

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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	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	23,361	0	0	0	0	0	0	0	23,361	23,361	23,361	23,361	23,361	23,361
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	62,888	0	0	0	0	0	0	0	62,888	62,888	62,888	62,888	62,888	62,888
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	47,832	0	0	0	0	0	0	0	47,832	47,832	47,832	47,832	47,832	47,832
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
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	No Retail Growth	330,295	0	0	0	0	0	0	0	330,295	330,295	330,295	330,295	330,295	330,295
575	NW	District West (Phase 1 Suburu Dealership - MPL2019-10030; 36,592 sf); Aldi Food Market (MPL2021-10050; 19455 sf)	0	56,047	0	0	0	0	0	56,047	56,047	56,047	56,047	56,047	56,047	56,047
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
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	251,983	0	0	0	0	0	0	0	251,983	251,983	251,983	251,983	251,983	251,983

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2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
581	NW	The Packing District - Northeast Quadrant (ZON2018-10023; MPL2021-10063)	15,136	47,662	0	0	0	0	0	47,662	62,798	62,798	62,798	62,798	62,798	62,798
582	NW	The Packing District - Southwest Quadrant (ZON2018-10023); 1800 Crown Way Project (CUP2019-10030; 14,700 wh to office conversion)	2,044	54,700	100,000	30,000	0	0	0	184,700	56,744	156,744	186,744	186,744	186,744	186,744
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	125,373	0	0	0	0	0	0	0	125,373	125,373	125,373	125,373	125,373	125,373
586	NW	The Packing District - Southeast Quadrant (ZON2018-10023); 2105 N Orange Blossom Trl Food Hall Adaptive Reuse (MPL2021-10002)	130,307	23,773	25,000	0	0	0	0	48,773	154,080	179,080	179,080	179,080	179,080	179,080
587	NW	Redevelopment of 1115 W Colonial Dr	45,085	0	0	2,300	0	0	0	2,300	45,085	45,085	47,385	47,385	47,385	47,385
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
590	NW	No Retail Growth	112,095	0	0	0	0	0	0	0	112,095	112,095	112,095	112,095	112,095	112,095
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	899	0	0	0	0	0	899	19,526	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	No Retail Growth	359,746	0	0	0	0	0	0	0	359,746	359,746	359,746	359,746	359,746	359,746
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

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2040 TAZ	GMP SUB-AREA	PROJECT NAME and/or COMMENTS	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
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	2,100	2,000	8,000	0	0	0	12,100	34,912	36,912	44,912	44,912	44,912	44,912
695	NW	No Retail Growth	195,038	0	0	0	0	0	0	0	195,038	195,038	195,038	195,038	195,038	195,038
1041	NW	RoseArts District - Phase 1 (ZON2021-10008; MPL2022-10051)	23,916	25,000	50,000	0	0	0	0	75,000	48,916	98,916	98,916	98,916	98,916	98,916
1042	NW	No Retail Growth	15,352	0	0	0	0	0	0	0	15,352	15,352	15,352	15,352	15,352	15,352
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
Northwest Total			3,465,257	259,947	257,000	148,300	90,000	0	0	755,247	3,725,204	3,982,204	4,130,504	4,220,504	4,220,504	4,220,504
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	2,500	0	0	0	0	0	0	0	2,500	2,500	2,500	2,500	2,500	2,500
456	NE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
593	NE	Health Village PD - Future Retail Growth	32,420	0	5,000	5,000	5,000	5,000	0	20,000	32,420	37,420	42,420	47,420	52,420	52,420
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); Barkhaven Dog Park and Bar (CUP2020-10006; 6,624 WH to retail conversion)	203,539	26,296	0	0	0	0	0	26,296	229,835	229,835	229,835	229,835	229,835	229,835
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	144,943	0	0	0	0	0	0	0	144,943	144,943	144,943	144,943	144,943	144,943
604	NE	Colonial Promenade Phase II (MPL2021-10037; 7,345 sf)	135,520	7,345	0	0	0	0	0	7,345	142,865	142,865	142,865	142,865	142,865	142,865
605	NE	No Retail Growth	1,744	0	0	0	0	0	0	0	1,744	1,744	1,744	1,744	1,744	1,744
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

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				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
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)	1,250,796	-679,312	148,000	5,000	24,000	0	0	-502,312	571,484	719,484	724,484	748,484	748,484	748,484
612	NE	No Retail Growth	115,211	0	0	0	0	0	0	0	115,211	115,211	115,211	115,211	115,211	115,211
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
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	203,158	0	2,500	0	0	0	0	2,500	203,158	205,658	205,658	205,658	205,658	205,658
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	-50,000	-150,000	0	0	0	0	-200,000	679,828	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	81,534	0	0	0	0	0	0	0	81,534	81,534	81,534	81,534	81,534	81,534
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
Northeast Total			5,382,800	-702,989	15,000	31,000	35,000	5,000	6,000	-610,989	4,679,811	4,694,811	4,725,811	4,760,811	4,765,811	4,771,811
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

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data from January 2022 CLUDB); August 31, 2022.

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				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
667	SW	Bravo Supermarket at MetroWest (MPL2020-10011)	427,440	21,339	0	0	0	0	0	21,339	448,779	448,779	448,779	448,779	448,779	448,779
668	SW	Veranda Park II Residential (MPL2016-00016)	324,990	0	45,000	0	0	0	0	45,000	324,990	369,990	369,990	369,990	369,990	369,990
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	Kirkman Carwash (CUP2017-10004)	78,334	10,436	0	0	0	0	0	10,436	88,770	88,770	88,770	88,770	88,770	88,770
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	No Retail Growth	46,815	0	0	0	0	0	0	0	46,815	46,815	46,815	46,815	46,815	46,815
683	SW	AdventHealth Medical Facility & Vertiport (Holy Land Redevelopment; MPL2021-10076)	502,061	-105,442	0	0	0	0	0	-105,442	396,619	396,619	396,619	396,619	396,619	396,619
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	26,946	0	0	0	0	0	0	0	26,946	26,946	26,946	26,946	26,946	26,946
688	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
691	SW	No Retail Growth	71,491	0	0	0	0	0	0	0	71,491	71,491	71,491	71,491	71,491	71,491
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

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				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
700	SW	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	Orlando Health PD - Future Infill Retail	71,714	0	0	5,000	0	0	0	5,000	71,714	71,714	76,714	76,714	76,714	76,714
723	SW	West Kaley Mixed Use (ZON2022-10023)	50,346	0	10,000	0	0	0	0	10,000	50,346	60,346	60,346	60,346	60,346	60,346
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 (CUP2019-10031)	473,897	33,850	0	0	0	0	0	33,850	507,747	507,747	507,747	507,747	507,747	507,747
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	2,000	0	0	0	0	0	2,000	111,303	111,303	111,303	111,303	111,303	111,303
799	SW	No Retail Growth	2,616,929	0	0	0	0	0	0	0	2,616,929	2,616,929	2,616,929	2,616,929	2,616,929	2,616,929
800	SW	No Retail Growth	49,860	0	0	0	0	0	0	0	49,860	49,860	49,860	49,860	49,860	49,860
801	SW	No Retail Growth	2,156,755	0	0	0	0	0	0	0	2,156,755	2,156,755	2,156,755	2,156,755	2,156,755	2,156,755
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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	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	10,822	0	0	0	0	0	10,822	228,222	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	Major Boulevard Condominium (MPL2014-00015) or something similar; Bainbridge Universal Major Apartments (MPL2020-10045)	256,999	-18,056	0	4,100	0	0	0	-13,956	238,943	238,943	243,043	243,043	243,043	243,043
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)	1,024,620	29,788	15,000	0	0	0	0	44,788	1,054,408	1,069,408	1,069,408	1,069,408	1,069,408	1,069,408
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	No Retail Growth	1,054,793	0	0	0	0	0	0	0	1,054,793	1,054,793	1,054,793	1,054,793	1,054,793	1,054,793
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	Grace Development Site (ZON2009-00013)	99,206	0	10,000	0	0	0	0	10,000	99,206	109,206	109,206	109,206	109,206	109,206
815	SW	Sabin-Boylard PD (MPL2018-10068 & 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	No Retail Growth	1,280,071	0	0	0	0	0	0	0	1,280,071	1,280,071	1,280,071	1,280,071	1,280,071	1,280,071
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

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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
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	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
Southwest Total			15,678,188	48,755	88,860	21,100	0	25,000	25,000	208,715	15,726,943	15,815,803	15,836,903	15,836,903	15,861,903	15,886,903
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	51,051	0	0	4,000	0	0	0	4,000	51,051	51,051	55,051	55,051	55,051	55,051
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)	21,880	9,275	0	0	0	0	0	9,275	31,155	31,155	31,155	31,155	31,155	31,155
750	SE	Hourglass Restaurant/Retail Annexation (MPL2020-10087)	4,380	7,200	0	0	0	0	0	7,200	11,580	11,580	11,580	11,580	11,580	11,580
751	SE	Hourglass PD Annexation (ZON2020-10023)	136,616	16,035	0	0	0	0	0	16,035	152,651	152,651	152,651	152,651	152,651	152,651
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	No Retail Growth	301,689	0	0	0	0	0	0	0	301,689	301,689	301,689	301,689	301,689	301,689
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	19,937	0	0	0	0	0	0	0	19,937	19,937	19,937	19,937	19,937	19,937
768	SE	No Retail Growth	61,807	0	0	0	0	0	0	0	61,807	61,807	61,807	61,807	61,807	61,807
769	SE	No Retail Growth	134,036	0	0	0	0	0	0	0	134,036	134,036	134,036	134,036	134,036	134,036
770	SE	Redevelopment of Big Dog Driving Range - 6933 Curry Ford Rd	1,344	0	0	-1,344	0	0	0	-1,344	1,344	1,344	0	0	0	0
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); Redevelopment of South Orange Ave Mobile Home Park (2820 S Orange Ave)	471,506	7,946	-7,679	0	0	0	0	267	479,452	471,773	471,773	471,773	471,773	471,773
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
850	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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
865	SE	Diaz Tirado PD (MPL2018-10078); 6324 S Semoran Retail Shell/LeeVista Westside (MPL2018-10055)	51,947	22,000	0	0	0	0	0	22,000	73,947	73,947	73,947	73,947	73,947	73,947
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	South Semoran Personal Storage (CUP2021-10008)	505,558	-11,328	0	0	0	0	0	-11,328	494,230	494,230	494,230	494,230	494,230	494,230
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	Semoran Carwash (CUP2020-10004)	144,527	5,510	0	0	0	0	0	5,510	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	DDR at LeeVista (MPL2014-00018); DDR - LeeVista Promenade Phase B (MPL2015-00010)	0	43,000	157,800					200,800	43,000	200,800	200,800	200,800	200,800	200,800
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	Goldenrod Commerce Park Charter School (MPL2021-00023); Goldenrod Commerce Center Storage & Restaurant/Retail (MPL2018-10016); Dunkin & Papa Johns Adm MPL (DET2022-10032)	642,468	14,640	0	0	0	0	0	14,640	657,108	657,108	657,108	657,108	657,108	657,108
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)	105,347	3,250	9,000	0	0	0	0	12,250	108,597	117,597	117,597	117,597	117,597	117,597

**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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
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
881	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
882	SE	7-Eleven @ 6401 S Chickasaw Trl	114,214	3,546	0	0	0	0	0	3,546	117,760	117,760	117,760	117,760	117,760	117,760
883	SE	NONA AARC Planned Development (ZON2015-00025); 7445 Narcoossee Rd Multifamily Development (MPL2021-10058)	517,391	0	45,000	0	0	0	0	45,000	517,391	562,391	562,391	562,391	562,391	562,391
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	No Retail Growth	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
966	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
967	SE	Racetrac AIPO (MPL2020-10084)	6,620	8,334	0	0	0	0	0	8,334	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	16,089	0	0	0	0	0	0	0	16,089	16,089	16,089	16,089	16,089	16,089
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

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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
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 1C (MPL2019-10038)/Lake Nona Town Center Phase 2A (MPL2019-10011); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	20,921	406,166	773,966	0	0	0	0	1,180,132	427,087	1,201,053	1,201,053	1,201,053	1,201,053	1,201,053
983	SE	Beth Road Annexation (ZON2020-10020); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	0	0	78,700	40,000	0	30,000	0	148,700	0	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
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 PD Future Growth - Later Years (ZON2022-10006)	88,516	0	10,000	30,000	30,000	20,000	0	90,000	88,516	98,516	128,516	158,516	178,516	178,516
987	SE	Nona Village Center PD (ZON2018-10028)/Laureate Park Neighborhood Center Phase 3 (MPL2016-00047)	25,711	12,807	18,500	0	0	0	0	31,307	38,518	57,018	57,018	57,018	57,018	57,018
988	SE	Lake Nona - Education Village PD Amendment (ZON2017-00015); Lake Nona PD Future Growth - Later Years (ZON2022-10006)	895,784	40,000	47,307	0	0	0	0	87,307	935,784	983,091	983,091	983,091	983,091	983,091
989	SE	Nona Cove PD (ZON2018-10004); Lake Nona - Poitras N-5 South (MPL2019-10027)	33,982	52,698	12,861	0	0	0	0	65,559	86,680	99,541	99,541	99,541	99,541	99,541

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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
990	SE	Torrey Preserve PD and Framework Master Plan (ZON2020-10005; MPL2020-10031)	53,701	20,000	300,000	200,000	130,000	0	0	650,000	73,701	373,701	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
992	SE	East Park Village Center 2 Amendment (MPL2018-10104); East Park Village Center 3 Amendment (ZON2017-10016); AdventHealth Narcoossee Annexation (ZON2021-10011)	85,703	6,000	23,000	50,000	40,000	0	0	119,000	91,703	114,703	164,703	204,703	204,703	204,703
993	SE	Narcoossee Cove 1 & II (ZON2015-00052; ZON2015-00053); Pioneers Project (ZON2015-00054); Lake Whippoorwill Cove Annexation (ZON2018-10032); Novel Nona Annexation (ZON2019-10034); Olive Garden Master Plan (MPL2021-10015; 12,928 sf); Longhorn Master Plan (MPL2021-10016; 5,710 sf); 2nd Wave Apartments Annexation (ZON2021-10010); Narcoossee Cove Lot 2 Restaurant (MPL2021-10036; 7,202 sf); Novel Nona Multi-Tenant Retail Building SPMP (MPL2021-10054; 5,251 sf); Del Taco Master Plan (MPL2021-10057; 2,304 sf); Raising Canes Master Plan (MPL2022-10003; 3,181 sf); Sunstone Park at Lake Nona (part of Tyson's Corner II; MPL2022-10036; 25,160 sf); Discount Tire (part of Narcoossee Cove I/II; MPL2022-10043; 7,680 sf)	58,804	85,160	172,000	80,000	0	0	0	337,160	143,964	315,964	395,964	395,964	395,964	395,964
994	SE	Southeastern Oaks Annexation (ZON2018-10026; MPL2019-10015); Narcoossee Oaks Annexation (ZON2014-00015)	0	0	110,000	72,000	50,000	0	0	232,000	0	110,000	182,000	232,000	232,000	232,000

**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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
995	SE	Starwood Annexation (aka Meridian Parks; ZON2015-00033)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
996	SE	Storey Park (aka Wewahootee PD; ZON2013-00015)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
1000	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1001	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1002	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1003	SE	No Retail Growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	No Retail Growth	352,136	0	0	0	0	0	0	0	352,136	352,136	352,136	352,136	352,136	352,136
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	No Retail Growth	52,635	0	0	0	0	0	0	0	52,635	52,635	52,635	52,635	52,635	52,635
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	26,104	30,000	30,000	30,000	10,000	0	126,104	66,406	96,406	126,406	156,406	166,406	166,406
Southeast Total			6,917,392	854,102	1,928,455	635,156	435,000	210,000	50,000	4,112,713	7,771,494	9,699,949	10,335,105	10,770,105	10,980,105	11,030,105

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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	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)	130,682	0	15,548	20,225	0	0	0	35,773	130,682	146,230	166,455	166,455	166,455	166,455
596	DT	Redevelopment of 1, 35, and 59 E Colonial Dr	89,603	0	0	8,000	0	0	0	8,000	89,603	89,603	97,603	97,603	97,603	97,603
701	DT	No Retail Growth	157,487	0	0	0	0	0	0	0	157,487	157,487	157,487	157,487	157,487	157,487
702	DT	No Retail Growth	155,586	0	0	0	0	0	0	0	155,586	155,586	155,586	155,586	155,586	155,586
703	DT	No Retail Growth	292,738	0	0	0	0	0	0	0	292,738	292,738	292,738	292,738	292,738	292,738
704	DT	802 W Church St Office Building (MPL2021-10008)	98,198	2,142	0	0	0	0	0	2,142	100,340	100,340	100,340	100,340	100,340	100,340
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	Parcel U - Modera at Creative Village (MPL2019-10007; 10,910 sf)/Parcel X-1 Creative Village (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)	129,308	10,910	13,995	5,000	10,000	5,000	5,000	49,905	140,218	154,213	159,213	169,213	174,213	179,213
707	DT	DXV Central - Central & Division Mixed Use Development (ZON2019-10023)	22,405	0	0	7,500	0	0	0	7,500	22,405	22,405	29,905	29,905	29,905	29,905
708	DT	Downtown Sports & Entertainment District (SED) PD (ZON2019-10028; MPL2019-10086)	36,265	0	166,000	0	0	0	0	166,000	36,265	202,265	202,265	202,265	202,265	202,265
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
713	DT	Golden Sparrow (MPL2018-10017)/389 North (MPL2020-10034)/319 N Magnolia Mixed Use (MPL2019-10003); Orange & Robinson Apartments PD	106,897	60,523	20,000	6,000	0	0	0	86,523	167,420	187,420	193,420	193,420	193,420	193,420
714	DT	Orlando Central (MPL2015-00005)	71,417	0	0	13,464	0	0	0	13,464	71,417	71,417	84,881	84,881	84,881	84,881
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

**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	1.1.2022 Base RETAIL SQ. FT.	INCREMENTAL RETAIL GROWTH						TOTAL GROWTH RETAIL	CUMULATIVE RETAIL GROWTH					
				2022-2025	2026-2030	2031-2035	2036-2040	2041-2045	2046-2050		2025	2030	2035	2040	2045	2050
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	59,500	25,000	0	0	0	0	84,500	364,312	389,312	389,312	389,312	389,312	389,312
718	DT	No Retail Growth	191,191	0	0	0	0	0	0	0	191,191	191,191	191,191	191,191	191,191	191,191
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	49,713	0	0	0	0	0	0	0	49,713	49,713	49,713	49,713	49,713	49,713
731	DT	Lake Ave. & Pine St. Mixed Use Tower (MPL2020-10058); Monarch Orlando (MPL2020-10049)	0	83,012	15,000	0	0	0	0	98,012	83,012	98,012	98,012	98,012	98,012	98,012
732	DT	401 S. Rosalind Ave. Apartments (MPL2020-10089)	0	6,908	0	0	0	0	0	6,908	6,908	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	1010 E. Colonial Dr. Drive-Through (CUP2018-10000)	43,762	7,200	0	0	0	0	0	7,200	50,962	50,962	50,962	50,962	50,962	50,962
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
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)	132,412	24,580	19,412	0	0	0	0	43,992	156,992	176,404	176,404	176,404	176,404	176,404
Downtown Total			2,443,206	254,775	274,955	80,189	15,000	15,000	5,000	644,919	2,697,981	2,972,936	3,053,125	3,068,125	3,083,125	3,088,125
NORTHWEST TOTAL			3,465,257	259,947	257,000	148,300	90,000	0	0	755,247	3,725,204	3,982,204	4,130,504	4,220,504	4,220,504	4,220,504
NORTHEAST TOTAL			5,382,800	-702,989	15,000	31,000	35,000	5,000	6,000	-610,989	4,679,811	4,694,811	4,725,811	4,760,811	4,765,811	4,771,811
SOUTHWEST TOTAL			15,678,188	48,755	88,860	21,100	0	25,000	25,000	208,715	15,726,943	15,815,803	15,836,903	15,836,903	15,861,903	15,886,903
SOUTHEAST TOTAL			6,917,392	854,102	1,928,455	635,156	435,000	210,000	50,000	4,112,713	7,771,494	9,699,949	10,335,105	10,770,105	10,980,105	11,030,105
DOWNTOWN TOTAL			2,443,206	254,775	274,955	80,189	15,000	15,000	5,000	644,919	2,697,981	2,972,936	3,053,125	3,068,125	3,083,125	3,088,125
CITY-WIDE TOTAL			33,886,843	714,590	2,564,270	915,745	575,000	255,000	86,000	5,110,605	34,601,433	37,165,703	38,081,448	38,656,448	38,911,448	38,997,448

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data from January 2022 CLUDB); August 31, 2022.