

**Appendix B:**  
**Resident Population Projections**  
**by 2030 Traffic Zone**

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
349	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
426	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
427	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
428	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
429	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
430	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
431	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
432	N.W.	Vacant R-1A, R-1AA & R-3A Single Family & Townhome Infill (Clarion Village)	7,689	7,689	7,691	7,694	7,904	7,906	7,906	7,909
433	N.W.	No Residential Growth	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880
434	N.W.	4460 S Lake Orlando Pkwy (MPL2019-10017) - 4 th units	178	178	178	186	186	186	186	186
435	N.W.	Vacant R-1AA and R-3B Infill	1,519	1,519	1,521	1,523	1,525	1,525	1,954	1,954
436	N.W.	No Residential Growth	3,131	3,131	3,131	3,131	3,131	3,131	3,131	3,131
437	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
438	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
439	N.W.	College Park West Townhouse Development PD (ZON2018-10012)	0	0	172	435	435	435	435	435
440	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
441	N.W.	Fairview Grande Condo PD - Phases 2 & 3 (MPL2018-10064)	801	799	799	1,035	1,035	1,035	1,035	1,035
442	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
443	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
444	N.W.	No Residential Growth	0	0	0	0	0	0	0	0

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

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TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
445	N.W.	Formosa North PD (ZON2016-00005; MPL2018-10095; 12 townhomes)/22 Stymie Place Plat with Mods (SUB2017-0027)/849 Post Lane Plat with Mods (SUB2018-10001)/2032 Indiana St Annex (ZON2018-10017)	859	847	859	881	885	889	892	896
448	N.W.	1860 Oglesby Ave Demo and Duplex Development (ANX2015-00002)/1827 Harmon Avenue (GMP2015-00014)/Calvary Assmbly PD (ZON2016-00022), including Alexan at North End (MPL2017-10012) and Alexan Phase 2 (MPL2018-10079)	343	341	350	1,493	1,922	2,351	2,351	2,351
559	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
560	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
561	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
562	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
563	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
564	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
565	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
566	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
567	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
568	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
569	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
570	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
571	N.W.	No Residential Growth	515	515	515	515	515	515	515	515

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TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
572	N.W.	Demo of Lakeside Village and Bordeaux I & II Apts (demolished on 12.8.17; DEM2017-00160, 161 & 162); Mercy Project under construction 2018 (Ability Housing; MPL2016-00051)	1,473	1,036	1,392	1,392	1,392	1,392	1,392	1,392
573	N.W.	Demo of Peppertree Shores Apts (DEM2016-00014; February 2016)/Redevelopment of new apartments anticipated but no project has yet been reviewed.	579	579	579	665	751	751	751	751
574	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
575	N.W.	Demo of Peppertree Circle Apts (DEM2016-00042; March 2016)/Redevelopment of new apartments anticipated but no project has yet been reviewed.	141	141	132	132	235	235	235	235
576	N.W.	No Residential Growth	874	874	874	874	874	874	874	874
577	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
578	N.W.	The Packing District - Northwest Quadrant (ZON2018-10023)	0	0	0	1,716	3,271	4,826	4,826	4,826
579	N.W.	The Packing District - Southwest Quadrant (ZON2018-10023)	0	0	0	260	260	260	260	260
580	N.W.	No Residential Growth	390	390	390	390	390	390	390	390
581	N.W.	The Packing District - Northeast Quadrant (ZON2018-10023)	156	165	165	937	937	937	937	937
582	N.W.	The Packing District - Southwest Quadrant (ZON2018-10023)	0	0	0	536	965	965	965	965
583	N.W.	Edgewater Drive Vision Plan Redevelopment in later years	98	98	115	115	115	115	501	501

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

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TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
584	N.W.	Vacant R-1AA Infill	476	481	481	483	483	483	485	485
585	N.W.	Vacant R-1, R-1AA and R-3B Infill/Edgewater Drive Vision Plan Redevelopment in later years	1,625	1,608	1,608	1,612	1,642	1,642	1,642	1,900
586	N.W.	Hudgins-Taylor Plat w Mods (SUB2016-00017)/1300 Shady Ln Plat w Mods (SUB2017-00019)/1410 W New Hampshire Revert to Plat (SUB2017-10030)/Gordon Lot Re-Plat w Mods (SUB2018-10020)/The Packing District (no residential in this quadrant)	1,137	1,135	1,139	1,145	1,145	1,145	1,145	1,145
587	N.W.	Vacant R-1AA, R-2A and R-2B Infill	1,286	1,284	1,284	1,286	1,288	1,288	1,292	1,297
588	N.W.	721 Golfview St. Revert to Plat (SUB2018-10082)	579	572	570	574	574	574	574	574
589	N.W.	Jensen Helen Ave Replat w Mods (SUB2016-00034)/Hazel St Plat w Mods (SUB2016-00103)/3100 Helen Ave Revert to Plat (SUB2017-00018)/204 W Par St Plat w Mods (SUB2017-10008)/3308 Oberlin Revert to Plat (SUB2017-10053)/Verge Bonita Place Replat w Mods (SUB2018-10098; 8 sf du)	2,089	2,091	2,099	2,118	2,120	2,120	2,124	2,124

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			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
590	N.W.	The Princeton at College Park PD (ZON2014-00013)/Valle Dentistry (ZON2017-10007)/ Edgewater Drive Vision Plan redevelopment	1,370	1,356	1,753	1,757	1,757	1,757	1,911	1,911
591	N.W.	520 Stetson St Revert to Plat (SUB2016-00055)	1,089	1,104	1,104	1,104	1,104	1,104	1,104	1,104
592	N.W.	612 Sheridan Blvd Revert to Plat (SUB2018-10027)	912	921	925	925	925	925	925	925
665	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
670	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
671	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
677	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
678	N.W.	No Residential Growth	0	0	0	0	0	0	0	0
684	N.W.	Orlando Union Rescue Mission "Project Hope" - conversion of hotel to mf residential	15	15	223	223	223	223	223	223
689	N.W.	No Residential Growth	429	429	429	429	429	429	429	429
690	N.W.	Vacant R-2A, R-2B & R-3B Infill	339	339	339	348	350	358	358	358
694	N.W.	Orlando Union Rescue Mission PD (ZON2008-00027)/Vacant R-1AA and R-2A Infill	769	769	771	883	885	889	889	889
695	N.W.	Vacant R-1 Infill	339	339	339	342	342	342	344	344
449	N.E.	440 Westminster St Plat w Mods (SUB2017-00041)/AdventHealth Village (ZON2008-00033)	260	258	260	484	762	1,041	1,041	1,041
450	N.E.	No Residential Growth	48	48	48	48	48	48	48	48

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			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
593	N.E.	AdventHealth Village - Workforce Housing (ZON2008-00033)	513	513	513	738	738	1,187	1,187	1,187
594	N.E.	Broadstone Lakehouse (MPL2017-00006)	387	387	387	874	874	874	874	874
597	N.E.	No Residential Growth	424	422	422	422	422	422	422	422
598	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
599	N.E.	The Yard @ Ivanhoe (MPL2014-00041 & CUP2015-00001)	1,030	1,022	1,855	2,210	2,210	2,210	2,210	2,210
600	N.E.	OUC/Lake Highland PD (ZON2009-00011)/The Yard @ Crossman Site (MPL2015-00033 & CUP2015-00014)/Vacant R-1A/T and R-2A/T Infill	362	366	366	694	713	728	732	732
601	N.E.	Eleven on Thornton (ZON2016-00014)/Infill	458	481	490	490	490	494	494	498
602	N.E.	No Residential Growth	797	791	791	791	791	791	791	791
603	N.E.	Vacant R-2A/T Infill	785	781	781	781	789	793	795	795
604	N.E.	Fern Creek 20 PD (ZON2015-00018)/748 Palm Dr Revert to Plat (SUB2016-00062)	711	732	737	737	737	737	737	737
605	N.E.	Vacant R-1A/T & R-2A/T Infill	1,659	1,661	1,661	1,661	1,661	1,661	1,661	1,661
606	N.E.	Vacant R-1 Infill	89	89	91	91	94	94	96	96
607	N.E.	No Residential Growth	1,343	1,345	1,345	1,345	1,345	1,345	1,345	1,345
608	N.E.	No Residential Growth	343	343	343	343	343	343	343	343
609	N.E.	No Residential Growth	890	986	986	986	986	986	986	986
610	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
611	N.E.	Fashion Square Mall Master Plan & DRI Amendment (MPL2014-00006; MPL2016-00048; MPL2017-10014)	0	0	0	229	470	470	470	470

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			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
		Fashion Square Mall DRI								
612	N.E.	Amendment (DRI2016-00002)/Alexan at Audubon Apartments (MPL2016-00015)	422	422	1,133	1,133	1,133	1,133	1,133	1,133
613	N.E.	No Residential Growth	796	794	794	794	794	794	794	794
614	N.E.	Baldwin Park (NTC Reuse) - Baldwin House; Final Village Center Project at 4787 New Broad St. (MPL2018-10058)/Infill Townhomes	3,754	3,752	3,770	4,032	4,041	4,041	4,041	4,041
615	N.E.	Lake Baldwin 5 Annexation (ZON2017-00003)/4340 Rixey St Annexation (ZON2018-10000)/4306-4312 Daubert St. Annexation (ZON2018-10022)	176	174	193	209	209	209	209	209
616	N.E.	No Residential Growth	94	94	94	94	94	94	94	94
617	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
618	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
619	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
622	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
623	N.E.	Vacant R-1 & R-2A Single Family Infill	329	329	334	358	358	358	358	358
624	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
625	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
626	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
627	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
628	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
629	N.E.	No Residential Growth	0	0	0	0	0	0	0	0

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			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
743	N.E.	Fern Creek Towns PD (ZON2016-00019)/544 N Bumby PD (ZON2017-10006)/Vacant R-2A/T Single Family Infill	767	765	782	800	803	805	805	807
744	N.E.	Vacant R-1A & R-2A Infill	785	787	792	792	792	792	792	792
745	N.E.	Vacant R-2A/T Infill	1,779	1,777	1,777	1,777	1,777	1,779	1,779	1,781
748	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
749	N.E.	Vacant R-2B Infill	770	781	783	783	785	785	787	791
752	N.E.	No Residential Growth	3	3	3	3	3	3	3	3
753	N.E.	Vacant R-2A & R-2B Infill	509	513	515	517	519	519	519	519
755	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
756	N.E.	No Residential Growth	3	3	3	3	3	3	3	3
761	N.E.	No Residential Growth	0	0	0	0	0	0	0	0
762	N.E.	Vacant R-1A Infill	642	642	645	648	648	650	650	650
1014	N.E.	Baldwin Park (NTC Reuse)	2,854	2,854	2,854	2,854	2,854	2,854	2,854	2,854
1015	N.E.	Baldwin Park (NTC Reuse) - Westminster BP Senior Living Facility (165 senior units + 40 memory care units = 123 regular apartments; MPL2014-00026)	2,383	2,560	2,839	2,839	2,839	2,839	2,839	2,839
1016	N.E.	Baldwin Park (NTC Reuse)	1,461	1,461	1,461	1,461	1,461	1,461	1,461	1,461
595	D.T.	Redevelopment of 68 S Ivanhoe Blvd (160 du)/Future O-3, MXD-2 Development	475	475	475	475	777	777	777	1,041
596	D.T.	Park Lake PD (ZON2015-00055; 21 townhome units)/Marks Street Townhomes PD (ZON2016-00016	2,407	2,407	2,418	2,466	2,466	2,466	2,466	2,466

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			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
701	D.T.	Parramore Comprehensive Neighborhood Plan - MF associated with ACE School/Redevelopment of 909 W Amelia St	303	303	303	432	496	496	561	561
702	D.T.	222 Westmoreland Apartments (ZON2016-00009)/Infill Residential around ACE school	981	968	990	1,011	1,028	1,054	1,072	1,084
703	D.T.	Parramore Comprehensive Neighborhood Plan Catalyst Site - West Church Street/OBT Node/Infill Residential	294	294	294	299	342	385	393	402
704	D.T.	Parramore Comprehensive Neighborhood Plan Catalyst Site - Townhome infill along Parramore Ave. between Jackson & Long Ave/Infill Residential	1,064	1,035	1,040	1,060	1,083	1,097	1,107	1,117
705	D.T.	Creative Village PD (ZON2011-00016)/Amelia Court - 256 du (MPL2017-00009)	1,459	1,459	2,008	2,514	2,514	2,514	2,514	2,514
706	D.T.	Creative Village PD (ZON2011-00016)/Studen Housing/Valencia College Building (600 beds - equivalent of 126 du; MPL2017-00018)/Parcel M Multifamily Residential - 390 du (MPL2018-10053)/Parcel U - Modera (MPL2019-10007 - 292 du)	137	137	1,244	1,871	2,300	2,300	2,300	2,300

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			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
707	D.T.	Corinthian Place PD (ZON2005-00024; aka Terrace at Federal Square)	234	234	234	234	326	326	326	326
708	D.T.	District (SED)(ZON2017-10009) including demo of Orlando Union Rescue Mission/CityView-style Redevelopment	699	699	571	571	1,407	1,407	1,407	1,836
709	D.T.	Parramore Comprehensive Neighborhood Plan Catalyst Sites - (Townhome infill along Parramore Ave. between Jackson & Long Ave)	550	543	543	568	595	621	646	646
710	D.T.	Carver Senior Housing/Carver Park (HOPE VI)/Parramore Oaks PD (ZON2016-00024/MPL2017-10017; Phase 1)/City & CRA Infill Housing	2,155	2,154	2,434	2,748	2,878	2,888	2,899	2,909
712	D.T.	Future TOD SunRail redevelopment/Tribune Sentinel Property (MPL2014-00029)	315	315	315	651	651	651	651	830

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713	D.T.	Golden Sparrow - 3 Phases (MPL2018-10017; 262 du in 1st Phase)/Zoi House (MPL2018-10066; 300 du)/Orange and Robinson Apartments PD (ZON2018 10030; 327 du)/319 N Magnolia Mixed Use Hotel (MPL2019-10003; 40 du; in 2026-2030 figure) - DEFERRED to June 2019 MPB	671	671	671	1,668	2,011	2,415	2,415	2,415
714	D.T.	Orlando Central (110 W Jefferson St.; MPL2015-00005)	0	0	0	0	504	504	504	504
715	D.T.	No Residential Growth	0	0	0	0	0	0	0	0
716	D.T.	No Residential Growth	723	723	723	723	723	723	723	723
717	D.T.	No Residential Growth	623	623	623	623	623	623	623	623
718	D.T.	No Residential Growth	334	334	334	334	334	334	334	334
719	D.T.	Modera Central (MPL2015-00016; Received Final C of O on 2.26.2019; 350 du)	0	0	392	392	392	392	392	392
720	D.T.	No Residential Growth	0	0	0	0	0	0	0	0
721	D.T.	Crescent Lucerne PD - Novel at Lake Lucerne (ZON2015-00041)/Westminster Tower (MPL2015-00040)/South Downtown Redevelopment Plan	771	775	1,316	1,437	1,437	1,727	1,727	2,017

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TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
728	D.T.	Colonial & Magnolia Redevelopment (MPL2017-10029; Demo of Coalition Women's Center - 69 du)/112 E Concord Residential Restoration (CUP2016-00030)/Lake Eola Heights Townhomes PD (ZON2016-00013)	880	774	774	792	792	792	792	792
729	D.T.	Rosalind & Livingston Residential PD (ZON2017-00014)/Fountain Vu5 Townhomes (MPL2018-10003)/Trinity Lutheran Church Expansion (ZON2012-00009 & MPL2012-00011)/Rosalind Development North PD (ZON2006-00066)	406	406	414	1,002	1,187	1,187	1,221	1,221
730	D.T.	217 Eola PD (ZON2005-00007)	354	354	354	354	354	429	429	429
731	D.T.	Redevelopment - former Monarch Site at 322 E Jackson St	823	823	823	823	823	823	957	957
732	D.T.	No Residential Growth	583	583	583	583	583	583	583	583
733	D.T.	No Residential Growth	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
736	D.T.	No Residential Growth	440	441	441	441	441	441	441	441
737	D.T.	331 Cathcart Ave (ZON2013-00008)	456	461	461	461	461	461	461	461
738	D.T.	Thornton Park 11 PD (ZON2018-10006)	364	369	381	389	389	389	389	389

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
		420 E Church - Completed								
739	D.T.	2017/520 E Church PD Phase 1 (363 du) & Phase 2 (223 du) (ZON2015-00020)/Eola & Church PD - Phase 2 South Tower (ZON2005-00012)/The Olive (MPL2018-10056; 8 du)	3,080	3,418	3,431	3,989	4,333	4,441	4,441	4,441
664	S.W.	No Residential Growth	3,601	3,601	3,601	3,601	3,601	3,601	3,601	3,601
666	S.W.	Madison Hollow - 320 affordable housing du in four phases of 80 du each (MPL2014-00034)/Rise Multifamily in MetroWest (MPL2018-10049)	4,850	4,850	4,850	5,779	6,115	6,452	6,452	6,452
667	S.W.	No Residential Growth	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
668	S.W.	Excellence Senior Living @ Metrowest (ZON2016-00003)/Veranda Park II (MPL2016-00016)	9,267	9,267	9,808	10,074	10,668	10,668	10,668	10,668
669	S.W.	Kirkman Road Property PD (ZON2010-00030)	1,707	1,707	1,707	1,707	1,707	2,054	2,054	2,054
672	S.W.	No Residential Growth	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
673	S.W.	No Residential Growth	5,523	5,521	5,521	5,521	5,521	5,521	5,521	5,521
674	S.W.	No Residential Growth	1,686	1,686	1,686	1,686	1,686	1,686	1,686	1,686
675	S.W.	No Residential Growth	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,588
676	S.W.	No Residential Growth	995	995	995	995	995	995	995	995
679	S.W.	Butler's Preserve PD (ZON2013-00017)/Vacant R-1 Infill	1,896	1,928	1,931	1,931	1,931	1,931	1,931	1,931
680	S.W.	Vacant R-1 Infill	4,519	4,522	4,543	4,560	4,573	4,585	4,597	4,609
681	S.W.	Vacant R-1 Infill	2,031	2,031	2,031	2,034	2,034	2,037	2,037	2,037

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
682	S.W.	No Residential Growth	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643
683	S.W.	No Residential Growth	2	2	2	2	2	2	2	2
685	S.W.	No Residential Growth	686	686	686	686	686	686	686	686
686	S.W.	Guardian Care (ZON2017-00004)/840 Bethune Dr ADU (CUP2017-10007)/Monarchs at Lake Mann (ZON2018-10036; 20 mfd)	2,331	2,331	2,333	2,405	2,539	2,545	2,550	2,560
687	S.W.	Vacant R-1, R-2A & R-3A Infill	1,438	1,438	1,438	1,438	1,438	1,466	1,469	1,497
688	S.W.	Vacant R-1 Infill	1,486	1,483	1,483	1,486	1,486	1,486	1,488	1,491
691	S.W.	Villages at West Lakes - Lift Orlando (aka Pendana; ZON2015-00049; MPL2018-10031)	1,522	1,634	2,214	2,228	2,234	2,236	2,243	2,248
692	S.W.	Lakeview Village Apartments - Redevelopment (CP&P List - ZON2007-00044)/Vacant R-1 & R-3A Infill	912	763	763	993	993	993	997	1,000
693	S.W.	Single Family Infill	761	761	761	763	763	763	766	766
696	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
697	S.W.	No Residential Growth	185	181	181	181	181	181	181	181
698	S.W.	No Residential Growth	71	71	71	71	71	71	71	71
699	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
700	S.W.	No Residential Growth	51	51	51	51	51	51	51	51
711	S.W.	Vacant R-1 & R-2A Infill	1,025	1,025	1,027	1,033	1,042	1,048	1,057	1,063
722	S.W.	South Downtown Redevelopment Plan	6	6	6	6	6	6	435	435
723	S.W.	South Downtown Redevelopment Plan	17	15	15	15	15	444	444	873

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
		South Downtown Redevelopment								
724	S.W.	Plan	0	0	0	0	0	0	429	429
725	S.W.	No Residential Growth	26	26	26	26	26	26	26	26
726	S.W.	South Downtown Redevelopment Plan	40	40	40	40	469	469	469	898
727	S.W.	West Grant Street Townhomes (ZON2015-00004)/Venue Townhomes @ Sodo (MPL2018-10062)/S. Orange Medical Complex (ZON0216-00010)/South Downtown Redevelopment Plan	909	907	933	969	1,398	1,827	1,827	2,256
795	S.W.	Toscana Lake Villas (ZON2011-00021)	758	783	812	812	812	812	812	812
797	S.W.	Universal City PD - Pulte	338	338	346	346	346	346	346	346
798	S.W.	Vacant R-1, R-1A, R-1AA & R-3A Infill	4,158	4,158	4,171	4,188	4,188	4,188	4,188	4,188
799	S.W.	No Residential Growth	665	665	665	665	665	665	665	665
800	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
801	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
802	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
803	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
804	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
805	S.W.	Republic Square Apartments (MPL2019-10005)	0	0	0	858	858	858	858	858
806	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
807	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
808	S.W.	No Residential Growth	0	0	0	0	0	0	0	0

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019



**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
809	S.W.	Grand National Redevelopment (MPL2016-00024; fka Douglas Grand)	184	184	184	935	935	935	935	935
810	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
811	S.W.	Acquasol PD Site (see MPL2012-00035) - Reasonable Scenario - 250 du	0	0	0	0	536	536	536	536
812	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
813	S.W.	No Residential Growth	6,249	6,251	6,251	6,251	6,251	6,251	6,251	6,251
814	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
815	S.W.	Sabin PD (ZON2013-00012; Built)/Millenia Lakes Multifamily (MPL2018-10034)	7,857	8,166	8,166	8,876	8,876	8,876	8,876	8,876
816	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
817	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
818	S.W.	Gardens on Millenia Parcel K (MPL2018-10049)	0	0	0	708	708	708	708	708
819	S.W.	Gardens on Millenia (MPL2013-00033 - 310 du) - Completed 2018	2,793	3,155	3,248	3,248	3,248	3,248	3,248	3,248
820	S.W.	Millenia DRI Parcel C3B - Millenia 700 Phase 2 - Nearing Completion Fall 2018 (MPL2007-00004)	637	637	1,502	1,502	1,502	1,502	1,502	1,502
821	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
822	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
823	S.W.	Park Central Apartments (MPL2017-10042) - Significant Wetland Issues May Limit Project	3,458	3,458	3,458	3,458	3,919	3,919	3,919	3,919
824	S.W.	No Residential Growth	0	0	0	0	0	0	0	0

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
825	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
826	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
827	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
828	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
829	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
830	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
831	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
832	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
833	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
834	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
835	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
836	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
837	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
838	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
839	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
840	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
841	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
842	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
843	S.W.	Vacant R-1A & R-3A Infill	169	169	171	210	212	212	212	212
844	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
845	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
846	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
847	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
919	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
920	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
921	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
922	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
923	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
924	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
925	S.W.	No Residential Growth	0	0	0	0	0	0	0	0

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
926	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
927	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
928	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
929	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
930	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
938	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
939	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
940	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
941	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
942	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
946	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
947	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
955	S.W.	No Residential Growth	0	0	0	0	0	0	0	0
734	S.E.	1810 Hollenbeck Drive Office Conversion (MPL2017-10024)/315 E Kaley St Plat w Mods (SUB2017-10039)/Lake Copeland Property (ZON2007-00037)/Vacant R-1 Infill	649	647	647	647	898	898	896	896
735	S.E.	200 E Grant St Revert to Plat (SUB2016-00082)/Shoppes at Orange Parking (CUP2018-10017; - 2 du)/Vacant R-1 and R-2A Infill	674	686	686	689	691	693	695	697
740	S.E.	1318 Noble Place Plat w Mods (SUB2017-10059)/Vacant R-1A, R-2A & R-2B Infill	910	904	907	910	911	914	914	915
741	S.E.	Vacant R-1 & R-1A Infill	1,893	1,895	1,899	1,899	1,903	1,903	1,903	1,905

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
		00007)/Mott Revert to Plat								
742	S.E.	(SUB2017-00017)/2338 S Brown Ave & 1305 Page Ave Annexation (ANX2017-10001)/2606 S Brown Ave Annexation (ZON2017-10002)/Fern Creek Annexations (ZON2018-10001)/2009 Hamilton Ln Replat w Mods (SUB2019-	1,064	1,077	1,081	1,096	1,096	1,096	1,098	1,100
746	S.E.	Millenium Homes (ZON2014-00006)	1,286	1,301	1,301	1,301	1,301	1,301	1,301	1,301
747	S.E.	Vacant R-1 & R-2A Infill	94	94	103	103	111	118	118	118
750	S.E.	Vacant R-1A Infill	776	776	776	776	776	778	778	778
751	S.E.	Courtney Place Apartments (MPL2016-00042)/1720 Conway Gardens Annexation (ZON2018-10033; 2 sf du)	1,179	1,179	1,181	1,267	1,267	1,267	1,267	1,267
754	S.E.	No Residential Growth	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034
757	S.E.	No Residential Growth	3,182	3,182	3,203	3,213	3,223	3,223	3,223	3,223
758	S.E.	No Residential Growth	4,565	4,565	4,565	4,565	4,565	4,565	4,565	4,565
759	S.E.	No Residential Growth	2,009	2,009	2,009	2,009	2,009	2,009	2,009	2,009
760	S.E.	Vacant R-1A Infill	1,923	1,923	1,925	1,925	1,925	1,928	1,928	1,928
763	S.E.	Vacant R-1A and O-1 Infill	3,017	3,014	3,024	3,029	3,034	3,062	3,064	3,064
764	S.E.	First Spanish Alliance Church (MPL2018-10087)	1,806	1,806	1,804	1,804	1,834	1,834	1,834	1,834
765	S.E.	Vacant R-1A Infill	2,155	2,153	2,153	2,153	2,155	2,157	2,157	2,157
766	S.E.	No Residential Growth	3,497	3,497	3,497	3,497	3,497	3,497	3,497	3,497
767	S.E.	No Residential Growth	1,544	1,544	1,544	1,544	1,544	1,544	1,544	1,544
768	S.E.	No Residential Growth	2,142	2,142	2,142	2,142	2,142	2,142	2,142	2,142
769	S.E.	No Residential Growth	2,427	2,427	2,427	2,427	2,427	2,427	2,427	2,427

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
770	S.E.	6933 Curry Ford Road (Big Dog Driving Range - 159 townhomes; ZON2015-00006)	1,557	1,557	1,557	1,557	1,898	1,898	1,898	1,898
771	S.E.	Baywoods PD (see Adm MPL - LDC2015-00360; 270 townhomes & 298 sf homes)	0	0	0	547	1,379	1,379	1,379	1,379
772	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
773	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
774	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
848	S.E.	Southside Shoppes Apartments (MPL2016-00028)/Pineloch Place (MPL2018-10097; 15 du)/Orange Michigan Vision Plan redevelopment	581	579	1,200	1,200	1,200	1,200	1,200	1,200
849	S.E.	2700 S Brown Annexation (ANX2019-10001/Vacant R-1AA Infill)	1,803	1,803	1,807	1,807	1,809	1,809	1,809	1,809
850	S.E.	No Residential Growth	89	89	89	89	89	89	89	89
851	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
852	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
853	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
854	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
855	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
856	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
857	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
858	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
859	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
860	S.E.	No Residential Growth	294	294	294	294	294	294	294	294
861	S.E.	Vacant R-1A and PD Infill	5,224	5,224	5,224	5,224	5,226	5,226	5,228	5,240
862	S.E.	No Residential Growth	1,139	1,139	1,139	1,139	1,139	1,139	1,139	1,139

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**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
863	S.E.	Vacant R-3B/RP Infill	894	894	894	894	894	894	894	1,323
864	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
865	S.E.	Diaz Tirado PD (ZON2009-00001/ZON2018-10027); demo of 1 sf unit)/LeeVista DRI - One Vacant R 3B Site (south of Hoffner Ave.)	723	723	721	721	1,193	1,193	1,193	1,193
866	S.E.	No Residential Growth	614	614	614	614	614	614	614	614
867	S.E.	Addison @ Gateway Apartments (CP&P List - MPL2019-10000)	0	0	0	693	693	693	693	693
868	S.E.	No Residential Growth	3,573	3,573	3,573	3,573	3,573	3,573	3,573	3,573
869	S.E.	No Residential Growth	2,895	2,895	2,895	2,895	2,895	2,895	2,895	2,895
870	S.E.	No Residential Growth	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
871	S.E.	No Residential Growth	3,763	3,763	3,763	3,763	3,763	3,763	3,763	3,763
872	S.E.	No Residential Growth	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859
873	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
874	S.E.	No Residential Growth	4,348	4,350	4,350	4,350	4,350	4,350	4,350	4,350
875	S.E.	Hoffner Apartments @ 6847 Hoffner Ave (Adm Master Plan for 33 mf du - MPL2017-10041)	12	12	12	82	82	82	82	82
876	S.E.	Orlando Corporate Center (ZON2013-00032)/6440 Narcoossee Road (MPL2016-00025; 288 ind. senior living units)/Orlando Corporate Center Apartments (MPL2016-00032; 280 du)/Orlando Corporate Centre Parcel 13 (ZON2016-00032; 352 du)	751	751	1,262	1,905	2,431	2,431	2,431	2,431

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
877	S.E.	JubiLee Park PD (within LeeVista; ZON2007-00042)/Jubilee Park Phase 2A Apartments (MPL2016-00034)/Phase 3 in later years (up to 392 du per PD)	603	603	1,173	1,757	1,757	1,757	1,757	1,757
878	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
879	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
880	S.E.	No Residential Growth	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
881	S.E.	No Residential Growth	1,487	1,487	1,487	1,487	1,487	1,487	1,487	1,487
882	S.E.	No Residential Growth	5,104	5,104	5,104	5,104	5,104	5,104	5,104	5,104
883	S.E.	Vista Park PD (ZON2015-00032)	1,800	1,800	1,800	3,311	4,934	6,016	7,098	7,098
884	S.E.	Vista Park PD (ZON2015-00032)	487	487	487	1,028	3,080	4,377	5,459	6,541
885	S.E.	Beltway Commerce Center PD (ZON2012-00022, ZON2017-10012)/Pinewood Reserve SPMP (MPL2018-10034)	0	0	331	847	1,377	1,377	1,377	1,377
956	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
957	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
961	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
962	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
963	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
964	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
965	S.E.	No Residential Growth	180	180	180	180	180	180	180	180
966	S.E.	No Residential Growth	990	990	990	990	990	990	990	990
967	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
968	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
969	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
970	S.E.	SouthPort Vision Plan	1,011	1,011	1,011	1,011	1,587	2,016	2,016	2,016
971	S.E.	SouthPort Vision Plan	840	840	840	952	1,694	1,694	1,694	1,694
972	S.E.	SouthPort Vision Plan	0	0	0	169	421	421	421	421

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019

**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
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TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
973	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
974	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
975	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
976	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
977	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
978	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
979	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
980	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
981	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
982	S.E.	Lake Nona DRI/PD	0	0	0	0	0	0	0	0
983	S.E.	Poitras West (multifamily associated with Medical City) - PD Not Yet Approved	0	0	0	751	1,502	2,252	2,252	2,252
984	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
985	S.E.	Lake Nona PD including NorthLake Park, Village Center, and Estates	5,293	5,321	5,383	5,657	5,657	5,657	5,657	5,657
986	S.E.	Lake Nona PD/Lake Nona Parcel 10 Residential Phase 1 (MPL2018-10028; 54 sf homes)	149	244	301	329	329	329	329	329
987	S.E.	Lake Nona PD/Village Center Apartments (Parcel 14)	3,729	3,729	3,729	4,179	4,179	4,179	4,179	4,179
988	S.E.	Lake Nona PD - Laureate Park/Education Village PD (ZON2017-00015)	2,963	4,551	5,533	6,739	6,739	6,739	6,739	6,739
989	S.E.	Poitras East PD (ZON2017-00011)/Nona Cove PD (ZON2018-10004)	407	407	1,059	3,374	5,870	8,182	8,182	8,182

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**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
990	S.E.	BalBay Property (GMP Policy S.35.5; 1,000 residential units)	1,939	1,939	1,939	1,939	3,124	4,308	4,308	4,308
991	S.E.	Remainder of Randal Park PD (ZON2010-00028)/Randal Park Commercial and Townhomes Project (MPL2017-00016)	2,977	3,551	3,705	3,834	3,834	3,834	3,834	3,834
992	S.E.	East Park Village Center 2 (Feb. 2019 SETDRC; 264 du)/Stonegate at Lake Nona ALF or successor project (within Villages at Moss Park PD; see MPL2015-00038; 120 du)	3,563	3,615	3,615	4,181	4,439	4,439	4,439	4,439
993	S.E.	Tyson's Corner II PD (ZON2015-00008)/Narcoossee Cove I & II (ZON2015-00052 & ZON2015-00053)/Pioneers Project (ZON2015-00054)/Lake Whippoorwill Cove Annexation (ZON2018-10032)	0	618	618	1,396	2,147	2,233	2,233	2,233
994	S.E.	Southeastern Oaks PD (ZON2013-00019) including 4 SETDRC Cases (MPL2014-00007, 013, and 014; MPL2019-10015)	8	8	505	1,032	1,255	1,255	1,255	1,255
995	S.E.	Starwood PD (ZON2015-00033; MPL2016-00027)	0	0	595	3,666	6,527	9,388	12,249	15,110
996	S.E.	Wewahootee PD - aka Storey Park (ZON2013-00015)/Storey Park SPMP Parcels I & J (MPL2014-00001)/Storey Park Parcel G (MPL2016-00019)	303	468	847	2,031	2,843	2,843	2,843	2,843

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**APPENDIX B  
PROJECTED RESIDENT POPULATION GROWTH  
BY STUDY AREA AND 2030 TRAFFIC ANALYSIS ZONE**

TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
997	S.E.	Wewahootee PD - aka Storey Park (ZON2013-00015)/Moss Park North PD (ZON2016-00002)	849	1,430	2,029	3,848	5,406	5,406	5,406	5,406
998	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
999	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
1000	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
1001	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
1002	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
1003	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
1004	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
1005	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
1012	S.E.	No Residential Growth	0	0	0	0	0	0	0	0
1013	S.E.	Lake Nona DRI/PD Village Center/The Distillery/Pixon (MPL2016-00031 - 157 du)/Pixon Liner Building (MPL2017-10049 - 45 du)/Laureate Park Phase 10 (MPL2018-10013 - 208 sf & 42 du)/Laureate Park Phase 10a (MPL2018-10021 (MPL2018-10021 - 10 du)/Mixed Use District at Lake Nona (MPL2017-10047), including 450 du in MPL2018-10090 (TC Block 2A)	598	656	1,285	3,823	5,754	7,684	8,439	8,439
<b>CUMULATIVE POPULATION GROWTH BY STUDY AREA</b>										
<b>Northwest</b>			34,080	33,625	34,807	40,019	42,875	44,877	45,861	46,131
<b>Northeast</b>			27,626	27,936	29,848	32,021	32,586	33,343	33,353	33,365
<b>Downtown</b>			22,949	23,146	25,958	30,279	33,618	34,614	34,919	36,122

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TRAFFIC ANALYSIS ZONE (2030)	GMP SUB-AREA	PROJECT NAME, ASSUMPTIONS, AND/OR COMMENTS	2019 - 2045 ORLANDO RESIDENT POPULATION ESTIMATES & PROJECTIONS							
			April 1, 2017 BASE	YEAR END 2018	2020	2025	2030	2035	2040	2045
		Southwest	87,040	87,723	89,908	94,569	97,518	99,117	100,020	101,374
		Southeast	108,992	112,780	119,474	140,618	161,707	173,685	179,471	183,862
			<b>280,687</b>	<b>285,210</b>	<b>299,995</b>	<b>337,506</b>	<b>368,304</b>	<b>385,636</b>	<b>393,624</b>	<b>400,854</b>
		<i>Control Numbers</i>	<i>N/A</i>	<i>N/A</i>	<i>300,000</i>	<i>338,000</i>	<i>369,000</i>	<i>386,000</i>	<i>394,000</i>	<i>402,000</i>
		<i>Over/Under Control Numbers</i>	<i>N/A</i>	<i>N/A</i>	<i>-5</i>	<i>-494</i>	<i>-696</i>	<i>-364</i>	<i>-376</i>	<i>-1,146</i>
		<i>As Percent (%) of Control Numbers</i>	<i>N/A</i>	<i>N/A</i>	<i>100.00%</i>	<i>99.85%</i>	<i>99.81%</i>	<i>99.91%</i>	<i>99.90%</i>	<i>99.71%</i>

SOURCE: Economic Development Department, City Planning Division, Comprehensive Planning Studio (Base Data derived from April 2017 and January 2019 CLUDB); June 10, 2019