

CITY OF ORLANDO OPPORTUNITY ZONE PROSPECTUS



CITY OF ORLANDO



























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INTRODUCTION

Redevelopment Opportunity Index

Each Opportunity Zone overall is designated specifically because of development and redevelopment investment opportunities, the index provides a potential indication for specific properties. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in this index include:

- Property Utilization in terms of a Floor Area Ratio ("FAR")
- · Age of the Improvements
- Relationship between Land and Improvement Value
- Total Market Value including Land and Improvents per square foot of property

Each of these factors for non-residential properties are weighted to provide a measure between 0 and 100. Values closer to 100 reflect factors in favor of redevelopment and values closer to 0 reflect less favorable indicators for redevelopment.

The 12 Opportunity Zones located within the City of Orlando have indexes that range from 10.2 – 56.9, with six of the City's Opportunity Zones having an index score above 40.0.

About Opportunity Zones

 The Opportunity Zones Program is a tool to provide tax incentives, including temporary deferrals on capital gains taxes when investors reinvest those gains in qualified Opportunity Funds. These funds are in turn invested in low-income communities from designated census tracts (Opportunity Zones).

Orlando is home to 12 of the 427 Opportunity Zones in Florida

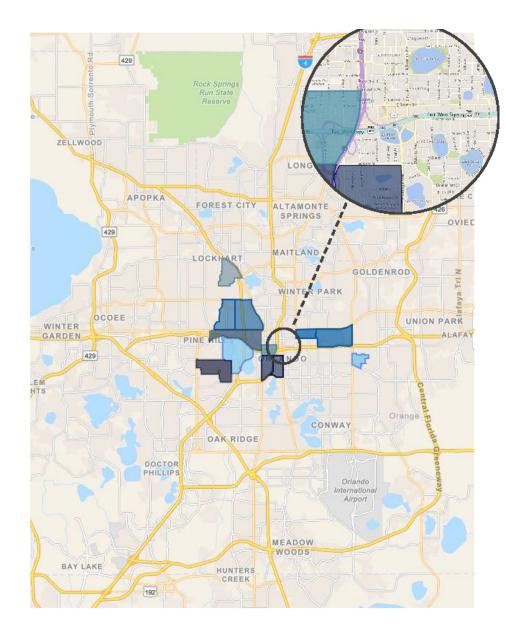
- The city's role in the Opportunity Zones program is to connect funding with projects, develop an investable pipeline of projects and to leverage these projects to create new opportunities for residents and encourage upward mobility.
- The city's long-term strategy for success includes layering incentives for specific projects based on compatibility with community goals and creating a development overlay to promote inclusive and equitable growth for existing businesses and residents with the goal of implementing protection from displacement.











CITY OF ORLANDO

A GLOBAL LEADER IN THE 21ST CENTURY INNOVATION ECONOMY

INFRASTRUCTURE



Orlando International Airport is one of the region's crown jewels - It ranks as the No. 1 busiest airport in Florida, 11th busiest in the U.S., 39th busiest in the world, and the highest airport satisfaction ranking.



SunRail is Orlando's commuter rail transit system, it stretches 31 miles from the north end of the Orlando region to south Orange County and averages 3,400 riders per weekday.



The core of Orlando's unmatched infrastructure is strong roadways, providing invaluable connectivity to business. Interstate 4, is getting a 21-mile makeover, that will connect the Gulf of Mexico to the Atlantic Ocean.



Orlando utility services are No. 1 in reliability for 20-years in a row. Orlando also has the most advanced telecom assets in the southeast. All telecom central offices are fiber-based with digital

RANKINGS

One of the "Most Dynamic Cities in America"



SIGNIFICANT ACTIVITY



CREATIVE VILLAGE in the heart of Downtown Orlando. Innovative urban campus, UCF and Valencia. Affordable and market-rate housing. New office space for high-tech, digital media and creative companies.

HEALTH VILLAGE is a 172-acre mixed use community. New Diabetes Institute and Florida Hospital's Transitional Research Institute for Metabolism and Diabetes. Next - a new biosciences building and 235unit apartment complex.





LAKE NONA MEDICAL CITY is a

650-acre health and life sciences park. premier location for medical care, research and education. Nemour's Childrens Hospital, UCF, VA Medical Center, and UF Research Center.





KEY FACTS

NO HS DIPLOMA



286,678 POPULATION

34.6 MEDIAN AGE

2.3 AVG. HOUSEHOLD SIZE

140,265 TOTAL HOUSING UNITS

\$290,400 AVG. HOME VALUE



\$70,906 AVG. HOUSEHOLD









40-59 25% 20-29 AGE DISTRIBUTION

MARKET SUMMARY

RESIDENTIAL SALES ACTIVITY (2018)

\$30,283

PER CAPITA

INCOME

SINGLE-FAMILY CONDO

AVG. SALE PRICE \$315,330 \$152,065

AVG. SALE PRICE/SF \$116.04 \$131.60

LEADING EMPLOYERS

UNIVERSAL ORLANDO (COMCAST) 23,000 EMPLOYEES ADVENTIST HEALTH SYSTEMS 21.815 EMPLOYEES

ORLANDO HEALTH 19,032 EMPLOYEES

GREATER ORLANDO AVIATION AUTH. 18,000 EMPLOYEES

	INDUSTRIAL	OFFICE	RETAIL	APARTMENTS
TOTAL INVENTORY	92.1 MILLION SQ.FT.	48.9 MILLION SQ.FT.	59.4 MILLION SQ.FT.	118,965 UNITS
VACANCY RATE	3.6%	6.2%	4.0%	5.4%
AVG. RENT RATES	\$6.13/sq.ft.	\$22.29/sq.FT.	\$18.09/sq.ft.	\$1.23/sq.ft.
NET ABSORPTION (2018)	2,489,792	380,557 sq.ft.	344,910 sq.ft.	1,887 UNITS

ORLANDO IS HOME TO A HARDWORKING AND DIVERSE POPULATION OF THINKERS, DREAMERS, AND LEADERS...



COLONIALTOWN SOUTH



MARKET CHARACTERISTICS









1.8 AVG. HOUSHOLD SIZE \$419,044 AVG. HOME VALUE 942 TOTAL MOUSING LINETS











\$46,181

















437 TOTAL BUISINESSES 3,536 TOTAL EMPLOYEES

SUSINESS & EMPLOYMENT



The Milk District, an Orlando Main Street Program, is a cultural hub witt a progressive lifestyle, music and arts scene which encompasses a large part of Colonialtown South - with the vision of transforming an olde

A high intensity mixed-use "town center" supported by inter-connected street networks and a transit system is the long-term goal to encourage growth in the community by bringing in more shoppers, creating higher property values and ultimately resulting in restored neighborhoods.

CURRENT ACTIVITY

- · Apartments and townhomes within the corridor have brought new customers and added pedestrian life.
- Envisioned public improvements include: relocation of Fire Training Facilities, Intersection Improvements, Sidewalk Reconstruction and a Park-to-Park Pedestrian Path.
- Redevelopment within the Milk District consists of rehabbing a building that has sat vacant for over a decade into Alchemy the Salon, or experimenting with unique food concepts such as their new restaurant MX Taco.
- Colonial Lanes, a bowling alley and dive bar staple within Orland for the last 60 years will also be redeveloped into an "upscal entertainment complex" containing 16 wordden bowling lanes, bar, potential stage in addition to the new four-story self-storage facility

ANCHOR DEVELOPMENT

The Milk District comprises colorful murals, diverse culinary experience unique shopping centers and award winning bars and coffee shops.

The old T.G. Lee Dairy property and the <u>Beefv King</u> restaurant are known landmarks within Colonialtown South. The neighborhood surrounding the T.G. Lee, Hampton Park, has recently blossomed with new rental townhomes and brought in a more youthful community to the district. This area is well-known for its live music venue, <u>The Historic Plaza Life</u>, which makes for a perfect night out with friends. Or, feel free to check out Tast Tuesdays at ITE <u>MIIK Bar, weekly trivia at Barriar V. fine Bierrartan</u>, or late night dancing at <u>Southern Mints</u>, Follow up the night with breakfast at one of the district's copy brunch places, such as <u>Dikie</u> Dharma. Se7enBites, A La Cart and Valhalla Bakery.

For family fun, check out the <u>Orlando Skate Park.</u> Or, enjoy a stroll thorugh <u>Fesitval Park Community Garden</u> which has urban plots where you can grow and take home your own veggies.



BEEFY KING

ORLANDO

OPPORTUNITY ZONE PROSPECTUS

EXECUTIVE AIRPORT



\$22,529

POPULATION DENS

\$65,059

\$276.7





2.9 AVG. HOUSHOLD SIZE \$159,300 AVG. HOME VALUE 333 TOTAL HOUSING UNITS

















LAND AREA

\$52,913





VISION

The <u>Greater Orlando Aviation Authority</u> (GOAA) controls a large number of the City-owned properties along the East Colonial Drive corridor between Bumby Avenue and Semoran Boulevard, consists of a patchwork of various sized strip commercial uses consists or a paternwork or various sized strip commercial uses. The <u>vision plan</u> is to refocus development towards a diversity of options including: housing, lodging, office and other uses, ultimately creating a more customer-friendly corridor by expanding the market for commercial activities and lessening the oversupply of retail uses.

CURRENT ACTIVITY

- The GOAA represent a major opportunity for redevelopment with the possibility to change the shapes, sizes and depths of the parcels within the area, while staying consistent with the OEA Airport Layout Plan (ALP) and FAA Regulations.
- To transform the East Colonial Drive corridor, future redevelopment for new uses of the major parcels such as: Colonial Landing, Fashion Square, Koger Center, Colonial Plaza, Best Buy etc. are under consideration in order to add economic vibrancy to the corridor.
- The Executive Airport currently relies on the funding from the lease income of the commercial properties along the East Colonial corridor.

ANCHOR DEVELOPMENT

The Orlando Executive Airport is conveniently located just three miles from Downtown Orlando - making it the perfect flight path for the corporate traveler. Additional airport tenants include nationally known rental car agencies, restaurants, shopping centers and manufacturing facilities.

Located within the airport is <u>Sheltair Aviation Services</u>; the leading aviation real estate, development, and FBO netowrk in

Easy access to all of Orlando's major highways puts the majority of industrial and business centers within minutes of the airport.

Surrounding the airport are retail properties, single-family residential properties, <u>Park of the Americas</u>, and Azalea Park elementary school.













POPULATION DENSI



MARKET CHARACTERISTICS

\$14,793

LANDARFA

ORLANDO



\$42,814



OPPORTUNITY ZONE PROSPECTUS

SHORES

GREATER WASHINGTON

TY - IDEAL FOR A NEIGHBORHOOD BUSINESS DISTRIC

34.7 MEDIAN AGE

2.9 AVG. HOUSHOLD SIZE

\$141,255 AVG. HOME VALUE

3,540 TOTAL HOUSING UNITS

9,296 POPULATION

121 TOTAL BUISINESSES

1,082 TOTAL EMPLOYEES

VISION

\$36,216

Greater Washington Shores is a suburban community with opportunities in senior housing, a neighborhood business district and a potential town center.

The special plan adopted by the Washington Shores Vision Task Force is to develop guidelines for private development and public improvements in the Washington Shores Neighborhood while adding flexibility via a form-based zoning. These guidelines will help minimize the intrusion of office and commercial uses into the surrounding residential neighborhoods and future redevelopment efforts.

CURRENT ACTIVITY

The Washington Shores Vision Task Force is planning an outgrowth of the Town Center Plan - Phase One Study (completed August 1995). This plan identifies the continued of the Columbia St. and Bruton Blvd. corridors.

Current funding opportunities within Greater Washington Shores

. Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban

ANCHOR DEVELOPMENT

The Greater Washington Shores area comprise mostly of single and multi-family housing units, numerous churches and multiple public and private schools. One of the major landmarks in the area is the Lake Fran Urban Wetlands and Eagle Nest Park,

This district is directly accross from Valencia College West Campus, with numerous commercial and retail properties along South Kirkman Road, including: a Walmart Supercenter, various fitness centers, fast-food chains, and bank offices





HOLDEN HEIGHTS





2.8 AVG. HOUSHOLD SIZE \$123,052 AVG. HOME VALUE 1,211 TOTAL HOUSING UNITS









\$35,627





\$30,512









140 TOTAL BUISINESSES 1,381 TOTAL EMPLOYEES

USINESS & EMPLOYMENT



LA COSTA



OPPORTUNITY ZONE PROSPECTUS



ORI ANDO INTERNATIONAL AIRPORT













\$658.7

\$42,119





LAND AREA

\$15,416

POPULATION DENS

ORLANDO









The vision for Holden Heights is to enhance the integrity of the residential character of the neighborhoods and to provide the supporting systems for children and families. These supporting systems include creating neighborhood education, training, and workforce programs in the areas of design, construction and related industries that provide long term employment opportunities, ideal for multiplex development, along with multi-family housing, construction industries and workforce training - the current vision plan is to make this area a hub for homes and

CURRENT ACTIVITY

- HUBZone Program the U.S. Small Business Administration limits competition for contracts to businesses in historically
- <u>Urban Job Tax Credit Program</u> (UJTCP) endorsed by the
- Community Redevelopment Agencies (CRA) Holden Heights is located within the City of Orlando's Orange Blossom Trail CRA boundaries
- The Orlando Economic Enhancement District Program (OEED)
 a State of Florida economic development tool engaging redevelopment of properties by businesses and property owners.

ANCHOR DEVELOPMENT

Institutional facilities such as Jones High School, Grand Avenu School and Park, Kaley Square, and the recently complete Holden Heights Community Center, are area components which can serve as venues to host programs that strengthen the neighborhood fabric.

There are opportunities to collaborate on a construction incubator nate are opportunities to consolored on a construction fluctuation and job training utilizing City properties. Additionally, this could accommodate various housing types for workforce housing twhether it is remodeling of the existing housing stock, adding accessory units throughout the neighborhoods, or consolidating properties for more significant redevelopment.



VISION

\$35,832

La Costa is part of the "gateway" to Orlando International Airport. This area boasts an abundant amount of redevelopment opportunities, and is unique for having housing potential overlooking an urban wetland park

Gateway Orlando District, an Orlando Main Street Program. encompasses a part of the La Costa district along S. Semoran Blvd. The mission of Gateway Orlando is to focus on helping businesses along the Semoran Corridor grow by establishing connections with the surrounding community and with other businesses within the area.



CURRENT ACTIVITY

Gateway Orlando is helping build awareness of the Semoran Corridor by providing valuable resources to the member businesses and by promoting the businesses from within the district. All while improving safety in the area through their Gateway Gaurdian Program and encouraging beautification projects to improve the experience of people within the community. Current <u>beautification projects</u> include; electrical box and bus shelter art, murals, and boulevard banners to promote a sense of identity within the La Costa area.

ANCHOR DEVELOPMENT

La Costa offers the distinctive opportunity for housing development overlooking the La Costa Urban Wetlands. Centrally located within the area is the Engelwood Neighborhood Center Park which provides numerus recreational uses for the surrounding neighborhoods.

La Costa has a large Hispanic population and acts as a hub for Hispanic businesses and residential communities, such as; Hola Supermarket, Lechonera Amor Amor, and Caridad Restaurant. As well as, containing numerous churches within the district.



(din) ORLANDO

OPPORTUNITY ZONE PROSPECTUS

MERCY DRIVE







\$24,673















USINESS & EMPLOYMENT



180 TOTAL BUISINESSES

VISION

The Mercy Drive Neighborhood Vision Plan encompasses the nonresidential uses and the neighborhoods surrounding the Mercy Drive corridor, this plan includes: Street & Streetscape Enhancements, New Housing Opportunities, Connections to Nature, a New Activity Center, Home Repair Classes and a Tool Lending Library. The plan also engages the community through public events and community-wide public art initiatives which will enhance social cohesion. The community identified a large number of community assets including recreation areas, faith-based institutions, local businesses, and development opportunities for new housing and commercial employment

CURRENT ACTIVITY

HUBZone Program - the U.S. Small Business Adminis

- business zones . Urban Job Tax Credit Program (UJTCP) - endorsed by the Florid Legislature to encourage the creation of jobs in urban areas of the
- The Orlando Economic Enhancement District Program (OEED)-Brownfield Designation; utilizes an economic development too engaging redevelopment of properties by businesses and propert

There are pockets of commercial, industrial and institutional developments within the area, such as; Aspire Health Partners, Community Health Center and a fresh produce market. Along with recreational developments as well, these include: Northwest Neighborhood Center. Lake Lawne Park, and the Central Florida Fairgrounds.



















THE PACKING DISTRICT



MARKET CHARACTERISTICS

\$46,257

LAND AREA

SIDENTIAL

\$104,936

\$436

KEY FACTS



__ 1,504 POPULATION 52.8 MEDIAN AGE



2.3 AVG. HOUSHOLD SIZE \$555,032 A/G. HOME VALUE 703 TOTAL HOUSING UNITS















I AND AREA

ESIDENTIAL

POPULATION DENSIT

ORLANDO opportunity monx score 33.8







OPPORTUNITY ZONE PROSPECTUS

KEY FACTS

5,240 POPULATION

29.9 недля лов

2.3 AVG. HOUSHOLD SIZE

\$190,658 AVG. HOME VALUE

2.875 TOTAL HOUSING LINETS

ROSEMONT







ITIAL EOR COMMERCIAL DEVELORMENT



USINESS & EMPLOYMENT



391 TOTAL BUISINESSES 4,855 TOTAL EMPLOYEES

VISION

\$78,713

As the <u>Packing District</u> continues to develop, the area is most well-suited and in need of regional recreation, mixed-use development, industrial childc designs, adaptive reuse of original packing citrus industry, warehouses, and an urban farm.

Industry, wateriouses, and an uran airur.

The Packing District, an Offando Main Street Program, created a future plan for the community designed to encourage community wellness from the development of a new regional park to the network of plazas, each connected by pedestrian and bike trails that sittle verything together. The project will preserve and recepture a defining part of our community's history while providing a vibrant base of living and commerce.

CURRENT ACTIVITY

Dr. Phillips Charities. an organization experienced in master planning and implementation, will be leading the development within the Packing District. <u>Peedionant</u> will include 27 screas of land currently industrial commercial to be converted to mixed-use and residential, 105 acres of dedicated regional park, including a 40-acres uniform, and 3,000 units of projected residential with 1 million square feet of projected residential with 2 million square feet of projected residential with 3 million square feet of projected residential

Other funding opportunities within the Packing District include:

- HUBZone Program the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized
- business zones.

 <u>Urban Job Tax Credit Program</u> (UJTCP) endorsed by the Florida

 <u>Legislature to encourage the creation of jobs in urban areas of the</u>
- The Orlando Economic Enhancement District Program (OEED)- a
 Brownfield Designation; utilizes an economic development tool
 engaging redevelopment of properties by businesses and property

ANCHOR DEVELOPMENT

- Some highlights specifically within the Packing District include:
- · YMCA Family Center Regional Park and Trails
- Food Hall
- · 4Roots Farm & Agriculture Center
- · Townhomes and Multi-Family Residential







VISION

Rosemont is an urban neighborhood primarily made up of small to medium sized apartment complexes and single-family homes. This area is conveniently positioned along a strong road network, resulting in great potential for numerous commercial development and housing redevelopment opportunities.

COMMUNITY INVESTMENT

Lake Orlando Homeowners Association (HOA) is a non-profit and non-mandatory group located within the Orlando Rosemont Neighborhood. The mission of the Lake Orlando HOA is to work together to ensure the quality of life in Rosemont through building strong memberships for continued development, improving community infrastructure and by fostering a safe environment.

ANCHOR DEVELOPMENT

Centrally located within the area is the Rosemont Preserve containing Lake Orlando and the Lake Orlando Golf Course. Rosemont Community Center is another perfect place in town to get outdoors, fully equipped with tennis courts, pavilions, a playground, and even an outdoor pool.

Along N. Orange Blossom Trail there are a few pockets of commercial retail and chain restuarants to accomodate the neighborhoods within the community.

(din) ORLANDO

MARKET CHARACTERISTICS

\$51,947

LANDARFA

ESIDENTIAL

OPPORTUNITY INDEX SCORE 50.3

\$74,857

OPPORTUNITY ZONE PROSPECTUS

SODO DISTRICT























\$98,458











VISION

The <u>SoDe District</u> is an innovative community with a strong workfore otherwise known as "The Urban Lab". Neighborhoods and proper owners have been joining together to revitalize the Orange Avenue an Michigan Street corridors in order to create a more vibrant communit where residents can live, shop, work and play.

where resolents can live, shop, work and piley. The district also falls within an Ordano Main. Street Program, with the vision focused on embracing the history of the district while keeping an eye toward the area's diversity and growth as an economic engine in the region. The future plan of the SoDo District includes creating and preserving retail opportunities, whatable destinations, civic spaces, streets-cape improvements, business facade enhancements, and overall design and development guidelines.

CURRENT ACTIVITY

- Current funding opportunities within SoDo District include Downtown South Neighborhood Improvement District (DSNID)
- special purpose local government that supports the redeve and improvement within the downtown district.

 HUBZone Program the U.S. Small Business Administrati
- <u>Urban Job Tax Credit Program</u> (UJTCP) endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the
- The Orlando Economic Enhancement District Program (OEED) -Brownfield Designation; utilizing an economic development to engaging redevelopment of properties by businesses and proper

ANCHOR DEVELOPMENT

This business district is surrounded by many of Orlando's histor neighborhoods known for their lakes, walkable paths and streets. Ma large retail chains have recently invested in the SoDo District, thru a generous amount of boutique-style shops and diverse restaur. such as: Orlando Brewing Company, Swirlery Wine Bar, Tin & Taco Sodo, SoDo Sushi Bar & Grill, and the Local Varkers Market.

The SoDo District is also home to <u>Orlando Health</u>, Orlando's most established hospital and Central Florida region's only level 1 trauma center. One of Orlando's historic railroad stations is also nestled within this community. The utilization of the <u>Sunhall Stations and Meastranges of the Community of the Orlando's Station and meastranges of public transit within this district.</u>







SOUTH PARRAMORE

KEY FACTS ___ 2,582 POPULATION 37.7 NEDIAN AGE















2.4 AVG. HOUSHOLD SIZE

\$151,020 AVG. HOME VALUE

1,329 TOTAL HOUSING UNITS



106 TOTAL BUISINESSES

483 TOTAL EMPLOYEES

(dilla) **ORLANDO**

OPPORTUNITY ZONE PROSPECTUS

WEST COLONIAL



\$22,669

POPULATION DENSIT

\$50,454

■_● 3,038 POPULATION 43.1 MEDIAN AGE



2.5 AVG. HOUSHOLD SIZE \$157,735 AVG. HOME VALUE 1,246 TOTAL HOUSING UNITS













LAND AREA

\$42,468





5,975 TOTAL EMPLOYEES



VISION West Colonial is a prospering community and is home to the Camping World Stadium, which helps add to the economic vibrancy within the district. The future goal for the businesses directly adjacent to West Colonial Drive have potential for mixed-use and housing development.

COMMUNITY INVESTMENT

Current funding opportunities within West Colonial include:

- HUBZone Program the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP) endorsed by the
- Florida Legislature to encourage the creation of jobs in urban areas of the state.

 Community Redevelopment Agencies (CRA) West Colonial is located within the City of Orlando's Downtown CRA and Orange Blossom Trail CRA boundaries.
- The Orlando Economic Enhancement District Program (OEED) a Brownfield Designation; utilizing an economic development tool engaging redevelopment of properties by businesses and property owners.

ANCHOR DEVELOPMENT

West Colonial has a strong retail automotive presence the area is adjacent to several auto dealerships and some commercial and industrial uses, such as; the Greyhound Package Express and the HD Supply Facility.

The Camping World Stadium, formerly known as the Tangerine Bowl and the Florida Citrus Bowl, lies within the West Colonial district. The stadium contains Tinker Field, McCracken Field and Lorna Doone Park. The Rock Lake Park Neighborhood Center is another recreational center in which the community can enjoy.







LAND AREA

\$31,027

(din)

ORLANDO



MARKET CHARACTERISTICS

\$13,909



\$36,381



OPPORTUNITY ZONE PROSPECTUS

■_● 8,067 POPULATION

36.4 MEDIAN AGE

2.7 AVG. HOUSHOLD SIZE

\$152,557 AVG. HOME VALUE 3,534 TOTAL HOUSING UNITS

WEST LAKES

1,276 TOTAL EMPLOYEES

BUSINESS & EMPLOYMENT

VISION

West Lakes is a community who recieves growth support through LIFT Orlando, a non-profit organization committed to transforming the communities of West Lakes. LIFT Orlando helps families build better lives for themselves through education, mixed-noome housing, community health & wellness and economic development.

community results a weenless and cooronic development. The LIFT Offando <u>ylaton</u> is to partner with residents and break the cycle of poverty through holistic neighborhood revitalization. The West Lakes community is in new of a call center and training program, affordable housing, commercial and neighborhood retail and a food hubCullinary ats program.

CURRENT ACTIVITY

- Current LIFT Orlando development initiatives includes
- Pendana Affordable Apartment
- A SunTrust Financial Well-Being Center
- Boys and Girls Club
- Other funding opportunities winn weast Lakes include.

 HUBZone Program the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized
- Urban Job Tax Credit Program (UJTCP) endorsed by the Florida
- The Orlando Economic Enhancement District Program (OEED)-

ANCHOR DEVELOPMENT

LIFT Orlando utilizes a geographically focused approach to address community issues and is committed to creating pathways of opportunity for low-income neighbors in the areas surrounding the Camping World Stadium. The Pendana at West Lakes. a 200-unit mixed-income development is the first major development utilizing this approach in the West Lakes area.

The West Lakes district also provides the <u>Dr. James R. Smith</u>
<u>Neighborhood Center</u> and the <u>L. Claudia Allen Senior Center</u> for the



The <u>Paramore Comprehensive Neishborhood Plan</u> focuses on creating a healthy, sustainable and vibrant community that prepares for the future while enhancing, preserving, and celebrating the culture and heatage of Paramore. The Plan is an integral component of the <u>Privact IOP Advancing Downwood Ordined Inditative</u>, and is also an important continuation and further refinement of the <u>Pathwave Tor Paramore Inditation</u>.

Trough numerous community forums and extensive public engagement, <u>Ten Healthy Community Design Principles</u> were established and endorsed – providing special emphasis on promoting inclusive growth, particularly in minority and low-income neighborhoods adjectent to several of the <u>SumParil stations</u>.

South Parramore includes, The Church Street District, which focuses on enhancing this corridor through special events such as car shows

CURRENT ACTIVITY

Current funding opportunities within South Parramore include:

- . HUBZone Program the U.S. Small Business Administration contracts to businesses in historically Urban Job Tax Credit Program (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the
- state.

 Minority Women Entrepreneur Business Assistance Program
 (MEBA) a financial assistance program established to retain
 existing minority-owned businesses and to attractive businesses
 within the target area.

 <u>Community Redevelopment Agencies</u> (CRA) South Parramore is
 located within the City of Orlando's Downtown CRA and Orange
 Blossom Trail CRA boundaries.
- The Orlando Economic Enhancement District Program (OEED)- a Brownfield Desgination; utilizing an economic development tool engaging redevelopment of properties by businesses and property

ANCHOR DEVELOPMENT

<u>South Parramore</u> has blossomed into the city's entertainment and sports district, being home to the <u>Orlando City Soccer Stadium</u>. <u>Amway Center and the <u>Or. Phillips Center for Performing Arts.</u> South</u> Parramore also encompasses the <u>City of Orlando Police Department</u> Headquarters and the <u>City View apartment building</u>.

The Church Street District is located in the heart of Downt Orlando. It was developed around the City's original train station, containing the Old Orlando Railroad Depot which is known as a lihistoric landmark.





INVESTMENT AND REDEVELOPMENT OPPORTUNITIES

COLONIALTOWN SOUTH



- 1. 400 N. PRIMROSE DRIVE
 BUILDING SIZE: 18,713 SF
 ZONING: AC-3
 USE: BOWLING ALLEY
 LU: M-AC
 200 DUIAC OR 3.0 FAR
- 2. 1830 E. COLONIAL DRIVE
 BUILDING SIZE: 7,303 SF
 ZONING: MU-2:T
 FLU: MU-2:MED
 ZOD DUIAC OR 1.0 FAR)
- 3. 1239 HILLCREST STREET
 BUILDING SIZE: 3,298 SF LAND AREA: 0.12 AC
 ZONING: AC USE: RETAIL
 FLU: GAC (40 DUIAC OR 0.7 FAR)

SODO DISTRICT

- 1128 ATLANTA AVE.
 BUILDING SIZE: 9,762 SF
 ZONING: 16,071AN
 10 USE: INDUSTRIAL
 10 UMAC OR 0,7 FARI
 40 UMAC OR 0,7 FARI
 40 UMAC OR 0,7 FARI
- 3. 1309 S. DIVISION AVE.
 BUILDING SIZE: 10,284 SF
 ZONING: I-GIT/IAN
 FLU: INDUST. (40 DUIAC OR 0,7 FAR)
- 4. 438 W. KALEY STREET
 BULDING SIZE: 44,000 SF
 ZONING: I-GIT
 FUL: INDUST. (40 DUIAC OR 0.7 FAR)
- 5. 36 W. ESTHER STREET
 BUILDING SIZE: 6.211 SF
 ZONING: R3BT/ISP
 FLU: RESIDENTIA: (ASSISTED LIVING)
 (90 DUIAC OR 0.3 FAR)
- 6. 40 W. HARDING STREET

 LAND AREA: 49,362 SF
 ZONING: R-38IT1SP
 FLU: RES-MED (30 DUMAC OR 0.3 FAR)



HOLDEN HEIGHTS



1. 1001 S. ORANGE BLOSSOM TRAIL
BUILDING SIZE: 7,525 SF
ZONING: AC-VIT
LUC-AG
USE: RETAIL
USE: RETAIL
USE: RETAIL

- 2. 1420 S. WESTMORELAND DR. LOTS 1A-5A LAND AREA: 579,348 SF 13.30 AC ZONING: R-3A/AN USE: VACANT SINGLE-FAMILY
- 3. 1877 S. ORANGE BLOSSOM TRAIL
 BUILDING SIZE: 5,500 SF
 ZONING: NC
 LUND AREA: 0.48 AC
 USE: RETAIL
 (30 DUIAC OR 0.3 FAR)
- 4. 2301 S. ORANGE BLOSSOM TRAIL
 BUILDING SIZE: 4,050 SF
 ZONING: C-2
 USE: RETAIL
- 6. 2201 S. ORANGE BLOSSOM TRAIL
 BUILDING SIZE: 8,685 SF
 ZONING: C-2
 ELLI NAC
 USE: COMMRETCIAL
 USE: COMMRETCIAL

INVESTMENT AND REDEVELOPMENT OPPORTUNITIES

WEST LAKES



- 1. 3121-3205 ORANGE CENTER BLVD.
 BUILDING SIZE: 19,020 SF
 ZONING: R-30SPP
 ELU: RES-MED (30 DU/AC OR 30 FAR)
- 2. 3918 COLUMBIA STREET
 BUILDING SIZE: 2,400 SF
 ZONING: AC-1
 FLU: C-AC
 LAND AREA: 0,12 AC
 USE: COMMERCIAL
 (40 DUJAC OR 0.7FAR)
- 3. 3916 COLUMBIA STREET
 BUILDING SIZE: 2,457 SF
 ZONING: AC-1
 LAND AREA: 0.13 AC
 USE: COMMERCIAL
 FLU: C-AC
 (40 DUIAC OR 0.7FAR)

MERCY DRIVE + THE PACKING DISTRICT

1. 2100 MERCY DRIVE

LAND AREA: 1,089,000 SF 25.00 AC 25.00 AC USE: COMMERCIAL LAND FLU: RES-MED (30 DU/AC OR 0.30 FAR)

2. 3929 W. NEW HAMPSHIRE STREET
LAND AREA: 186,001 SF
ZONING: 0-1/W
USE: COMMERCIAL LAND

FLU: OFFICE-LOW USE: COMMERCIAL LS
FLU: OFFICE-LOW (21 DU/AC OR 0.4 FAR)

3. 2001 BRENGLE AVE.

BUILDING SIZE: 29,200 SF LAND AREA: 4.27 AC
ZONING: I-PW USE: INDUSTRIAL LAND
FLU: INDUST. (40 DU/AC OR 0.7 FAR)

5. 800 MERCY DRIVE
BUILDING SIZE: 99, 98 SF
20NING: 1-GW USE: 0FFICE
FLIE INDUST. (40 DU/AC OR 0.7 FAR)

6. 3255 W. COLONIAL DRIVE

LAND AREA: 562,360 SF 12,91 AC

ZONING: AC-2W USE: COMMERCIAL LAND

FLU: UR-AC (100 DUIAC OR 1.0 FAR)

7. 2405 W. PRINCETON STREET
BUILDING SIZE: 7,596 SF
ZONING: AC-2W
ELLE B C
ZONING: AC-2W
EL

8. 1584 COLLEGE PARK BUSINESS CENTER RD.
BUILDING SZE: 20,000 SF
ZONING: 1-GRPD
FLU: RIDUSTARES-PRO
(40 DUIAC OR 0.7 FAR)

9. 1999 W. COLONIAL DRIVE
BUILDING SIZE: 8,018 SF
ZONING: 0-1/T
FLU: OFFICE: LOW
(21 DUIAC OR 0.4 FAR)

10. 1801 W. COLONIAL DRIVE
BUILDING SIZE: 5,334 SF
ZONING: 0-1/1
FLU: OFFICE-LOW

21 DUIAC OR 0.4 FAR)

11. 1301 W. COLONIAL DRIVE
BUILDING SIZE: 8,700 SF
ZONING: 0-4/T
FLU: OFFICE-LOW

12. DRIVE OF OLO AFAR)

12. 1500 N. ORANGE BLOSSOM TRAIL
BUILDING SIZE: 12,277 SF
ZONING: 1-6
FLU: INDUST. (40DU/AC OR 0.7 FAR)



ROSEMONT



1. 4224 CLUBHOUSE ROAD LAND AREA: 5,575,680 SF 128.00 AC ZONING: HW USE: GOLF COURSE 2. 4404 CLUBHOUSE ROAD

LAND AREA: 498,762 SF
ZONING: R-38NW
FLUR RES-MED (30 DU/AC OR 0.30 FAR)

3. 4700-4720 N. ORANGE BLOSSOM TRAIL

LAND AREA: 95,832 SF
ZONING: AC-14W
LUSE: COMMITTERIAL LAND
FLUE C-AC
(40 DUJAC OR 0.7 FAR)

4. 5320 N. ORANGE BLOSSOM TRAIL
BUILDING SIZE: 4,500
ZONING: AC-1
FLU: C-AC
USE: RESTAURANT
FLU: C-AC
(40 DU/AC OR 0.7 FAR)

5. 5104 N. ORANGE BLOSSOM TRAIL
BUILDING SIZE: 28,934
ZONING: O-2
FLU: OFFICE: MED (40 DUIAC OR 0.7 FAR)

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REFERENCES AND ACKNOWLEDGEMENTS

Redevelopment Opportunity Index:

GAI Consultant's ("GAI") Community Solutions Group ("CSG") has developed a weighted index that can be used to identify potential redevelopment opportunities for properties located within an Opportunity Zone relative to all properties within that area. These redevelopment opportunities generally represent developed properties that may be in active use and are most likely not currently on the market for sale. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in this index include:

- 1) Property Utilization in terms of a Floor Area Ratio ("FAR")
- 2) Age of the Improvements
- 3) Relationship between Land and Improvement Value
- 4) Total Market Value including Land and Improvements per square foot of property

Each of these factors for non-residential properties are weighted to provide a measure between 0 and 100. Values closer to 100 reflect factors in favor of redevelopment and values closer to 0 reflect less favorable indicators for redevelopment. This index is also only comparable among properties located within the same Opportunity Zone.

SOURCES: 2018 ESRI ESTIMATES ORANGE COUNTY 2018 PROPERTY APPRAISAL TAX ROLL GAI CONSULTANTS









CITY OF ORLANDO

CITY OF ORLANDO
ECONOMIC DEVELOPMENT DEPARTMENT
http://beta.orlando.gov/Initiatives/Opportunity-Zones

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