Studio (Base Data derived from January 2024 CLUDB); September 17, 2024.

## Appendix B

2040 Traffic Analysis Zone	GMP Sub-area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
1002	S.E.	Sunbridge PD (ZON2024-10012; 1,761 sf in this TZ)	0	0	0	1,159	2,630	4,100	4,979
1003	S.E.	Sunbridge PD (ZON2024-10012; 2,120 sf & 420 mf in this TZ)	0	0	0	1,925	3,894	5,449	6,863
1004	S.E.	Camino South Project (ZON2024-10014; +/-1,469 ac Urban Reserve @ 1 du per 10 ac: 147 du)	0	0	0	113	198	331	416
1005	S.E.	No Residential Growth	0	0	0	0	0	0	0
1016	S.E.	No Residential Growth	0	0	0	0	0	0	0
1017	S.E.	No Residential Growth	0	0	0	0	0	0	0
1018	S.E.	No Residential Growth	0	0	0	0	0	0	0
1019	S.E.	No Residential Growth	0	0	0	0	0	0	0
1020	S.E.	No Residential Growth	668	668	668	668	668	668	668
1021	S.E.	No Residential Growth	0	0	0	0	0	0	0
1022	S.E.	Judge Meadow Apartments (MPL2021-10072; 444 du)	0	0	918	918	918	918	918
1023	S.E.	No Residential Growth	0	0	0	0	0	0	0
1024	S.E.	Crescent Park GMP & PD Amendment and SPMP (MPL2019-10076)	650	650	1,064	1,211	1,211	1,211	1,211
1025	S.E.	No Residential Growth	0	0	0	0	0	0	0
1026	S.E.	Southport PD - Phases 1 & 2 (ZON2023-10026, MPL2023-10079)	1,020	1,020	1,593	1,593	1,593	1,593	1,593
1027	S.E.	No Residential Growth	0	0	0	0	0	0	0
1028	S.E.	No Residential Growth	0	0	0	0	0	0	0
1072	S.E.	No Residential Growth	0	0	0	0	0	0	0
1076	S.E.	No Residential Growth	0	0	0	0	0	0	0

SOURCE: Economic Development Dept., City Planning Div., Comprehensive Planning Studio (Base Data derived from January 2024 CLUDB); September 17, 2024.

## Appendix B

2040 Traffic Analysis Zone	GMP Sub- area	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2024 - 2050 POPULATION ESTIMATES & PROJECTIONS						
			1.1.2024 Base Year	2025	2030	2035	2040	2045	2050
		Lake Nona PD; Mixed Use District at Lake Nona (MPL2017-10047);							
1077	S.E.	The Gatherings - POD for Additional Units (MPL2016-00009; DET2021-10235; 96 du); Lake Nona Mid-Town Multifamily (MPL2022-10012; 627 du); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	2,081	2,288	4,356	6,424	8,285	8,906	9,526
			<b>CUMULATIVE POPULATION GROWTH</b>						
<b>Northwest</b>			39,772	45,257	55,439	60,947	64,120	65,361	66,188
<b>Northeast</b>			34,716	35,663	41,224	44,348	46,246	46,546	46,546
<b>Downtown</b>			25,204	25,519	31,714	37,686	38,885	39,759	40,633
<b>Southwest</b>			97,521	100,102	107,347	108,756	108,756	109,128	109,541
<b>Southeast</b>			135,089	143,117	170,953	196,212	213,364	225,112	232,973
			<b>332,302</b>	<b>349,658</b>	<b>406,677</b>	<b>447,949</b>	<b>471,371</b>	<b>485,906</b>	<b>495,881</b>
<i>Control Numbers</i>			<i>N/A</i>	<i>351,000</i>	<i>408,000</i>	<i>449,000</i>	<i>473,000</i>	<i>487,000</i>	<i>497,000</i>
<i>Over/Under Control Numbers</i>			<i>N/A</i>	<i>-1,342</i>	<i>-1,323</i>	<i>-1,051</i>	<i>-1,629</i>	<i>-1,094</i>	<i>-1,119</i>
<i>As Percent (%) of Control Numbers</i>			<i>N/A</i>	<i>99.62%</i>	<i>99.68%</i>	<i>99.77%</i>	<i>99.66%</i>	<i>99.78%</i>	<i>99.77%</i>

SOURCE: Economic Development Dept., City Planning Div., Comprehensive Planning Studio (Base Data derived from January 2024 CLUDB); September 17, 2024.