

Appendix K
Summary of Redevelopment Analysis Assumptions

2030 Traffic Zone	Parcel ID Number	Parcel Address	DOR Use Code	Year Structure Built	Structure Value	Total Assessed Value	Ratio: Structure Value/Total Assessed Value	Total Gross Square Footage of Buildings	GIS Parcel Acreage	Parcel Square Footage	Existing Floor Area Ratio	Future Land Use Designation	FAR/Density Range	Ratio as Percentage: Existing FAR to Maximum Allowable FAR	Likely to Redevelop (1 - Highly, 2 - Moderately, 3 - Less)	Comments	
	436	04-22-29-2546-00-010	4700 N ORANGE BLOSSOM TRL	OPEN STORAGE	1991	\$1,554	\$650,666	0.00	659	2.20	95,832	0.01	COMM-AC	0.35 to 0.70	1%	1	Building has been demolished. Likely to develop as small retail use in the 0.15 to 0.20 range - 14,400 sqft retail total - Looks like an excellent drug store site
	437	03-22-29-5844-00-502	5040 EDGEWATER DR	STORES, 1 STORY	1962	\$122,576	\$732,526	0.17	5,112	2.02	87,991	0.06	UR-AC	0.5 to 1.0	6%	1	Existing ABC Liquor Store - Nearly 50-year old building. Likely to redevelop as retail, but unlikely to increase FAR beyond 0.1 to 0.15. 8800 sqft retail total 3000 sqft net increase.
	437	04-22-29-0153-00-020	5439 N ORANGE BLOSSOM TRL	RESTAURANT CHAIN	1990	\$93,514	\$472,329	0.20	2,571	0.78	33,977	0.08	COMM-AC	0.35 to 0.70	11%	2	Closed restaurant. Because of parking constraints, while likely to redevelop, unlikely to increase FAR beyond 0.1 to 0.15. 3397 sqft retail total
	441	03-22-29-2628-02-140	4821 THORPE AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1947	\$16,425	\$66,544	0.25	1,204	0.17	7,405	0.16	MUC-MED	Up to 0.5	33%	2	This parcel, coupled with 02-150 & 02-040, all of which are owned by same entity, moderately likely to redevelop. Demo of existing sf house and 7,544 sqft retail building on 02-040 first, then redevelopment of the three parcels at 0.3 FAR - total of 12,937 sqft retail. Place in later years - beyond 2020.
	441	11-22-29-2592-00-070	3540 EDGEWATER DR	MULTI-FAMILY	1952	\$44,663	\$184,095	0.24	2,114	0.58	25,265	0.08	MUC-MED	Up to 0.5	17%	2	50 year old duplex - likely to redevelop as office use in the 0.15 FAR range. So, delete 2 du and add 3000 sqft office
	445	11-22-29-0000-00-007	3715 EDGEWATER DR	OPEN STORAGE	1950	\$7,049	\$355,511	0.02	1,554	0.42	18,295	0.08	MUC-MED/RES-PRO	Up to 0.5	17%	3	Existing Nursery...hence, the low sqft amount. At this point, unlikely to redevelop.
	445	11-22-29-0000-00-010	3821 EDGEWATER DR	WAREHOUSING	1962	\$145,536	\$749,436	0.19	6,475	0.73	31,799	0.20	MUC-MED/RES-PRO	Up to 0.5	41%	3	Ditto - Existing Nursery
	445	11-22-29-2396-00-090	3707 EDGEWATER DR	STORE/OFFICE/RESID	1963	\$85,733	\$344,433	0.25	1,110	0.23	10,019	0.11	MUC-MED/RES-PRO	Up to 0.5	22%	3	Existing commercial use. Unlikely to redevelop in isolation beyond current FAR.
	445	11-22-29-3056-03-391	3443 EDGEWATER DR	STORES, 1 STORY	1967	\$47,996	\$928,986	0.05	3,241	1.29	56,192	0.06	COMM-AC	0.35 to 0.70	8%	2	Existing strip commercial - assume redevelopment up to 0.1 FAR - total retail sqft of 5619. Place in later years - beyond 2020.
	445	12-22-29-7100-01-070	175 E PAR ST	VEHICLE REPAIR	1967	\$48,732	\$244,720	0.20	2,254	0.51	22,216	0.10	NEIGH-AC	Up to 0.3	34%	2	Old auto repair - now Daisy's Floral Market - assume redevelopment up to 0.15 FAR - 3332 sqft retail total
	448	12-22-29-6176-08-010	841 CLAY ST	STORE/OFFICE/RESID	1930	\$39,053	\$246,619	0.16	982	0.52	22,651	0.04	MUC-MED	Up to 0.5	9%	1	Five parcels, including subject, totaling 1.29 acres, have been assembled by Meeks. Existing uses would be demo'd including 6574 sqft office and 2901 retail, to be replaced with retail at 0.2 FAR - total of 11,238 sqft retail. Assume near-term redevelopment by 2020.

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449	12-22-29-6432-14-270	3311 PELHAM RD	SINGLE FAMILY RESIDENTIAL CLASS I	1947	\$40,881	\$198,487	0.21	1,100	0.14	6,098	0.18	RES-LOW	Up to 12 du/ac		3	Zoned R-1A/t. Unlikely to redevelop as anything other than new sf. - No need to add to projections.
449	13-22-29-0540-04-070	314 E PAR ST	SINGLE FAMILY RESIDENTIAL CLASS I	1925	\$32,447	\$141,749	0.23	1,027	0.28	12,197	0.08	NEIGH-AC	Up to 0.3	28%	1	SF structure on this parcel has been demolished. This parcel, along with 04-080, are owned by same person. Likely to redevelop as retail. Demo existing 1800 sqft office on 080 and replace with retail at 0.2 FAR - total sqft of 7,500 retail
449	13-22-29-7108-02-020	230 E HAZEL ST	MULTI-FAMILY	1952	\$28,646	\$172,765	0.17	1,318	0.14	6,098	0.22	OFFICE-MED	0.3 to 0.7	31%	3	Parcel is now vacant...DOT I-4 improvements - will not redevelop.
449	13-22-29-7108-02-170	229 E EVANS ST	MULTI-FAMILY	1947	\$28,616	\$164,350	0.17	1,632	0.17	7,405	0.22	OFFICE-MED	0.3 to 0.7	31%	2	SF unit existing. Redevelop as office at 0.2 FAR - 1600 sqft office
577	21-22-29-6722-00-010	800 N JOHN YOUNG PKWY	COMMUNITY SHOPPING	1960	\$94,194	\$3,196,230	0.03	186,390	14.67	639,025	0.29	UR-AC	0.5 to 1.0	29%	2	This parcel, only with adjacent 020, is on Current Plans and Projects List as a redevelopment site - June 2007 MPB - Automobile of Orlando. Unlikely that project will happen due to market. May be more appropriate to think of this as a future retail center at 0.25 FAR...300000 sqft retail
577	21-22-29-6722-00-020	3255 W COLONIAL DR	COMMUNITY SHOPPING	1985	\$287,049	\$2,533,951	0.11	4,273	12.93	563,231	0.01	UR-AC	0.5 to 1.0	1%	2	Ditto.
578	15-22-29-5648-00-010	2000 SILVER STAR RD	STORES, 1 STORY	1946	\$36,806	\$149,233	0.25	2,680	0.54	23,522	0.11	UR-AC	0.5 to 1.0	11%	1	Redevelop as retail at 0.2 FAR - Demo 2680 sf retail building and built with 4700 sqft retail building
578	15-22-29-9092-00-331	2720 N ORANGE BLOSSOM TRL	VEHICLE REPAIR	1934	\$18,019	\$227,222	0.08	1,388	0.36	15,682	0.09	UR-AC	0.5 to 1.0	9%	1	75 year old auto repair building - likely to redevelop as retail at 0.2 FAR - 3100 sqft
578	15-22-29-9096-00-190	2820 N ORANGE BLOSSOM TRL	WAREHOUSING	1980	\$24,523	\$145,001	0.17	1,306	0.43	18,731	0.07	UR-AC	0.5 to 1.0	7%	1	Warehouse in a AC-2 district...likely to demo 1306 sqft warehouse and replace with retail /commercial in later years...0.2 FAR - 3500 sqft
580	21-22-29-0000-00-033	2355 W COLONIAL DR	STORES, 1 STORY	1970	\$102,229	\$537,229	0.19	5,579	0.96	41,818	0.13	UR-AC	0.5 to 1.0	13%	1	This parcel, along with adjacent 00-016, owned by same entity. Appears to be ripe for redevelopment. However, existing square footage of both parcels about same as what would likely be built...so, don't put in projections.
585	11-22-29-3056-02-010	3460 EDGEWATER DR	CONVENIENCE STORE	1987	\$131,137	\$619,243	0.21	3,584	0.70	30,492	0.12	COMM-AC	0.35 to 0.70	17%	2	Likely to redevelop sometime after 2020, with retail at 0.2 FAR - demo old building at 1800 sqft and replace with new building at 4000 sqft.
585	11-22-29-3056-02-050	3440 EDGEWATER DR	WAREHOUSING	1972	\$43,750	\$433,750	0.10	9,538	0.64	27,878	0.34	COMM-AC	0.35 to 0.70	49%	2	Likely to redevelop with retail uses - so delete 9538 sqft industrial use and replace with retail at 0.2 FAR - 5500 saft
585	11-22-29-3056-02-130	3424 EDGEWATER DR	STORES, 1 STORY	1966	\$92,228	\$376,093	0.25	3,070	0.42	18,295	0.17	COMM-AC	0.35 to 0.70	24%	2	Likely to redevelop with retail uses - but unlikely to increase FAR appreciably - so no need to add to projections

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585	14-22-29-1460-01-320	725 W SMITH ST	STORES, 1 STORY	1960	\$49,655	\$285,132	0.17	4,200	0.31	13,504	0.31	COMM-AC	0.35 to 0.70	44%	2	This parcel, along with 01-230, owned by same entity. Existing uses include 5800 sqft retail - replace with retail at 0.3 FAR - 7000 sqft retail
585	14-22-29-1460-02-241	2210 EDGEWATER DR	STORES, 1 STORY	1925	\$15,187	\$212,006	0.07	4,071	0.14	6,098	0.67	COMM-AC	0.35 to 0.70	95%	2	Very old building. See next.
585	14-22-29-1460-02-260	2200 EDGEWATER DR	STORES, 1 STORY	1925	\$69,568	\$770,353	0.09	13,172	0.56	24,394	0.54	COMM-AC	0.35 to 0.70	77%	2	Very old building. Orange Cycle Works - owned by an investment LLC. This, coupled with 02-241 above, are prime for redevelopment at significant scale. Mixed use development in the 5 story range, with 100 du and 15000-20000 sqft retail beyond 2030. Would demo 17,243 sqft retail first.
585	14-22-29-1460-02-320	723 W PRINCETON ST	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$29,184	\$144,614	0.20	1,219	0.16	6,970	0.17	COMM-AC	0.35 to 0.70	25%	1	SF in AC-1/t. Likely to convert to office - sf to 1219 sqft office
585	14-22-29-2048-02-010	2500 EDGEWATER DR	STORES, 1 STORY	1948	\$53,541	\$541,157	0.10	5,331	0.35	15,246	0.35	COMM-AC	0.35 to 0.70	50%	2	This parcel, along with adjacent 02-030 and 02-060, owned by same person. May redevelop as mixed office/retail. Would remove existing 861 sqft office and 5331 sqft retail and replace with FAR of 0.4 - 14500 sqft (7250 office, 7250 retail)
585	14-22-29-6572-01-690	3006 EDGEWATER DR	RESTAURANT/CAFE	1973	\$111,885	\$567,148	0.20	2,300	0.31	13,504	0.17	MUC-MED	Up to 0.5	34%	3	Note that redevelopment would likely involve all three parcels (690, 710, 720). Most likely to retail at 0.3, so would remove 4528 retail and 3437 office, and replace with 8500 retail.
585	14-22-29-6572-01-710	3000 EDGEWATER DR	STORES, 1 STORY	1983	\$13,852	\$263,516	0.05	2,304	0.18	7,841	0.29	MUC-MED	Up to 0.5	59%	3	
585	14-22-29-6572-01-720	2990 EDGEWATER DR	STORES, 1 STORY	1983	\$34,035	\$248,823	0.14	2,128	0.18	7,841	0.27	MUC-MED	Up to 0.5	54%	3	Ditto
585	14-22-29-6572-02-110	2800 EDGEWATER DR	STORES, 1 STORY	1950	\$13,635	\$1,360,290	0.01	15,510	1.07	46,609	0.33	MUC-MED	Up to 0.5	67%	3	Redevelop as retail at 0.4 FAR. Would demo existing structures which currently total 11628 retail and 3882 warehouse. Replace with 18000 sqft retail
585	14-22-29-6572-02-510	2630 EDGEWATER DR	STORES, 1 STORY	1953	\$31,291	\$233,006	0.13	2,349	0.14	6,098	0.39	MUC-MED	Up to 0.5	77%	3	Not likely to redevelop.
585	14-22-29-6572-02-520	2624 EDGEWATER DR	OFFICE BUILDINGS	1960	\$57,764	\$694,004	0.08	8,157	0.49	21,344	0.38	MUC-MED	Up to 0.5	76%	3	Not likely to redevelop.
585	14-22-29-8048-02-010	2610 EDGEWATER DR	SERVICE STATION	1954	\$71,984	\$728,703	0.10	4,486	0.44	19,166	0.23	MUC-MED	Up to 0.5	47%	3	Likely redevelop as same type of use at approximately same FAR - no reason to place in projections
587	22-22-29-9296-00-010	700 ELLWOOD AVE	RESTAURANT CHAIN	1973	\$132,226	\$659,462	0.20	2,232	1.03	44,867	0.05	MUC-MED	Up to 0.5	10%	2	Wendy's. If redevelops, likely to be same use at similar FAR - no need to place in projections.
587	23-22-29-1604-00-080	929 W COLONIAL DR	MOTEL	1958	\$322,412	\$1,323,412	0.24	53,934	2.05	89,298	0.60	MUC-MED	Up to 0.5	121%	2	Ambassador Hotel - being used primarily by homeless, so likely to redevelop sometime in next 10-15 years, most likely as mixed office/retail - assume 0.40 FAR (35000 sqft total, 15000 retail, remainder office); remember to remove 154 hotel rooms
587	23-22-29-2980-01-010	1308 EDGEWATER DR	RESTAURANT/CAFE	1942	\$12,918	\$582,333	0.02	6,660	0.58	25,265	0.26	MUC-MED	Up to 0.5	53%	3	Laundry business - while it may redevelop, most likely same use at similar FAR, so no need to include in projections.

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588	14-22-29-1460-03-240	2114 EDGEWATER DR	STORES, 1 STORY	1955	\$79,828	\$476,079	0.17	7,894	0.27	11,761	0.67	COMM-AC	0.35 to 0.70	96%	3	May redevelop, but likely to be same use and similar FAR - no need to include in projections.
588	14-22-29-1460-06-230	710 STETSON ST	STORES, 1 STORY	1946	\$131,874	\$631,602	0.21	4,406	0.41	17,860	0.25	COMM-AC	0.35 to 0.70	35%	2	Good candidate for redevelopment; would demo existing sf house and 1860 sqft retail, and build office at 0.40 FAR - 7000 sqft.
588	14-22-29-1462-07-260	1822 EDGEWATER DR	STORES, 1 STORY	1950	\$45,774	\$289,157	0.16	1,572	0.16	6,970	0.23	COMM-AC	0.35 to 0.70	32%	3	Fairly recent addition made...no redevelopment likely
588	23-22-29-9496-01-020	1706 EDGEWATER DR	RESTAURANT/CAFE	1924	\$147,336	\$682,442	0.22	3,526	0.50	21,780	0.16	MUC-MED	Up to 0.5	32%	3	While PID 010 and 020 are owned by same folks, not likely to redevelop much different than already there - no need for input in projections.
588	23-22-29-9496-02-010	1604 EDGEWATER DR	STORES, 1 STORY	1950	\$190,103	\$1,198,186	0.16	11,937	1.04	45,302	0.26	MUC-MED	Up to 0.5	53%	3	Longs Christian Book Store site - Recent renovation in 2010 to Dollar Store. Might redevelop, but not likely to be much different than current retail use. Don't put in projections.
589	11-22-29-3056-04-090	3301 EDGEWATER DR	STORES, 1 STORY	1958	\$143,383	\$1,251,983	0.11	12,145	1.02	44,431	0.27	COMM-AC	0.35 to 0.70	39%	3	Walgreens. Unlikely to redevelop as anything other than a similarly sized retail use. No addition to projections.
589	11-22-29-3056-04-260	3025 EDGEWATER DR	STORES, 1 STORY	1958	\$48,204	\$497,079	0.10	8,510	0.49	21,344	0.40	MUC-MED	Up to 0.5	80%	3	May redevelop, however, not likely that will redevelop at higher intensity of retail. No addition to projections.
589	11-22-29-3056-04-290	3013 EDGEWATER DR	STORES, 1 STORY	1954	\$9,198	\$365,448	0.03	5,265	0.33	14,375	0.37	MUC-MED	Up to 0.5	73%	3	May redevelop, however, not likely that will redevelop at higher intensity of retail. No addition to projections.
589	11-22-29-3056-04-310	647 W HAZEL ST	STORES, 1 STORY	1957	\$10,065	\$544,440	0.02	11,356	0.49	21,344	0.53	MUC-MED	Up to 0.5	106%	3	May redevelop, however, not likely that will redevelop at higher intensity of retail. No addition to projections.
589	11-22-29-3056-05-010	2917 EDGEWATER DR	OFFICE BUILDINGS	1984	\$20,163	\$580,863	0.03	3,168	0.46	20,038	0.16	MUC-MED	Up to 0.5	32%	2	Redevelop as office with greater FAR of 0.3 - 6000 sqft total; need to demo existing 3168 building first
589	13-22-29-3928-02-120	115 E WINTER PARK ST	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$11,516	\$105,706	0.11	416	0.15	6,534	0.06	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone. Might want to throw in 3 or 4 sf to duplex conversions in this tz.
589	13-22-29-7108-03-020	124 E HAZEL ST	SINGLE FAMILY RESIDENTIAL CLASS I	1948	\$43,212	\$171,718	0.25	1,305	0.17	7,405	0.18	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
589	13-22-29-7108-03-140	127 E EVANS ST	MULTI-FAMILY	1948	\$39,989	\$167,170	0.24	1,302	0.17	7,405	0.18	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
589	13-22-29-7108-04-120	121 E KING ST	SINGLE FAMILY RESIDENTIAL CLASS I	1945	\$22,794	\$151,800	0.15	620	0.17	7,405	0.08	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
589	13-22-29-7108-07-250	106 E KING ST	SINGLE FAMILY RESIDENTIAL CLASS I	1947	\$38,963	\$176,538	0.22	1,251	0.16	6,970	0.18	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.

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589	14-22-29-0160-02-010	2817 EDGEWATER DR	RESTAURANT CHAIN	1955	\$61,758	\$970,723	0.06	1,960	0.61	26,572	0.07	MUC-MED	Up to 0.5	15%	2	Potential redevelopment -intensifying retail up to 0.3 FAR - 7500 sqft; would demo existing 1450 retail first
589	14-22-29-5633-00-410	25 E EVANS ST	SINGLE FAMILY RESIDENTIAL CLASS I	1930	\$37,107	\$166,113	0.22	989	0.17	7,405	0.13	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
589	14-22-29-5633-00-933	2716 FORMOSA AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1951	\$44,466	\$188,546	0.24	1,179	0.13	5,663	0.21	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
589	14-22-29-5633-00-980	28 E KING ST	MULTI-FAMILY	1942	\$48,638	\$199,437	0.24	1,305	0.15	6,534	0.20	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
589	14-22-29-5633-01-280	1 E SPRUCE ST	MULTI-FAMILY	1947	\$46,487	\$195,786	0.24	1,725	0.15	6,534	0.26	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
589	14-22-29-5633-01-442	22 E SPRUCE ST	SINGLE FAMILY RESIDENTIAL CLASS I	1946	\$41,887	\$183,067	0.23	1,189	0.17	7,405	0.16	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
589	14-22-29-5633-01-560	35 E WINTER PARK ST	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$80,540	\$360,540	0.22	4,180	0.30	13,068	0.32	RES-LOW	Up to 12 du/ac		3	Duplex. Any redevelopment would be to 2 du. Leave alone.
589	14-22-29-7856-00-010	3033 EDGEWATER DR	STORES, 1 STORY	1958	\$81,503	\$503,905	0.16	3,351	0.29	12,632	0.27	MUC-MED	Up to 0.5	53%	3	May redevelop and intensity with retail use at 0.3 - 3800 sqft (eliminate existing 3351 sqft building first)
590	13-22-29-3928-05-110	111 E ROLLINS ST	SINGLE FAMILY RESIDENTIAL CLASS I	1947	\$44,239	\$175,907	0.25	1,466	0.30	13,068	0.11	RES-LOW	Up to 12 du/ac		3	SF Unit. Large R-2A lot. Assume a sf to duplex conversion in later years.
590	14-22-29-1474-02-120	646 BRYN MAWR ST	STORES, 1 STORY	1954	\$76,870	\$783,395	0.10	14,070	0.63	27,443	0.51	COMM-AC	0.35 to 0.70	73%	3	May redevelop as mixed office/retail, but not too different from what is already there...don't add to projections.
590	14-22-29-1474-05-140	2401 EDGEWATER DR	COMMUNITY SHOPPING	1955	\$231,604	\$1,213,108	0.19	20,833	0.71	30,928	0.67	COMM-AC	0.35 to 0.70	96%	3	May redevelop as mixed office/retail, but not too different from what is already there...don't add to projections.
590	14-22-29-3628-00-480	2521 DEPAUW AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1951	\$35,946	\$175,626	0.20	1,384	0.16	6,970	0.20	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
590	14-22-29-3628-00-890	2509 MUSSELWHITE AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1946	\$47,499	\$190,679	0.25	837	0.18	7,841	0.11	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
590	14-22-29-3628-00-930	2520 FORMOSA AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1947	\$38,899	\$179,579	0.22	1,048	0.18	7,841	0.13	RES-LOW	Up to 12 du/ac		3	SF unit. While R-2A, and intensification could occur, for projection purposes, leave alone.
590	14-22-29-3628-01-110	2222 FORMOSA AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1950	\$49,710	\$199,702	0.25	2,314	0.27	11,761	0.20	RES-LOW	Up to 12 du/ac		3	SF Unit. Large R-2A lot. Assume a sf to duplex conversion in later years.
591	13-22-29-7728-05-140	43 E YALE ST	SINGLE FAMILY RESIDENTIAL CLASS I	1922	\$53,537	\$218,997	0.24	2,039	0.16	6,970	0.29	RES-LOW	Up to 12 du/ac		3	SF unit in a R-1 district. While may redevelopment, results in no net growth so don't put in projections.
591	14-22-29-1478-00-030	1815 EDGEWATER DR	RESTAURANT/CAFE	1953	\$41,220	\$361,380	0.11	1,566	0.21	9,148	0.17	COMM-AC	0.35 to 0.70	24%	3	Intensification unlikely...don't add to projections.

**Appendix K
Summary of Redevelopment Analysis Assumptions**

2030 Traffic Zone	Parcel ID Number	Parcel Address	DOR Use Code	Year Structure Built	Structure Value	Total Assessed Value	Ratio: Structure Value/Total Assessed Value	Total Gross Square Footage of Buildings	GIS Parcel Acreage	Parcel Square Footage	Existing Floor Area Ratio	Future Land Use Designation	FAR/Density Range	Ratio as Percentage: Existing FAR to Maximum Allowable FAR	Likely to Redevelop (1 - Highly, 2 - Moderately, 3 - Less)	Comments
591	14-22-29-1478-00-041	1823 EDGEWATER DR	OFFICE BUILDINGS	1947	\$32,323	\$181,651	0.18	909	0.11	4,792	0.19	COMM-AC	0.35 to 0.70	27%	2	This parcel, coupled with 051 below, owned by same entity. Likelihood of redevelopment, resulting in office with FAR of 0.4...9932 sqft (existing 909 sqft retail building and 6360 office building to be eliminated first)
591	14-22-29-1478-00-051	1833 EDGEWATER DR	OFFICE BUILDINGS	1946	\$163,115	\$719,355	0.23	6,360	0.46	20,038	0.32	COMM-AC	0.35 to 0.70	45%	2	Ditto
591	14-22-29-1478-00-110	2015 EDGEWATER DR	SUPERMARKET	1998	\$195,683	\$2,581,987	0.08	31,956	2.62	114,127	0.28	COMM-AC	0.35 to 0.70	40%	3	Publix-fairly recent renovation. No redevelopment anticipated here.
591	14-22-29-9240-01-020	42 E YALE ST	SINGLE FAMILY RESIDENTIAL CLASS I	1948	\$46,238	\$210,498	0.22	1,172	0.19	8,276	0.14	RES-LOW	Up to 12 du/ac		3	SF unit in a R-1 district. While may redevelopment, results in no net growth so don't put in projections.
591	14-22-29-9240-01-170	31 E VANDERBILT ST	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$45,960	\$208,920	0.22	1,473	0.19	8,276	0.18	RES-LOW	Up to 12 du/ac		3	SF unit in a R-1 district. While may redevelopment, results in no net growth so don't put in projections.
591	14-22-29-9240-02-020	42 E VANDERBILT ST	SINGLE FAMILY RESIDENTIAL CLASS I	1947	\$19,685	\$177,989	0.11	594	0.30	13,068	0.05	RES-LOW	Up to 12 du/ac		2	CLUDB shows no units. Lot is configured in such a way as to beg for 2 sf units...add to projections.
592	23-22-29-0012-01-080	1215 EDGEWATER DR	STORES, 1 STORY	1959	\$61,857	\$333,622	0.19	2,500	0.26	11,326	0.22	MUC-MED	Up to 0.5	44%	3	Redevelopment may happen, but new use would be very similar with little intensification, so don't add to projections.
592	23-22-29-1600-16-040	445 W COLONIAL DR	OFFICE BUILDINGS	1958	\$129,444	\$516,650	0.25	4,853	0.54	23,522	0.21	OFFICE-MED	0.3 to 0.7	29%	2	Redevelopment to more intensive office use possible, 0.4 FAR. So, demo old 4853 and replace with 9400 sqft office in later years.
592	23-22-29-2344-00-060	1115 EDGEWATER DR	STORE/OFFICE/RESID	1934	\$91,192	\$417,112	0.22	2,202	0.25	10,890	0.20	MUC-MED	Up to 0.5	40%	2	CLUB shows as sf unit. Show conversion to 3000 sqft (apprx. 0.3 FAR) office in near future.
593	13-22-29-3620-01-100	304 E SMITH ST	SINGLE FAMILY RESIDENTIAL CLASS I	1923	\$21,023	\$145,361	0.14	864	0.16	6,970	0.12	UR-AC	0.5 to 1.0	12%	1	SF remnant in an UR-AC designation - has been demolished. Likely to redevelop as part of Florida Hospital...no need to add to projections, other than reduction in sf.
593	13-22-29-3620-01-120	301 E PRINCETON ST	CONVENIENCE STORE	1966	\$136,245	\$594,908	0.23	3,000	0.36	15,682	0.19	UR-AC	0.5 to 1.0	19%	2	May redevelop as more intensive office use in later years. 3000 sqft retail building has been demolished. Assume development of 8000 sqft office building (0.5 FAR).
593	13-22-29-3928-03-050	218 E SPRUCE ST	SINGLE FAMILY RESIDENTIAL CLASS I	1955	\$29,783	\$276,063	0.11	1,170	0.23	10,019	0.12	OFFICE-MED	0.3 to 0.7	17%	1	SF remnant in an O-2 district. Likely to redevelop as part of Florida Hospital...no need to add to projections other than reduction in sf.
593	13-22-29-3928-03-060	222 E SPRUCE ST	SINGLE FAMILY RESIDENTIAL CLASS I	1953	\$33,801	\$182,313	0.19	1,119	0.15	6,534	0.17	OFFICE-MED	0.3 to 0.7	24%	1	SF remnant in the Florida Hospital PD. No need to add to projections other than reduction in sf unit.
593	13-22-29-3928-03-072	224 E SPRUCE ST	SINGLE FAMILY RESIDENTIAL CLASS I	1949	\$28,634	\$281,914	0.10	977	0.30	13,068	0.07	OFFICE-MED	0.3 to 0.7	11%	1	SF remnant in the Florida Hospital PD. No need to add to projections other than reduction in sf unit.
593	13-22-29-3928-03-090	234 E SPRUCE ST	MULTI-FAMILY	1949	\$19,025	\$175,697	0.11	1,293	0.15	6,534	0.20	OFFICE-MED	0.3 to 0.7	28%	1	Demo has already occurred. Likely to be developed as office. Not currently owned by Florida Hospital but in their planning area. Assume office at 0.4 FAR - 5000 sqft

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593	13-22-29-3928-03-130	215 E WINTER PARK ST	MULTI-FAMILY	1956	\$47,823	\$197,967	0.24	2,118	0.15	6,534	0.32	OFFICE-MED	0.3 to 0.7	46%	1	Duplex remnant in the Florida Hospital PD. No need to add to projections other than reduction in 2 du.
593	13-22-29-3928-03-140	217 E WINTER PARK ST	SINGLE FAMILY RESIDENTIAL CLASS I	1950	\$30,727	\$181,371	0.17	1,036	0.15	6,534	0.16	OFFICE-MED	0.3 to 0.7	23%	1	SF remnant in the Florida Hospital PD. No need to add to projections other than reduction in sf unit.
593	13-22-29-3928-03-150	223 E WINTER PARK ST	SINGLE FAMILY RESIDENTIAL CLASS I	1926	\$50,089	\$202,733	0.25	2,354	0.15	6,534	0.36	OFFICE-MED	0.3 to 0.7	51%	1	SF remnant in the Florida Hospital PD. No need to add to projections other than reduction in sf unit.
593	13-22-29-3928-03-160	229 E WINTER PARK ST	SINGLE FAMILY RESIDENTIAL CLASS I	1951	\$44,151	\$358,971	0.12	2,101	0.30	13,068	0.16	OFFICE-MED	0.3 to 0.7	23%	1	SF remnant in the Florida Hospital PD (actually not in yet but owned by Florida Hospital - currently 0-2). No need to add to projections other than reduction in sf unit.
593	13-22-29-3928-06-050	220 E WINTER PARK ST	SINGLE FAMILY RESIDENTIAL CLASS I	1923	\$37,884	\$299,990	0.13	1,980	0.34	14,810	0.13	OFFICE-MED	0.3 to 0.7	19%	1	SF remnant in the Florida Hospital PD. No need to add to projections other than reduction in sf unit.
593	13-22-29-3928-06-070	226 E WINTER PARK ST	SINGLE FAMILY RESIDENTIAL CLASS I	1921	\$78,634	\$373,774	0.21	3,926	0.34	14,810	0.27	OFFICE-MED	0.3 to 0.7	38%	2	Existing multifamily (7 du) building. Currently owned by Florida Hospital but not yet in their PD. Will redevelop...no need to add to projections other than reduction in 7 mf units.
593	13-22-29-3928-06-130	217 E ROLLINS ST	SINGLE FAMILY RESIDENTIAL CLASS I	1927	\$53,720	\$446,093	0.12	1,920	0.51	22,216	0.09	OFFICE-MED	0.3 to 0.7	12%	1	Demo has already occurred. In the Florida Hospital PD. No need to add to projections.
593	13-22-29-3928-09-050	218 E ROLLINS ST	SINGLE FAMILY RESIDENTIAL CLASS I	1923	\$36,960	\$168,727	0.22	1,518	0.17	7,405	0.20	OFFICE-MED	0.3 to 0.7	29%	1	SF remnant in the Florida Hospital PD. No need to add to projections other than reduction in sf unit.
593	13-22-29-3928-09-060	220 E ROLLINS ST	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$25,617	\$155,884	0.16	984	0.17	7,405	0.13	OFFICE-MED	0.3 to 0.7	19%	1	SF remnant in the Florida Hospital PD. No need to add to projections other than reduction in sf unit.
593	13-22-29-3928-09-070	224 E ROLLINS ST	MULTI-FAMILY	1957	\$40,054	\$170,321	0.24	1,963	0.17	7,405	0.27	OFFICE-MED	0.3 to 0.7	38%	1	Duplex remnant in the Florida Hospital PD. No need to add to projections other than reduction in 2 du.
593	13-22-29-3928-09-080	228 E ROLLINS ST	SINGLE FAMILY RESIDENTIAL CLASS I	1926	\$32,496	\$162,763	0.20	1,287	0.17	7,405	0.17	OFFICE-MED	0.3 to 0.7	25%	1	SF remnant in the Florida Hospital PD. No need to add to projections other than reduction in sf unit.
593	13-22-29-6220-01-040	2314 N ORANGE AVE	WAREHOUSING	1938	\$25,142	\$166,954	0.15	1,298	0.15	6,534	0.20	UR-AC	0.5 to 1.0	20%	1	Owned by Florida Hospital, though not yet in PD. Likely to redevelop. No need to add to projections other than demo of 1298 sqft industrial use.
593	13-22-29-6220-01-120	301 E SMITH ST	MULTI-FAMILY	1948	\$43,845	\$208,245	0.21	2,796	0.19	8,276	0.34	OFFICE-MED	0.3 to 0.7	48%	1	Existing duplex. Owned by Florida Hospital, but not yet in PD. No need to add to projections other than reduction in 2 du.
593	13-22-29-6220-01-150	315 E SMITH ST	STORE/OFFICE/RESID	1924	\$57,150	\$372,278	0.15	1,508	0.26	11,326	0.13	OFFICE-MED	0.3 to 0.7	19%	1	SF remnant in the Florida Hospital PD (actually not in yet but owned by Florida Hospital - currently 0-2). No need to add to projections other than reduction in sf unit.
593	13-22-29-6220-02-060	214 E ORLANDO ST	SINGLE FAMILY RESIDENTIAL CLASS I	1947	\$60,652	\$263,511	0.23	1,426	0.29	12,632	0.11	OFFICE-MED	0.3 to 0.7	16%	1	SF remnant in the Florida Hospital PD - has been demolished. No need to add to projections other than reduction in sf unit.

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593	13-22-29-6220-02-130	213 E SMITH ST	MODERN APT COMPLEX	1948	\$198,347	\$945,723	0.21	6,946	0.55	23,958	0.29	OFFICE-MED	0.3 to 0.7	41%	2	Multifamily (8 du) building - has been demolished. Currently owned by Florida Hospital but not yet in their PD. Will redevelop...no need to add to projections other than reduction in 7 mf units.
593	13-22-29-6220-02-160	225 E SMITH ST	SINGLE FAMILY RESIDENTIAL CLASS I	1941	\$14,421	\$165,941	0.09	1,218	0.17	7,405	0.16	OFFICE-MED	0.3 to 0.7	23%	1	Demo of SF unit has already occurred. While owned by Florida Hospital, not yet in their PD. No need to add to projections.
593	13-22-29-8808-04-101	2201 MCRAE AVE	WAREHOUSING	1952	\$25,076	\$254,090	0.10	9,240	0.29	12,632	0.73	UR-AC	0.5 to 1.0	73%	3	Not owned by Florida Hospital. 9420 sqft industrial building has been demolished. May redevelop as office at 0.5 FAR. So, add office - 6300 sqft sometime in the 2016-2020 time period or beyond.
594	13-22-29-0000-00-015	2112 N ORANGE AVE	STORES, 1 STORY	19250101	\$27,562	\$195,048	0.14	1,072	0.17	7,405	0.14	UR-AC	0.5 to 1.0	14%	3	While not owned by Florida Hospital, is in their planning area and will likely redevelop as part of a larger mixed use project. Not enough information at this time to assume. Leave alone for now.
594	13-22-29-0000-00-039	1802 N ORANGE AVE	STORES, 1 STORY	1960	\$169,018	\$823,101	0.21	12,804	0.72	31,363	0.41	MUC-HIGH	0.4 to 1.0	41%	3	Ivanhoe Row Plaza. May redevelop as a mixed use development in later years, probably at 1.0 FAR (31000 sqft, 10000 retail, 21000 sqft office) Would need to reduce retail by 12,804 first.
594	13-22-29-0836-00-060	307 E HARVARD ST	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$49,844	\$246,513	0.20	1,666	0.28	12,197	0.14	RES-MED	12 du/ac to 30 du/ac		3	Likely site for part of a larger redevelopment associated with Florida Hospital...would simply use Florida Hospital projections here...remember to delete sf unit with any such projection.
594	13-22-29-7724-03-090	304 E HARVARD ST	SINGLE FAMILY RESIDENTIAL CLASS I	1946	\$51,681	\$214,592	0.24	1,268	0.15	6,534	0.19	RES-MED	12 du/ac to 30 du/ac		3	SF unit. Because of size of property, unlikely to redevelop by self...would need to be part of larger project. Single owner of single piece...no sign of redev...leave alone.
594	13-22-29-7724-03-110	314 E HARVARD ST	SINGLE FAMILY RESIDENTIAL CLASS I	1955	\$27,943	\$189,354	0.15	759	0.15	6,534	0.12	RES-MED	12 du/ac to 30 du/ac		3	SF unit. Because of size of property, unlikely to redevelop by self...would need to be part of larger project. Single owner of single piece...no sign of redev...leave alone.
594	13-22-29-7732-00-050	1900 N ORANGE AVE	PROFESSIONAL BLDG	1941	\$81,308	\$413,588	0.20	3,687	0.38	16,553	0.22	MUC-HIGH	0.4 to 1.0	22%	2	May redevelop as higher intensity office in later years - nothing eminent. So, demo existing 3571 sqft office and replace with 6600 sqft office (0.4 FAR)
594	13-22-29-7732-00-060	320 E YALE ST	SINGLE FAMILY RESIDENTIAL CLASS I	1954	\$51,744	\$214,155	0.24	1,952	0.18	7,841	0.25	RES-MED	12 du/ac to 30 du/ac		3	Owned by Dr Patel. Likely to be torn down and used for parking. Leave alone.
594	13-22-29-7732-00-110	218 E YALE ST	MODERN APT COMPLEX	1974	\$156,956	\$689,756	0.23	12,468	0.54	23,522	0.53	RES-MED	12 du/ac to 30 du/ac		3	12 existing mf du in an R-2B district. May redevelop, but not intensify...leave alone.

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594	13-22-29-7732-00-140	200 E YALE ST	MULTI-FAMILY	1963	\$163,956	\$696,756	0.24	10,641	0.54	23,522	0.45	RES-MED	12 du/ac to 30 du/ac		3	16 Existing MF units in R-2B. While might redevelopment, won't intensify, so leave alone.
595	23-22-29-1300-00-870	901 N MAGNOLIA AVE	STORES, 1 STORY	1925	\$15,194	\$348,773	0.04	2,780	0.17	7,405	0.38	DT-AC	0.75 to 4.0	9%	1	Old Lunch Basket Restaurant - demolished in 2011. This parcel, along with 850, 880 & 860 acquired by same entity - Wescar Pasadena Inc. A Master Plan has been approved for redevelopment - on Current Plans and Projects list.
595	23-22-29-5968-02-015	68 S IVANHOE BLVD E	OFFICE BUILDINGS	1947	\$6,783	\$5,273,738	0.00	7,814	1.56	67,954	0.11	DT-AC	0.75 to 4.0	3%	1	Was part of the World Trade Center project. However, that Master Plan has expired. Need to assume some redevelopment here, but not on same scale as World Trade Center.
596	23-22-29-1720-00-030	59 E COLONIAL DR	STORE/OFFICE/RESID	1915	\$17,118	\$323,142	0.05	4,710	0.24	10,454	0.45	DT-AC	0.75 to 4.0	11%	2	No aggregation has taken place and no sign of redevelopment obvious. Leave alone for now.
596	23-22-29-1720-00-160	736 N MAGNOLIA AVE	STORES, 1 STORY	1947	\$63,716	\$355,540	0.18	2,678	0.28	12,197	0.22	DT-AC	0.75 to 4.0	5%	2	No aggregation has taken place and no sign of redevelopment obvious. Leave alone for now.
596	23-22-29-1720-00-220	56 PARK LAKE ST	STORE/OFFICE/RESID	1939	\$38,583	\$274,028	0.14	1,002	0.15	6,534	0.15	DT-AC	0.75 to 4.0	4%	2	No aggregation has taken place and no sign of redevelopment obvious. Leave alone for now.
596	23-22-29-4160-00-063	35 E COLONIAL DR	OFFICE BUILDINGS	1950	\$233,451	\$1,866,625	0.13	8,814	1.54	67,082	0.13	DT-AC	0.75 to 4.0	3%	2	Enterprise auto rental office. No aggregation and no sign of redevelopment obvious...leave alone.
596	23-22-29-5640-02-072	789 N ORANGE AVE	OFFICE BUILDINGS	1967	\$7,254	\$371,254	0.02	6,519	0.24	10,454	0.62	DT-AC	0.75 to 4.0	16%	1	Part of Pizzutti Park Lake LLC's North Orange Condos redevelopment project - already in projections.
596	23-22-29-6196-00-010	1 W COLONIAL DR	SERVICE STATION	1948	\$12,050	\$332,160	0.04	3,554	0.24	10,454	0.34	DT-AC	0.75 to 4.0	8%	1	Prime Redevelopment. 20 parcels have been aggregated under ownership of Mid-Town Development LLC. A Master Plan for the 326 unit Steel House was approved by MPB in April 2011. Need to show demo of existing sqft and residential (2 sf, 15 mf, 8970 sqft office, 16714 sqft retail), and addition of new MF project for 2015 or 2020 time period.
596	23-22-29-6196-00-030	720 N ORANGE AVE	OFFICE BUILDINGS	1925	\$39,978	\$400,848	0.10	8,970	0.28	12,197	0.74	DT-AC	0.75 to 4.0	18%	1	Part of 010 above
596	23-22-29-6196-00-160	51 W COLONIAL DR	COMMUNITY SHOPPING	1981	\$57,226	\$494,326	0.12	9,660	0.34	14,810	0.65	DT-AC	0.75 to 4.0	16%	1	Part of 010 above
596	23-22-29-6196-00-180	64 CHENEY PL	STORE/OFFICE/RESID	1922	\$9,140	\$223,520	0.04	1,316	0.16	6,970	0.19	DT-AC	0.75 to 4.0	5%	1	Part of 010 above
596	23-22-29-6196-00-210	68 CHENEY PL	MULTI-FAMILY	1948	\$12,732	\$442,482	0.03	3,744	0.33	14,375	0.26	DT-AC	0.75 to 4.0	7%	1	Part of 010 above
596	25-22-29-5064-00-024	122 PARK LAKE ST	MULTI-FAMILY	1948	\$52,520	\$280,000	0.19	1,694	0.17	7,405	0.23	RES-HIGH	30 du/ac to 200 du/ac		3	Existing duplx in an MXD2 zoning district. Could redevelop as quad at some point - net increase of 2 du (demo 2, build 4)
596	25-22-29-5544-00-041	725 N MAGNOLIA AVE	OFFICE BUILDINGS	1956	\$9,775	\$330,304	0.03	3,135	0.22	9,583	0.33	DT-AC	0.75 to 4.0	8%	2	No aggregation has taken place and no sign of redevelopment obvious. Leave alone for now.
597	13-22-29-4700-02-080	2915 WESTCHESTER AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1950	\$49,833	\$262,977	0.19	1,955	0.27	11,761	0.17	RES-LOW	Up to 12 du/ac		3	SF unit in an R-1AA district. May redevelop as another sf unit...leave alone

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599	13-22-29-0928-03-260	801 VIRGINIA DR	COMMUNITY SHOPPING	1954	\$96,650	\$614,353	0.16	10,672	0.63	27,443	0.39	MUC-MED	Up to 0.5	78%	3	Existing mixed office/retail building...unlikely to redevelop as anything more intense...leave alone for now
599	13-22-29-5132-02-022	1810 ALDEN RD	WAREHOUSING	1968	\$89,866	\$424,816	0.21	15,600	0.42	18,295	0.85	MUC-HIGH	0.4 to 1.0	85%	2	3 Parcels have been aggregated. As site is along commuter rail line, likely to redevelop as mf project with some retail. Demo 15600 sqft warehouse, add 70 du with 5000 sqft retail probably in later 2020's
599	13-22-29-5132-02-027	1900 ALDEN RD	WAREHOUSING	1967	\$59,954	\$545,500	0.11	12,162	0.60	26,136	0.47	MUC-HIGH	0.4 to 1.0	47%	2	Small parcel adjacent to above...different ownership...again, could redevelop as residential - 18 du (need to demo 1800 sqft office and 11000 industrial). Place in post-2030
599	13-22-29-5132-02-030	1800 ALDEN RD	OPEN STORAGE	1970	\$5,443	\$351,769	0.02	4,800	0.40	17,424	0.28	MUC-HIGH	0.4 to 1.0	28%	2	See 5132-02-022 above
599	13-22-29-5132-05-072	710 N LAKE FORMOSA DR	SINGLE FAMILY - WATER	1941	\$127,612	\$593,824	0.21	3,233	0.56	24,394	0.13	RES-LOW	Up to 12 du/ac		3	SF in R-1AA district...unlikely to redevelop as anything more intense
599	13-22-29-9429-01-030	630 S LAKE FORMOSA DR	SINGLE FAMILY RESIDENTIAL CLASS I	1950	\$75,924	\$405,704	0.19	1,797	0.24	10,454	0.17	RES-LOW	Up to 12 du/ac		3	SF in R-2A district...unlikely to redevelop as anything more intense due to neighborhood
599	13-22-29-9429-01-110	1635 ASHER LN	SINGLE FAMILY RESIDENTIAL CLASS I	1960	\$40,758	\$193,168	0.21	1,368	0.15	6,534	0.21	RES-LOW	Up to 12 du/ac		3	SF in R-2A district...unlikely to redevelop as anything more intense due to neighborhood
599	13-22-29-9429-01-460	1636 FERRIS AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1952	\$50,944	\$204,354	0.25	1,356	0.15	6,534	0.21	RES-LOW	Up to 12 du/ac		3	SF in R-2A district...unlikely to redevelop as anything more intense due to neighborhood
599	13-22-29-9429-01-470	1700 FERRIS AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1952	\$46,316	\$198,726	0.23	1,280	0.15	6,534	0.20	RES-LOW	Up to 12 du/ac		3	SF in R-2A district...unlikely to redevelop as anything more intense due to neighborhood
599	13-22-29-9429-02-030	714 S LAKE FORMOSA DR	SINGLE FAMILY RESIDENTIAL CLASS I	1942	\$54,788	\$259,570	0.21	1,391	0.16	6,970	0.20	RES-LOW	Up to 12 du/ac		3	SF in R-2A district...unlikely to redevelop as anything more intense due to neighborhood
599	13-22-29-9429-02-040	708 S LAKE FORMOSA DR	SINGLE FAMILY RESIDENTIAL CLASS I	1953	\$62,996	\$267,778	0.24	1,618	0.22	9,583	0.17	RES-LOW	Up to 12 du/ac		3	SF in R-2A district...unlikely to redevelop as anything more intense due to neighborhood
599	13-22-29-9429-02-100	1637 FERRIS AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1924	\$50,873	\$214,809	0.24	1,182	0.18	7,841	0.15	RES-LOW	Up to 12 du/ac		3	SF in R-2A district...unlikely to redevelop as anything more intense due to neighborhood
599	13-22-29-9429-02-250	701 VIRGINIA DR	WAREHOUSING	1954	\$147,633	\$603,013	0.24	6,813	0.46	20,038	0.34	MUC-MED	Up to 0.5	68%	3	This parcel, coupled with 080, owned by same entity. Consists of 2 retail uses in MU-1, totaling 8129 sqft. 0.31 FAR. Unlikely to develop more intensely because of parking. Leave alone.
599	13-22-29-9429-02-290	717 VIRGINIA DR	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$38,541	\$318,953	0.12	1,156	0.29	12,632	0.09	MUC-MED	Up to 0.5	18%	1	SF unit in an MU-1 district. Likely to redevelop...demo 1 sf du and replace with 3800 sqft office (0.3 FAR)
599	24-22-29-3820-03-040	1415 PHILADELPHIA AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$39,869	\$159,475	0.25	1,200	0.16	6,970	0.17	MUC-MED	Up to 0.5	34%	2	SF unit in a split MU-1/O-1 district. Likely to redevelop as office...so demo 1 sf unit and add 2100 sqft office (0.3 FAR)
599	24-22-29-3820-04-072	520 S LAKE FORMOSA DR	SINGLE FAMILY - LAKE VIEW	1951	\$72,949	\$402,229	0.18	1,716	0.30	13,068	0.13	RES-LOW	Up to 12 du/ac		3	SF in R-2A district...unlikely to redevelop as anything more intense due to neighborhood
599	24-22-29-3820-04-091	1630 BALTIMORE AVE	MULTI-FAMILY	1965	\$46,563	\$219,363	0.21	1,482	0.14	6,098	0.24	RES-LOW	Up to 12 du/ac		3	Duplex in R-2A district...unlikely to redevelop as anything more intense.

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599	24-22-29-3820-05-183	600 S LAKE FORMOSA DR	MULTI-FAMILY	1967	\$65,295	\$260,295	0.25	2,055	0.22	9,583	0.21	RES-LOW	Up to 12 du/ac		3	Duplex in R-2A district...unlikely to redevelop as anything more intense.
599	24-22-29-4476-00-016	601 VIRGINIA DR	STORES, 1 STORY	1953	\$12,894	\$161,222	0.08	1,738	0.16	6,970	0.25	MUC-MED	Up to 0.5	50%	3	Existing restaurant in MU-1. Because of difficult lot, and no sign of aggregation, leave alone
599	24-22-29-7760-00-010	1622 N MILLS AVE	WAREHOUSING	1930	\$287,304	\$7,535,454	0.04	20,814	8.32	362,419	0.06	NEIGH-AC	Up to 0.3	19%	1	Mills Park PD...already in projections.
600	13-22-29-0928-04-050	724 VIRGINIA DR	OFFICE BUILDINGS	1974	\$138,765	\$678,765	0.20	8,400	0.62	27,007	0.31	MUC-MED	Up to 0.5	62%	3	8400 sqft retail building...because of parking, unlikely to develop with more intensity. No sign of redevelopment leave alone for now.
600	24-22-29-4468-02-110	1120 N MILLS AVE	STORES, 1 STORY	1978	\$47,629	\$518,347	0.09	3,826	0.37	16,117	0.24	MUC-MED	Up to 0.5	47%	2	Existing retail store...unlikely to redevelop more intensely...leave alone
600	24-22-29-4468-04-050	1030 N MILLS AVE	STORES, 1 STORY	1958	\$29,232	\$173,817	0.17	1,582	0.12	5,227	0.30	MUC-MED	Up to 0.5	61%	3	Existing retail store...unlikely to redevelop more intensely...leave alone
600	24-22-29-4468-04-110	1050 N MILLS AVE	VEHICLE REPAIR	1961	\$532	\$397,852	0.00	1,612	0.34	14,810	0.11	MUC-MED	Up to 0.5	22%	1	Low FAR...likely to redevelop with retail at higher FAR; so remove 1612 sqft retail and replace with 3700 sqft retail (0.25 FAR)
600	24-22-29-4468-06-050	1000 N MILLS AVE	STORES, 1 STORY	1962	\$4,197	\$299,983	0.01	756	0.24	10,454	0.07	MUC-MED	Up to 0.5	14%	1	Low FAR...likely to redevelop with office at higher FAR (0.3)...so remove 756 office and replace with 3100 sqft office
600	24-22-29-4468-06-150	1020 N MILLS AVE	STORES, 1 STORY	1951	\$37,580	\$233,195	0.16	3,625	0.17	7,405	0.49	MUC-MED	Up to 0.5	98%	3	Unlikely to intensify...FAR already at maximum...leave alone
600	24-22-29-4468-09-100	900 N MILLS AVE	CONVENIENCE STORE	1975	\$85,642	\$436,318	0.20	4,496	0.30	13,068	0.34	MUC-MED	Up to 0.5	69%	3	Unlikely to intensify...profitable convenience store use...leave alone
600	24-22-29-4468-09-230	926 N MILLS AVE	STORES, 1 STORY	1951	\$44,588	\$202,088	0.22	5,100	0.14	6,098	0.84	MUC-MED	Up to 0.5	167%	3	Unlikely to intensify...already well over the maximum FAR allowed...leave alone
600	24-22-29-4468-09-360	948 N MILLS AVE	RESTAURANT/CAFE	1948	\$30,626	\$275,506	0.11	1,781	0.19	8,276	0.22	MUC-MED	Up to 0.5	43%	3	Unlikely to intensify...no sign of aggregation for larger project...reasonable FAR and use...no change
600	24-22-29-4472-01-170	1211 N ORANGE AVE	STORES, 1 STORY	1945	\$10,270	\$76,484	0.13	242	0.11	4,792	0.05	MUC-HIGH	0.4 to 1.0	5%	2	Orange Ave Antique Row. This site and property to the north (01-151) owned by same entity (total combined acreage of 0.41). While redevelopment could occur in future, particularly considering Alden Road development, not in near future. Also concerned that 0.41 acres really not enough land for a true redevelopment of site with an intense mixed use project. At this point, leave alone.

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600	24-22-29-4472-02-050	1300 ALDEN RD	LIGHT MANUFACTURING	1938	\$88,821	\$355,308	0.25	9,905	0.45	19,602	0.51	MUC-HIGH	0.4 to 1.0	51%	1	This is a prime redevelopment site, particularly when coupled with parcel to the north (02-010) and three parcels to the south (02-080, 02-100, and 1576-00-460). Appears that a couple of entities are trying to assemble for one or two projects. Key will be Alden Road redevelopment and commuter rail. Timing...maybe 2020 or 2025. If included, need to demo 40784 sqft industrial, 24085 office and 16755 retail. Overall site area 2.14 acres. Replace with mixed residential (30-40 du acre) plus retail. 100 du and 10000 square feet retail.
600	24-22-29-4472-03-090	606 VIRGINIA DR	OFFICE BUILDINGS	1958	\$19,529	\$162,529	0.12	1,672	0.15	6,534	0.26	MUC-MED	Up to 0.5	51%	2	Same owner for six parcels (090, 100, 080, 070, 050, 030) totaling 1.2 acres and 16681 sqft office with two vacant lots. No sign of redevelopment despite common ownership but could intensify over time...add an additional 8000 sqft office in later years
600	24-22-29-4472-03-170	516 VIRGINIA DR	NIGHTCLUB/BARS	1960	\$36,741	\$195,181	0.19	1,446	0.15	6,534	0.22	MUC-MED	Up to 0.5	44%	3	No aggregation apparent. Because of small site and lack of additional parking availability, leave alone.
600	24-22-29-4472-03-180	514 VIRGINIA DR	WAREHOUSING	1988	\$74,340	\$389,084	0.19	3,000	0.30	13,068	0.23	MUC-MED	Up to 0.5	46%	2	LLC has been created, which infers redevelopment likely. 3000 sqft warehouse would be deleted, with office/retail use most likely...FAR of 0.4 office - 5500 sqft office sometime in the 2015 or 2020 time period
600	24-22-29-5820-01-040	1336 N MILLS AVE	STORES, 1 STORY	1967	\$112,742	\$484,522	0.23	5,124	0.32	13,939	0.37	NEIGH-AC	Up to 0.3	123%	3	No aggregation. Already exceeds allowable FAR. While redevelopment may occur at some point, unlikely to increase intensity...leave alone
600	24-22-29-5820-01-060	1326 N MILLS AVE	STORES, 1 STORY	1968	\$69,939	\$457,467	0.15	1,885	0.32	13,939	0.14	NEIGH-AC	Up to 0.3	45%	3	No aggregation. Appears to be a viable retail use. Because of parking issues, unlikely to redevelop...leave alone.
600	24-22-29-5820-01-121	1300 N MILLS AVE	NIGHTCLUB/BARS	1950	\$50,167	\$246,167	0.20	4,069	0.16	6,970	0.58	NEIGH-AC	Up to 0.3	195%	3	Really small site with no apparent parking and greatly exceeding allowable FAR...leave alone.
600	24-22-29-5820-04-180	1021 LAKE HIGHLAND DR	SINGLE FAMILY RESIDENTIAL CLASS I	1928	\$25,660	\$785,660	0.03	948	0.56	24,394	0.04	MUC-MED	Up to 0.5	8%	1	Highly likely redevelopment site. This parcel and adjacent 04-200 are owned by an LLC. Existing use is 2 sf units which would need to be demo'd and replaced with office use at 0.4 FAR (14600 sqft) sometime in 2015 to 2020 time period
600	24-22-29-5820-04-200	1025 LAKE HIGHLAND DR	SINGLE FAMILY RESIDENTIAL CLASS I	1923	\$71,037	\$454,329	0.16	1,718	0.28	12,197	0.14	MUC-MED	Up to 0.5	28%	1	See directly above
600	24-22-29-5820-04-220	1200 N MILLS AVE	STORES, 1 STORY	1926	\$47,778	\$278,358	0.17	3,859	0.19	8,276	0.47	MUC-MED	Up to 0.5	93%	3	No aggregation. Already high FAR and no sign of use change...leave alone

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600	24-22-29-5820-04-242	1208 N MILLS AVE	LIGHT MANUFACTURING	1956	\$14,188	\$435,688	0.03	5,142	0.36	15,682	0.33	MUC-MED	Up to 0.5	66%	3	Dry Cleaners. No sign of redevelopment. Retail type use with relatively high FAR...leave alone.
600	24-22-29-5828-00-140	1312 N MILLS AVE	OFFICE BUILDINGS	1973	\$94,654	\$488,629	0.19	3,660	0.36	15,682	0.23	NEIGH-AC	Up to 0.3	78%	3	Viable office use. No aggregation apparent. Leave alone.
601	24-22-29-1524-00-130	703 E COLONIAL DR	MULTI-FAMILY	1923	\$38,073	\$212,848	0.18	2,814	0.16	6,970	0.40	MUC-MED	Up to 0.5	81%	2	Should redevelop as office or retail. Currently a 2 unit mf use. Assume 0.3 FAR (2000 sf) office in 2020.
601	24-22-29-1524-00-210	813 E COLONIAL DR	OFFICE BUILDINGS	1990	\$41,772	\$357,270	0.12	980	0.29	12,632	0.08	MUC-MED	Up to 0.5	16%	1	Likely to redevelop as more intense office - 0.3 FAR (3500 sqft) sometime in 2020 or 2025.
601	24-22-29-6492-04-011	840 N MILLS AVE	VEHICLE REPAIR	1963	\$41,960	\$349,930	0.12	1,889	0.22	9,583	0.20	MUC-MED	Up to 0.5	39%	3	Already high FAR for use type. No sign of aggregation...leave alone.
601	24-22-29-6492-05-080	728 N THORNTON AVE	MULTI-FAMILY	1920	\$16,934	\$383,259	0.04	884	0.53	23,087	0.04	COMM-AC	0.35 to 0.70	5%	1	Highly likely to redevelop. Shows as vacant in CLUDB. Because of location, assume either an mf or office project...if office 0.7 FAR or 16000. Place in 2020.
601	24-22-29-6492-06-011	1120 PARK LAKE ST	STORE/OFFICE/RESID	1929	\$54,095	\$283,145	0.19	1,567	0.18	7,841	0.20	COMM-AC	0.35 to 0.70	29%	3	No aggregation or other signs. Retail at 0.2 currently on site. While building may go, don't see intensification likely... leave alone.
601	24-22-29-6492-06-012	742 N MILLS AVE	STORES, 1 STORY	1953	\$7,269	\$240,140	0.03	1,016	0.18	7,841	0.13	COMM-AC	0.35 to 0.70	19%	3	Ditto
601	24-22-29-6492-06-160	706 N MILLS AVE	STORES, 1 STORY	1940	\$93,011	\$487,399	0.19	11,023	0.30	13,068	0.84	COMM-AC	0.35 to 0.70	121%	3	No aggregation. Already exceeds allowable FAR. Leave alone.
603	24-22-29-0964-00-110	1039 N MILLS AVE	STORES, 1 STORY	1954	\$41,533	\$746,339	0.06	6,750	0.63	27,443	0.25	MUC-MED	Up to 0.5	49%	3	Retail at 0.25 existing. Unlikely to redevelop with more intensity...leave alone.
603	24-22-29-3556-05-013	1001 N MILLS AVE	NIGHTCLUB/BARS	1955	\$20,428	\$254,364	0.08	1,492	0.18	7,841	0.19	MUC-MED	Up to 0.5	38%	3	Wally's. Leave alone.
603	24-22-29-5822-03-100	1313 N MILLS AVE	COMMUNITY SHOPPING	1977	\$48,066	\$555,741	0.09	7,986	0.46	20,038	0.40	NEIGH-AC	Up to 0.3	133%	3	No aggregation. Already exceeds allowable FAR. Leave alone.
603	24-22-29-5822-03-120	1305 N MILLS AVE	SERVICE STATION	1956	\$28,826	\$401,526	0.07	1,864	0.31	13,504	0.14	NEIGH-AC	Up to 0.3	46%	3	No aggregation. Already exceeds allowable FAR. Leave alone.
603	24-22-29-5822-04-041	1201 N MILLS AVE	STORES, 1 STORY	1939	\$131,292	\$1,227,492	0.11	20,333	0.93	40,511	0.50	MUC-MED	Up to 0.5	100%	2	New LLC. While redevelopment likely, probably won't intensify unless bonus sought. Don't want to try to predict bonus in projections. Leave alone for now.
603	24-22-29-5972-11-045	1517 N MILLS AVE	SERVICE STATION	1956	\$37,646	\$214,961	0.18	2,586	0.26	11,326	0.23	NEIGH-AC	Up to 0.3	76%	3	Some aggregation taking place, including into adjacent R-3A area. Not enough to make a good guess at this point, so leave alone.
604	19-22-30-1504-00-430	2113 E COLONIAL DR	RESTAURANT/CAFE	1965	\$86,243	\$349,256	0.25	2,235	0.25	10,890	0.21	MUC-HIGH	0.4 to 1.0	21%	1	Aggregation with adjacent 00-420 has taken place. Likely to redevelop, but as low intensity retail with little or no intensification, so leave alone.
604	19-22-30-1504-00-950	2301 E COLONIAL DR	FINANCIAL BLDG/BANK	1961	\$323,817	\$1,569,610	0.21	13,914	1.11	48,352	0.29	MET-AC	0.75 to 3.0	10%	3	Great Western Bank. Large parking area and drivethrough results in low FAR. I don't see redevelopment on this site as likely.
604	19-22-30-1512-04-090	1601 E COLONIAL DR	CONVENIENCE STORE	1965	\$220,983	\$1,041,676	0.21	4,521	0.57	24,829	0.18	MUC-HIGH	0.4 to 1.0	18%	3	Existing Chevron. While it may redevelop at some point, unlikely to be more than what is currently there, so leave alone.

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604	19-22-30-1512-05-190	1835 E COLONIAL DR	RESTAURANT/CAFE	1959	\$36,873	\$366,617	0.10	2,169	0.31	13,504	0.16	MUC-HIGH	0.4 to 1.0	16%	3	No aggregation. Restaurant with large amount of surface parking. May redevelop, but unlikely to intensity significantly...leave alone.
604	24-22-29-3560-25-091	845 N MILLS AVE	VEHICLE REPAIR	1966	\$68,630	\$475,770	0.14	2,368	0.30	13,068	0.18	MUC-MED	Up to 0.5	36%	3	No aggregation. Car repair place. Not likely to redevelop more intensely, leave alone.
604	24-22-29-3560-26-112	807 N MILLS AVE	STORES, 1 STORY	1950	\$54,456	\$276,792	0.20	6,716	0.20	8,712	0.77	MUC-MED	Up to 0.5	154%	3	No aggregation. Already exceeds max FAR allowed. Leave alone.
604	24-22-29-3560-29-100	751 N MILLS AVE	OFFICE BUILDINGS	1940	\$3,629	\$204,233	0.02	176	0.13	5,663	0.03	COMM-AC	0.35 to 0.70	4%	3	Totally unusable site...leave alone.
604	24-22-29-3560-30-090	717 N MILLS AVE	STORES, 1 STORY	1964	\$107,412	\$478,697	0.22	5,400	0.31	13,504	0.40	COMM-AC	0.35 to 0.70	57%	3	Convenience store. No aggregation. Unlikely to redevelop more intensely. Leave alone.
604	24-22-29-7060-01-010	716 N FERN CREEK AVE	STORE/OFFICE/RESID	1922	\$39,813	\$163,813	0.24	1,655	0.14	6,098	0.27	MUC-HIGH	0.4 to 1.0	27%	3	Small site. No aggregation. Healthy FAR. May redevelop some day, but not with more intensity...leave alone.
604	24-22-29-7060-01-020	1520 WOODWARD ST	SINGLE FAMILY RESIDENTIAL CLASS I	1922	\$38,806	\$162,806	0.24	1,636	0.14	6,098	0.27	MUC-HIGH	0.4 to 1.0	27%	2	Right next to parcel above. This is an existing sf house. Good likelihood it will convert to office...so show -1 sf du and add 2000 sqft office in 2015
604	24-22-29-7068-06-060	1401 E COLONIAL DR	STORES, 1 STORY	1966	\$36,079	\$420,879	0.09	9,289	0.44	19,166	0.48	COMM-AC	0.35 to 0.70	69%	3	No aggregation. Healthy FAR for retail use. Leave alone.
606	18-22-30-2444-00-160	1807 EAST WINTER PARK RD	STORES, 1 STORY	1952	\$445	\$174,445	0.00	2,640	0.16	6,970	0.38	NEIGH-AC	Up to 0.3	126%	3	No aggregation. Retail use already exceeds allowable FAR. Unlikely to redevelop. Leave alone.
606	18-22-30-2444-00-190	3025 CORRINE DR	VEHICLE REPAIR	1967	\$42,331	\$199,488	0.21	2,288	0.30	13,068	0.18	NEIGH-AC	Up to 0.3	58%	3	No aggregation. Auto repair, which typically has low building value. See no need to add anything to projections.
606	18-22-30-2970-02-020	1842 EAST WINTER PARK RD	STORES, 1 STORY	1963	\$13,735	\$313,735	0.04	3,730	0.34	14,810	0.25	NEIGH-AC	Up to 0.3	84%	3	Some aggregation, including adjacent 02-010. However, looks like would be retail at similar intensity. Leave alone.
606	18-22-30-2970-02-170	2925 CORRINE DR	CONVENIENCE STORE	1982	\$77,719	\$415,219	0.19	3,406	0.39	16,988	0.20	NEIGH-AC	Up to 0.3	67%	3	7-11 store. Really don't see redevelopment happening. Leave alone.
607	19-22-30-0324-01-010	3000 CORRINE DR	CONVENIENCE STORE	1978	\$5,963	\$280,805	0.02	3,052	0.35	15,246	0.20	NEIGH-AC	Up to 0.3	67%	3	No aggregation. Convenience store. I see little chance of redevelopment or intensification at this point. Leave alone.
607	19-22-30-0324-01-031	3020 CORRINE DR	STORES, 1 STORY	1956	\$37,836	\$222,216	0.17	5,040	0.20	8,712	0.58	NEIGH-AC	Up to 0.3	193%	3	No aggregation. Already exceeds allowable FAR. Leave alone.
608	19-22-30-2626-24-001	2415 E COLONIAL DR	COMMUNITY SHOPPING	1954	\$490,658	\$2,842,658	0.17	54,686	3.86	168,142	0.33	MET-AC	0.75 to 3.0	11%	2	Winn Dixie shopping center. Old and run down. This really is a good redevelopment site. However, most likely would be community shopping at a very similar FAR...so, a wash. Leave alone.
609	19-22-30-8422-01-000	3025 E COLONIAL DR	SERVICE STATION	1964	\$71,135	\$557,168	0.13	4,773	0.51	22,216	0.21	MET-AC	0.75 to 3.0	7%	3	Sunoco gas station, with low building value. Likely to stay similar in intensity and use. Leave alone.
609	19-22-30-8846-00-050	3021 E COLONIAL DR	STORES, 1 STORY	1957	\$118,808	\$534,533	0.22	3,331	0.44	19,166	0.17	MET-AC	0.75 to 3.0	6%	3	Adjacent outparcel. Similar in that unlikely to redevelop more intensely. Leave alone.

**Appendix K
Summary of Redevelopment Analysis Assumptions**

2030 Traffic Zone	Parcel ID Number	Parcel Address	DOR Use Code	Year Structure Built	Structure Value	Total Assessed Value	Ratio: Structure Value/Total Assessed Value	Total Gross Square Footage of Buildings	GIS Parcel Acreage	Parcel Square Footage	Existing Floor Area Ratio	Future Land Use Designation	FAR/Density Range	Ratio as Percentage: Existing FAR to Maximum Allowable FAR	Likely to Redevelop (1 - Highly, 2 - Moderately, 3 - Less)	Comments
612	20-22-30-1132-01-010	720 BENNETT RD	WAREHOUSING	1960	\$331,097	\$2,021,073	0.16	48,919	3.94	171,626	0.29	MET-AC	0.75 to 3.0	10%	3	Self-storage place. Really a good potential redevelopment site. However, would probably need to do more aggregation to make site really doable. As no sign of such aggregation has taken place...leave alone for now...but will want to watch in later years.
666	30-22-29-2940-00-030	402 S KIRKMAN RD	VEHICLE SALE SHOWROOM	1993	\$60,197	\$1,034,537	0.06	1,852	1.78	77,537	0.02	COMM-AC	0.35 to 0.70	3%	3	Fairly new car sales place with small building and lots of surface parking. Leave alone for now.
666	36-22-28-5627-00-010	6475 RALEIGH ST	VEHICLE REPAIR	1990	\$454,660	\$2,051,848	0.22	17,324	2.43	105,851	0.16	NEIGH-AC	Up to 0.3	55%	3	Relatively new car wash place, with low building value to use. Don't see redevelop here. Leave alone.
668	02-23-28-5626-00-020	2403 S HIAWASSEE RD	RESTAURANT CHAIN	1991	\$153,725	\$687,135	0.22	2,036	0.84	36,590	0.06	UR-AC	0.5 to 1.0	6%	3	Relatively new Taco Bell. Notoriously low FAR. Don't see redevelopment here. Leave alone.
669	13-23-28-5698-00-010	4720 S KIRKMAN RD	CONVENIENCE STORE	1992	\$200,155	\$881,664	0.23	6,274	0.81	35,284	0.18	COMM-AC	0.35 to 0.70	25%	2	Existing Exxon station. While might redevelop, unlikely to intensify or change retail use. Leave alone.
673	06-23-29-5753-00-040	2601 S KIRKMAN RD	CONVENIENCE STORE	1991	\$412,910	\$2,145,133	0.19	10,227	2.28	99,317	0.10	COMM-AC	0.35 to 0.70	15%	3	Existing Hess. Fairly new. Unlikely to intensify or change retail use. Leave alone.
674	07-23-29-4209-00-010	3485 S KIRKMAN RD	CONVENIENCE STORE	1998	\$331,286	\$1,561,536	0.21	8,298	1.22	53,143	0.16	COMM-AC	0.35 to 0.70	22%	2	Existing Exxon station. While might redevelop, unlikely to intensify or change retail use. Leave alone.
675	07-23-29-4163-00-060	3789 S KIRKMAN RD	RESTAURANT CHAIN	1999	\$80,058	\$832,136	0.10	7,735	1.22	53,143	0.15	COMM-AC	0.35 to 0.70	21%	3	Fairly new restaurant on outparcel site. Might redevelop, but unlikely to be more intense or to change use. Leave alone.
684	28-22-29-0000-00-154	3200 W COLONIAL DR	MOTEL	1964	\$356,542	\$1,436,092	0.25	45,018	2.84	123,710	0.36	UR-AC	0.5 to 1.0	36%	3	This entire quadrant of W. Colonial and John Young Parkway is an excellent candidate for redevelopment. However, there appears to have been no aggregation. Leave alone for now, but watch in coming years.
689	28-22-29-7287-00-010	2750 W COLONIAL DR	RESTAURANT CHAIN	1993	\$76,095	\$700,926	0.11	1,179	0.92	40,075	0.03	UR-AC	0.5 to 1.0	3%	3	Relatively new Checkers, with really small building. Leave alone.
694	27-22-29-2899-00-010	500 N ORANGE BLOSSOM TRL	NIGHTCLUB/BARS	1915	\$41,311	\$259,020	0.16	2,999	1.15	50,094	0.06	MUC-MED	Up to 0.5	12%	3	Probably should be redeveloped - Full Moon Saloon. But just don't see what the new use would be without some type of aggregation. Leave alone.

Appendix K
Summary of Redevelopment Analysis Assumptions

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695	34-22-29-0000-00-015	416 S ORANGE BLOSSOM TRL	VEHICLE REPAIR	1950	\$33,968	\$242,694	0.14	5,104	0.77	33,541	0.15	MUC-MED	Up to 0.5	30%	3	Viable auto repair with low value building. I don't see redevelopment with intensification here. Leave alone.
698	34-22-29-6316-00-201	1107 S ORANGE BLOSSOM TRL	WAREHOUSING	1970	\$53,132	\$319,348	0.17	7,767	0.78	33,977	0.23	COMM-AC	0.35 to 0.70	33%	3	No aggregation. No feel for redevelopment opportunity here. Leave alone.
701	27-22-29-2984-06-001	549 N ORANGE BLOSSOM TRL	STORES, 1 STORY	1950	\$24,341	\$157,555	0.15	1,744	0.27	11,761	0.15	MUC-MED	Up to 0.5	30%	3	Really difficult site in terms of configuration. No sign of aggregation. Leave alone.
701	27-22-29-2984-07-005	501 N ORANGE BLOSSOM TRL	FLEX SPACE	1950	\$66,139	\$334,043	0.20	1,950	0.86	37,462	0.05	MUC-MED	Up to 0.5	10%	3	Looks like this should be a good redevelopment site, but because of location on edge of Parramore, just don't see it happening. Leave alone.
703	26-22-29-9140-05-010	49 N WESTMORELAND DR	WAREHOUSING	1969	\$50,556	\$917,485	0.06	16,153	1.02	44,431	0.36	UR-AC	0.5 to 1.0	36%	2	Recent MPB case. Really appears that no redevelopment will occur anytime soon. Leave alone.
703	27-22-29-7344-02-020	103 S ORANGE BLOSSOM TRL	VEHICLE REPAIR	1945	\$149,109	\$620,271	0.24	10,764	1.70	74,052	0.15	MUC-MED	Up to 0.5	29%	3	Vehicle repair with low building value. Don't see redevelopment here. Leave alone.
704	27-22-29-0000-00-047	301 S ORANGE BLOSSOM TRL	VEHICLE REPAIR	1951	\$55,807	\$224,497	0.25	2,377	0.44	19,166	0.12	MUC-MED	Up to 0.5	25%	3	Vehicle repair with low building value. Don't see redevelopment here. Leave alone.
704	27-22-29-0000-00-068	315 S ORANGE BLOSSOM TRL	VEHICLE REPAIR	1950	\$46,404	\$227,879	0.20	3,503	0.43	18,731	0.19	MUC-MED	Up to 0.5	37%	3	Vehicle repair with low building value. Don't see redevelopment here. Leave alone.
704	27-22-29-5628-00-080	1214 W CHURCH ST	VEHICLE REPAIR	1960	\$4,018	\$33,982	0.12	650	0.13	5,663	0.11	MUC-MED	Up to 0.5	23%	3	Vehicle repair with low building value. Don't see redevelopment here. Leave alone.
705	23-22-29-1600-09-043	624 PUTNAM AVE	MULTI-FAMILY	1950	\$23,602	\$197,002	0.12	1,108	0.22	9,583	0.12	MUC-MED	Up to 0.5	23%	3	Really difficult sites. This area really would be a good location for redevelopment and intensification associated with Creative Village. At this point, really hard to gauge what that redevelopment would look like...probably residential. Not enough to go on right now, so leave alone for now but need to watch.
705	23-22-29-1600-09-051	618 PUTNAM AVE	MULTI-FAMILY	1925	\$10,543	\$79,313	0.13	2,424	0.11	4,792	0.51	MUC-MED	Up to 0.5	101%	3	Ditto
705	23-22-29-1600-09-072	635 W CONCORD ST	SINGLE FAMILY RESIDENTIAL CLASS I	1959	\$43,267	\$173,267	0.25	1,568	0.15	6,534	0.24	MUC-MED	Up to 0.5	48%	3	Ditto
705	23-22-29-1600-10-010	600 W COLONIAL DR	MOTEL	1936	\$225,667	\$1,627,667	0.14	27,638	0.82	35,719	0.77	MUC-MED	Up to 0.5	155%	3	Ditto
705	23-22-29-1600-10-084	617 W CONCORD ST	MULTI-FAMILY	1952	\$31,746	\$189,246	0.17	1,325	0.18	7,841	0.17	MUC-MED	Up to 0.5	34%	3	Ditto
705	23-22-29-1600-10-091	604 LAKE DOT CIR	MULTI-FAMILY	1925	\$41,433	\$194,773	0.21	2,292	0.17	7,405	0.31	MUC-MED	Up to 0.5	62%	3	Ditto
705	23-22-29-1600-10-092	609 W CONCORD ST	MULTI-FAMILY	1925	\$27,739	\$177,739	0.16	1,400	0.17	7,405	0.19	MUC-MED	Up to 0.5	38%	3	Ditto
705	23-22-29-1600-12-040	304 W COLONIAL DR	RESTAURANT/CAFE	1973	\$872,731	\$4,778,717	0.18	18,117	2.14	93,218	0.19	DT-AC	0.75 to 4.0	5%	3	Parcel size deceptive...restaurant associated with hotel/condo. Leave alone.
705	23-22-29-1600-12-142	321 W CONCORD ST	STORE/OFFICE/RESID	1915	\$80,817	\$5,435,125	0.01	3,523	2.07	90,169	0.04	DT-AC	0.75 to 4.0	1%	3	Already in projections associated with above mentioned hotel/condo.

**Appendix K
Summary of Redevelopment Analysis Assumptions**

2030 Traffic Zone	Parcel ID Number	Parcel Address	DOR Use Code	Year Structure Built	Structure Value	Total Assessed Value	Ratio: Structure Value/Total Assessed Value	Total Gross Square Footage of Buildings	GIS Parcel Acreage	Parcel Square Footage	Existing Floor Area Ratio	Future Land Use Designation	FAR/Density Range	Ratio as Percentage: Existing FAR to Maximum Allowable FAR	Likely to Redevelop (1 - Highly, 2 - Moderately, 3 - Less)	Comments
706	26-22-29-8692-00-150	417 W ROBINSON ST	LIGHT MANUFACTURING	1923	\$847	\$414,767	0.00	4,032	0.24	10,454	0.39	INDUST	Up to 0.70	55%	3	Really difficult site. Don't see significant redevelopment here. Leave alone
706	26-22-29-8692-00-160	419 W ROBINSON ST	WAREHOUSING	1984	\$26,977	\$230,977	0.12	3,972	0.12	5,227	0.76	INDUST	Up to 0.70	109%	3	Really difficult site. Don't see significant redevelopment here. Leave alone
706	26-22-29-8692-00-180	421 W ROBINSON ST	WAREHOUSING	1950	\$25,340	\$188,540	0.13	5,068	0.12	5,227	0.97	INDUST	Up to 0.70	139%	3	Really difficult site. Don't see significant redevelopment here. Leave alone
707	26-22-29-3240-00-011	503 W CENTRAL BLVD	WAREHOUSING	1935	\$30,251	\$131,051	0.23	8,800	0.19	8,276	1.06	UR-AC	0.5 to 1.0	106%	3	Mulvaney owned. Aggregation with parcel below (00-021) as well as 00-012 and 00-170. However, hard to determine if acquired for redevelopment purposes. Leave alone for now, but need to keep watching.
707	26-22-29-3240-00-021	509 W CENTRAL BLVD	WAREHOUSING	1948	\$21,949	\$89,332	0.25	1,176	0.17	7,405	0.16	UR-AC	0.5 to 1.0	16%	3	Ditto
708	26-22-29-2220-00-051	624 W CENTRAL BLVD	WAREHOUSING	1940	\$1,025	\$55,925	0.02	3,354	0.14	6,098	0.55	UR-AC	0.5 to 1.0	55%	1	Entire block between Central, Pine, Terry, and Parramore has been assembled. Approximately same size as City View at Hughes Square. Should put in a 250 unit multifamily project at this location with some ground floor retail (8000 sq ft.). Place in 2015 or 2020 time period.
708	26-22-29-2220-00-060	630 W CENTRAL BLVD	LIGHT MANUFACTURING	1920	\$2,316	\$168,534	0.01	6,549	0.42	18,295	0.36	UR-AC	0.5 to 1.0	36%	1	Ditto
709	26-22-29-6716-13-022	618 W CHURCH ST	VEHICLE REPAIR	1922	\$6,888	\$49,446	0.14	880	0.16	6,970	0.13	UR-AC	0.5 to 1.0	13%	3	Vehicle repair with low value building. Don't see redevelopment here. Leave alone.
709	35-22-29-1916-00-040	639 W ANDERSON ST	MODERN APT COMPLEX	1972	\$35,068	\$210,313	0.17	4,816	0.27	11,761	0.41	RES-MED	12 du/ac to 30 du/ac		3	Low value apt building. Don't see redevelopment here. Leave alone.
709	35-22-29-6740-01-024	407 S PARRAMORE AVE	STORES, 1 STORY	1953	\$15,913	\$80,424	0.20	992	0.20	8,712	0.11	COMM-AC	0.35 to 0.70	16%	3	Small site with no parking. Just don't see redevelopment here. Leave alone.
709	35-22-29-6740-02-017	530 W SOUTH ST	MODERN APT COMPLEX	1970	\$59,869	\$255,694	0.23	4,896	0.30	13,068	0.37	RES-MED	12 du/ac to 30 du/ac		3	Low value apt building. Don't see redevelopment here. Leave alone.
710	34-22-29-5464-03-020	707 S ORANGE BLOSSOM TRL	RESTAURANT/CAFE	1966	\$44,997	\$177,029	0.25	1,296	0.34	14,810	0.09	COMM-AC	0.35 to 0.70	13%	3	Really difficult site. While some aggregation has taken place, looks like investment properties rather than redevelopment. Leave alone.
712	26-22-29-7244-00-020	501 N ORANGE AVE	OFFICE BUILDINGS	1981	\$1,603,112	\$6,575,974	0.24	20,474	1.93	84,071	0.24	DT-AC	0.75 to 4.0	6%	2	Orlando Sentinel complex. Big question is viability of Orlando Sentinel operations. Simply not enough info to make an educated guess. Continue watching.
712	26-22-29-9280-00-151	64 E CONCORD ST	OFFICE BUILDINGS	1957	\$1,043,629	\$9,913,061	0.11	18,140	4.35	189,486	0.10	DT-AC	0.75 to 4.0	2%	2	Ditto
712	26-22-29-9280-00-201	692 N ORANGE AVE	RESTAURANT/CAFE	1955	\$50,353	\$466,125	0.11	1,885	0.21	9,148	0.21	DT-AC	0.75 to 4.0	5%	3	Mama B's. Probably will not change unless aggregated into larger site. Leave alone.
712	26-22-29-9280-00-230	668 N ORANGE AVE	PROFESSIONAL BLDG	1945	\$234,716	\$1,483,476	0.16	9,810	0.52	22,651	0.43	DT-AC	0.75 to 4.0	11%	1	Already in projections...Orange Court office building.
712	26-22-29-9280-00-300	69 W CONCORD ST	LIGHT MANUFACTURING	1923	\$207,147	\$1,787,705	0.12	21,890	1.13	49,223	0.44	DT-AC	0.75 to 4.0	11%	3	Telecommunications building which typically has low value. Leave alone.

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712	26-22-29-9280-00-311	610 N ORANGE AVE	STORES, 1 STORY	1930	\$48,326	\$603,308	0.08	8,590	0.38	16,553	0.52	DT-AC	0.75 to 4.0	13%	3	Trophy Shop. Could redevelop, but need more to go on before projecting. Leave alone
712	26-22-29-9280-00-321	27 W CONCORD ST	LIGHT MANUFACTURING	1974	\$30,877	\$230,677	0.13	6,340	0.11	4,792	1.32	DT-AC	0.75 to 4.0	33%	3	Could redevelop, but need more to go on before projecting. If these parcels were aggregated then we'd be talking. Leave alone.
712	26-22-29-9280-00-322	600 N ORANGE AVE	STORES, 1 STORY	1930	\$52,361	\$458,591	0.11	8,085	0.27	11,761	0.69	DT-AC	0.75 to 4.0	17%	3	Trophy Shop. Could redevelop, but need more to go on before projecting. Leave alone
712	26-22-29-9280-00-341	42 W CONCORD ST	OFFICE BUILDINGS	1924	\$77,389	\$2,864,559	0.03	1,584	1.78	77,537	0.02	DT-AC	0.75 to 4.0	1%	1	Good redevelopment site. Assume office at 3.0 FAR - remove 1584 sqft office and add 200,000 sqft office in later 2030 to 2040 time periods if can do within control numbers.
712	26-22-29-9280-00-410	63 W AMELIA ST	WAREHOUSING	1918	\$239,336	\$1,921,456	0.12	36,896	0.96	41,818	0.88	DT-AC	0.75 to 4.0	22%	1	This is adjacent to above site. If aggregated then we really have a good location. Leave alone for now.
713	25-22-29-8208-00-012	133 E ROBINSON ST	STORES, 1 STORY	1946	\$114,634	\$1,444,784	0.08	12,542	0.61	26,572	0.47	DT-AC	0.75 to 4.0	12%	2	Better Bodies gym. This parcel, coupled with adjacent 00-011 owned by same entity...one is building other is parking. Probably a redevelopment site in much later years - post 2030. Not enough to go on right now though. Leave alone.
713	26-22-29-0017-01-000	100 W LIVINGSTON ST	WAREHOUSING	1904	\$297,623	\$8,706,973	0.03	42,419	2.97	129,373	0.33	DT-AC	0.75 to 4.0	8%	1	Already in projections as a major mixed use project.
713	26-22-29-0021-01-000	391 N ORANGE AVE	STORES, 1 STORY	1970	\$281,778	\$3,154,593	0.09	2,488	0.75	32,670	0.08	DT-AC	0.75 to 4.0	2%	2	This is a likely redevelopment site but need to wait for real project before trying to project. Leave alone for now.
713	26-22-29-1724-00-032	363 N ORANGE AVE	STORES, 1 STORY	1945	\$73,007	\$372,482	0.20	4,508	0.11	4,792	0.94	DT-AC	0.75 to 4.0	24%	2	Ditto
713	26-22-29-1724-00-041	355 N ORANGE AVE	RESTAURANT/CAFE	1958	\$130,745	\$587,390	0.22	4,259	0.17	7,405	0.58	DT-AC	0.75 to 4.0	14%	2	Ditto
713	26-22-29-1724-00-061	327 N ORANGE AVE	PROFESSIONAL BLDG	1940	\$328,231	\$1,416,981	0.23	10,080	0.39	16,988	0.59	DT-AC	0.75 to 4.0	15%	2	Ditto
713	26-22-29-1724-00-080	320 N MAGNOLIA AVE	OFFICE BUILDINGS	1946	\$367,992	\$1,462,462	0.25	14,097	0.40	17,424	0.81	DT-AC	0.75 to 4.0	20%	3	Don't see redevelopment here. Just older, but still viable office buildings
713	26-22-29-1724-00-090	326 N MAGNOLIA AVE	OFFICE BUILDINGS	1955	\$347,606	\$1,442,076	0.24	12,620	0.39	16,988	0.74	DT-AC	0.75 to 4.0	19%	3	Don't see redevelopment here. Just older, but still viable office buildings
713	26-22-29-1724-00-100	332 N MAGNOLIA AVE	OFFICE BUILDINGS	1965	\$599,558	\$2,899,128	0.21	21,345	0.81	35,284	0.60	DT-AC	0.75 to 4.0	15%	3	Don't see redevelopment here. Just older, but still viable office buildings
713	26-22-29-8292-02-040	45 W ROBINSON ST	OFFICE BUILDINGS	1925	\$3,624	\$6,807,174	0.00	7,474	2.08	90,605	0.08	DT-AC	0.75 to 4.0	2%	3	Catholic Diocese owned. Unlikely to redevelop. Leave alone.
713	26-22-29-8596-00-011	90 E LIVINGSTON ST	OFFICE BUILDINGS	1963	\$127,221	\$1,538,391	0.08	12,984	0.31	13,504	0.96	DT-AC	0.75 to 4.0	24%	1	Already in projections as a major mixed use project.
713	26-22-29-8596-00-112	319 N MAGNOLIA AVE	OFFICE BUILDINGS	1978	\$189,015	\$1,398,540	0.14	3,050	0.43	18,731	0.16	DT-AC	0.75 to 4.0	4%	1	Already in projections as a major mixed use project - Topland.
713	26-22-29-8596-00-182	317 N ORANGE AVE	STORES, 1 STORY	1950	\$25,439	\$368,834	0.07	4,130	0.12	5,227	0.79	DT-AC	0.75 to 4.0	20%	2	This is a likely redevelopment site but need to wait for real project before trying to project. Leave alone for now.
713	26-22-29-8596-00-191	47 E ROBINSON ST	OFFICE BUILDINGS	1947	\$628,099	\$2,968,999	0.21	33,720	0.80	34,848	0.97	DT-AC	0.75 to 4.0	24%	3	Kinko's. Some \$ already put into renovations. Leave alone for now.
714	26-22-29-3084-01-020	120 W ROBINSON ST	STORES, 1 STORY	1927	\$71,415	\$1,051,098	0.07	12,750	0.57	24,829	0.51	DT-AC	0.75 to 4.0	13%	2	This is a likely redevelopment site but need to wait for real project before trying to project. Leave alone for now.

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714	26-22-29-3108-00-011	100 W WASHINGTON ST	OFFICE BUILDINGS	1925	\$25,137	\$2,138,717	0.01	5,864	0.61	26,572	0.22	DT-AC	0.75 to 4.0	6%	2	This is a likely redevelopment site but need to wait for real project before trying to project. Leave alone for now.
714	26-22-29-3108-00-012	34 N GERTRUDE AVE	FINANCIAL BLDG/BANK	1983	\$44,428	\$4,669,398	0.01	1,381	1.90	82,764	0.02	DT-AC	0.75 to 4.0	0%	2	Ditto
714	26-22-29-7352-34-031	47 W JEFFERSON ST	LIGHT MANUFACTURING	1930	\$6,752	\$1,486,967	0.00	37,416	0.53	23,087	1.62	DT-AC	0.75 to 4.0	41%	2	Ditto
714	26-22-29-7352-35-022	9 W WASHINGTON ST	STORES, 1 STORY	1918	\$298,469	\$1,266,899	0.24	17,787	0.23	10,019	1.78	DT-AC	0.75 to 4.0	44%	2	Ditto
714	26-22-29-7352-36-011	14 W WASHINGTON ST	NIGHTCLUB/BARS	1920	\$378,959	\$1,998,927	0.19	18,078	0.46	20,038	0.90	DT-AC	0.75 to 4.0	23%	2	Ditto
716	25-22-29-3144-02-010	170 E WASHINGTON ST	OFFICE BUILDINGS	1915	\$243,668	\$5,744,668	0.04	4,224	0.63	27,443	0.15	DT-AC	0.75 to 4.0	4%	1	The Cambria Suites Hotel project. Already in projections.
716	26-22-29-1712-00-031	118 E ROBINSON ST	OFFICE BUILDINGS	1946	\$214,187	\$882,810	0.24	3,373	0.18	7,841	0.43	DT-AC	0.75 to 4.0	11%	2	This is a likely redevelopment site but need to wait for real project before trying to project. Leave alone for now.
716	26-22-29-1712-00-061	125 E JEFFERSON ST	OFFICE BUILDINGS	1950	\$54,568	\$511,408	0.11	2,223	0.15	6,534	0.34	DT-AC	0.75 to 4.0	9%	2	This is a likely redevelopment site but need to wait for real project before trying to project. Leave alone for now.
716	26-22-29-1712-00-063	219 N MAGNOLIA AVE	OFFICE BUILDINGS	1948	\$119,895	\$526,274	0.23	1,916	0.11	4,792	0.40	DT-AC	0.75 to 4.0	10%	2	This is a likely redevelopment site but need to wait for real project before trying to project. Leave alone for now.
716	26-22-29-7352-31-022	127 N MAGNOLIA AVE	OFFICE BUILDINGS	1953	\$111,127	\$632,625	0.18	3,362	0.15	6,534	0.51	DT-AC	0.75 to 4.0	13%	2	This is a likely redevelopment site but need to wait for real project before trying to project. Leave alone for now.
717	26-22-29-0027-00-010	54 W CHURCH ST	COMMUNITY SHOPPING	1988	\$481,814	\$3,187,588	0.15	47,949	0.68	29,621	1.62	DT-AC	0.75 to 4.0	40%	3	This is the plaza area at 55 West that does I believe have a small building. Leave alone.
717	26-22-29-6732-08-021	123 W CHURCH ST	NIGHTCLUB/BARS	1920	\$118,418	\$955,027	0.12	8,267	0.14	6,098	1.36	DT-AC	0.75 to 4.0	34%	3	Historic building within Church Street Station - Leave Alone
717	26-22-29-6732-08-022	125 W CHURCH ST	RESTAURANT/CAFE	1915	\$277,123	\$1,296,729	0.21	17,915	0.17	7,405	2.42	DT-AC	0.75 to 4.0	60%	3	Historic building within Church Street Station - Leave Alone
717	26-22-29-6732-09-011	102 W CHURCH ST	NIGHTCLUB/BARS	1986	\$1,089,834	\$4,950,530	0.22	63,271	0.62	27,007	2.34	DT-AC	0.75 to 4.0	59%	3	Church Street Station - Leave Alone
717	26-22-29-6732-16-010	105 W SOUTH ST	NIGHTCLUB/BARS	1901	\$525,776	\$9,455,117	0.06	21,886	1.51	65,776	0.33	DT-AC	0.75 to 4.0	8%	1	Planned hotel site...already in projections
717	26-22-29-7352-38-111	20 W PINE ST	WAREHOUSING	1985	\$16,892	\$745,642	0.02	900	0.19	8,276	0.11	DT-AC	0.75 to 4.0	3%	3	Too small for redevelopment by itself...would have to be part of larger project. Leave alone until more information becomes available. Nothing known at this point.
718	26-22-29-6294-00-080	7 S COURT AVE	STORES, 1 STORY	1925	\$69,756	\$1,168,891	0.06	11,502	0.30	13,068	0.88	DT-AC	0.75 to 4.0	22%	2	Probably a good redevelopment site, but need more information before inserting in projections. Keep monitoring to see if aggregation takes place.
718	26-22-29-7352-22-100	228 S MAGNOLIA AVE	FINANCIAL BLDG/BANK	1971	\$92,978	\$2,187,843	0.04	7,616	0.64	27,878	0.27	DT-AC	0.75 to 4.0	7%	3	SunTrust drive-through building - no change.
718	26-22-29-7352-25-011	50 E PINE ST	OFFICE BUILDINGS	1923	\$224,388	\$1,404,288	0.16	13,853	0.12	5,227	2.65	DT-AC	0.75 to 4.0	66%	3	Too small to redevelop by itself. Leave alone.

**Appendix K
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718	26-22-29-7352-27-038	44 E CENTRAL BLVD	OFFICE BUILDINGS	1978	\$61,736	\$2,568,519	0.02	4,970	0.40	17,424	0.29	DT-AC	0.75 to 4.0	7%	3	Probably a good redevelopment site, but need more information before inserting in projections. Keep monitoring to see if aggregation takes place.
721	35-22-29-2028-08-011	800 LUCERNE TER	MULTI-FAMILY	1928	\$53,667	\$233,587	0.23	2,858	0.21	9,148	0.31	OFFICE-MED	0.3 to 0.7	45%	3	Existing 5 du building. If anything, likely to be redeveloped as office use at around 0.3 FAR - so, 3000 sqft in 2020 or 2025
722	35-22-29-0000-00-035	52 W GORE ST	PROFESSIONAL BLDG	1990	\$284,162	\$1,898,679	0.15	8,156	1.58	68,825	0.12	OFFICE-MED	0.3 to 0.7	17%	2	In South of DT Plan area. Might redevelop, but also location of Kuhl Ave extension. Leave alone for now.
722	35-22-29-0005-00-010	918 S ORANGE AVE	OFFICE BUILDINGS	1966	\$367,259	\$1,629,929	0.23	6,510	0.64	27,878	0.23	MUC-HIGH	0.4 to 1.0	23%	3	In South of DT Plan area. Unlikely to develop more intensely by itself...need more aggregation...keep monitoring...at this point don't add anything into projections.
722	35-22-29-9440-00-321	55 COLUMBIA ST	OFFICE BUILDINGS	1954	\$239,685	\$1,248,803	0.19	5,560	1.09	47,480	0.12	UR-AC	0.5 to 1.0	12%	2	In part of South of DT area. Once part of Kuhn mixed use project that has since died. Likely redevelopment site. Rather wait to see how site gets put together before placing in projections.
722	35-22-29-9440-00-331	47 COLUMBIA ST	OFFICE BUILDINGS	1954	\$30,114	\$529,251	0.06	2,602	1.10	47,916	0.05	UR-AC	0.5 to 1.0	5%	2	Ditto
722	35-22-29-9440-00-340	41 COLUMBIA ST	OFFICE BUILDINGS	1954	\$93,865	\$603,097	0.16	9,059	1.12	48,787	0.19	UR-AC	0.5 to 1.0	19%	2	Ditto
723	02-23-29-0000-00-006	1843 S DIVISION AVE	WAREHOUSING	1947	\$68,400	\$459,588	0.15	19,721	1.44	62,726	0.31	INDUST	Up to 0.70	45%	2	In South of DT planning area, and at the Kaley Street core. This parcel, coupled with 00-068, creates a 2.32 acre redevelopment site. Would probably need some additional aggregation to make a mixed use project work. For projections, should probably insert some redevelopment activity in this area...need to think some more...maybe use RERC projections for the area as a whole.
723	02-23-29-0000-00-088	1600 ATLANTA AVE	LIGHT MANUFACTURING	1945	\$35,871	\$178,997	0.20	5,360	0.91	39,640	0.14	INDUST	Up to 0.70	19%	2	Use RERC South of DT market study for projections.
723	02-23-29-7192-01-190	1821 TALLOKAS AVE	WAREHOUSING	1960	\$61,172	\$334,972	0.18	2,960	0.16	6,970	0.42	INDUST	Up to 0.70	61%	2	Use RERC South of DT market study for projections.
723	02-23-29-7192-01-210	1815 TALLOKAS AVE	WAREHOUSING	1962	\$49,563	\$201,438	0.25	5,485	0.23	10,019	0.55	INDUST	Up to 0.70	78%	2	Use RERC South of DT market study for projections.
723	02-23-29-7192-01-221	1805 TALLOKAS AVE	LIGHT MANUFACTURING	1969	\$16,319	\$212,194	0.08	5,485	0.23	10,019	0.55	INDUST	Up to 0.70	78%	2	Use RERC South of DT market study for projections.
723	03-23-29-0180-01-010	1600 S DIVISION AVE	WAREHOUSING	1940	\$92,597	\$388,400	0.24	3,288	0.79	34,412	0.10	INDUST	Up to 0.70	14%	2	Use RERC South of DT market study for projections.
723	35-22-29-4500-00-030	1408 S DIVISION AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1923	\$28,181	\$133,039	0.21	1,408	0.29	12,632	0.11	INDUST	Up to 0.70	16%	2	Use RERC South of DT market study for projections.
723	35-22-29-4500-00-230	527 CONROY ST	VEHICLE REPAIR	1970	\$1,428	\$80,815	0.02	3,635	0.17	7,405	0.49	INDUST	Up to 0.70	70%	2	Use RERC South of DT market study for projections.
723	35-22-29-4500-00-400	513 W MILLER ST	SINGLE FAMILY RESIDENTIAL CLASS I	1925	\$3,955	\$46,795	0.08	1,077	0.12	5,227	0.21	INDUST	Up to 0.70	29%	2	Use RERC South of DT market study for projections.
723	35-22-29-4956-00-120	1501 S DIVISION AVE	WAREHOUSING	1948	\$36,978	\$231,717	0.16	14,280	0.81	35,284	0.40	INDUST	Up to 0.70	58%	2	Use RERC South of DT market study for projections.

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724	02-23-29-1092-00-040	300 W KALEY ST	WAREHOUSING	1950	\$31,121	\$202,433	0.15	834	1.31	57,064	0.01	INDUST	Up to 0.70	2%	2	Use RERC South of DT market study for projections.
724	02-23-29-1092-00-041	330 W KALEY ST	FLEX SPACE	1960	\$7,767	\$244,133	0.03	1,110	1.53	66,647	0.02	INDUST	Up to 0.70	2%	2	Use RERC South of DT market study for projections.
724	02-23-29-1092-00-043	1921 S DIVISION AVE	WAREHOUSING	1970	\$25,574	\$327,820	0.08	4,968	1.99	86,684	0.06	INDUST	Up to 0.70	8%	2	Use RERC South of DT market study for projections.
725	35-22-29-1558-05-010	94 COLUMBIA ST	MULTI-FAMILY	1956	\$218,956	\$1,048,364	0.21	11,150	0.40	17,424	0.64	UR-AC	0.5 to 1.0	64%	2	Use RERC South of DT market study for projections.
726	02-23-29-6426-02-000		STORE/OFFICE/RESID	1920	\$158,417	\$1,104,027	0.14	3,140	1.06	46,174	0.07	OFFICE-MED	0.3 to 0.7	10%	2	In ORHS campus. Just use DRI for projections here.
727	02-23-29-3828-01-010	1900 S ORANGE AVE	CONVENIENCE STORE	1968	\$123,848	\$546,723	0.23	5,590	0.61	26,572	0.21	NEIGH-AC	Up to 0.3	70%	2	In South of DT area. Use South of DT market study for projections.
727	02-23-29-3828-02-120	42 W ESTHER ST	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$28,093	\$123,575	0.23	1,165	0.16	6,970	0.17	RES-MED	12 du/ac to 30 du/ac		3	In South of DT area. Residential (R-3B) enclave. Possible that some residential intensification could occur in this area but aggregation would be required. No sign of such as yet. Leave alone, or use RERC projections from South of DT Plan.
727	02-23-29-3828-04-020	66 W ESTHER ST	SINGLE FAMILY RESIDENTIAL CLASS I	1950	\$18,181	\$116,793	0.16	722	0.16	6,970	0.10	RES-MED	12 du/ac to 30 du/ac		3	Ditto
727	02-23-29-3828-04-030	68 W ESTHER ST	SINGLE FAMILY RESIDENTIAL CLASS I	1953	\$26,208	\$123,190	0.21	912	0.16	6,970	0.13	RES-MED	12 du/ac to 30 du/ac		3	Ditto
727	02-23-29-3828-04-040	72 W ESTHER ST	SINGLE FAMILY RESIDENTIAL CLASS I	1950	\$2,752	\$97,734	0.03	672	0.16	6,970	0.10	RES-MED	12 du/ac to 30 du/ac		3	Ditto
727	02-23-29-3828-04-090	99 W HARDING ST	SINGLE FAMILY RESIDENTIAL CLASS I	1951	\$19,374	\$114,856	0.17	856	0.16	6,970	0.12	RES-MED	12 du/ac to 30 du/ac		3	Ditto
727	02-23-29-3828-04-100	95 W HARDING ST	SINGLE FAMILY RESIDENTIAL CLASS I	1950	\$25,825	\$121,307	0.21	1,474	0.16	6,970	0.21	RES-MED	12 du/ac to 30 du/ac		3	Ditto
727	02-23-29-3828-04-110	79 W HARDING ST	SINGLE FAMILY RESIDENTIAL CLASS I	1948	\$24,353	\$121,335	0.20	1,043	0.16	6,970	0.15	RES-MED	12 du/ac to 30 du/ac		3	Ditto
727	02-23-29-3828-04-160	61 W HARDING ST	SINGLE FAMILY RESIDENTIAL CLASS I	1925	\$30,610	\$127,092	0.24	1,672	0.16	6,970	0.24	RES-MED	12 du/ac to 30 du/ac		3	Ditto
727	02-23-29-3976-00-030	2600 S ORANGE AVE	RESTAURANT CHAIN	1967	\$126,328	\$562,409	0.22	2,368	0.52	22,651	0.10	UR-AC	0.5 to 1.0	10%	1	Arbys. Good redevelopment site as restaurant is on last legs. Not sure it would develop more intensely without aggregation, which has not begun. Use RERC South of DT market study for projections.
727	02-23-29-5852-00-010	2100 S ORANGE AVE	VEHICLE REPAIR	1994	\$135,876	\$654,256	0.21	3,944	0.39	16,988	0.23	MUC-MED	Up to 0.5	46%	2	Unlikely to redevelop as more intense use due to site constraints. Leave alone.
728	25-22-29-0508-00-011	519 N MAGNOLIA AVE	OFFICE BUILDINGS	1962	\$279,681	\$1,453,286	0.19	4,872	0.75	32,670	0.15	OFFICE-HIGH	0.4 to 1.0	15%	2	Good redevelopment site. Assume intensification from 4872 sqft office to 0.7 FAR or 22000 sqft
728	25-22-29-3540-01-040	215 HIBISCUS CT	MULTI-FAMILY	1955	\$70,700	\$379,560	0.19	2,122	0.14	6,098	0.35	RES-MED	12 du/ac to 30 du/ac		3	If redevelopment in this area occurs, most likely to be small scale (R-2B area), and not more intense. Leave alone.
728	25-22-29-3540-01-060	214 HIBISCUS CT	MULTI-FAMILY	1938	\$70,890	\$282,090	0.25	2,037	0.12	5,227	0.39	RES-MED	12 du/ac to 30 du/ac		3	Ditto
728	25-22-29-3540-02-150	130 HIBISCUS CT	MULTI-FAMILY	1954	\$80,961	\$349,761	0.23	2,002	0.15	6,534	0.31	RES-MED	12 du/ac to 30 du/ac		3	Ditto
728	25-22-29-3576-00-371	525 HIGHLAND AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1915	\$48,003	\$230,255	0.21	2,025	0.11	4,792	0.42	RES-MED	12 du/ac to 30 du/ac		3	Ditto

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728	25-22-29-3576-00-372	523 HIGHLAND AVE	SINGLE FAMILY RESIDENTIAL CLASS I	1920	\$47,148	\$232,604	0.20	976	0.13	5,663	0.17	RES-MED	12 du/ac to 30 du/ac		3	Ditto
728	25-22-29-3576-00-472	225 E AMELIA ST	MULTI-FAMILY	1945	\$74,578	\$300,178	0.25	2,384	0.30	13,068	0.18	RES-MED	12 du/ac to 30 du/ac		3	Ditto
728	25-22-29-3700-00-012	611 N MAGNOLIA AVE	OFFICE BUILDINGS	1950	\$70,844	\$386,029	0.18	2,101	0.22	9,583	0.22	OFFICE-HIGH	0.4 to 1.0	22%	2	Appears that some aggregation is occurring (by Ustler) on adjacent parcels. Don't want to add anything until get a better feel for scope of larger project. Keep monitoring.
728	25-22-29-3704-00-082	129 E CONCORD ST	MULTI-FAMILY	1930	\$92,171	\$377,971	0.24	3,551	0.17	7,405	0.48	RES-MED	12 du/ac to 30 du/ac		3	If redevelopment in this area occurs, most likely to be small scale (R-2B area), and not more intense. Leave alone.
728	25-22-29-3704-00-091	133 E CONCORD ST	MULTI-FAMILY	1920	\$79,971	\$344,926	0.23	2,779	0.17	7,405	0.38	RES-MED	12 du/ac to 30 du/ac		3	Ditto
728	25-22-29-3704-00-102	201 E CONCORD ST	MULTI-FAMILY	1965	\$82,596	\$362,496	0.23	2,677	0.17	7,405	0.36	RES-MED	12 du/ac to 30 du/ac		3	Ditto
728	25-22-29-7536-00-021	206 E CONCORD ST	MULTI-FAMILY	1920	\$105,885	\$432,285	0.24	2,302	0.28	12,197	0.19	RES-MED	12 du/ac to 30 du/ac		3	Ditto
728	25-22-29-7536-00-041	132 E CONCORD ST	MULTI-FAMILY	1920	\$12,771	\$463,571	0.03	2,947	0.23	10,019	0.29	RES-MED	12 du/ac to 30 du/ac		3	Ditto
728	25-22-29-7536-00-051	126 E CONCORD ST	MULTI-FAMILY	1920	\$92,282	\$526,982	0.18	3,560	0.23	10,019	0.36	RES-MED	12 du/ac to 30 du/ac		3	Ditto
728	25-22-29-7628-00-062	529 N MAGNOLIA AVE	STORE/OFFICE/RESID	1915	\$49,914	\$297,889	0.17	2,608	0.16	6,970	0.37	OFFICE-HIGH	0.4 to 1.0	37%	2	Part of 0508-00-011 above; same LLC
729	25-22-29-0624-00-081	313 HARWOOD ST	MULTI-FAMILY	1913	\$110,199	\$449,224	0.25	3,126	0.20	8,712	0.36	RES-MED	12 du/ac to 30 du/ac		3	If redevelopment in this area occurs, most likely to be small scale (R-2B area), and not more intense. Leave alone.
729	25-22-29-0624-00-121	314 HARWOOD ST	MULTI-FAMILY	1924	\$50,466	\$291,966	0.17	1,570	0.17	7,405	0.21	RES-MED	12 du/ac to 30 du/ac		3	Ditto
729	25-22-29-0624-00-182	315 E LIVINGSTON ST	SINGLE FAMILY RESIDENTIAL CLASS I	1926	\$52,143	\$249,711	0.21	1,594	0.14	6,098	0.26	RES-MED	12 du/ac to 30 du/ac		3	Ditto
729	25-22-29-0624-00-202	410 BROADWAY AVE	MULTI-FAMILY	1920	\$43,356	\$375,556	0.12	4,188	0.19	8,276	0.51	RES-MED	12 du/ac to 30 du/ac		3	Ditto
729	25-22-29-0848-00-010	317 HARWOOD ST	MULTI-FAMILY	1926	\$43,006	\$453,006	0.09	4,978	0.43	18,731	0.27	RES-MED	12 du/ac to 30 du/ac		3	Ditto
729	25-22-29-3552-00-631	409 N MAGNOLIA AVE	MOTEL	1957	\$219,796	\$1,637,296	0.13	35,964	1.08	47,045	0.76	OFFICE-HIGH	0.4 to 1.0	76%	3	Travelodge Hotel. Still functioning. Don't see redevelopment to office...hotel still a viable use in this location...no change.
729	25-22-29-3634-00-091	202 RIDGEWOOD ST	STORES, 1 STORY	1926	\$22,517	\$433,677	0.05	3,992	0.23	10,019	0.40	OFFICE-HIGH	0.4 to 1.0	40%	3	Too small for redevelopment by itself. No indications of aggregation. Leave alone.
729	25-22-29-5140-02-041	421 RUTH LN	MULTI-FAMILY	1924	\$52,591	\$265,291	0.20	1,562	0.16	6,970	0.22	RES-MED	12 du/ac to 30 du/ac		3	If redevelopment in this area occurs, most likely to be small scale (R-2B area), and not more intense. Leave alone.
729	25-22-29-5140-02-071	437 RUTH LN	MULTI-FAMILY	1924	\$56,681	\$269,381	0.21	2,178	0.13	5,663	0.38	RES-MED	12 du/ac to 30 du/ac		3	Ditto
729	25-22-29-8208-00-021	311 N ROSALIND AVE	OFFICE BUILDINGS	1928	\$127,869	\$550,929	0.23	5,318	0.24	10,454	0.51	OFFICE-HIGH	0.4 to 1.0	51%	3	Too small for redevelopment by itself. No indications of aggregation. Leave alone.
730	25-22-29-3140-03-010	215 E CENTRAL BLVD	STORE/OFFICE/RESID	1927	\$381,236	\$3,305,846	0.12	3,557	0.28	12,197	0.29	DT-AC	0.75 to 4.0	7%	1	205/215 E Central Mixed use project already in projections for DT. Leave alone.
730	25-22-29-5668-00-041	30 N SUMMERLIN AVE	CONVENIENCE STORE	1961	\$59,133	\$612,813	0.10	6,000	0.42	18,295	0.33	NEIGH-AC	Up to 0.3	109%	3	7-11 at Washington and Summerlin - most profitable in Orlando. Don't see any real chance of change here. Leave alone.
731	25-22-29-1167-00-020	223 E CHURCH ST	FINANCIAL BLDG/BANK	1975	\$110,251	\$5,426,479	0.02	2,625	1.94	84,506	0.03	DT-AC	0.75 to 4.0	1%	1	Shows up as vacant in CLUDB...looks like this may be drive through teller building associated with bank. Leave alone for now...part of Highwoods project which is already considered in projections.

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Summary of Redevelopment Analysis Assumptions

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731	25-22-29-1940-00-050	330 E CENTRAL BLVD	PROFESSIONAL BLDG	1950	\$594,241	\$2,788,041	0.21	7,710	0.23	10,019	0.77	DT-AC	0.75 to 4.0	19%	1	Likely to redevelop as more intensive office building with ground floor retail...previous proposal for office with Walgreens on first floor. Otherwise demo existing sqft and add 30000 sqft office with 6000 sqft retail
732	36-22-29-2012-00-101	401 S ROSALIND AVE	OFFICE BUILDINGS	1969	\$615,875	\$3,381,505	0.18	17,473	0.91	39,640	0.44	DT-AC	0.75 to 4.0	11%	2	Once Performing Arts Center is built, this will be a great redevelopment site. Building is currently vacant. Problem is that it could be either residential or office/retail. Leave alone for now.
734	01-23-29-3688-01-020	1821 HOLLENBECK DR	SINGLE FAMILY RESIDENTIAL CLASS I	1925	\$25,197	\$168,671	0.15	930	0.21	9,148	0.10	RES-LOW	Up to 12 du/ac		3	SF unit in R-3B. Don't see redevelopment occurring due to size of site. No aggregation apparent. Leave alone.
734	01-23-29-3688-02-010	1802 HOLLENBECK DR	SINGLE FAMILY RESIDENTIAL CLASS I	1925	\$29,722	\$174,696	0.17	1,873	0.18	7,841	0.24	RES-LOW	Up to 12 du/ac		3	SF unit in R-3B. Don't see redevelopment occurring due to size of site. No aggregation apparent. Leave alone.
734	01-23-29-3688-02-030	1810 HOLLENBECK DR	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$27,168	\$171,642	0.16	1,402	0.16	6,970	0.20	RES-LOW	Up to 12 du/ac		3	SF unit in R-3B. Don't see redevelopment occurring due to size of site. No aggregation apparent. Leave alone.
734	01-23-29-6648-01-010	1808 BAYLARIAN BLVD	SINGLE FAMILY - WATER	1940	\$82,600	\$364,960	0.23	2,694	0.36	15,682	0.17	RES-LOW	Up to 12 du/ac		3	SF unit in R-3B. Don't see redevelopment occurring due to size of site. No aggregation apparent. Leave alone.
734	36-22-29-0000-00-051	901 S ORANGE AVE	CONVENIENCE STORE	1961	\$80,542	\$520,977	0.15	3,012	0.30	13,068	0.23	MUC-HIGH	0.4 to 1.0	23%	2	Old Chevron. No aggregation. If redevelops, will most likely be similar use and FAR, so leave alone.
734	36-22-29-0872-00-171	117 ANNIE ST	MULTI-FAMILY	1925	\$89,718	\$353,898	0.25	3,812	0.20	8,712	0.44	OFFICE-LOW	0 to 0.40	109%	2	Existing use is 4 du. This parcel tied to one to north (00-172) by common ownership. Likely to redevelop as office in combo. So, delete 4 du on this parcel and 3000 sqft office on other parcel, and replace with 6400 sqft office in 2020 time period.
734	36-22-29-0872-00-172	940 BRADSHAW TER	MULTI-FAMILY	1924	\$57,248	\$278,748	0.21	2,999	0.17	7,405	0.40	OFFICE-LOW	0 to 0.40	101%	2	See directly above
734	36-22-29-1736-03-130	1515 S ORANGE AVE	OFFICE BUILDINGS	1958	\$27,048	\$172,848	0.16	786	0.14	6,098	0.13	OFFICE-MED	0.3 to 0.7	18%	2	No aggregation. If redevelops, will be to intensity office up to approximately 0.4, but would do late in time, 2030 or later. So, delete 786 office and replace with 2400 sqft office.
734	36-22-29-1736-04-090	213 E MILLER ST	MULTI-FAMILY	1940	\$61,849	\$246,169	0.25	2,270	0.15	6,534	0.35	RES-LOW	Up to 12 du/ac		3	Existing duplex in a R-1 district. Not likely to intensify. Leave alone.
734	36-22-29-1736-04-140	125 E MILLER ST	SINGLE FAMILY RESIDENTIAL CLASS I	1950	\$26,931	\$114,486	0.24	1,306	0.13	5,663	0.23	RES-LOW	Up to 12 du/ac		3	Existing sf in R-1 district. Not likely to intensify. Leave alone.
734	36-22-29-1736-05-090	227 WHITTIER CIR	SINGLE FAMILY RESIDENTIAL CLASS I	1950	\$55,268	\$282,640	0.20	2,301	0.20	8,712	0.26	RES-LOW	Up to 12 du/ac		3	Existing sf in R-1 district. Not likely to intensify. Leave alone.
734	36-22-29-1740-02-010	1101 S ORANGE AVE	RESTAURANT/CAFE	1961	\$101,159	\$534,853	0.19	2,146	0.35	15,246	0.14	MUC-HIGH	0.4 to 1.0	14%	2	Mama B's. While might redevelop in future, unlikely to intensity at least without aggregation. Leave alone.

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734	36-22-29-3040-00-010	130 ANNIE ST	SINGLE FAMILY RESIDENTIAL CLASS I	1940	\$17,818	\$193,318	0.09	648	0.13	5,663	0.11	OFFICE-LOW	0 to 0.40	29%	2	SF unit in an O-1 district. May ultimately redevelop as office. So, show delete of 1 du and development of office at 0.3 FAR sometime in later years 2025 or beyond - 4500 sqft
735	01-23-29-2100-01-010	1919 S ORANGE AVE	RESTAURANT CHAIN	1978	\$145,392	\$616,706	0.24	2,596	0.75	32,670	0.08	NEIGH-AC	Up to 0.3	26%	2	Wendy's. While might redevelop in future, unlikely to intensity at least without aggregation. Leave alone.
735	01-23-29-5872-02-110	2203 S ORANGE AVE	OFFICE BUILDINGS	1956	\$3,956	\$96,177	0.04	168	0.14	6,098	0.03	MUC-MED	Up to 0.5	6%	2	Likely redevelopment site. However, would need aggregation to take place, and at present there is no sign of that. Leave alone for now.
735	01-23-29-6520-01-040	2315 S ORANGE AVE	STORES, 1 STORY	1951	\$93,775	\$629,205	0.15	3,974	0.35	15,246	0.26	NEIGH-AC	Up to 0.3	87%	1	Ditto
735	01-23-29-6520-01-060	114 E GRANT ST	SINGLE FAMILY RESIDENTIAL CLASS I	1971	\$12,787	\$170,008	0.08	768	0.15	6,534	0.12	NEIGH-AC	Up to 0.3	39%	1	Ditto
735	01-23-29-6520-01-120	107 PAGE ST	STORE/OFFICE/RESID	1935	\$37,790	\$152,034	0.25	1,553	0.15	6,534	0.24	NEIGH-AC	Up to 0.3	79%	1	Ditto
735	01-23-29-7291-00-010	2495 S ORANGE AVE	RESTAURANT CHAIN	1988	\$62,193	\$280,943	0.22	958	0.37	16,117	0.06	UR-AC	0.5 to 1.0	6%	2	Because of site constraints and lack of parking, unlikely that redevelopment will occur that increases intensity or changes commercial use unless aggregation occurs or Activity Center is enlarged as part of special plan. Leave alone.
736	25-22-29-0000-00-001	1100 E COLONIAL DR	STORES, 1 STORY	1937	\$65,742	\$698,322	0.09	13,251	0.48	20,909	0.63	COMM-AC	0.35 to 0.70	91%	2	Some aggregation has taken place...this parcel along with 3384-02-020 and 0000-00-063 owned by same LLC. Combined sites total 16779 sqft of retail (0.4 FAR). Even if redevelopment occurs unlikely to be greater in intensity without structured parking. Leave alone.
736	25-22-29-0000-00-002	636 N MILLS AVE	STORES, 1 STORY	1937	\$50,530	\$449,390	0.11	10,154	0.26	11,326	0.90	COMM-AC	0.35 to 0.70	128%	3	Retail use already exceeding allowable FAR. Don't see redevelopment here unless part of something much larger. Leave alone.
736	25-22-29-1520-01-120	700 E COLONIAL DR	STORES, 1 STORY	1954	\$39	\$156,289	0.00	2,475	0.14	6,098	0.41	MUC-MED	Up to 0.5	81%	3	Small site. No aggregation. Unlikely to redevelop more intensely. Leave alone.
736	25-22-29-3384-01-160	612 N THORNTON AVE	OFFICE BUILDINGS	1960	\$129,338	\$554,248	0.23	2,000	0.31	13,504	0.15	COMM-AC	0.35 to 0.70	21%	2	No aggregation. Don't see as immediate, but in future should intensify with office use at 0.35 FAR - 4700 sqft. Remember to delete 2000 sqft existing.
736	25-22-29-3948-01-010	1020 E COLONIAL DR	STORES, 1 STORY	1954	\$11,489	\$512,749	0.02	1,620	0.38	16,553	0.10	COMM-AC	0.35 to 0.70	14%	1	Definite potential. No aggregation has taken place, but value so low hard to imagine won't happen in next 10 years. Building has recently been demo'd. Assume 6000 sqft office/retail building (0.35 FAR; 50/50 split) in 2020.
736	25-22-29-3948-01-030	1010 E COLONIAL DR	STORES, 1 STORY	1994	\$438	\$252,108	0.00	175	0.19	8,276	0.02	COMM-AC	0.35 to 0.70	3%	1	Adjacent to previous but not under same ownership. Building also demo'd recently. Assume 0.35 FAR - 2800 sqft retail in 2020.

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736	25-22-29-3948-01-040	1000 E COLONIAL DR	CONVENIENCE STORE	1966	\$10,360	\$514,970	0.02	3,418	0.38	16,553	0.21	COMM-AC	0.35 to 0.70	29%	1	Adjacent to previous but not under same ownership. Building also demo'd recently. Assume 0.35 FAR - 5800 sqft retail in 2020.
736	25-22-29-3948-02-010	634 N MILLS AVE	STORES, 1 STORY	1948	\$30,582	\$850,482	0.04	14,197	0.94	40,946	0.35	COMM-AC	0.35 to 0.70	50%	3	Colonial Photo. No aggregation. Don't see it here. Leave alone.
736	25-22-29-7500-01-031	634 E COLONIAL DR	STORE/OFFICE/RESID	1920	\$89,703	\$485,383	0.18	2,232	0.28	12,197	0.18	MUC-MED	Up to 0.5	37%	3	Seems to be still viable. No change.
738	25-22-29-2426-01-060	717 E WASHINGTON ST	STORES, 1 STORY	1935	\$82,501	\$434,501	0.19	2,232	0.26	11,326	0.20	NEIGH-AC	Up to 0.3	66%	3	In Thornton Park; not likely to redevelop more intensely at this location. No change.
738	25-22-29-2426-03-011	37 HILL AVE	STORES, 1 STORY	1901	\$49,787	\$268,879	0.19	3,689	0.11	4,792	0.77	NEIGH-AC	Up to 0.3	257%	3	Ditto
738	25-22-29-2426-04-090	110 N HYER AVE	MULTI-FAMILY	1918	\$38,257	\$213,057	0.18	1,258	0.14	6,098	0.21	NEIGH-AC	Up to 0.3	69%	3	Ditto
738	25-22-29-2426-06-011	900 E WASHINGTON ST	RESTAURANT/CAFE	1939	\$86,708	\$349,050	0.25	3,299	0.16	6,970	0.47	NEIGH-AC	Up to 0.3	158%	3	Ditto
738	25-22-29-2426-06-012	908 E WASHINGTON ST	STORE/OFFICE/RESID	1922	\$118,657	\$474,202	0.25	1,816	0.11	4,792	0.38	NEIGH-AC	Up to 0.3	126%	3	Ditto
742	01-23-29-5630-00-110	1125 E MICHIGAN ST	CONVENIENCE STORE	1966	\$111,634	\$444,747	0.25	3,575	0.59	25,700	0.14	MUC-MED	Up to 0.5	28%	2	Likely to redevelop more intensely at some point but probably will remain retail use. So maybe just add 2000 sqft addition in 2020 or 2025.
743	25-22-29-1536-01-010	1526 E COLONIAL DR	VEHICLE REPAIR	1955	\$45,077	\$377,749	0.12	5,800	0.29	12,632	0.46	MUC-HIGH	0.4 to 1.0	46%	3	Auto repair facility with low value building. Not likely to intensify. Leave alone.
743	25-22-29-1536-01-270	634 N FERN CREEK AVE	VEHICLE REPAIR	1946	\$1,582	\$283,862	0.01	866	0.31	13,504	0.06	MUC-HIGH	0.4 to 1.0	6%	3	Auto repair facility with low value building. Not likely to intensify. Leave alone.
743	30-22-30-2340-02-120	2000 E COLONIAL DR	STORES, 1 STORY	1957	\$74,936	\$378,382	0.20	7,398	0.45	19,602	0.38	MUC-HIGH	0.4 to 1.0	38%	3	Auto repair facility with low value building. Not likely to intensify. Leave alone.
743	30-22-30-2340-06-221	600 N BUMBY AVE	OFFICE BUILDINGS	1959	\$96,920	\$465,920	0.21	3,764	0.24	10,454	0.36	MUC-MED	Up to 0.5	72%	3	Office use at relatively high FAR. No aggregation. Even if redeveloped, would most likely be office at similar FAR. Leave alone.
743	30-22-30-2340-06-227	610 N BUMBY AVE	STORES, 1 STORY	1959	\$15,023	\$163,592	0.09	558	0.18	7,841	0.07	MUC-MED	Up to 0.5	14%	2	Some aggregation has occurred including this parcel and adjacent 06-020 and 011. Assume some intensification in 2025 or 2030, adding 1500 sqft office.
743	30-22-30-7072-00-021	1638 E COLONIAL DR	RESTAURANT/CAFE	1930	\$28,973	\$283,358	0.10	1,754	0.20	8,712	0.20	MUC-HIGH	0.4 to 1.0	20%	3	This parcel and adjacent 00-010 owned by same person. Doubtful will intensify greatly. In Asian area. Leave alone.
743	30-22-30-7072-00-090	1600 E COLONIAL DR	SERVICE STATION	1973	\$173,543	\$802,178	0.22	4,784	0.55	23,958	0.20	MUC-HIGH	0.4 to 1.0	20%	3	Gas station with low building value. No aggregation. Leave alone.
743	30-22-30-7072-00-220	1639 HILLCREST ST	SINGLE FAMILY RESIDENTIAL CLASS I	1930	\$40,816	\$176,076	0.23	1,769	0.15	6,534	0.27	MUC-HIGH	0.4 to 1.0	27%	3	SF in an MU-2 district. Appears to be some aggregation, but hard to determine if owner of business on Colonial is using this as residence. If so, might not actually be a redevelopment site. Leave alone.
744	30-22-30-0000-00-067	422 N BUMBY AVE	STORES, 1 STORY	1968	\$59,590	\$268,595	0.22	1,552	0.24	10,454	0.15	MUC-MED	Up to 0.5	30%	3	No aggregation. Doubtful will redevelop more intensely without serious parking solution. Leave alone.
744	30-22-30-0000-00-106	444 N BUMBY AVE	RESTAURANT CHAIN	1967	\$53,270	\$329,609	0.16	2,234	0.34	14,810	0.15	MUC-MED	Up to 0.5	30%	3	Ditto

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744	30-22-30-0000-00-107	424 N BUMBY AVE	RESTAURANT/CAFE	1967	\$81,732	\$445,554	0.18	1,688	0.43	18,731	0.09	MUC-MED	Up to 0.5	18%	3	Beefy King...ditto
745	30-22-30-7928-01-010	210 N BUMBY AVE	STORES, 1 STORY	1937	\$29,559	\$490,139	0.06	10,609	0.66	28,750	0.37	NEIGH-AC	Up to 0.3	123%	2	Vacant office building. Will likely redevelopment but as less intense retail or office use. Leave alone for now.
745	30-22-30-7928-04-120	40 N BUMBY AVE	VEHICLE REPAIR	1958	\$40,081	\$200,685	0.20	1,388	0.33	14,375	0.10	NEIGH-AC	Up to 0.3	32%	3	Auto repair with low building value. No aggregation. Leave alone.
747	06-23-30-2268-00-100	2623 S FERN CREEK AVE	RESTAURANT/CAFE	1935	\$109,891	\$628,840	0.17	4,860	0.69	30,056	0.16	MUC-MED	Up to 0.5	32%	3	Part of Johnnies Fillin Station restaurant complex...has lots of parking. Doubt use will change or intensification will occur...leave alone.
749	30-22-30-2796-00-011	2400 E ROBINSON ST	VEHICLE REPAIR	1957	\$61,283	\$305,894	0.20	3,115	0.28	12,197	0.26	NEIGH-AC	Up to 0.3	85%	3	Auto repair with low building value. No aggregation. Leave alone.
749	30-22-30-2796-00-090	2428 E ROBINSON ST	STORES, 1 STORY	1955	\$72,835	\$326,115	0.22	3,534	0.31	13,504	0.26	NEIGH-AC	Up to 0.3	87%	3	No aggregation. Unlikely to develop more intensely than present nor change use. Leave alone.
749	30-22-30-7640-02-070	2415 E SOUTH ST	STORES, 1 STORY	1952	\$70,130	\$356,330	0.20	13,836	0.66	28,750	0.48	MUC-MED	Up to 0.5	96%	3	No aggregation. Unlikely to develop more intensely than present nor change use. Leave alone.
751	05-23-30-1828-02-030	3406 CURRY FORD RD	STORES, 1 STORY	1971	\$15,899	\$109,714	0.14	1,365	0.29	12,632	0.11	MUC-MED	Up to 0.5	22%	1	Definite redevelopment site. Building presently vacant and in disrepair. Assume 3500 sqft retail (also remember to show demo of existing 1365 sqft building).
751	05-23-30-7952-06-010	3322 CURRY FORD RD	SERVICE STATION	1966	\$67,418	\$324,210	0.21	3,920	0.57	24,829	0.16	COMM-AC	0.35 to 0.70	23%	2	Gas station w convenience store. Unlikely to intensify or change use. Leave alone.
751	06-23-30-8981-00-020	2836 CURRY FORD RD	STORES, 1 STORY	1972	\$163,391	\$2,075,577	0.08	28,585	3.09	134,600	0.21	COMM-AC	0.35 to 0.70	30%	1	Definite redevelopment site. This parcel which is the Family Dollar strip mall, coupled with adjacent Winn Dixie/Crystal Lake Plaza owned by same entity. Issue is how will redevelop...most likely as replacement strip center...so consider it a wash. No need to add to projections.
752	30-22-30-1112-02-010	3016 E COLONIAL DR	STORES, 1 STORY	1964	\$139,409	\$580,909	0.24	2,758	0.49	21,344	0.13	MET-AC	0.75 to 3.0	4%	2	Diamond Exchange. No aggregation. If redevelops, most likely as retail use with slightly higher FAR. Not enough impetus for change - don't add anything to projections.
752	30-22-30-1112-02-060	661 N LAKEWOOD DR	WAREHOUSING	1960	\$324,662	\$1,274,732	0.25	42,477	1.46	63,598	0.67	MET-AC	0.75 to 3.0	22%	2	Same story. Unlikely to change without aggregation into larger site. Leave alone.
752	30-22-30-1112-03-010	2924 E COLONIAL DR	STORES, 1 STORY	1963	\$81,519	\$372,454	0.22	3,126	0.33	14,375	0.22	MET-AC	0.75 to 3.0	7%	2	Honeybaked Hams. Same story. No aggregation. IF redeveloped, most likely similar retail use. No addition to projections.
752	30-22-30-1112-03-030	2900 E COLONIAL DR	COMMUNITY SHOPPING	1981	\$297,275	\$1,284,503	0.23	17,832	1.26	54,886	0.32	MET-AC	0.75 to 3.0	11%	2	Ditto except this is mattress sales.
752	30-22-30-1112-03-171	622 N LAKEWOOD DR	WAREHOUSING	1980	\$99,873	\$397,563	0.25	11,725	0.46	20,038	0.59	MET-AC	0.75 to 3.0	20%	2	Same story. Unlikely to change without aggregation into larger site. Leave alone.

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752	30-22-30-1112-04-010	2820 E COLONIAL DR	RESTAURANT CHAIN	1996	\$107,910	\$887,389	0.12	3,648	0.97	42,253	0.09	MET-AC	0.75 to 3.0	3%	2	Steak n Shake. Same story. No aggregation.
753	30-22-30-0000-00-104	2801 E SOUTH ST	VEHICLE REPAIR	1963	\$51,282	\$267,313	0.19	2,405	0.48	20,909	0.12	MUC-MED	Up to 0.5	23%	3	Vehicle repair with low building value. Difficult site...in flight path of OEA. While it will redevelop at some point, will be marginal retail use. No change to projections.
755	30-22-30-1112-01-030	3100 E COLONIAL DR	CONVENIENCE STORE	1963	\$1,262	\$367,750	0.00	1,421	0.41	17,860	0.08	MET-AC	0.75 to 3.0	3%	2	Former gas/convenience store, then beepers. Definitely will redevelop with higher intensity retail use. Assume demo of existing 1421 sqft retail and replace with retail at 0.2 FAR - 3500 sqft retail in 2020 or so.
764	04-23-30-0000-00-036	5657 CURRY FORD RD	STORES, 1 STORY	1979	\$120,609	\$479,276	0.25	5,500	0.95	41,382	0.13	UR-AC	0.5 to 1.0	13%	3	Small strip center with extremely poor access. No aggregation. Only way to intensify would be expansion into neighborhood which is not in cards. Leave alone.
764	33-22-30-0000-00-043	5530 LAKE UNDERHILL RD	STORES, 1 STORY	1966	\$25,392	\$223,862	0.11	1,520	0.83	36,155	0.04	COMM-AC	0.35 to 0.70	6%	3	Plant nursery with low building value. Don't see redevelopment of this viable business. Leave alone.
767	34-22-30-0686-01-010	895 S SEMORAN BLVD	VEHICLE REPAIR	1981	\$46,318	\$288,318	0.16	5,850	0.70	30,492	0.19	MUC-MED	Up to 0.5	38%	3	Auto repair with low building value. No aggregation. Don't see intensification at this location. Leave alone.
768	34-22-30-0227-00-010	1405 S SEMORAN BLVD	RESTAURANT CHAIN	1985	\$216,682	\$894,424	0.24	3,775	1.59	69,260	0.05	MUC-MED	Up to 0.5	11%	3	Converted from Arbys to car wash facility in 2007. Don't see redevelopment here. Leave alone.
769	03-23-30-3282-00-020	2259 S SEMORAN BLVD	RESTAURANT CHAIN	1977	\$131,693	\$530,904	0.25	2,097	0.84	36,590	0.06	UR-AC	0.5 to 1.0	6%	2	Good opportunity. Decrepit restaurant. Show demo of 2097 sqft restaurant and replace with retail at 0.2 FAR - 7000 sqft by 2020 or 2025.
798	13-23-28-2778-05-020	5490 S KIRKMAN RD	STORES, 1 STORY	1989	\$249,652	\$1,473,682	0.17	7,041	1.13	49,223	0.14	MET-AC	0.75 to 3.0	5%	3	Exxon gas station with low building value. No aggregation. Don't see intensification or change of use. Leave alone.
798	13-23-28-2778-05-041	5380 S KIRKMAN RD	STORES, 1 STORY	1978	\$62,092	\$475,568	0.13	2,876	0.46	20,038	0.14	MET-AC	0.75 to 3.0	5%	3	Dry cleaning business. Don't see a lot of redevelopment potential, particularly in terms of substantial intensification (site too small). Leave alone.
798	13-23-28-2778-05-060	5300 S KIRKMAN RD	RESTAURANT CHAIN	1978	\$340,229	\$1,571,278	0.22	7,436	1.15	50,094	0.15	MET-AC	0.75 to 3.0	5%	3	Hooters. Some aggregation with adjacent parcel, but doubt will develop with more intensive retail uses than already there. Leave alone.
803	25-23-28-2804-00-020	6217 INTERNATIONAL DR	RESTAURANT CHAIN	1978	\$38,125	\$1,095,440	0.03	3,278	0.69	30,056	0.11	MET-AC	0.75 to 3.0	4%	3	KFC. Strange site configuration. Doubt it will redevelop more intensely. Leave alone.

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803	25-23-28-2804-00-030	6201 INTERNATIONAL DR	STORES, 1 STORY	1992	\$674,307	\$2,772,531	0.24	16,073	1.34	58,370	0.28	MET-AC	0.75 to 3.0	9%	3	Walgreens. Just built in 1992. Doubt will redevelop more intensely. Leave alone.
803	25-23-28-2804-00-040	6805 VISITORS CIR	TOURIST ATTRACTION	1999	\$48,534	\$932,428	0.05	552	1.08	47,045	0.01	MET-AC	0.75 to 3.0	0%	3	Skyventure tourist attraction (helicopter rides). This one might redevelop with more intensive retail use, but then again this may be a viable use in this location. Leave alone.
803	25-23-28-5405-01-011	5825 INTERNATIONAL DR	RESTAURANT CHAIN	1973	\$208,223	\$1,399,398	0.15	4,275	0.94	40,946	0.10	MET-AC	0.75 to 3.0	3%	3	Older Denny's with lots of surface parking. Probably still a viable use here. Leave alone.
803	25-23-28-5405-01-071	6005 INTERNATIONAL DR	RESTAURANT CHAIN	1976	\$113,117	\$1,136,411	0.10	3,964	0.81	35,284	0.11	MET-AC	0.75 to 3.0	4%	3	Similar to above, but IHOP. Leave alone.
804	25-23-28-0000-00-041	5925 PRECISION DR	LIGHT MANUFACTURING	1979	\$148,646	\$823,646	0.18	17,931	1.57	68,389	0.26	MET-AC	0.75 to 3.0	9%	3	Remnant industrial use. This area probably will redevelop at some point as land values increase, but this piece has no frontage and would need to be aggregated into larger project. Leave alone.
804	25-23-28-2760-00-010	6324 INTERNATIONAL DR	RESTAURANT CHAIN	1979	\$179,457	\$2,050,827	0.09	6,968	1.48	64,469	0.11	MET-AC	0.75 to 3.0	4%	3	Bennigans with large parking lot. Don't see more intense redevelopment here. Leave alone.
804	25-23-28-2760-00-050	6432 INTERNATIONAL DR	RESTAURANT/CAFE	1983	\$149,498	\$1,864,210	0.08	8,380	1.36	59,242	0.14	MET-AC	0.75 to 3.0	5%	3	Ditto...Ocean Grill restaurant. Even if redeveloped, would likely be same type use at approximately same FAR.
804	25-23-28-2762-00-010	6312 INTERNATIONAL DR	NIGHTCLUB/BARS	1987	\$241,515	\$1,143,515	0.21	3,720	0.66	28,750	0.13	MET-AC	0.75 to 3.0	4%	3	Ditto...George & Dragon Pub. Even if redeveloped, would likely be same type use at approximately same FAR.
804	25-23-28-2762-00-011	6308 INTERNATIONAL DR	TOURIST ATTRACTION	1987	\$40,412	\$1,708,254	0.02	1,892	1.50	65,340	0.03	MET-AC	0.75 to 3.0	1%	3	Congo River Golf. Ditto
804	25-23-28-2762-00-020	6308 INTERNATIONAL DR	RESTAURANT/CAFE	1980	\$255,810	\$1,911,990	0.13	8,581	1.27	55,321	0.16	MET-AC	0.75 to 3.0	5%	3	Sizzler. Ditto.
804	25-23-28-2764-00-010	6582 INTERNATIONAL DR	STORES, 1 STORY	1980	\$303,285	\$1,968,285	0.15	9,515	1.54	67,082	0.14	MET-AC	0.75 to 3.0	5%	3	Mini golf. Ditto.
804	25-23-28-2766-00-010	6200 INTERNATIONAL DR	TOURIST ATTRACTION	1970	\$1,240,021	\$15,121,850	0.08	79,029	23.69	1,031,936	0.08	MET-AC	0.75 to 3.0	3%	3	Wet N Wild. Not going anywhere. Leave alone.
804	25-23-28-2766-00-020	7001 UNIVERSAL BLVD	OFFICE BUILDINGS	1978	\$455,383	\$10,188,649	0.04	4,601	13.87	604,177	0.01	MET-AC	0.75 to 3.0	0%	3	Wet N Wild admin office in sea of parking lot...this low building value. Not going anywhere. Leave alone.
804	25-23-28-2777-00-110	5895 CARRIER DR	OFFICE BUILDINGS	1980	\$211,200	\$1,681,520	0.13	3,660	2.16	94,090	0.04	MET-AC	0.75 to 3.0	1%	2	Good candidate for something more. Right now, admin office for Island Reefs Resorts...would need to demo 3848 sqft office and replace with something like hotel use...maybe 75 rooms in far future 2035 or 2040.
804	25-23-28-2786-00-010	7050 S KIRKMAN RD	HOTEL FULL SERVICE (RESORT)	1973	\$846,689	\$5,106,689	0.17	182,062	8.92	388,555	0.47	MET-AC	0.75 to 3.0	16%	3	Old hotel with lots of surface parking. Unlikely to redevelop as something other than hotel...so, leave alone.
804	25-23-28-2798-00-032	6320 INTERNATIONAL DR	RESTAURANT CHAIN	1978	\$41,197	\$1,060,576	0.04	2,732	0.81	35,284	0.08	MET-AC	0.75 to 3.0	3%	3	Wendy's. Even if redeveloped, would likely be same type use at approximately same FAR.
804	25-23-28-2805-00-020	5955 PRECISION DR	WAREHOUSING	1960	\$76,785	\$325,185	0.24	2,652	0.50	21,780	0.12	MET-AC	0.75 to 3.0	4%	3	Remnant industrial use - related to Wet N Wild. This area probably will redevelop at some point as land values increase, but this piece has no frontage and would need to be aggregated into larger project. Leave alone.

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804	25-23-28-2806-00-010	5934 PRECISION DR	WAREHOUSING	1982	\$380,838	\$2,366,523	0.16	19,600	4.46	194,278	0.10	MET-AC	0.75 to 3.0	3%	3	Ditto
804	25-23-28-5404-03-031	5936 INTERNATIONAL DR	RESTAURANT CHAIN	1974	\$182,857	\$2,097,857	0.09	8,740	1.77	77,101	0.11	MET-AC	0.75 to 3.0	4%	3	Red Lobster. Even if redeveloped, would likely be same type use at approximately same FAR.
804	25-23-28-5404-03-032	5942 INTERNATIONAL DR	CONVENIENCE STORE	1975	\$173,710	\$845,710	0.21	2,980	0.48	20,909	0.14	MET-AC	0.75 to 3.0	5%	3	7-11 store. Even if redeveloped, most likely as same use type and similar FAR. Leave alone.
804	25-23-28-5404-03-050	6930 S KIRKMAN RD	CONVENIENCE STORE	1992	\$333,222	\$2,642,179	0.13	12,564	1.64	71,438	0.18	MET-AC	0.75 to 3.0	6%	3	Convenience store with gas. Even if it does redevelop, most likely no real change in intensity or use.
804	25-23-28-5406-00-010	6362 INTERNATIONAL DR	RESTAURANT CHAIN	1978	\$380,568	\$2,919,663	0.13	15,256	2.01	87,556	0.17	MET-AC	0.75 to 3.0	6%	3	Ponderosa. Even if redeveloped, would likely be same type use at approximately same FAR.
804	25-23-28-7789-00-010	7250 S KIRKMAN RD	CONVENIENCE STORE	1994	\$241,731	\$1,654,757	0.15	18,209	1.34	58,370	0.31	MET-AC	0.75 to 3.0	10%	3	Mobil convenience store with gas. Even if it does redevelop, most likely no real change in intensity or use.
805	25-23-28-2778-00-070	7432 UNIVERSAL BLVD	COMMUNITY SHOPPING	1986	\$482,747	\$4,555,820	0.11	84,858	11.02	480,031	0.18	MET-AC	0.75 to 3.0	6%	3	Fairly new shopping center. If Blue Rose across the street happens, then this piece suddenly becomes more viable for redevelopment. A big if. Leave alone for now.
805	25-23-28-2783-00-010	5960 LAKEHURST DR	WAREHOUSING	1983	\$81,207	\$705,231	0.12	14,691	1.20	52,272	0.28	MET-AC	0.75 to 3.0	9%	3	Small site... because of access and configuration of lot difficult to redevelop without aggregation...no sign of that. Leave alone.
805	25-23-28-2795-00-080	5860 LAKEHURST DR	MINI WAREHOUSE	1981	\$222,496	\$1,949,416	0.11	48,989	3.31	144,184	0.34	MET-AC	0.75 to 3.0	11%	3	Mini-warehouse, serving a need in this area. Leave alone.
805	25-23-28-2795-00-120	5885 LAKEHURST DR	FOOD PROCESSING	1978	\$193,767	\$4,160,837	0.05	85,908	9.12	397,267	0.22	MET-AC	0.75 to 3.0	7%	3	Viable redevelopment site, if Blue Rose happens. Need to keep monitoring...no change for now.
806	18-23-29-2857-00-620	5173 S KIRKMAN RD	RESTAURANT CHAIN	1992	\$174,040	\$755,271	0.23	2,412	0.71	30,928	0.08	MET-AC	0.75 to 3.0	3%	3	KFC. Even if redeveloped, would likely be same type use at approximately same FAR.
807	18-23-29-5401-04-041	5851 CARAVAN CT	RESTAURANT/CAFE	1974	\$264,245	\$2,128,405	0.12	13,069	2.09	91,040	0.14	MET-AC	0.75 to 3.0	5%	3	Even if redeveloped, would likely be same type use at approximately same FAR. Might be potential hotel site if some aggregation occurs.
807	19-23-29-1791-00-030	5859 CARAVAN CT	RESTAURANT/CAFE	1996	\$746,920	\$4,381,973	0.17	12,243	4.01	174,676	0.07	MET-AC	0.75 to 3.0	2%	3	Cracker Barrel...big parking lot...these things never close. Leave alone.
809	19-23-29-2850-00-010	5401 ALTAMIRA DR	RESTAURANT CHAIN	1987	\$423,155	\$1,700,745	0.25	5,719	1.67	72,745	0.08	MET-AC	0.75 to 3.0	3%	3	McDonalds. Intensification unlikely. Leave alone.
809	30-23-29-2900-00-120	5599 DEL VERDE WAY	TOURIST ATTRACTION	1998	\$427,034	\$2,025,723	0.21	13,873	4.79	208,652	0.07	MET-AC	0.75 to 3.0	2%	3	Fun Spot. Odd building values. Leave alone.
809	30-23-29-2901-00-010	5515 INTERNATIONAL DR	RESTAURANT/CAFE	1987	\$276,422	\$1,313,414	0.21	3,878	0.99	43,124	0.09	MET-AC	0.75 to 3.0	3%	3	Burger King. Intensification unlikely. Leave alone.
848	01-23-29-1598-00-010	294 E MICHIGAN ST	COMMUNITY SHOPPING	1978	\$146,546	\$666,047	0.22	12,335	1.56	67,954	0.18	UR-AC	0.5 to 1.0	18%	2	Part of shoppes at Michigan, which will redevelop at some point. A real mess. Not sure that overall intensities will increase. Will need to continue monitoring.

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848	01-23-29-7076-00-014	2880 DELANEY AVE	SERVICE STATION	1967	\$62,305	\$368,064	0.17	4,499	0.71	30,928	0.15	UR-AC	0.5 to 1.0	15%	3	Shell gas station. Intensification unlikely. Leave alone.
848	02-23-29-9376-00-010	2824 S ORANGE AVE	STORE/OFFICE/RESID	1950	\$6,792	\$109,742	0.06	224	0.16	6,970	0.03	UR-AC	0.5 to 1.0	3%	3	Very small parcel. Little opportunity for intensification. Leave alone.
848	11-23-29-0000-00-037	3854 S ORANGE AVE	PACKING PLANTS	1956	\$80,490	\$624,594	0.13	19,804	1.98	86,249	0.23	MUC-MED	Up to 0.5	46%	3	Database shows this as vacant land. Assume 25000 sqft office sometime after 2020.
848	11-23-29-5756-00-011	3110 S ORANGE AVE	RESTAURANT/CAFE	1954	\$52,596	\$710,295	0.07	8,215	2.88	125,453	0.07	UR-AC	0.5 to 1.0	7%	1	Good opportunity for redevelopment...old, old restaurant. Assume 0.2 FAR - demo existing 2052 sqft restaurant. Add 15000 sqft office and 10000 sqft retail in later years beyond 2030.
848	11-23-29-5756-00-013	3100 S ORANGE AVE	VEHICLE REPAIR	1964	\$30,264	\$235,364	0.13	1,485	0.32	13,939	0.11	UR-AC	0.5 to 1.0	11%	1	Willie's Paint & Body. Just consider above as part of redevelopment of this corner.
849	01-23-29-3834-00-130	1480 E MICHIGAN ST	STORES, 1 STORY	1999	\$17,658	\$140,356	0.13	742	0.25	10,890	0.07	MUC-MED	Up to 0.5	14%	2	Intensification possible in later years. Currently 742 sqft retail. Add 1500 sqft retail in 2025 or beyond.
863	09-23-30-2965-00-010		CONVENIENCE STORE	1988	\$103,793	\$833,930	0.12	4,221	0.59	25,700	0.16	COMM-AC	0.35 to 0.70	23%	1	Gas station with gas already demolished...now vacant land...assume retail at 0.2 FAR - 5000 sqft sometime relatively soon in 2015 or 2020.
868	04-23-30-1223-00-020	2600 S SEMORAN BLVD	STORES, 1 STORY	1990	\$143,371	\$657,216	0.22	4,308	0.54	23,522	0.18	NEIGH-AC	Up to 0.3	61%	3	Amoco - not likely to intensify or change use. Leave alone.
868	09-23-30-8322-00-010	4484 S SEMORAN BLVD	STORES, 1 STORY	1980	\$32,317	\$802,097	0.04	6,643	0.88	38,333	0.17	COMM-AC	0.35 to 0.70	25%	3	Older strip building. While likely to redevelop, not likely to intensify. No need to add to projections.
868	09-23-30-8322-00-020	4400 S SEMORAN BLVD	VEHICLE SALE SHOWROOM	1984	\$173,540	\$705,050	0.25	12,854	0.81	35,284	0.36	COMM-AC	0.35 to 0.70	52%	3	Allied Discount Tires. Same deal. Unlikely to intensify of change use. No need to add to projections.
868	09-23-30-8599-00-010	4240 S SEMORAN BLVD	STORES, 1 STORY	1988	\$126,372	\$523,619	0.24	2,443	1.10	47,916	0.05	COMM-AC	0.35 to 0.70	7%	3	Amcot...unlikely to intensify or change use. Leave alone.
870	10-23-30-8320-00-030	4473 S SEMORAN BLVD	STORES, 1 STORY	1984	\$18,437	\$824,837	0.02	12,886	1.55	67,518	0.19	COMM-AC	0.35 to 0.70	27%	2	Sherwin Williams store. While likely to redevelop, not likely to intensify. Leave alone.
870	10-23-30-8320-00-050	4439 S SEMORAN BLVD	RESTAURANT CHAIN	1986	\$186,737	\$1,003,317	0.19	2,666	1.48	64,469	0.04	COMM-AC	0.35 to 0.70	6%	3	Relatively new KFC. Not likely to intensify or change use. No need to add to projections.
871	10-23-30-7930-00-020	4501 S SEMORAN BLVD	PROFESSIONAL BLDG	1987	\$110,960	\$766,560	0.14	7,309	0.71	30,928	0.24	COMM-AC	0.35 to 0.70	34%	2	Hard to say. Cheap medical office/provider. Could redevelop as retail as it is on corner. Leave alone.
871	15-23-30-3654-00-020	5503 S SEMORAN BLVD	RESTAURANT CHAIN	1994	\$75,691	\$535,493	0.14	1,186	0.81	35,284	0.03	COMM-AC	0.35 to 0.70	5%	3	Checkers...little building skews economic value...no change anticipated...leave alone.
878	25-23-30-0000-00-043	7032 NARCOOSSEE RD	SINGLE FAMILY RESIDENTIAL CLASS I	1956	\$6,305	\$738,992	0.01	1,136	1.56	67,954	0.02	COMM-AC	0.35 to 0.70	2%	1	Part of Express Shop hotel development site; already vacant and ready to develop once market turns around - on Current Plans and Projects list - no need to add from this source.