

**Appendix D:**  
**Retail Space Growth in Square Feet**  
**by 2040 Traffic Analysis Zone**

**APPENDIX D  
PROJECTED CITY RETAIL GROWTH IN SQUARE FEET  
BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
432	NW	No Retail Growth	233,488	0	0	0	0	0	0	0	233,488	233,488	233,488	233,488	233,488	233,488
433	NW	No Retail Growth	27,255	0	0	0	0	0	0	0	27,255	27,255	27,255	27,255	27,255	27,255
434	NW	No Retail Growth	20,900	0	0	0	0	0	0	0	20,900	20,900	20,900	20,900	20,900	20,900
435	NW	RoseArts District - Phases 2 & 3 (ZON2021-10008)	21,300	0	20,000	40,000	40,000	0	0	100,000	21,300	41,300	81,300	121,300	121,300	121,300
436	NW	No Retail Growth	63,092	0	0	0	0	0	0	0	63,092	63,092	63,092	63,092	63,092	63,092
437	NW	Redevelopment of 5040 Edgewater Drive	57,773	0	0	8,000	0	0	0	8,000	57,773	57,773	65,773	65,773	65,773	65,773
438	NW	No Retail Growth	146,077	0	0	0	0	0	0	0	146,077	146,077	146,077	146,077	146,077	146,077
439	NW	No Retail Growth	37,651	0	0	0	0	0	0	0	37,651	37,651	37,651	37,651	37,651	37,651
440	NW	No Retail Growth	32,816	0	0	0	0	0	0	0	32,816	32,816	32,816	32,816	32,816	32,816
441	NW	No Retail Growth	33,951	0	0	0	0	0	0	0	33,951	33,951	33,951	33,951	33,951	33,951
442	NW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
443	NW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
444	NW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
445	NW	No Retail Growth	46,278	0	0	0	0	0	0	0	46,278	46,278	46,278	46,278	46,278	46,278
448	NW	Calvary Assembly (ZON2016-00022)	25,709	0	10,000	10,000	0	0	0	20,000	25,709	35,709	45,709	45,709	45,709	45,709
570	NW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
571	NW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
572	NW	No Retail Growth	5,440	0	0	0	0	0	0	0	5,440	5,440	5,440	5,440	5,440	5,440
573	NW	No Retail Growth	32,721	0	0	0	0	0	0	0	32,721	32,721	32,721	32,721	32,721	32,721
574	NW	Walmart Addition (MPL2022-10070)	330,295	27,100	0	0	0	0	0	27,100	357,395	357,395	357,395	357,395	357,395	357,395
575	NW	District West (Phase 1 Suburu Dealership - MPL2019-10030; 36,592 sf)	19,455	39,562	0	0	0	0	0	39,562	59,017	59,017	59,017	59,017	59,017	59,017
576	NW	No Retail Growth	176,312	0	0	0	0	0	0	0	176,312	176,312	176,312	176,312	176,312	176,312
577	NW	No Retail Growth	178,047	0	0	0	0	0	0	0	178,047	178,047	178,047	178,047	178,047	178,047

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

**APPENDIX D**  
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**BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
578	NW	The Packing District - Northwest Quadrant (ZON2018-10023)	125,590	50,000	50,000	50,000	50,000	0	0	200,000	175,590	225,590	275,590	325,590	325,590	325,590
579	NW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
580	NW	No Retail Growth	249,455	0	0	0	0	0	0	0	249,455	249,455	249,455	249,455	249,455	249,455
581	NW	The Packing District - Northeast Quadrant (ZON2018-10023; MPL2021-10063)	17,011	18,350	20,000	0	0	0	0	38,350	35,361	55,361	55,361	55,361	55,361	55,361
582	NW	The Packing District - Southwest Quadrant (ZON2018-10023); 1800 Crown Way Project (CUP2019-10030; 14,700 wh to office conversion); High Point Climbing Club Conversion (MPL2023-10058; 48,154 sf)	2,044	62,854	100,000	30,000	0	0	0	192,854	64,898	164,898	194,898	194,898	194,898	194,898
583	NW	No Retail Growth	20,838	0	0	0	0	0	0	0	20,838	20,838	20,838	20,838	20,838	20,838
584	NW	No Retail Growth	31,531	0	0	0	0	0	0	0	31,531	31,531	31,531	31,531	31,531	31,531
585	NW	No Retail Growth	124,463	0	0	0	0	0	0	0	124,463	124,463	124,463	124,463	124,463	124,463
586	NW	The Packing District - Southeast Quadrant (ZON2018-10023); 2105 N Orange Blossom Trl Food Hall Adaptive Reuse (MPL2021-10002)	124,424	23,773	25,000	0	0	0	0	48,773	148,197	173,197	173,197	173,197	173,197	173,197
587	NW	Redevelopment of 1115 W Colonial Dr	47,288	0	0	2,300	0	0	0	2,300	47,288	47,288	49,588	49,588	49,588	49,588
588	NW	Starbucks at Edgewater (CUP2021-10011 & MPL2021-10035)	52,919	-234	0	0	0	0	0	-234	52,685	52,685	52,685	52,685	52,685	52,685
589	NW	No Retail Growth	53,835	0	0	0	0	0	0	0	53,835	53,835	53,835	53,835	53,835	53,835

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2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
590	NW	No Retail Growth	112,895	0	0	0	0	0	0	0	112,895	112,895	112,895	112,895	112,895	112,895
591	NW	No Retail Growth	38,054	0	0	0	0	0	0	0	38,054	38,054	38,054	38,054	38,054	38,054
592	NW	1717 Edgewater Dr Bonus Request (MPL2020-10076)	18,627	0	899	0	0	0	0	899	18,627	19,526	19,526	19,526	19,526	19,526
677	NW	No Retail Growth	56,372	0	0	0	0	0	0	0	56,372	56,372	56,372	56,372	56,372	56,372
678	NW	No Retail Growth	8,188	0	0	0	0	0	0	0	8,188	8,188	8,188	8,188	8,188	8,188
684	NW	Scrap Metal Recycling Facility (CUP2023-10010)	359,746	-990	0	0	0	0	0	-990	358,756	358,756	358,756	358,756	358,756	358,756
689	NW	No Retail Growth	144,913	0	0	0	0	0	0	0	144,913	144,913	144,913	144,913	144,913	144,913
690	NW	No Retail Growth	71,126	0	0	0	0	0	0	0	71,126	71,126	71,126	71,126	71,126	71,126
694	NW	Park Center PD (ZON2012-00017; 2,100 sf); Lion Garden Apartments PD Amendment (2,000 sf); Redevelopment of 500 N OBT	32,812	0	4,100	8,000	0	0	0	12,100	32,812	36,912	44,912	44,912	44,912	44,912
695	NW	No Retail Growth	188,306	0	0	0	0	0	0	0	188,306	188,306	188,306	188,306	188,306	188,306
1041	NW	RoseArts District - Phase 1 (ZON2021-10008; MPL2022-10051)	23,916	0	25,000	50,000	0	0	0	75,000	23,916	48,916	98,916	98,916	98,916	98,916
1042	NW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1043	NW	No Retail Growth	61,461	0	0	0	0	0	0	0	61,461	61,461	61,461	61,461	61,461	61,461
<b>Northwest Total</b>			<b>3,454,374</b>	<b>220,415</b>	<b>254,999</b>	<b>198,300</b>	<b>90,000</b>	<b>0</b>	<b>0</b>	<b>763,714</b>	<b>3,674,789</b>	<b>3,929,788</b>	<b>4,128,088</b>	<b>4,218,088</b>	<b>4,218,088</b>	<b>4,218,088</b>
449	NE	Health Village PD - Retail Growth	36,194	0	0	6,000	6,000	0	6,000	18,000	36,194	36,194	42,194	48,194	48,194	54,194
450	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
456	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
593	NE	Advent Health Village Hotel & Office (DET2023-10079; 6,850 sf)/Health Village PD - Future Retail Growth	33,536	0	6,850	5,000	5,000	3,000	0	19,850	33,536	40,386	45,386	50,386	53,386	53,386

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				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
594	NE	Health Village PD - Future Retail Growth; Redevelopment of 1700 N Orange Avenue - similar to Broadstone Lakehouse	180,679	0	5,000	15,000	0	0	0	20,000	180,679	185,679	200,679	200,679	200,679	200,679
597	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
598	NE	No Retail Growth	9,740	0	0	0	0	0	0	0	9,740	9,740	9,740	9,740	9,740	9,740
599	NE	The Yard at Brookhaven (ZON2021-10006)	135,141	3,600	0	0	0	0	0	3,600	138,741	138,741	138,741	138,741	138,741	138,741
600	NE	The Yard at Brookhaven (ZON2021-10006; 17,512 sf); 1000 N Mills Ave (MPL2020-10056; 2,160 sf); 1120 N Mills Avenue Restaurant (MPL2024-10046; demo 2,904 retail, build 5,000 sf restaurant)	209,549	16,942	7,160	0	0	0	0	24,102	226,491	233,651	233,651	233,651	233,651	233,651
601	NE	No Retail Growth	94,719	0	0	0	0	0	0	0	94,719	94,719	94,719	94,719	94,719	94,719
602	NE	No Retail Growth	1,431	0	0	0	0	0	0	0	1,431	1,431	1,431	1,431	1,431	1,431
603	NE	No Retail Growth	152,381	0	0	0	0	0	0	0	152,381	152,381	152,381	152,381	152,381	152,381
604	NE	727 N Thornton Ave (CUP2022-10029; 1,178 sf); Colonial Promenade Phase II (MPL2021-10037; 7,345 sf)	138,503	8,523	0	0	0	0	0	8,523	147,026	147,026	147,026	147,026	147,026	147,026
605	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606	NE	No Retail Growth	37,461	0	0	0	0	0	0	0	37,461	37,461	37,461	37,461	37,461	37,461
607	NE	No Retail Growth	71,578	0	0	0	0	0	0	0	71,578	71,578	71,578	71,578	71,578	71,578
608	NE	No Retail Growth	64,977	0	0	0	0	0	0	0	64,977	64,977	64,977	64,977	64,977	64,977
609	NE	No Retail Growth	268,972	0	0	0	0	0	0	0	268,972	268,972	268,972	268,972	268,972	268,972
610	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
611	NE	Fashion Square Mall Next Phase Framework Plan (MPL2021-10059); Del Taco (MPL2022-10050; 2,304 sf); West End of the Shoppes at Fashion Square (MPL2024-10017; 10,659 sf)	1,250,796	12,963	-502,312	153,000	20,000	0	0	-316,349	1,263,759	761,447	914,447	934,447	934,447	934,447
612	NE	Modera Baldwin Park (MPL2022-10025)	114,709	-15,072	0	0	0	0	0	-15,072	99,637	99,637	99,637	99,637	99,637	99,637
613	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
614	NE	Baldwin House (MPL2018-10058)	223,400	0	4,500	0	0	0	0	4,500	223,400	227,900	227,900	227,900	227,900	227,900

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				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
615	NE	No Retail Growth	186,093	0	0	0	0	0	0	0	186,093	186,093	186,093	186,093	186,093	186,093
616	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
617	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
618	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
623	NE	No Retail Growth	16,226	0	0	0	0	0	0	0	16,226	16,226	16,226	16,226	16,226	16,226
743	NE	Popeyes at East Colonial (CUP2015-00002) or something similar; Mills Avenue Food Hall (MPL2024-10043; 9,000 sf)	209,620	0	9,000	2,500	0	0	0	11,500	209,620	218,620	221,120	221,120	221,120	221,120
744	NE	No Retail Growth	89,445	0	0	0	0	0	0	0	89,445	89,445	89,445	89,445	89,445	89,445
745	NE	2113 E South St PD (ZON2020-10007)	26,044	-10,918	0	0	0	0	0	-10,918	15,126	15,126	15,126	15,126	15,126	15,126
748	NE	Redevelopment of Colonial Town Center	729,828	0	-200,000	0	0	0	0	-200,000	729,828	529,828	529,828	529,828	529,828	529,828
749	NE	No Retail Growth	97,905	0	0	0	0	0	0	0	97,905	97,905	97,905	97,905	97,905	97,905
752	NE	No Retail Growth	83,764	0	0	0	0	0	0	0	83,764	83,764	83,764	83,764	83,764	83,764
753	NE	No Retail Growth	38,466	0	0	0	0	0	0	0	38,466	38,466	38,466	38,466	38,466	38,466
755	NE	No Retail Growth	330,788	0	0	0	0	0	0	0	330,788	330,788	330,788	330,788	330,788	330,788
756	NE	No Retail Growth	262,734	0	0	0	0	0	0	0	262,734	262,734	262,734	262,734	262,734	262,734
761	NE	No Retail Growth	174,974	0	0	0	0	0	0	0	174,974	174,974	174,974	174,974	174,974	174,974
762	NE	No Retail Growth	97,330	0	0	0	0	0	0	0	97,330	97,330	97,330	97,330	97,330	97,330
1053	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1061	NE	No Retail Growth	3,665	0	0	0	0	0	0	0	3,665	3,665	3,665	3,665	3,665	3,665
1073	NE	No Retail Growth	27,268	0	0	0	0	0	0	0	27,268	27,268	27,268	27,268	27,268	27,268
1074	NE	No Retail Growth	1,749	0	0	0	0	0	0	0	1,749	1,749	1,749	1,749	1,749	1,749
1075	NE	No Retail Growth	4,628	0	0	0	0	0	0	0	4,628	4,628	4,628	4,628	4,628	4,628
<b>Northeast Total</b>			<b>5,404,293</b>	<b>16,038</b>	<b>-669,802</b>	<b>181,500</b>	<b>31,000</b>	<b>3,000</b>	<b>6,000</b>	<b>-432,264</b>	<b>5,420,331</b>	<b>4,750,529</b>	<b>4,932,029</b>	<b>4,963,029</b>	<b>4,966,029</b>	<b>4,972,029</b>
664	SW	No Retail Growth	39,965	0	0	0	0	0	0	0	39,965	39,965	39,965	39,965	39,965	39,965
666	SW	Kirkman Road Carwash (CUP2022-100002)	87,294	5,890	0	0	0	0	0	5,890	93,184	93,184	93,184	93,184	93,184	93,184
667	SW	MetroStation Phase III Retail Building (MPL2024-10014)	498,406	0	5,000	0	0	0	0	5,000	498,406	503,406	503,406	503,406	503,406	503,406
668	SW	Veranda Park II Residential (MPL2016-00016); Publix Teardown/Rebuild (DEM2024-10045, -42,105 sf; BLD2023-18336, 49,671 sf)	324,990	7,566	30,000	0	0	0	0	37,566	332,556	362,556	362,556	362,556	362,556	362,556

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				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
669	SW	Kirkman Rd Property PD (ZON2010-00030)/Chase Bank MetroWest (CUP2020-10015)	252,005	-4,810	0	0	0	25,000	25,000	45,190	247,195	247,195	247,195	247,195	272,195	297,195
672	SW	Raleigh and Kirkman Mixed Use with Drive-Through (MPL2022-10049; CUP2022-10011)	58,446	0	8,860	0	0	0	0	8,860	58,446	67,306	67,306	67,306	67,306	67,306
673	SW	No Retail Growth	18,457	0	0	0	0	0	0	0	18,457	18,457	18,457	18,457	18,457	18,457
674	SW	No Retail Growth	7,760	0	0	0	0	0	0	0	7,760	7,760	7,760	7,760	7,760	7,760
675	SW	Demo of Boston Market for Chase MetroWest Bank (CUP2024-10017)	83,883	-3,090	0	0	0	0	0	-3,090	80,793	80,793	80,793	80,793	80,793	80,793
676	SW	No Retail Growth	26,080	0	0	0	0	0	0	0	26,080	26,080	26,080	26,080	26,080	26,080
679	SW	No Retail Growth	50,590	0	0	0	0	0	0	0	50,590	50,590	50,590	50,590	50,590	50,590
680	SW	No Retail Growth	76,998	0	0	0	0	0	0	0	76,998	76,998	76,998	76,998	76,998	76,998
681	SW	No Retail Growth	22,870	0	0	0	0	0	0	0	22,870	22,870	22,870	22,870	22,870	22,870
682	SW	Audi South Remote Service and Recon Facility (MPL2023-10039)	46,815	6,769	0	0	0	0	0	6,769	53,584	53,584	53,584	53,584	53,584	53,584
683	SW	No Retail Growth	420,677	0	0	0	0	0	0	0	420,677	420,677	420,677	420,677	420,677	420,677
685	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
686	SW	No Retail Growth	26,162	0	0	0	0	0	0	0	26,162	26,162	26,162	26,162	26,162	26,162
687	SW	No Retail Growth	24,946	0	0	0	0	0	0	0	24,946	24,946	24,946	24,946	24,946	24,946
688	SW	3801 and 4053 LB McLeod Rd - Auto Dealership (ZON2022-10031)	0	0	60,000	0	0	0	0	60,000	0	60,000	60,000	60,000	60,000	60,000
691	SW	No Retail Growth	101,903	0	0	0	0	0	0	0	101,903	101,903	101,903	101,903	101,903	101,903
692	SW	No Retail Growth	105,544	0	0	0	0	0	0	0	105,544	105,544	105,544	105,544	105,544	105,544
693	SW	No Retail Growth	48,962	0	0	0	0	0	0	0	48,962	48,962	48,962	48,962	48,962	48,962
696	SW	No Retail Growth	17,901	0	0	0	0	0	0	0	17,901	17,901	17,901	17,901	17,901	17,901
697	SW	No Retail Growth	63,193	0	0	0	0	0	0	0	63,193	63,193	63,193	63,193	63,193	63,193
698	SW	No Retail Growth	48,911	0	0	0	0	0	0	0	48,911	48,911	48,911	48,911	48,911	48,911
699	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
700	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**APPENDIX D  
PROJECTED CITY RETAIL GROWTH IN SQUARE FEET  
BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
711	SW	No Retail Growth	25,750	0	0	0	0	0	0	0	25,750	25,750	25,750	25,750	25,750	25,750
722	SW	Idignity Master Plan (MPL2024-10031); Orlando Health PD - Future Infill Retail	71,714	0	2,442	5,000	0	0	0	7,442	71,714	74,156	79,156	79,156	79,156	79,156
723	SW	415 W Kaley Mixed Use (MPL2022-10089)	50,346	0	0	13,208	0	0	0	13,208	50,346	50,346	63,554	63,554	63,554	63,554
724	SW	Natique Boat Dealer Expansion & Division Ave. Personal Storage (MPL2020-10023 & CUP2020-10003)	78,185	19,056	0	0	0	0	0	19,056	97,241	97,241	97,241	97,241	97,241	97,241
725	SW	Orlando Health PD - Future Infill Retail	17,114	0	0	6,000	0	0	0	6,000	17,114	17,114	23,114	23,114	23,114	23,114
726	SW	No Retail Growth	4,140	0	0	0	0	0	0	0	4,140	4,140	4,140	4,140	4,140	4,140
727	SW	South Orange Medical Complex Amendments & Care Facility (CUP2020-10008); Grant Street Mixed Use (CUP2023-10020)	472,235	2,350	12,600	0	0	0	0	14,950	474,585	487,185	487,185	487,185	487,185	487,185
795	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
797	SW	No Retail Growth	23,630	0	0	0	0	0	0	0	23,630	23,630	23,630	23,630	23,630	23,630
798	SW	Shah PD Amendment (ZON2018-10021)	109,303	0	2,000	0	0	0	0	2,000	109,303	111,303	111,303	111,303	111,303	111,303
799	SW	No Retail Growth	1,775,466	0	0	0	0	0	0	0	1,775,466	1,775,466	1,775,466	1,775,466	1,775,466	1,775,466
800	SW	No Retail Growth	1,051,875	0	0	0	0	0	0	0	1,051,875	1,051,875	1,051,875	1,051,875	1,051,875	1,051,875
801	SW	No Retail Growth	1,908,419	0	0	0	0	0	0	0	1,908,419	1,908,419	1,908,419	1,908,419	1,908,419	1,908,419
802	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
803	SW	No Retail Growth	133,667	0	0	0	0	0	0	0	133,667	133,667	133,667	133,667	133,667	133,667

**APPENDIX D  
PROJECTED CITY RETAIL GROWTH IN SQUARE FEET  
BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
804	SW	Dowdy Plaza Pase 2 Redevelopment (MPL2017-10005)	217,400	0	10,822	0	0	0	0	10,822	217,400	228,222	228,222	228,222	228,222	228,222
805	SW	No Retail Growth	28,195	0	0	0	0	0	0	0	28,195	28,195	28,195	28,195	28,195	28,195
806	SW	No Retail Growth	47,310	0	0	0	0	0	0	0	47,310	47,310	47,310	47,310	47,310	47,310
807	SW	No Retail Growth	231,637	0	0	0	0	0	0	0	231,637	231,637	231,637	231,637	231,637	231,637
808	SW	No Retail Growth	845,465	0	0	0	0	0	0	0	845,465	845,465	845,465	845,465	845,465	845,465
809	SW	Grand National Restaurants & Retail Phase 1 (MPL2017-00007); International Festival Plaza Framework PD (ZON2021-10019)	1,025,229	29,788	15,000	0	0	0	0	44,788	1,055,017	1,070,017	1,070,017	1,070,017	1,070,017	1,070,017
810	SW	No Retail Growth	143,356	0	0	0	0	0	0	0	143,356	143,356	143,356	143,356	143,356	143,356
811	SW	International Drive Resort PD (ZON2021-10007; DET2023-10205);	1,054,793	0	20,000	20,000	0	0	0	40,000	1,054,793	1,074,793	1,094,793	1,094,793	1,094,793	1,094,793
812	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
813	SW	Oakwood PD (ZON2012-00018)	63,416	0	0	6,000	0	0	0	6,000	63,416	63,416	69,416	69,416	69,416	69,416
814	SW	No Retail Growth	99,206	0	0	0	0	0	0	0	99,206	99,206	99,206	99,206	99,206	99,206
815	SW	Sabin-Boylard PD & MPL Phase 2 Amendments - AMG Dealership (MPL2020-10074)	36,740	43,882	0	0	0	0	0	43,882	80,622	80,622	80,622	80,622	80,622	80,622
816	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
817	SW	No Retail Growth	106,997	0	0	0	0	0	0	0	106,997	106,997	106,997	106,997	106,997	106,997
818	SW	No Retail Growth	147,830	0	0	0	0	0	0	0	147,830	147,830	147,830	147,830	147,830	147,830
819	SW	Mister Car Wash at Millenia Gardens (CUP2022-10028)	1,280,071	4,745	0	0	0	0	0	4,745	1,284,816	1,284,816	1,284,816	1,284,816	1,284,816	1,284,816
820	SW	No Retail Growth	1,967,004	0	0	0	0	0	0	0	1,967,004	1,967,004	1,967,004	1,967,004	1,967,004	1,967,004
821	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
822	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
823	SW	No Retail Growth	77,069	0	0	0	0	0	0	0	77,069	77,069	77,069	77,069	77,069	77,069
824	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
825	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
828	SW	No Retail Growth	41,212	0	0	0	0	0	0	0	41,212	41,212	41,212	41,212	41,212	41,212
829	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
830	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
836	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
843	SW	4104 Conroy Rd Commercial Buildings (MPL2023-10075)	0	0	5,940	0	0	0	0	5,940	0	5,940	5,940	5,940	5,940	5,940
844	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
925	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Southwest Total</b>			<b>15,587,532</b>	<b>112,146</b>	<b>172,664</b>	<b>50,208</b>	<b>0</b>	<b>25,000</b>	<b>25,000</b>	<b>385,018</b>	<b>15,699,678</b>	<b>15,872,342</b>	<b>15,922,550</b>	<b>15,922,550</b>	<b>15,947,550</b>	<b>15,972,550</b>

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

**APPENDIX D  
PROJECTED CITY RETAIL GROWTH IN SQUARE FEET  
BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
734	SE	No Retail Growth	41,883	0	0	0	0	0	0	0	41,883	41,883	41,883	41,883	41,883	41,883
735	SE	No Retail Growth	92,195	0	0	0	0	0	0	0	92,195	92,195	92,195	92,195	92,195	92,195
740	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
741	SE	No Retail Growth	2,960	0	0	0	0	0	0	0	2,960	2,960	2,960	2,960	2,960	2,960
742	SE	Redevelopment of 1125 E Michigan St	49,371	0	0	4,000	0	0	0	4,000	49,371	49,371	53,371	53,371	53,371	53,371
746	SE	No Retail Growth	2,754	0	0	0	0	0	0	0	2,754	2,754	2,754	2,754	2,754	2,754
747	SE	Michigan Food Truck Park (MPL2021-10068)	18,880	9,275	0	0	0	0	0	9,275	28,155	28,155	28,155	28,155	28,155	28,155
750	SE	Hourglass Restaurant/Retail Annexation (MPL2020-10087)	4,380	1,595	0	0	0	0	0	1,595	5,975	5,975	5,975	5,975	5,975	5,975
751	SE	Hourglass PD Annexation (ZON2020-10023)	131,164	16,035	0	0	0	0	0	16,035	147,199	147,199	147,199	147,199	147,199	147,199
754	SE	No Retail Growth	37,863	0	0	0	0	0	0	0	37,863	37,863	37,863	37,863	37,863	37,863
757	SE	No Retail Growth	90,530	0	0	0	0	0	0	0	90,530	90,530	90,530	90,530	90,530	90,530
758	SE	No Retail Growth	43,198	0	0	0	0	0	0	0	43,198	43,198	43,198	43,198	43,198	43,198
759	SE	No Retail Growth	51,506	0	0	0	0	0	0	0	51,506	51,506	51,506	51,506	51,506	51,506
760	SE	No Retail Growth	167,113	0	0	0	0	0	0	0	167,113	167,113	167,113	167,113	167,113	167,113
763	SE	No Retail Growth	12,489	0	0	0	0	0	0	0	12,489	12,489	12,489	12,489	12,489	12,489
764	SE	No Retail Growth	29,146	0	0	0	0	0	0	0	29,146	29,146	29,146	29,146	29,146	29,146
765	SE	Burger King Redevelopment (MPL2023-10016)	301,065	-108	0	0	0	0	0	-108	300,957	300,957	300,957	300,957	300,957	300,957
766	SE	No Retail Growth	164,255	0	0	0	0	0	0	0	164,255	164,255	164,255	164,255	164,255	164,255
767	SE	No Retail Growth	22,477	0	0	0	0	0	0	0	22,477	22,477	22,477	22,477	22,477	22,477
768	SE	No Retail Growth	45,034	0	0	0	0	0	0	0	45,034	45,034	45,034	45,034	45,034	45,034
769	SE	No Retail Growth	136,465	0	0	0	0	0	0	0	136,465	136,465	136,465	136,465	136,465	136,465
770	SE	Redevelopment of Big Dog Driving Range - 6933 Curry Ford Rd	0	0	-1,344	0	0	0	0	-1,344	0	-1,344	-1,344	-1,344	-1,344	-1,344
771	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
848	SE	Drennen and Orange Development (ZON2020-10034); Bijoux Med Spa (ZON2023-10023); Redevelopment of South Orange Ave Mobile Home Park (2820 S Orange Ave)	471,506	0	7,946	0	0	0	0	7,946	471,506	479,452	479,452	479,452	479,452	479,452
849	SE	No Retail Growth	68,562	0	0	0	0	0	0	0	68,562	68,562	68,562	68,562	68,562	68,562

**APPENDIX D**  
**PROJECTED CITY RETAIL GROWTH IN SQUARE FEET**  
**BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
850	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
854	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
860	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
861	SE	No Retail Growth	169,707	0	0	0	0	0	0	0	169,707	169,707	169,707	169,707	169,707	169,707
862	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
863	SE	No Retail Growth	145,677	0	0	0	0	0	0	0	145,677	145,677	145,677	145,677	145,677	145,677
864	SE	No Retail Growth	1,020	0	0	0	0	0	0	0	1,020	1,020	1,020	1,020	1,020	1,020
865	SE	Diaz Tirado PD (MPL2018-10078)	51,947	12,000	0	0	0	0	0	12,000	63,947	63,947	63,947	63,947	63,947	63,947
866	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
867	SE	No Retail Growth	1,983	0	0	0	0	0	0	0	1,983	1,983	1,983	1,983	1,983	1,983
868	SE	No Retail Growth	493,930	0	0	0	0	0	0	0	493,930	493,930	493,930	493,930	493,930	493,930
869	SE	No Retail Growth	2,520	0	0	0	0	0	0	0	2,520	2,520	2,520	2,520	2,520	2,520
870	SE	No Retail Growth	4,422	0	0	0	0	0	0	0	4,422	4,422	4,422	4,422	4,422	4,422
871	SE	No Retail Growth	150,037	0	0	0	0	0	0	0	150,037	150,037	150,037	150,037	150,037	150,037
872	SE	No Retail Growth	151,128	0	0	0	0	0	0	0	151,128	151,128	151,128	151,128	151,128	151,128
873	SE	No Retail Growth	0	0	0					0	0	0	0	0	0	0
874	SE	No Retail Growth	33,728	0	0	0	0	0	0	0	33,728	33,728	33,728	33,728	33,728	33,728
875	SE	Hoffner Point (ZON2015-00039)	17,106	0	8,000	0	0	0	0	8,000	17,106	25,106	25,106	25,106	25,106	25,106
876	SE	Dutch Bros Coffee (MPL2024-10029); Foresras Property Vehicle Storage (MPL2022-10064); Tesla Car Sales & Service (MPL2023-10040)	648,963	950	114,083	0	0	0	0	115,033	649,913	763,996	763,996	763,996	763,996	763,996
877	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
878	SE	Narcoossee Carwash (CUP2021-10010); Fredo's International Master Plan (MPL2017-00003)	101,471	3,250	9,000	0	0	0	0	12,250	104,721	113,721	113,721	113,721	113,721	113,721
879	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
880	SE	No Retail Growth	38,612	0	0	0	0	0	0	0	38,612	38,612	38,612	38,612	38,612	38,612

**APPENDIX D**  
**PROJECTED CITY RETAIL GROWTH IN SQUARE FEET**  
**BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
881	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
882	SE	McDonalds in Crowntree Lakes (MPL2023-10015; 4,365 sf; C of O issued 8.19.2024); 9855 LeeVista Blvd - Crowntree Car Wash (MPL2023-10042)	117,760	4,365	4,553	0	0	0	0	8,918	122,125	126,678	126,678	126,678	126,678	126,678
883	SE	AutoNation Narcoossee Vehicle Sales PD (ZON2022-10030); Narcoossee Multifamily PD (ZON2022-10028); Starbucks at 7567 Narcoossee Rd (MPL2023-10038; 2,659 sf)	526,543	8,659	40,000	0	0	0	0	48,659	535,202	575,202	575,202	575,202	575,202	575,202
884	SE	Vista Park Framework Master Plan (MPL2020-10065); McCoy Eagle Framework PD & Phase 1A Master Plan (MPL2021-10071)	3,468	10,000	60,000	105,500	0	0	0	175,500	13,468	73,468	178,968	178,968	178,968	178,968
885	SE	Beltway Commerce Center Self Storage (CUP2020-10007)	0	3,672	0	0	0	0	0	3,672	3,672	3,672	3,672	3,672	3,672	3,672
887	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
890	SE	Sunbridge PD Annexation 2024 (ZON2024-10012)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
891	SE	Sunbridge Annexation 2024/OUC Stanton Energy Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
963	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
964	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
965	SE	No Retail Growth	1,307	0	0	0	0	0	0	0	1,307	1,307	1,307	1,307	1,307	1,307

**APPENDIX D**  
**PROJECTED CITY RETAIL GROWTH IN SQUARE FEET**  
**BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
966	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
967	SE	No Retail Growth	14,954	0	0	0	0	0	0	0	14,954	14,954	14,954	14,954	14,954	14,954
970	SE	No Retail Growth	115,661	0	0	0	0	0	0	0	115,661	115,661	115,661	115,661	115,661	115,661
971	SE	No Retail Growth	8,420	0	0	0	0	0	0	0	8,420	8,420	8,420	8,420	8,420	8,420
972	SE	No Retail Growth	14,089	0	0	0	0	0	0	0	14,089	14,089	14,089	14,089	14,089	14,089
973	SE	No Retail Growth	7,930	0	0	0	0	0	0	0	7,930	7,930	7,930	7,930	7,930	7,930
974	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
975	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
976	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
977	SE	No Retail Growth	8,391	0	0	0	0	0	0	0	8,391	8,391	8,391	8,391	8,391	8,391
978	SE	No Retail Growth	7,844	0	0	0	0	0	0	0	7,844	7,844	7,844	7,844	7,844	7,844
979	SE	No Retail Growth	38,218	0	0	0	0	0	0	0	38,218	38,218	38,218	38,218	38,218	38,218
980	SE	No Retail Growth	21,093	0	0	0	0	0	0	0	21,093	21,093	21,093	21,093	21,093	21,093
981	SE	Lake Nona PD Later Phases (ZON2022-10006)	0	0	0	25,000	150,000	150,000	50,000	375,000	0	0	25,000	175,000	325,000	375,000
982	SE	Lake Nona Town Center Phase 2A (MPL2019-10011); Lake Nona Parcel 18A (MPL2023-10056 (MPL2023-10056); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	37,021	205,100	350,000	350,000	0	0	0	905,100	242,121	592,121	942,121	942,121	942,121	942,121
983	SE	Beth Road Annexation (ZON2020-10020); McDonalds on Beth Rd (MPL2024-10020); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	0	8,000	70,700	40,000	0	30,000	0	148,700	8,000	78,700	118,700	118,700	148,700	148,700
984	SE	No Retail Growth	4,558	0	0	0	0	0	0	0	4,558	4,558	4,558	4,558	4,558	4,558

**APPENDIX D  
PROJECTED CITY RETAIL GROWTH IN SQUARE FEET  
BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
985	SE	Lake Nona PD Future Growth - Later Years (ZON2022-10006)	148,754	0	0	0	5,000	0	0	5,000	148,754	148,754	148,754	153,754	153,754	153,754
986	SE	Lake Nona Parcel 15A Hotel (MPL2021-10033); Lake Nona PD Future Growth - Later Years (ZON2022-10006; C of O 7.26.2024)	88,516	2,240	10,000	30,000	30,000	20,000	0	92,240	90,756	100,756	130,756	160,756	180,756	180,756
987	SE	Nona Village Center PD (ZON2018-10028)	25,711		30,000	0	0	0	0	30,000	25,711	55,711	55,711	55,711	55,711	55,711
988	SE	Lake Nona - Education Village PD Amendment (ZON2017-00015); Laureate Park Neighborhood Center Phase 3 (MPL2016-00047); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	895,784	6,807	47,307	40,000	0	0	0	94,114	902,591	949,898	989,898	989,898	989,898	989,898
989	SE	Nona Cove PD (ZON2018-10004); Lake Nona - Poitras N-5 South (MPL2019-10027); Lake Nona Poitras N-5 Amendment (MPL2022-10081)	42,195	29,899	30,000	0	0	0	0	59,899	72,094	102,094	102,094	102,094	102,094	102,094
990	SE	Torrey Preserve PD and Framework Master Plan (ZON2020-10005; MPL2020-10031)	53,701	20,000	250,000	250,000	130,000	0	0	650,000	73,701	323,701	573,701	703,701	703,701	703,701
991	SE	No Retail Growth	4,641	0	0	0	0	0	0	0	4,641	4,641	4,641	4,641	4,641	4,641

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

**APPENDIX D  
PROJECTED CITY RETAIL GROWTH IN SQUARE FEET  
BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
992	SE	East Park Village Center 2 Amendment (MPL2018-10104); East Park Village Center 3 Amendment (ZON2023-10052); AdventHealth Narcoossee Annexation (ZON2021-10011)	85,703	12,000	17,540	50,000	50,000	0	0	129,540	97,703	115,243	165,243	215,243	215,243	215,243
993	SE	Pioneers Project (ZON2015-00054); Sunstone Park at Lake Nona (part of Tyson's Corner II; MPL2022-10036); 2nd Wave Apartments Annexation (ZON2021-10010); Del Taco Master Plan (part of Pioneers PD; MPL2021-10057); Raising Canes Master Plan (part of Narcoossee Cove I and II PD; C of O issued January 2024; MPL2022-10033); Multitenant Building - Narcoossee Cove I & II; MPL2022-10039); Mission Pointe II Annexation (ZON2022-10017); Lake Whippoorwill Cove & Narcoossee Cove II Amendments aka Vkare; MPL2024-10016); Car Wash at Narcoossee Cove PD (MPL2022-10084)	78,478	5,485	45,000	35,000	0	0	0	85,485	83,963	128,963	163,963	163,963	163,963	163,963
994	SE	Southeastern Oaks Annexation (ZON2018-10026; MPL2019-10015); Narcoossee Oaks Annexation (ZON2014-00015)	0	0	25,000	25,000	0	0	0	50,000	0	25,000	50,000	50,000	50,000	50,000
995	SE	Starwood Annexation (aka Meridian Parks; ZON2015-00033) - Later Phases	0	0	0	50,000	50,000	50,000	0	150,000	0	0	50,000	100,000	150,000	150,000
996	SE	Storey Park (aka Wewahootee PD; ZON2013-00015)	0	0	10,000	10,000	0	0	0	20,000	0	10,000	20,000	20,000	20,000	20,000
997	SE	Storey Park (aka Wewahootee PD; ZON2013-00015); Storey Park Grocery Store - Parcel C (MPL2020-10082)	0	62,087	80,000	0	0	0	0	142,087	62,087	142,087	142,087	142,087	142,087	142,087
998	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
999	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**APPENDIX D**  
**PROJECTED CITY RETAIL GROWTH IN SQUARE FEET**  
**BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
1000	SE	Sunbridge PD (ZON2024-10012; 800,000 this TZ)/ICP PD (ZON2024-10010) Annexation 2024	0	0	25,000	200,000	200,000	200,000	175,000	800,000	0	25,000	225,000	425,000	625,000	800,000
1001	SE	Sunbridge/Camino North Project (aka Camino Reale)	0	0	0	49,500	49,500	49,500	49,500	198,000	0	0	49,500	99,000	148,500	198,000
1002	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1003	SE	Sunbridge PD (ZON2024-10012)	0	0	0	43,956	36,044	0	0	80,000	0	0	43,956	80,000	80,000	80,000
1004	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1005	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1016	SE	No Retail Growth	20,563	0	0	0	0	0	0	0	20,563	20,563	20,563	20,563	20,563	20,563
1017	SE	DDR at LeeVista (MPL2014-00018); DDR - LeeVista Promenade Phase B (MPL2015-00010)	352,136	0	157,800	0	0	0	0	157,800	352,136	509,936	509,936	509,936	509,936	509,936
1018	SE	No Retail Growth	34,038	0	0	0	0	0	0	0	34,038	34,038	34,038	34,038	34,038	34,038
1019	SE	No Retail Growth	87,441	0	0	0	0	0	0	0	87,441	87,441	87,441	87,441	87,441	87,441
1020	SE	No Retail Growth	2,975	0	0	0	0	0	0	0	2,975	2,975	2,975	2,975	2,975	2,975
1021	SE	Gateway Village Parcel B Infill Mixed Retail Building (MPL2024-10005)	52,635	0	5,000	0	0	0	0	5,000	52,635	57,635	57,635	57,635	57,635	57,635
1022	SE	No Retail Growth	5,610	0	0	0	0	0	0	0	5,610	5,610	5,610	5,610	5,610	5,610
1023	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1024	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1025	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1026	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1027	SE	No Retail Growth	10,541	0	0	0	0	0	0	0	10,541	10,541	10,541	10,541	10,541	10,541
1028	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1072	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1076	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1077	SE	Lake Nona PD; Mixed Use District at Lake Nona (MPL2017-10047); Lake Nona Mid-Town Multifamily (MPL2022-10012); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	40,302	0	26,104	60,000	30,000	10,000	0	126,104	40,302	66,406	126,406	156,406	166,406	166,406
<b>Southeast Total</b>			<b>6,954,028</b>	<b>421,311</b>	<b>1,421,689</b>	<b>1,367,956</b>	<b>730,544</b>	<b>509,500</b>	<b>274,500</b>	<b>4,725,500</b>	<b>7,375,339</b>	<b>8,797,028</b>	<b>10,164,984</b>	<b>10,895,528</b>	<b>11,405,028</b>	<b>11,679,528</b>

**APPENDIX D**  
**PROJECTED CITY RETAIL GROWTH IN SQUARE FEET**  
**BY STUDY AREA AND 2040 TRAFFIC ANALYSIS ZONE**

2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
595	DT	924 N Magnolia - Mixed Use Project (MPL2022-10053); Vertical Medical City (MPL2019-10023); 1155 N Orange Ave MF (MPL2023-10049; -8,748 sf)	54,111	-8,748	15,548	20,225	0	0	0	27,025	45,363	60,911	81,136	81,136	81,136	81,136
596	DT	Redevelopment of 909 W Amelia Street; Redevelopment of 1, 35, and 59 E Colonial Dr	87,637	0	-11,916	8,000	0	0	0	-3,916	87,637	75,721	83,721	83,721	83,721	83,721
701	DT	Westmoreland Square (ZON2023-10006)	153,057	0	6,790	0	0	0	0	6,790	153,057	159,847	159,847	159,847	159,847	159,847
702	DT	No Retail Growth	150,048	0	0	0	0	0	0	0	150,048	150,048	150,048	150,048	150,048	150,048
703	DT	Padel Courts (CUP2024-10016)	282,558	-3,478	3,455	0	0	0	0	-23	279,080	282,535	282,535	282,535	282,535	282,535
704	DT	802 W Church St Office Building (MPL2021-10008); New Image Youth Center (CUP2024-10019)	98,198	-3,771	2,142	0	0	0	0	-1,629	94,427	96,569	96,569	96,569	96,569	96,569
705	DT	No Retail Growth	43,953	0	0	0	0	0	0	0	43,953	43,953	43,953	43,953	43,953	43,953
706	DT	Creative Village Parcels X, X-1, & Y (MPL2021-10056; 3,995 sf); Creative Village Phase 2 Parcel H (10,000 sf), Bob Carr (5,000 sf), Parcel Z (5,000 sf), Parcel Z-1 (5,000 sf), UCF Garage 1 (5,000 sf), and UCF Garage 2 (5,000 sf)	139,905	0	13,995	5,000	10,000	5,000	5,000	38,995	139,905	153,900	158,900	168,900	173,900	178,900
707	DT	DXV Central - Central & Division Mixed Use Development (ZON2019-10023)	20,805	0	0	7,500	0	0	0	7,500	20,805	20,805	28,305	28,305	28,305	28,305
708	DT	Downtown Sports & Entertainment District (SED) PD (ZON2023-10024; MPL2023-10074)	31,443	0	166,000	0	0	0	0	166,000	31,443	197,443	197,443	197,443	197,443	197,443
709	DT	No Retail Growth	57,614	0	0	0	0	0	0	0	57,614	57,614	57,614	57,614	57,614	57,614
710	DT	No Retail Growth	48,155	0	0	0	0	0	0	0	48,155	48,155	48,155	48,155	48,155	48,155
712	DT	Orlando Sentinel Site Redevelopment	54,646	0	0	20,000	5,000	10,000	0	35,000	54,646	54,646	74,646	79,646	89,646	89,646

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				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
713	DT	Society Orlando - Phases 1 & 2 (MPL2018-10017; fka Golden Sparrow)/389 North (MPL2020-10034)/319 N Magnolia Mixed Use (MPL2019-10003)	110,719	28,039	-3,299	6,000	0	0	0	30,740	138,758	135,459	141,459	141,459	141,459	141,459
714	DT	110 W Jefferson Mixed Use Development MPL2022-10065)	71,417	0	0	22,000	0	0	0	22,000	71,417	71,417	93,417	93,417	93,417	93,417
715	DT	No Retail Growth	40,970	0	0	0	0	0	0	0	40,970	40,970	40,970	40,970	40,970	40,970
716	DT	No Retail Growth	28,202	0	0	0	0	0	0	0	28,202	28,202	28,202	28,202	28,202	28,202
717	DT	Church Street Phases 2 & 3 (MPL2019-10056)	304,812	0	47,000	25,000	0	0	0	72,000	304,812	351,812	376,812	376,812	376,812	376,812
718	DT	No Retail Growth	199,396	0	0	0	0	0	0	0	199,396	199,396	199,396	199,396	199,396	199,396
719	DT	No Retail Growth	52,357	0	0	0	0	0	0	0	52,357	52,357	52,357	52,357	52,357	52,357
720	DT	No Retail Growth	600	0	0	0	0	0	0	0	600	600	600	600	600	600
721	DT	No Retail Growth	32,515	0	0	0	0	0	0	0	32,515	32,515	32,515	32,515	32,515	32,515
728	DT	No Retail Growth	14,313	0	0	0	0	0	0	0	14,313	14,313	14,313	14,313	14,313	14,313
729	DT	No Retail Growth	23,061	0	0	0	0	0	0	0	23,061	23,061	23,061	23,061	23,061	23,061
730	DT	No Retail Growth	47,420	0	0	0	0	0	0	0	47,420	47,420	47,420	47,420	47,420	47,420
731	DT	Lake Ave. & Pine St. Mixed Use Tower (MPL2020-10058); Monarch Orlando (MPL2020-10049); The Commons (MPL2022-10079)	0	0	192,606	8,238	0	0	0	200,844	0	192,606	200,844	200,844	200,844	200,844
732	DT	401 S. Rosalind Ave. Apartments (MPL2020-10089)	0	0	6,908	0	0	0	0	6,908	0	6,908	6,908	6,908	6,908	6,908
733	DT	No Retail Growth	8,767	0	0	0	0	0	0	0	8,767	8,767	8,767	8,767	8,767	8,767
736	DT	No Retail Growth	54,410	0	0	0	0	0	0	0	54,410	54,410	54,410	54,410	54,410	54,410
737	DT	No Retail Growth	2,730	0	0	0	0	0	0	0	2,730	2,730	2,730	2,730	2,730	2,730
738	DT	No Retail Growth	22,847	0	0	0	0	0	0	0	22,847	22,847	22,847	22,847	22,847	22,847

**APPENDIX D  
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2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
739	DT	520 E Church St PD - Phase 2 (ZON2015-00020; MPL2022-10035); Orlando Lutheran Towers PD Amendment Mariposa Groves (MPL2020-10037); Vive at Eola (MPL2021-10048)	134,105	0	37,912	6,080	0	0	0	43,992	134,105	172,017	178,097	178,097	178,097	178,097
<b>Downtown Total</b>			<b>2,370,771</b>	<b>12,042</b>	<b>477,141</b>	<b>128,043</b>	<b>15,000</b>	<b>15,000</b>	<b>5,000</b>	<b>652,226</b>	<b>2,382,813</b>	<b>2,859,954</b>	<b>2,987,997</b>	<b>3,002,997</b>	<b>3,017,997</b>	<b>3,022,997</b>
NORTHWEST TOTAL			3,454,374	220,415	254,999	198,300	90,000	0	0	<b>763,714</b>	3,674,789	3,929,788	4,128,088	4,218,088	4,218,088	4,218,088
NORTHEAST TOTAL			5,404,293	16,038	-669,802	181,500	31,000	3,000	6,000	<b>-432,264</b>	5,420,331	4,750,529	4,932,029	4,963,029	4,966,029	4,972,029
SOUTHWEST TOTAL			15,587,532	112,146	172,664	50,208	0	25,000	25,000	<b>385,018</b>	15,699,678	15,872,342	15,922,550	15,922,550	15,947,550	15,972,550
SOUTHEAST TOTAL			6,954,028	421,311	1,421,689	1,367,956	730,544	509,500	274,500	<b>4,725,500</b>	7,375,339	8,797,028	10,164,984	10,895,528	11,405,028	11,679,528
DOWNTOWN TOTAL			2,370,771	12,042	477,141	128,043	15,000	15,000	5,000	<b>652,226</b>	2,382,813	2,859,954	2,987,997	3,002,997	3,017,997	3,022,997
<b>CITY-WIDE TOTAL</b>			<b>33,770,998</b>	<b>781,952</b>	<b>1,656,691</b>	<b>1,926,007</b>	<b>866,544</b>	<b>552,500</b>	<b>310,500</b>	<b>6,094,194</b>	<b>34,552,950</b>	<b>36,209,641</b>	<b>38,135,648</b>	<b>39,002,192</b>	<b>39,554,692</b>	<b>39,865,192</b>

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