

**Appendix C:**  
**Office Space Growth in Square Feet**  
**by 2040 Traffic Analysis Zone**

**APPENDIX C  
PROJECTED CITY OFFICE 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 OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
432	NW	No Office Growth	22,863	0	0	0	0	0	0	0	22,863	22,863	22,863	22,863	22,863	22,863
433	NW	No Office Growth	9,173	0	0	0	0	0	0	0	9,173	9,173	9,173	9,173	9,173	9,173
434	NW	4546 Dardenelle Dr Warehouse (MPL2023-10009)	222,412	0	8,424	0	0	0	0	8,424	222,412	230,836	230,836	230,836	230,836	230,836
435	NW	RoseArts District - Phases 2 & 3 (ZON2021-10008)	58,958	0	20,000	40,000	40,000	0	0	100,000	58,958	78,958	118,958	158,958	158,958	158,958
436	NW	No Office Growth	800	0	0	0	0	0	0	0	800	800	800	800	800	800
437	NW	No Office Growth	188,935	0	0	0	0	0	0	0	188,935	188,935	188,935	188,935	188,935	188,935
438	NW	No Office Growth	45,371	0	0	0	0	0	0	0	45,371	45,371	45,371	45,371	45,371	45,371
439	NW	3755 Commerce Loop Office/Warehouse (MPL2020-10010)	69,201	0	7,253	0	0	0	0	7,253	69,201	76,454	76,454	76,454	76,454	76,454
440	NW	No Office Growth	77,559	0	0	0	0	0	0	0	77,559	77,559	77,559	77,559	77,559	77,559
441	NW	No Office Growth	13,050	0	0	0	0	0	0	0	13,050	13,050	13,050	13,050	13,050	13,050
442	NW	No Office Growth	6,690	0	0	0	0	0	0	0	6,690	6,690	6,690	6,690	6,690	6,690
443	NW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
444	NW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
445	NW	101 E Par St Medical Office (MPL2	14,950	0	6,000	0	8,000	0	0	14,000	14,950	20,950	20,950	28,950	28,950	28,950
448	NW	Calvary Assembly (ZON2016-00022); Redevelopment of 1836 Crandan Ave, 1871 Minnesota Ave, and 1887 Minnesota Ave	32,105	0	57,098	40,000	0	0	0	97,098	32,105	89,203	129,203	129,203	129,203	129,203
570	NW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
571	NW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
572	NW	Princeton Warehouse (ZON2016-00020)	13,140	0	500	0	0	0	0	500	13,140	13,640	13,640	13,640	13,640	13,640
573	NW	No Office Growth	24,056	0	0	0	0	0	0	0	24,056	24,056	24,056	24,056	24,056	24,056
574	NW	No Office Growth	55,379	0	0	0	0	0	0	0	55,379	55,379	55,379	55,379	55,379	55,379
575	NW	Thew Bank OZK Princeton (MPL2024-10008)	75,174	3,848	0	0	0	0	0	3,848	79,022	79,022	79,022	79,022	79,022	79,022
576	NW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
577	NW	No Office Growth	8,343	0	0	0	0	0	0	0	8,343	8,343	8,343	8,343	8,343	8,343

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

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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 OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE 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)	159,682	50,000	50,000	50,000	50,000	0	0	200,000	209,682	259,682	309,682	359,682	359,682	359,682
579	NW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
580	NW	No Office Growth	33,459	0	0	0	0	0	0	0	33,459	33,459	33,459	33,459	33,459	33,459
581	NW	No Office Growth	30,750	0	0	0	0	0	0	0	30,750	30,750	30,750	30,750	30,750	30,750
582	NW	The Packing District - Southwest Quadrant (ZON2018-10023); 1800 Crown Way Project (CUP2019-10030; 95,000 wh to office conversion); Princeton Commons Framework PD (ZON2021-10014)	0	105,000	50,000	50,000	50,000	0	0	255,000	105,000	155,000	205,000	255,000	255,000	255,000
583	NW	No Office Growth	44,282	0	0	0	0	0	0	0	44,282	44,282	44,282	44,282	44,282	44,282
584	NW	No Office Growth	125,743	0	0	0	0	0	0	0	125,743	125,743	125,743	125,743	125,743	125,743
585	NW	No Office Growth	97,806	0	0	0	0	0	0	0	97,806	97,806	97,806	97,806	97,806	97,806
586	NW	The Packing District - Southeast Quadrant (ZON2018-10023)	2,130	0	25,000	0	0	0	0	25,000	2,130	27,130	27,130	27,130	27,130	27,130
587	NW	No Office Growth	48,161	0	0	0	0	0	0	0	48,161	48,161	48,161	48,161	48,161	48,161
588	NW	Starbucks at Edgewater (CUP2021-10011 & MPL2021-10035)	33,326	-1,344	0	0	0	0	0	-1,344	31,982	31,982	31,982	31,982	31,982	31,982
589	NW	No Office Growth	51,624	0	0	0	0	0	0	0	51,624	51,624	51,624	51,624	51,624	51,624

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				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
590	NW	Valle Dentistry (ZON2017-10007); Vacant land at 101 - 115 E Princeton St (GMP2022-10003, ZON2022-10003)	27,330	1,500	6,000	0	0	0	0	7,500	28,830	34,830	34,830	34,830	34,830	34,830
591	NW	No Office Growth	24,710	0	0	0	0	0	0	0	24,710	24,710	24,710	24,710	24,710	24,710
592	NW	1717 Edgewater Dr Bonus Request (MPL2020-10076); Amherst Oaks PD Amendment (ZON2023-10012; 13,494 sf demo)	142,904	-13,494	8,909	0	0	0	0	-4,585	129,410	138,319	138,319	138,319	138,319	138,319
677	NW	No Office Growth	1,212	0	0	0	0	0	0	0	1,212	1,212	1,212	1,212	1,212	1,212
678	NW	No Office Growth	10,537	0	0	0	0	0	0	0	10,537	10,537	10,537	10,537	10,537	10,537
684	NW	Outdoor Storage and Office at 363 Branson Dr MPL2023-10047)	143,063	0	2,560	0	0	0	0	2,560	143,063	145,623	145,623	145,623	145,623	145,623
689	NW	No Office Growth	360,262	0	0	0	0	0	0	0	360,262	360,262	360,262	360,262	360,262	360,262
690	NW	No Office Growth	22,778	0	0	0	0	0	0	0	22,778	22,778	22,778	22,778	22,778	22,778
694	NW	Park Center PD (ZON2012-00017; 8,000 sf)	129,285	0	0	8,000	0	0	0	8,000	129,285	129,285	137,285	137,285	137,285	137,285
695	NW	No Office Growth	26,050	0	0	0	0	0	0	0	26,050	26,050	26,050	26,050	26,050	26,050
1041	NW	RoseArts District - Phase 1 (ZON2021-10008; MPL2022-10051)	401,555	0	25,000	50,000	0	0	0	75,000	401,555	426,555	476,555	476,555	476,555	476,555
1042	NW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1043	NW	No Office Growth	16,804	0	0	0	0	0	0	0	16,804	16,804	16,804	16,804	16,804	16,804
<b>Northwest Total</b>			<b>2,871,612</b>	<b>145,510</b>	<b>266,744</b>	<b>238,000</b>	<b>148,000</b>	<b>0</b>	<b>0</b>	<b>798,254</b>	<b>3,017,122</b>	<b>3,283,866</b>	<b>3,521,866</b>	<b>3,669,866</b>	<b>3,669,866</b>	<b>3,669,866</b>
449	NE	Health Village PD - Office Growth	237,614	0	30,000	60,000	60,000	30,000	20,000	200,000	237,614	267,614	327,614	387,614	417,614	437,614
450	NE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
456	NE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
593	NE	Advent Health Village Hotel & Office (DET2023-10079; 153,461 sf)/Health Village PD - Future Office Growth	630,816	0	153,461	100,000	200,000	250,000	250,000	953,461	630,816	784,277	884,277	1,084,277	1,334,277	1,584,277

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				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
594	NE	75 S Ivanhoe Blvd - Holocaust Museum (CUP2023-10003; -19,853 sf)/Health Village PD - Office Growth; Redevelopment of 1700 N Orange Avenue - similar to Broadstone Lakehouse	167,812	-19,853	-11,861	0	20,000	0	0	-11,714	147,959	136,098	136,098	156,098	156,098	156,098
597	NE	Advent Health Energy Building Expansion (DET2019-10121)	0	18,260	0	0	0	0	0	18,260	18,260	18,260	18,260	18,260	18,260	18,260
598	NE	No Office Growth	136,622	0	0	0	0	0	0	0	136,622	136,622	136,622	136,622	136,622	136,622
599	NE	Mills Park PD Office Buildings (MPL2021-10007; 89,190 & 74,020 sf); Redevelopment of 1415 Alden Rd; Redevelopment of 1800 Alden - Blackton	143,854	89,190	74,020	2,100	0	0	0	165,310	233,044	307,064	309,164	309,164	309,164	309,164
600	NE	The Yard at Brookhaven (ZON2021-10006)	161,862	-5,771	0	0	0	0	0	-5,771	156,091	156,091	156,091	156,091	156,091	156,091
601	NE	No Office Growth	162,612	0	0	0	0	0	0	0	162,612	162,612	162,612	162,612	162,612	162,612
602	NE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603	NE	No Office Growth	37,614	0	0	0	0	0	0	0	37,614	37,614	37,614	37,614	37,614	37,614
604	NE	727 N Thornton Ave (CUP2022-10029)	133,099	-1,178	0	0	0	0	0	-1,178	131,921	131,921	131,921	131,921	131,921	131,921
605	NE	No Office Growth	3,938	0	0	0	0	0	0	0	3,938	3,938	3,938	3,938	3,938	3,938
606	NE	No Office Growth	12,886	0	0	0	0	0	0	0	12,886	12,886	12,886	12,886	12,886	12,886
607	NE	No Office Growth	22,320	0	0	0	0	0	0	0	22,320	22,320	22,320	22,320	22,320	22,320
608	NE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609	NE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610	NE	No Office Growth	667,384	0	0	0	0	0	0	0	667,384	667,384	667,384	667,384	667,384	667,384
611	NE	No Office Growth	24,450	0	0	0	0	0	0	0	24,450	24,450	24,450	24,450	24,450	24,450
612	NE	Modera Baldwin Park (MPL2022-10025); Bliss Healthcare Master Plan (MPL2023-10044)	129,266	-77,097	78,154	0	0	0	0	1,057	52,169	130,323	130,323	130,323	130,323	130,323
613	NE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
614	NE	No Office Growth	252,242	0	0	0	0	0	0	0	252,242	252,242	252,242	252,242	252,242	252,242

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				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
615	NE	4749 Hargrave St Medical Office (DET2022-10162)	72,622	1,098	0	0	0	0	0	1,098	73,720	73,720	73,720	73,720	73,720	73,720
616	NE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
617	NE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
618	NE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
623	NE	No Office Growth	5,431	0	0	0	0	0	0	0	5,431	5,431	5,431	5,431	5,431	5,431
743	NE	No Office Growth	363,012	0	0	0	0	0	0	0	363,012	363,012	363,012	363,012	363,012	363,012
744	NE	Women's History & Cultural Center (MPL2019-10037)	164,310	3,500	0	0	0	0	0	3,500	167,810	167,810	167,810	167,810	167,810	167,810
745	NE	No Office Growth	140,307	0	0	0	0	0	0	0	140,307	140,307	140,307	140,307	140,307	140,307
748	NE	No Office Growth	70,361	0	0	0	0	0	0	0	70,361	70,361	70,361	70,361	70,361	70,361
749	NE	No Office Growth	87,113	0	0	0	0	0	0	0	87,113	87,113	87,113	87,113	87,113	87,113
752	NE	No Office Growth	47,820	0	0	0	0	0	0	0	47,820	47,820	47,820	47,820	47,820	47,820
753	NE	No Office Growth	46,615	0	0	0	0	0	0	0	46,615	46,615	46,615	46,615	46,615	46,615
755	NE	No Office Growth	146,323	0	0	0	0	0	0	0	146,323	146,323	146,323	146,323	146,323	146,323
756	NE	No Office Growth	292,725	0	0	0	0	0	0	0	292,725	292,725	292,725	292,725	292,725	292,725
761	NE	No Office Growth	36,623	0	0	0	0	0	0	0	36,623	36,623	36,623	36,623	36,623	36,623
762	NE	No Office Growth	9,590	0	0	0	0	0	0	0	9,590	9,590	9,590	9,590	9,590	9,590
1053	NE	Health Village PD - Office Growth	22,893	0	0	30,000	0	30,000	0	60,000	22,893	22,893	52,893	52,893	82,893	82,893
1061	NE	No Office Growth	125,144	0	0	0	0	0	0	0	125,144	125,144	125,144	125,144	125,144	125,144
1073	NE	Baldwin Park PD	472,823	0	0	0	0	0	0	0	472,823	472,823	472,823	472,823	472,823	472,823
1074	NE	No Office Growth	54,105	0	0	0	0	0	0	0	54,105	54,105	54,105	54,105	54,105	54,105
1075	NE	No Office Growth	143,191	0	0	0	0	0	0	0	143,191	143,191	143,191	143,191	143,191	143,191
<b>Northeast Total</b>			<b>5,225,399</b>	<b>8,149</b>	<b>323,774</b>	<b>192,100</b>	<b>280,000</b>	<b>310,000</b>	<b>270,000</b>	<b>1,384,023</b>	<b>5,233,548</b>	<b>5,557,322</b>	<b>5,749,422</b>	<b>6,029,422</b>	<b>6,339,422</b>	<b>6,609,422</b>
664	SW	No Office Growth	50,215	0	0	0	0	0	0	0	50,215	50,215	50,215	50,215	50,215	50,215
666	SW	No Office Growth	121,000	0	0	0	0	0	0	0	121,000	121,000	121,000	121,000	121,000	121,000
667	SW	No Office Growth	657,474	0	0	0	0	0	0	0	657,474	657,474	657,474	657,474	657,474	657,474
668	SW	No Office Growth	461,282	0	0	0	0	0	0	0	461,282	461,282	461,282	461,282	461,282	461,282

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				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
669	SW	Chase Bank MetroWest (CUP2020-10015)	5,000	0	3,331	0	0	0	0	3,331	5,000	8,331	8,331	8,331	8,331	8,331
672	SW	No Office Growth	173,279	0	0	0	0	0	0	0	173,279	173,279	173,279	173,279	173,279	173,279
673	SW	No Office Growth	10,128	0	0	0	0	0	0	0	10,128	10,128	10,128	10,128	10,128	10,128
674	SW	No Office Growth	35,325	0	0	0	0	0	0	0	35,325	35,325	35,325	35,325	35,325	35,325
675	SW	Sun Hill Apartments (MPL2021-10009); Chase MetroWest Bank Drive-Through (CUP2024-10017)	38,829	0	3,030	0	0	0	0	3,030	38,829	41,859	41,859	41,859	41,859	41,859
676	SW	Waste Management Transfer Station Improvements (CUP2023-10033)	68,761	0	10,893	0	0	0	0	10,893	68,761	79,654	79,654	79,654	79,654	79,654
679	SW	10 and 30 S Ivey Lane 55+ Apartments (MPL2023-10050)	43,324	-4,140	0	0	0	0	0	-4,140	39,184	39,184	39,184	39,184	39,184	39,184
680	SW	No Office Growth	2,890	0	0	0	0	0	0	0	2,890	2,890	2,890	2,890	2,890	2,890
681	SW	No Office Growth	1,548	0	0	0	0	0	0	0	1,548	1,548	1,548	1,548	1,548	1,548
682	SW	No Office Growth	324,404	0	0	0	0	0	0	0	324,404	324,404	324,404	324,404	324,404	324,404
683	SW	No Office Growth	307,847	0	0	0	0	0	0	0	307,847	307,847	307,847	307,847	307,847	307,847
685	SW	No Office Growth	4,256	0	0	0	0	0	0	0	4,256	4,256	4,256	4,256	4,256	4,256
686	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
687	SW	No Office Growth	4,878	0	0	0	0	0	0	0	4,878	4,878	4,878	4,878	4,878	4,878
688	SW	No Office Growth	109,577	0	0	0	0	0	0	0	109,577	109,577	109,577	109,577	109,577	109,577
691	SW	No Office Growth	7,647	0	0	0	0	0	0	0	7,647	7,647	7,647	7,647	7,647	7,647
692	SW	Orange Center Blvd Redevelopment (MPL2019-10083)	1,128	0	15,472	0	0	0	0	15,472	1,128	16,600	16,600	16,600	16,600	16,600
693	SW	No Office Growth	12,193	0	0	0	0	0	0	0	12,193	12,193	12,193	12,193	12,193	12,193
696	SW	1477 W Gore St Office Expansion (MPL2021-10053)	69,204	16,500	0	0	0	0	0	16,500	85,704	85,704	85,704	85,704	85,704	85,704
697	SW	No Office Growth	8,737	0	0	0	0	0	0	0	8,737	8,737	8,737	8,737	8,737	8,737
698	SW	No Office Growth	67,397	0	0	0	0	0	0	0	67,397	67,397	67,397	67,397	67,397	67,397
699	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
700	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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**PROJECTED CITY OFFICE 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 OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
711	SW	No Office Growth	46,166	0	0	0	0	0	0	0	46,166	46,166	46,166	46,166	46,166	46,166
722	SW	Idignity Master Plan (MPL2024-10031); Orlando Health PD - Future Medical Office Building(s)	401,777	0	15,231	30,000	0	30,000	0	75,231	401,777	417,008	447,008	447,008	477,008	477,008
723	SW	No Office Growth	142,833	0	0	0	0	0	0	0	142,833	142,833	142,833	142,833	142,833	142,833
724	SW	No Office Growth	117,034	0	0	0	0	0	0	0	117,034	117,034	117,034	117,034	117,034	117,034
725	SW	Orlando Health Orthopedic Hospital & Medical Pavilion (MPL2020-10012); Orlando Health Acute Care Center Expansion (MPL2021-10022); Orlando Health PD - Future Growth; Orlando Health Medical Clinic Project (MPL2022-10044; demo 17,139 sf MOB)	451,577	128,909	0	60,000	100,000	60,000	0	348,909	580,486	580,486	640,486	740,486	800,486	800,486
726	SW	Lucerne Terrace Master Plan (MPL2021-10023); Orlando Health PD - Future Office Growth	187,899	14,793	20,000	0	40,000	0	0	74,793	202,692	222,692	222,692	262,692	262,692	262,692
727	SW	South Orange Medical Complex Amendments & Care Facility (CUP2020-10008)	228,827	21,617	0	0	0	0	0	21,617	250,444	250,444	250,444	250,444	250,444	250,444
795	SW	Double Eagle PD (ZON2016-00025)	58,000	0	0	5,800	0	0	0	5,800	58,000	58,000	63,800	63,800	63,800	63,800
797	SW	No Office Growth	25,397	0	0	0	0	0	0	0	25,397	25,397	25,397	25,397	25,397	25,397
798	SW	Shah PD Amendment (ZON2018-10021)	155,741	0	-2,000	0	0	0	0	-2,000	155,741	153,741	153,741	153,741	153,741	153,741
799	SW	No Office Growth	136,078	0	0	0	0	0	0	0	136,078	136,078	136,078	136,078	136,078	136,078
800	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
801	SW	No Office Growth	242,962	0	0	0	0	0	0	0	242,962	242,962	242,962	242,962	242,962	242,962
802	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
803	SW	No Office Growth	9,803	0	0	0	0	0	0	0	9,803	9,803	9,803	9,803	9,803	9,803



**APPENDIX C**  
**PROJECTED CITY OFFICE 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 OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
804	SW	No Office Growth	12,653	0	0	0	0	0	0	0	12,653	12,653	12,653	12,653	12,653	12,653
805	SW	No Office Growth	158,642	0	0	0	0	0	0	0	158,642	158,642	158,642	158,642	158,642	158,642
806	SW	No Office Growth	156,016	0	0	0	0	0	0	0	156,016	156,016	156,016	156,016	156,016	156,016
807	SW	No Office Growth	202,652	0	0	0	0	0	0	0	202,652	202,652	202,652	202,652	202,652	202,652
808	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
809	SW	No Office Growth	49,656	0	20,000	0	0	0	0	20,000	49,656	69,656	69,656	69,656	69,656	69,656
810	SW	No Office Growth	1,121,841	0	0	0	0	0	0	0	1,121,841	1,121,841	1,121,841	1,121,841	1,121,841	1,121,841
811	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
812	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
813	SW	Oakwood PD (ZON2012-00018)	33,437	0	0	16,000	0	0	0	16,000	33,437	33,437	49,437	49,437	49,437	49,437
814	SW	Grace Dev. Vineland Rd Rezone (ZON2022-10018)	162,260	0	0	8,810	0	0	0	8,810	162,260	162,260	171,070	171,070	171,070	171,070
815	SW	Deuk Spinal Institute - Part of Sabin-Boylard PD (MPL2023-10033)	419,171	0	18,500	0	0	0	0	18,500	419,171	437,671	437,671	437,671	437,671	437,671
816	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
817	SW	No Office Growth	512,801	0	0	0	0	0	0	0	512,801	512,801	512,801	512,801	512,801	512,801
818	SW	No Office Growth	56,745	0	0	0	0	0	0	0	56,745	56,745	56,745	56,745	56,745	56,745
819	SW	Millenium Parc Hotel (MPL2019-10045)	150,777	0	9,801	0	0	0	0	9,801	150,777	160,578	160,578	160,578	160,578	160,578
820	SW	No Office Growth	4,077	0	0	0	0	0	0	0	4,077	4,077	4,077	4,077	4,077	4,077
821	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
822	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
823	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
824	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
825	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
828	SW	No Office Growth	153,294	0	0	0	0	0	0	0	153,294	153,294	153,294	153,294	153,294	153,294
829	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
830	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
836	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
843	SW	4104 Conroy Rd Commercial Buildings (MPL2023-10075)	16,738	-729	0	0	0	0	0	-729	16,009	16,009	16,009	16,009	16,009	16,009
844	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
925	SW	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Southwest Total</b>			<b>8,001,177</b>	<b>176,950</b>	<b>114,258</b>	<b>120,610</b>	<b>140,000</b>	<b>90,000</b>	<b>0</b>	<b>641,818</b>	<b>8,178,127</b>	<b>8,292,385</b>	<b>8,412,995</b>	<b>8,552,995</b>	<b>8,642,995</b>	<b>8,642,995</b>

**APPENDIX C**  
**PROJECTED CITY OFFICE 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 OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
734	SE	Tri-County Psychiatric - Medical Office (MPL2022-10067)	218,337	0	4,302	0	0	0	0	4,302	218,337	222,639	222,639	222,639	222,639	222,639
735	SE	No Office Growth	34,441	0	0	0	0	0	0	0	34,441	34,441	34,441	34,441	34,441	34,441
740	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
741	SE	No Office Growth	7,132	0	0	0	0	0	0	0	7,132	7,132	7,132	7,132	7,132	7,132
742	SE	Redevelopment of 1307 & 1309 E Michigan St	30,128	0	0	5,000	0	0	0	5,000	30,128	30,128	35,128	35,128	35,128	35,128
746	SE	No Office Growth	2,954	0	0	0	0	0	0	0	2,954	2,954	2,954	2,954	2,954	2,954
747	SE	Michigan Food Truck Park (MPL2021-10068)	33,071	-1,675	0	0	0	0	0	-1,675	31,396	31,396	31,396	31,396	31,396	31,396
750	SE	Hourglass Restaurant/Retail Annexation (MPL2020-10087)	0	892	0	0	0	0	0	892	892	892	892	892	892	892
751	SE	No Office Growth	14,056	0	0	0	0	0	0	0	14,056	14,056	14,056	14,056	14,056	14,056
754	SE	No Office Growth	22,618	0	0	0	0	0	0	0	22,618	22,618	22,618	22,618	22,618	22,618
757	SE	No Office Growth	4,190	0	0	0	0	0	0	0	4,190	4,190	4,190	4,190	4,190	4,190
758	SE	No Office Growth	82,466	0	0	0	0	0	0	0	82,466	82,466	82,466	82,466	82,466	82,466
759	SE	No Office Growth	15,199	0	0	0	0	0	0	0	15,199	15,199	15,199	15,199	15,199	15,199
760	SE	No Office Growth	29,158	0	0	0	0	0	0	0	29,158	29,158	29,158	29,158	29,158	29,158
763	SE	5321 Curry Ford Rd Mixed Use Project (MPL2023-10025)	54,366	0	6,136	0	0	0	0	6,136	54,366	60,502	60,502	60,502	60,502	60,502
764	SE	Semorran Medical Complex (MPL2023-10017); 5660 Pecos St Office (MPL2024-10024)	103,619	0	18,647	0	0	0	0	18,647	103,619	122,266	122,266	122,266	122,266	122,266
765	SE	5318 Curry Ford Rd Mixed Use Development (MPL2022-10102)	37,796	0	1,352	0	0	0	0	1,352	37,796	39,148	39,148	39,148	39,148	39,148
766	SE	No Office Growth	27,700	0	0	0	0	0	0	0	27,700	27,700	27,700	27,700	27,700	27,700
767	SE	917 S Semoran Medical Offices (MPL2017-10002); 1111 S Semoran Blvd Office (MPL2021-10034)	16,702	0	20,720	14,775	0	0	0	35,495	16,702	37,422	52,197	52,197	52,197	52,197
768	SE	No Office Growth	29,095	0	0	0	0	0	0	0	29,095	29,095	29,095	29,095	29,095	29,095
769	SE	No Office Growth	17,864	0	0	0	0	0	0	0	17,864	17,864	17,864	17,864	17,864	17,864
770	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
771	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
848	SE	Drennen and Orange Development (ZON2020-10034); Massey FLU and Zoning (GMP2022-10012 & ZON2022-10011); Redevelopment of South Orange Ave Mobile Home Park (2820 S Orange Ave)	117,431	1,590	82,000	0	0	0	0	83,590	119,021	201,021	201,021	201,021	201,021	201,021
849	SE	No Office Growth	82,508	0	0	0	0	0	0	0	82,508	82,508	82,508	82,508	82,508	82,508

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2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 BASE OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
850	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
854	SE	No Office Growth	10,600	0	0	0	0	0	0	0	10,600	10,600	10,600	10,600	10,600	10,600
860	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
861	SE	No Office Growth	3,457	0	0	0	0	0	0	0	3,457	3,457	3,457	3,457	3,457	3,457
862	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
863	SE	No Office Growth	33,579	0	0	0	0	0	0	0	33,579	33,579	33,579	33,579	33,579	33,579
864	SE	No Office Growth	3,038	0	0	0	0	0	0	0	3,038	3,038	3,038	3,038	3,038	3,038
865	SE	4900 Hoffner Ave (ZON2017-00022)	213,280	6,441	7,000	0	0	0	0	13,441	219,721	226,721	226,721	226,721	226,721	226,721
866	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
867	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
868	SE	No Office Growth	95,571	0	0	0	0	0	0	0	95,571	95,571	95,571	95,571	95,571	95,571
869	SE	No Office Growth	3,600	0	0	0	0	0	0	0	3,600	3,600	3,600	3,600	3,600	3,600
870	SE	No Office Growth	138,902	0	0	0	0	0	0	0	138,902	138,902	138,902	138,902	138,902	138,902
871	SE	No Office Growth	183,958	0	0	0	0	0	0	0	183,958	183,958	183,958	183,958	183,958	183,958
872	SE	No Office Growth	54,125	0	0	0	0	0	0	0	54,125	54,125	54,125	54,125	54,125	54,125
873	SE	No Office Growth	473,532	0	0	0	0	0	0	0	473,532	473,532	473,532	473,532	473,532	473,532
874	SE	No Office Growth	3,844	0	0	0	0	0	0	0	3,844	3,844	3,844	3,844	3,844	3,844
875	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
876	SE	No Office Growth	224,568	0	0	0	0	0	0	0	224,568	224,568	224,568	224,568	224,568	224,568
877	SE	No Office Growth	194,828	0	0	0	0	0	0	0	194,828	194,828	194,828	194,828	194,828	194,828
878	SE	No Office Growth	15,015	0	0	0	0	0	0	0	15,015	15,015	15,015	15,015	15,015	15,015
879	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
880	SE	No Office Growth	7,150	0	0	0	0	0	0	0	7,150	7,150	7,150	7,150	7,150	7,150

**APPENDIX C**  
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2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 BASE OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
881	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
882	SE	No Office Growth	4,037	0	0	0	0	0	0	0	4,037	4,037	4,037	4,037	4,037	4,037
883	SE	No Office Growth	45,985	0	0	0	0	0	0	0	45,985	45,985	45,985	45,985	45,985	45,985
884	SE	Vista Park Framework Master Plan (MPL2020-10065); McCoy Eagle Framework PD & Phase 1A Master Plan (MPL2021-10071)	0	0	20,000	20,500	0	0	0	40,500	0	20,000	40,500	40,500	40,500	40,500
885	SE	No Office Growth	23,432	0	0	0	0	0	0	0	23,432	23,432	23,432	23,432	23,432	23,432
887	SE	Sunbridge PD Annexation 2024 (ZON2024-10012); Sunbridge Business Park Warehouse Parcel 3 (MPL2024-10040; 32,992 sf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
890	SE	Sunbridge PD Annexation 2024 (ZON2024-10012) including Stanton Plant (ZON2024-10009) & ICP (ZON2024-10010)/Beachline Industrial Warehouses-Sunbridge Parcel 1A (MPL2024-10033; 37,350 sf)	0	0	37,350	150,000	105,000	105,000	0	397,350	0	37,350	187,350	292,350	397,350	397,350
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 Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
964	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
965	SE	No Office Growth	10,779	0	0	0	0	0	0	0	10,779	10,779	10,779	10,779	10,779	10,779

**APPENDIX C**  
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2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2024 BASE OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE GROWTH					
				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
966	SE	No Office Growth	33,625	0	0	0	0	0	0	0	33,625	33,625	33,625	33,625	33,625	33,625
967	SE	No Office Growth	10,459	0	0	0	0	0	0	0	10,459	10,459	10,459	10,459	10,459	10,459
970	SE	No Office Growth	54,349	0	0	0	0	0	0	0	54,349	54,349	54,349	54,349	54,349	54,349
971	SE	No Office Growth	75,060	0	0	0	0	0	0	0	75,060	75,060	75,060	75,060	75,060	75,060
972	SE	Air Commerce Park PD (ZON2015-00050); Air Commerce Park PD - Tract D (MPL2021-10018)	36,580	48,500	151,500	100,000				300,000	85,080	236,580	336,580	336,580	336,580	336,580
973	SE	No Office Growth	37,333	0	0	0	0	0	0	0	37,333	37,333	37,333	37,333	37,333	37,333
974	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
975	SE	No Office Growth	27,096	0	0	0	0	0	0	0	27,096	27,096	27,096	27,096	27,096	27,096
976	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
977	SE	No Office Growth	15,974	0	0	0	0	0	0	0	15,974	15,974	15,974	15,974	15,974	15,974
978	SE	No Office Growth	4,637	0	0	0	0	0	0	0	4,637	4,637	4,637	4,637	4,637	4,637
979	SE	No Office Growth	107,130	0	0	0	0	0	0	0	107,130	107,130	107,130	107,130	107,130	107,130
980	SE	No Office Growth	80,555	0	0	0	0	0	0	0	80,555	80,555	80,555	80,555	80,555	80,555
981	SE	Lake Nona PD Later Phases (ZON2022-10006)	0	0	0	50,000	100,000	100,000	50,000	300,000	0	0	50,000	150,000	250,000	300,000
982	SE	Lake Nona Town Center Phase 2A (MPL2019-10011); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	1,121,543	0	0	300,000	300,000	0	0	600,000	1,121,543	1,121,543	1,421,543	1,721,543	1,721,543	1,721,543
983	SE	Lake Nona PD Future Growth - Later Years (ZON2022-10006)	0	0	0	175,000	175,000	175,000	75,000	600,000	0	0	175,000	350,000	525,000	600,000
984	SE	OIA East Airfield PD (ZON2016-00018); Southeast Government Center & Library (MPL2024-10039)	0	14,600	385,400	350,000	300,000	300,000	250,000	1,600,000	14,600	400,000	750,000	1,050,000	1,350,000	1,600,000

**APPENDIX C  
PROJECTED CITY OFFICE 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 OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE 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)	66,892	0	0	10,000	0	5,000	0	15,000	66,892	66,892	76,892	76,892	81,892	81,892
986	SE	Advent Health at Lake Nona Health Park (MPL2020-10036); Lake Nona Parcel 15A Hotel Conf. Ctr/Office (MPL2021-10033; C of O 7.26.24); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	107,102	9,140	65,418	20,000	10,000	10,000	0	114,558	116,242	181,660	201,660	211,660	221,660	221,660
987	SE	Nona Village Center PD (ZON2018-10028)	0	0	38,000	0	0	0	0	38,000	0	38,000	38,000	38,000	38,000	38,000
988	SE	Treehouse Medical Office (MPL2017-10006; C of O May 2024); Laureate Park Neighborhood Center Phase 3 (MPL2016-00047); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	128,583	10,476	8,000	0	0	0	0	18,476	139,059	147,059	147,059	147,059	147,059	147,059
989	SE	Lake Nona - Poitras N-5 South (MPL2019-10027); Lake Nona Poitras N-5 Amendment (MPL2022-10081)	14,686	27,472	30,000	0	0	0	0	57,472	42,158	72,158	72,158	72,158	72,158	72,158
990	SE	Torrey Preserve PD and Framework Master Plan (ZON2020-10005; MPL2020-10031)	46,627	0	40,000	30,000	30,000	0	0	100,000	46,627	86,627	116,627	146,627	146,627	146,627
991	SE	Orlando Health Randal Park (MPL2018-10059); Administrative Master Plan Amendment - Orlando Health at Randal Park (MPL2020-10078; complete and in base)	30,997		60,000	60,000	60,000	0	0	180,000	30,997	90,997	150,997	210,997	210,997	210,997

**APPENDIX C**  
**PROJECTED CITY OFFICE 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 OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE 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 SPMP (MPL2023-10052); AdventHealth Narcoossee Annexation (ZON2021-10011); Advent Health Narcoossee (MPL2023-10041)	72,717	0	159,000	225,000	100,000	100,000	0	584,000	72,717	231,717	456,717	556,717	656,717	656,717
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); Fifth Third Bank (part of Narcoossee Cove I and II PD; MPL2022-10060; C of O May 2024); Mission Pointe II Annexation (ZON2022-10017); Lake Whippoorwill Cove & Narcoossee Cove II Amendments (aka Vkare; MPL2024-10016); VyStar Credit Union Master Plan (part of Pioneers PD; MPL2022-10091)	67,791	4,760	45,000	45,000	0	0	0	94,760	72,551	117,551	162,551	162,551	162,551	162,551
994	SE	Southeastern Oaks Annexation (ZON2018-10026; MPL2019-10015); Narcoossee Oaks Annexation (ZON2014-00015)	0	0	0	5,000	0	0	0	5,000	0	0	5,000	5,000	5,000	5,000
995	SE	Starwood Annexation (aka Meridian Parks; ZON2015-00033) - Later Phases	0	0	0	45,000	50,000	50,000	0	145,000	0	0	45,000	95,000	145,000	145,000
996	SE	Storey Park (aka Wewahootee PD; ZON2013-00015)	0	0	5,000	5,000	0	0	0	10,000	0	5,000	10,000	10,000	10,000	10,000
997	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
998	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
999	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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

**APPENDIX C  
PROJECTED CITY OFFICE 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 OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE 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; 1,000,000 sf this TZ)/ICP PD (ZON2024-10010) Annexation 2024	0	0	50,000	300,000	250,000	200,000	200,000	1,000,000	0	50,000	350,000	600,000	800,000	1,000,000
1001	SE	Sunbridge/Camino North Project (aka Camino Reale)	0	0	0	33,000	33,000	33,000	33,000	132,000	0	0	33,000	66,000	99,000	132,000
1002	SE	Sunbridge/Camino	0	0	0	0	0	0	0	0	0	0	0	0	0	
1003	SE	Sunbridge PD (ZON2024-10012)	0	0	0	30,154	39,846	0	0	70,000	0	0	30,154	70,000	70,000	70,000
1004	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	
1005	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	
1016	SE	No Office Growth	222,636	0	0	0	0	0	0	0	222,636	222,636	222,636	222,636	222,636	222,636
1017	SE	No Office Growth	6,183	0	0	0	0	0	0	0	6,183	6,183	6,183	6,183	6,183	6,183
1018	SE	No Office Growth	207,978	0	0	0	0	0	0	0	207,978	207,978	207,978	207,978	207,978	207,978
1019	SE	No Office Growth	193,734	0	0	0	0	0	0	0	193,734	193,734	193,734	193,734	193,734	193,734
1020	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1021	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1022	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1023	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1024	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1025	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1026	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1027	SE	No Office Growth	79,225	0	0	0	0	0	0	0	79,225	79,225	79,225	79,225	79,225	79,225
1028	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1072	SE	No Office Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1076	SE	No Office Growth	46,101	0	0	0	0	0	0	0	46,101	46,101	46,101	46,101	46,101	46,101
1077	SE	Lake Nona PD; Mixed Use District at Lake Nona (MPL2017-10047); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	79,621	60,000	200,000	200,000	100,000	60,000	60,000	680,000	139,621	339,621	539,621	639,621	699,621	759,621
<b>Southeast Total</b>			<b>5,699,325</b>	<b>182,196</b>	<b>1,434,825</b>	<b>2,173,429</b>	<b>1,652,846</b>	<b>1,138,000</b>	<b>668,000</b>	<b>7,249,296</b>	<b>5,881,521</b>	<b>7,316,346</b>	<b>9,489,775</b>	<b>11,142,621</b>	<b>12,280,621</b>	<b>12,948,621</b>

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



**APPENDIX C**  
**PROJECTED CITY OFFICE 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 OFFICE SQ. FT.	INCREMENTAL OFFICE GROWTH						TOTAL GROWTH OFFICE	CUMULATIVE OFFICE 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)	522,159	-35,136	0	437,007	0	0	0	401,871	487,023	487,023	924,030	924,030	924,030	924,030
596	DT	735 Irma Multifamily Building (MPL2021-10011; 1,104 sf office demo); Florida League of Cities (MPL2023-10032)	853,389	-10,968	47,000	0	0	0	0	36,032	842,421	889,421	889,421	889,421	889,421	889,421
701	DT	No Office Growth	64,488	0	0	0	0	0	0	0	64,488	64,488	64,488	64,488	64,488	64,488
702	DT	No Office Growth	35,467	0	0	0	0	0	0	0	35,467	35,467	35,467	35,467	35,467	35,467
703	DT	No Office Growth	147,633	0	0	0	0	0	0	0	147,633	147,633	147,633	147,633	147,633	147,633
704	DT	802 W Church St Office Building (MPL2021-10008)	100,299	0	11,527	0	0	0	0	11,527	100,299	111,826	111,826	111,826	111,826	111,826
705	DT	Creative Village Phase 2 - Parcels O & Q (Replicate EA)	457,973	0	200,000	0	0	0	0	200,000	457,973	657,973	657,973	657,973	657,973	657,973
706	DT	Creative Village Parcels X, X-1, and Y Mixed Use (MPL2021-10056); Creative Village Phase 2 (Parcel H - 90,000 sf)	501,312	0	189,873	90,000	0	0	0	279,873	501,312	691,185	781,185	781,185	781,185	781,185
707	DT	DXV Central - Central & Division Mixed Use Development (ZON2019-10023)	213,014	0	0	71,982	0	0	0	71,982	213,014	213,014	284,996	284,996	284,996	284,996
708	DT	Downtown Sports & Entertainment District (SED) PD (ZON2023-10024; MPL2023-10074)	302,565		205,000	100,000	0	0	0	305,000	302,565	507,565	607,565	607,565	607,565	607,565
709	DT	No Office Growth	18,768	0	0	0	0	0	0	0	18,768	18,768	18,768	18,768	18,768	18,768
710	DT	No Office Growth	8,025	0	0	0	0	0	0	0	8,025	8,025	8,025	8,025	8,025	8,025
712	DT	Orlando Sentinel Site Redevelopment	301,818	-48,302	-118,675	100,000	50,000	100,000	0	83,023	253,516	134,841	234,841	284,841	384,841	384,841

**APPENDIX C**  
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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)	1,987,598	0	88,000	10,770	0	0	0	98,770	1,987,598	2,075,598	2,086,368	2,086,368	2,086,368	2,086,368
714	DT	110 W Jefferson Mixed Use Development (MPL2022-10065)	969,245	0	0	40,895	0	0	0	40,895	969,245	969,245	1,010,140	1,010,140	1,010,140	1,010,140
715	DT	No Office Growth	722,310	0	0	0	0	0	0	0	722,310	722,310	722,310	722,310	722,310	722,310
716	DT	No Office Growth	396,279	0	0	0	0	0	0	0	396,279	396,279	396,279	396,279	396,279	396,279
717	DT	Church Street Phases 2 & 3 (MPL2019-10056)	1,635,873	0	210,500	0	0	0	0	210,500	1,635,873	1,846,373	1,846,373	1,846,373	1,846,373	1,846,373
718	DT	No Office Growth	1,795,529	0	0	0	0	0	0	0	1,795,529	1,795,529	1,795,529	1,795,529	1,795,529	1,795,529
719	DT	No Office Growth	224,100	0	0	0	0	0	0	0	224,100	224,100	224,100	224,100	224,100	224,100
720	DT	No Office Growth	1,084,458	0	0	0	0	0	0	0	1,084,458	1,084,458	1,084,458	1,084,458	1,084,458	1,084,458
721	DT	Orlando Health Team Member Center PD Office Building (MPL2019-10034); Westminster Tower (MPL2015-00040)	144,770	0	66,666	3,986	0	0	0	70,652	144,770	211,436	215,422	215,422	215,422	215,422
728	DT	Redevelopment of 310 E Colonial Drive	251,336	0	0	6,000	0	0	0	6,000	251,336	251,336	257,336	257,336	257,336	257,336
729	DT	Trinity Lutheran Church Expansion (MPL2012-00011)	520,506	0	-15,329	0	0	0	0	-15,329	520,506	505,177	505,177	505,177	505,177	505,177
730	DT	No Office Growth	360,144	0	0	0	0	0	0	0	360,144	360,144	360,144	360,144	360,144	360,144
731	DT	Lake Ave. & Pine St. Mixed Use Tower (MPL2020-10058); The Commons (MPL2022-10079)	743,674	0	100,000	0	0	0	0	100,000	743,674	843,674	843,674	843,674	843,674	843,674
732	DT	Magnolia Hotel PD (ZON2016-00023); 401 S. Rosalind Ave. Apartments (MPL2020-10089)	66,054	0	0	0	0	0	0	0	66,054	66,054	66,054	66,054	66,054	66,054
733	DT	No Office Growth	82,949	0	0	0	0	0	0	0	82,949	82,949	82,949	82,949	82,949	82,949
736	DT	Redevelopment of 634 E Colonial Dr	117,791	0	0	0	3,000	0	0	3,000	117,791	117,791	117,791	120,791	120,791	120,791
737	DT	No Office Growth	159,942	0	0	0	0	0	0	0	159,942	159,942	159,942	159,942	159,942	159,942
738	DT	No Office Growth	54,299	0	0	0	0	0	0	0	54,299	54,299	54,299	54,299	54,299	54,299

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				2024-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
739	DT	Vive at Eola (MPL2021-10048)	341,512	0	-7,662	0	0	0	0	-7,662	341,512	333,850	333,850	333,850	333,850	333,850
<b>Downtown Total</b>			<b>15,185,279</b>	<b>-94,406</b>	<b>976,900</b>	<b>860,640</b>	<b>53,000</b>	<b>100,000</b>	<b>0</b>	<b>1,896,134</b>	<b>15,090,873</b>	<b>16,067,773</b>	<b>16,928,413</b>	<b>16,981,413</b>	<b>17,081,413</b>	<b>17,081,413</b>
NORTHWEST TOTAL			2,871,612	145,510	266,744	238,000	148,000	0	0	<b>798,254</b>	3,017,122	3,283,866	3,521,866	3,669,866	3,669,866	3,669,866
NORTHEAST TOTAL			5,225,399	8,149	323,774	192,100	280,000	310,000	270,000	<b>1,384,023</b>	5,233,548	5,557,322	5,749,422	6,029,422	6,339,422	6,609,422
SOUTHWEST TOTAL			8,001,177	176,950	114,258	120,610	140,000	90,000	0	<b>641,818</b>	8,178,127	8,292,385	8,412,995	8,552,995	8,642,995	8,642,995
SOUTHEAST TOTAL			5,699,325	182,196	1,434,825	2,173,429	1,652,846	1,138,000	668,000	<b>7,249,296</b>	5,881,521	7,316,346	9,489,775	11,142,621	12,280,621	12,948,621
DOWNTOWN TOTAL			15,185,279	-94,406	976,900	860,640	53,000	100,000	0	<b>1,896,134</b>	15,090,873	16,067,773	16,928,413	16,981,413	17,081,413	17,081,413
<b>CITY-WIDE TOTAL</b>			<b>36,982,792</b>	<b>418,399</b>	<b>3,116,501</b>	<b>3,584,779</b>	<b>2,273,846</b>	<b>1,638,000</b>	<b>938,000</b>	<b>11,969,525</b>	<b>37,401,191</b>	<b>40,517,692</b>	<b>44,102,471</b>	<b>46,376,317</b>	<b>48,014,317</b>	<b>48,952,317</b>