



Builders' BREAKFAST

April 16, 2026



ORANGE COUNTY PLANNING + ZONING DIVISION

PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

I-Drive District

Pedestrian Bridge

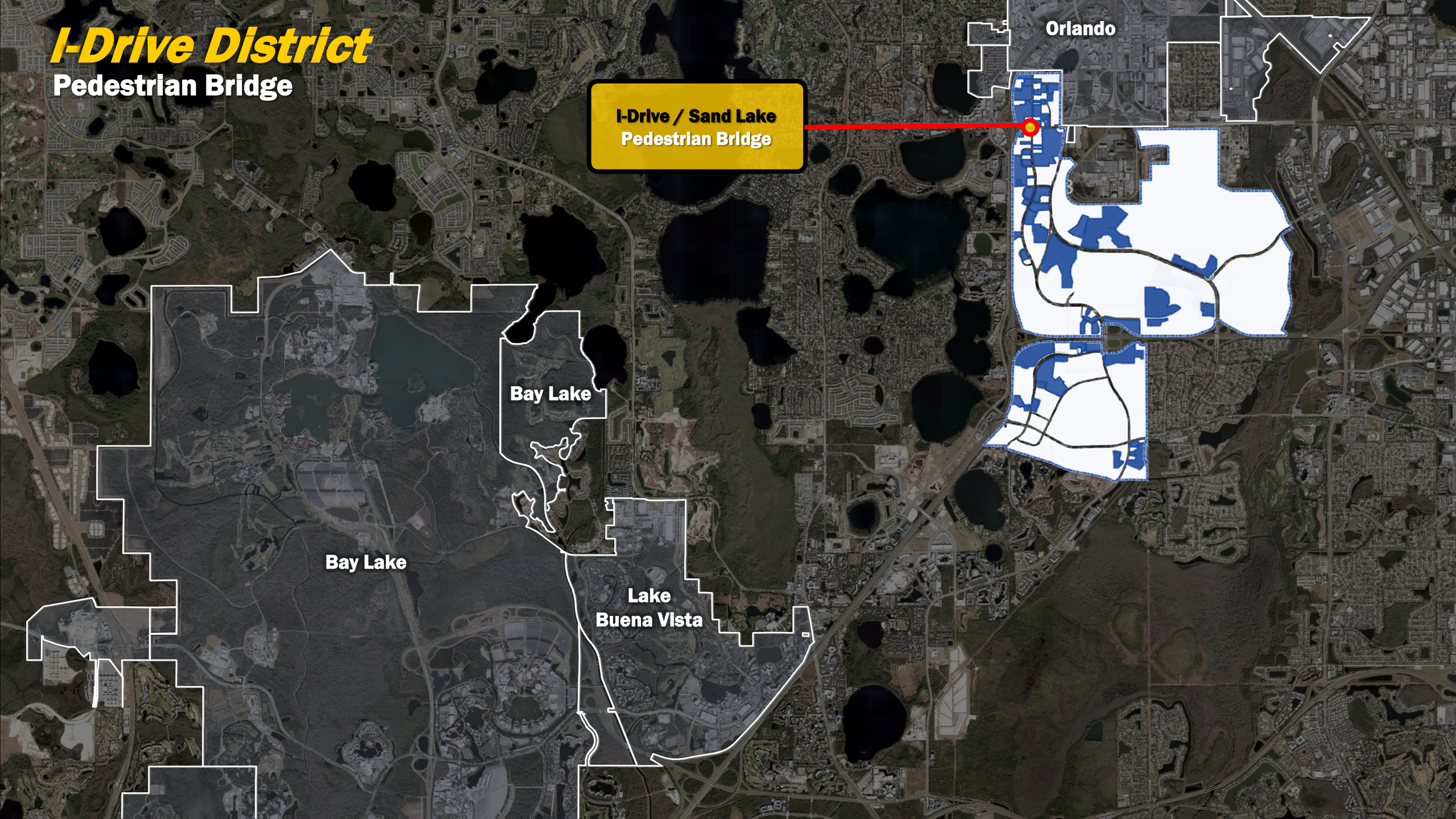
**I-Drive / Sand Lake
Pedestrian Bridge**

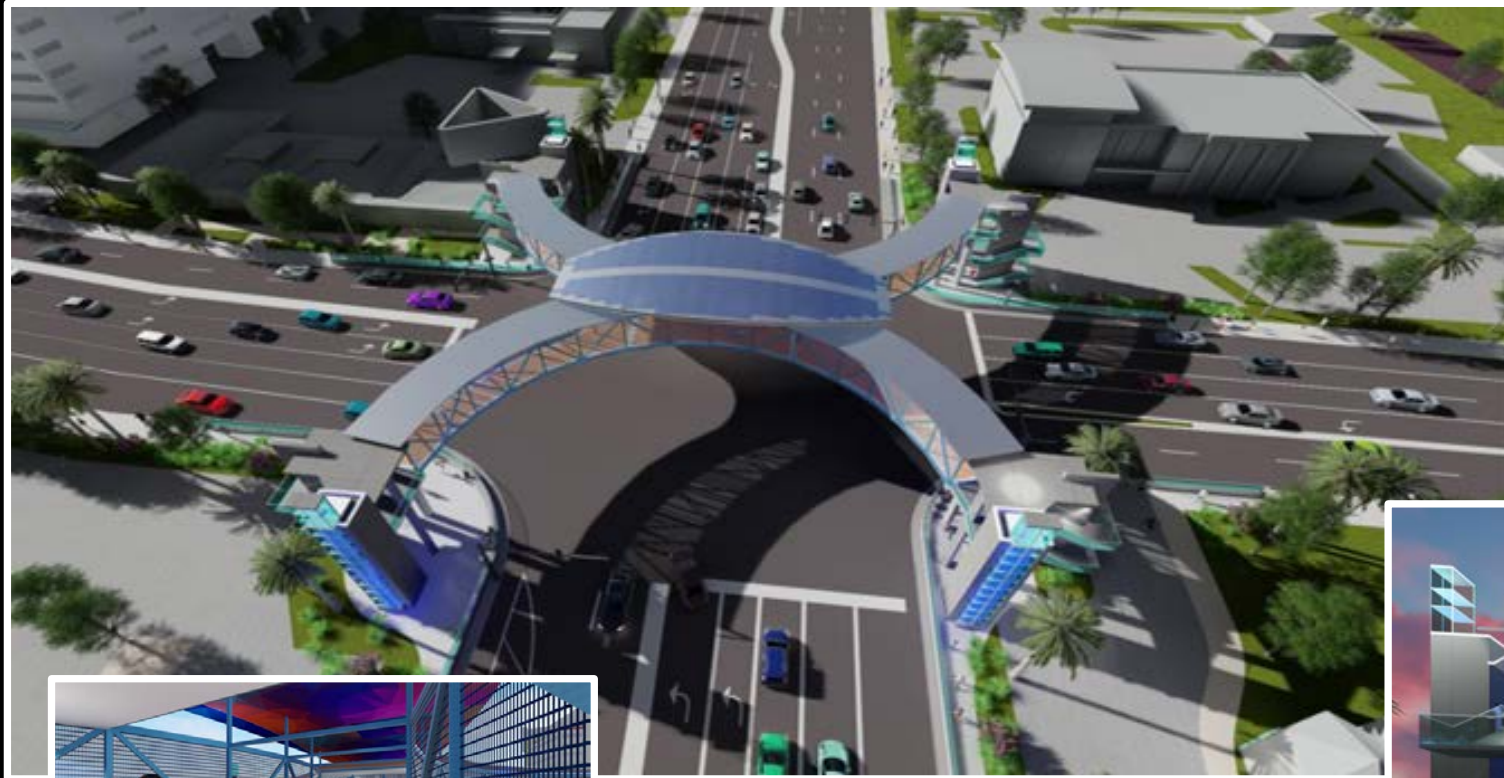
Orlando

Bay Lake

Bay Lake

Lake
Buena Vista





I-Drive / Sand Lake - Pedestrian Bridge

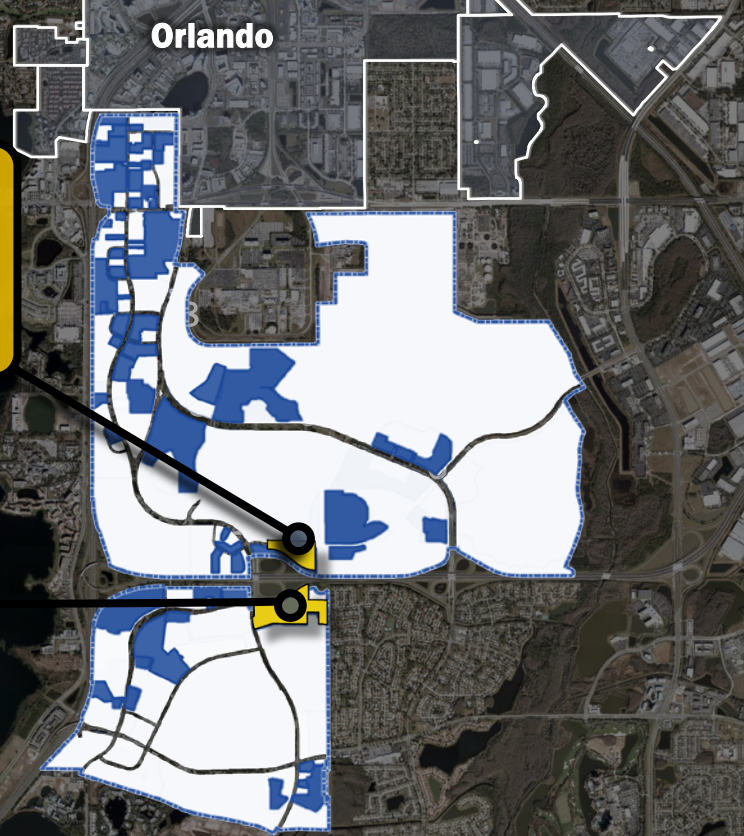
CONCEPTUAL DESIGN

I-Drive District

CATALYTIC SITE #1 & #2

**Catalytic Site #1
(OCCC Intermodal Center)
14.4 Acres
1,008 Units
(70 du/acre)**

**Catalytic Site #2
(Sea Harbor Drive)
25.7 Acres
1,670 Units
(65 du/acre)**



Bay Lake

Bay Lake

Lake Buena Vista

TOTAL = 2,670 Units
(Within the I-Drive District)

ORANGE
COUNTY
CONVENTION
CENTER

HILTON
ORLANDO

PROPOSED ORANGE
COUNTY CONVENTION
CENTER HUB STATION

ROSEN SHINGLE CREEK

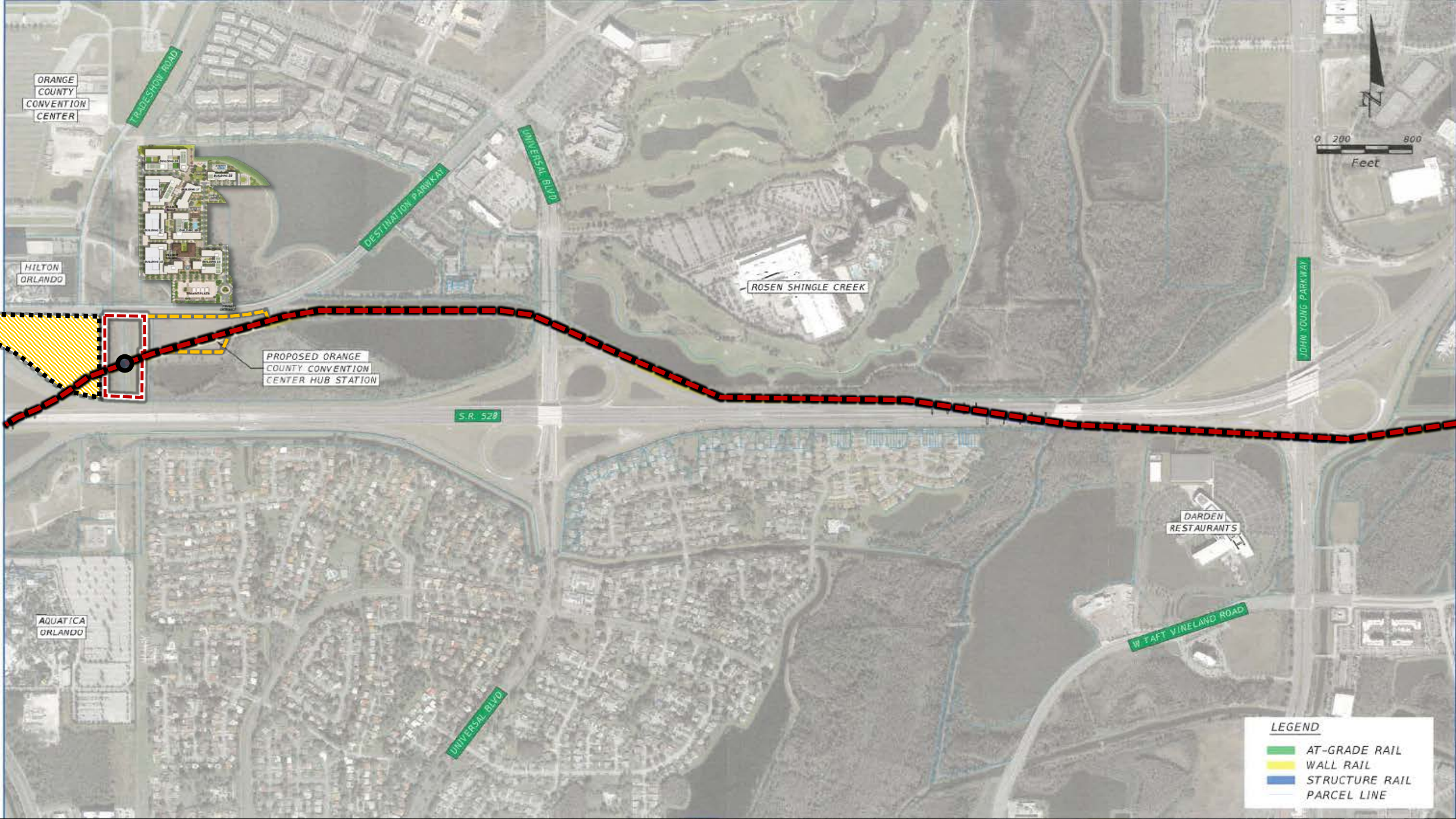
AQUATICA
ORLANDO

DARDEN
RESTAURANTS



LEGEND

- █ AT-GRADE RAIL
- █ WALL RAIL
- █ STRUCTURE RAIL
- PARCEL LINE



Sea Harbor Drive
Catalytic Site

Duke Energy

Orange County

Sea World Aquatica

25.74 Acres

SR-528

I-Drive

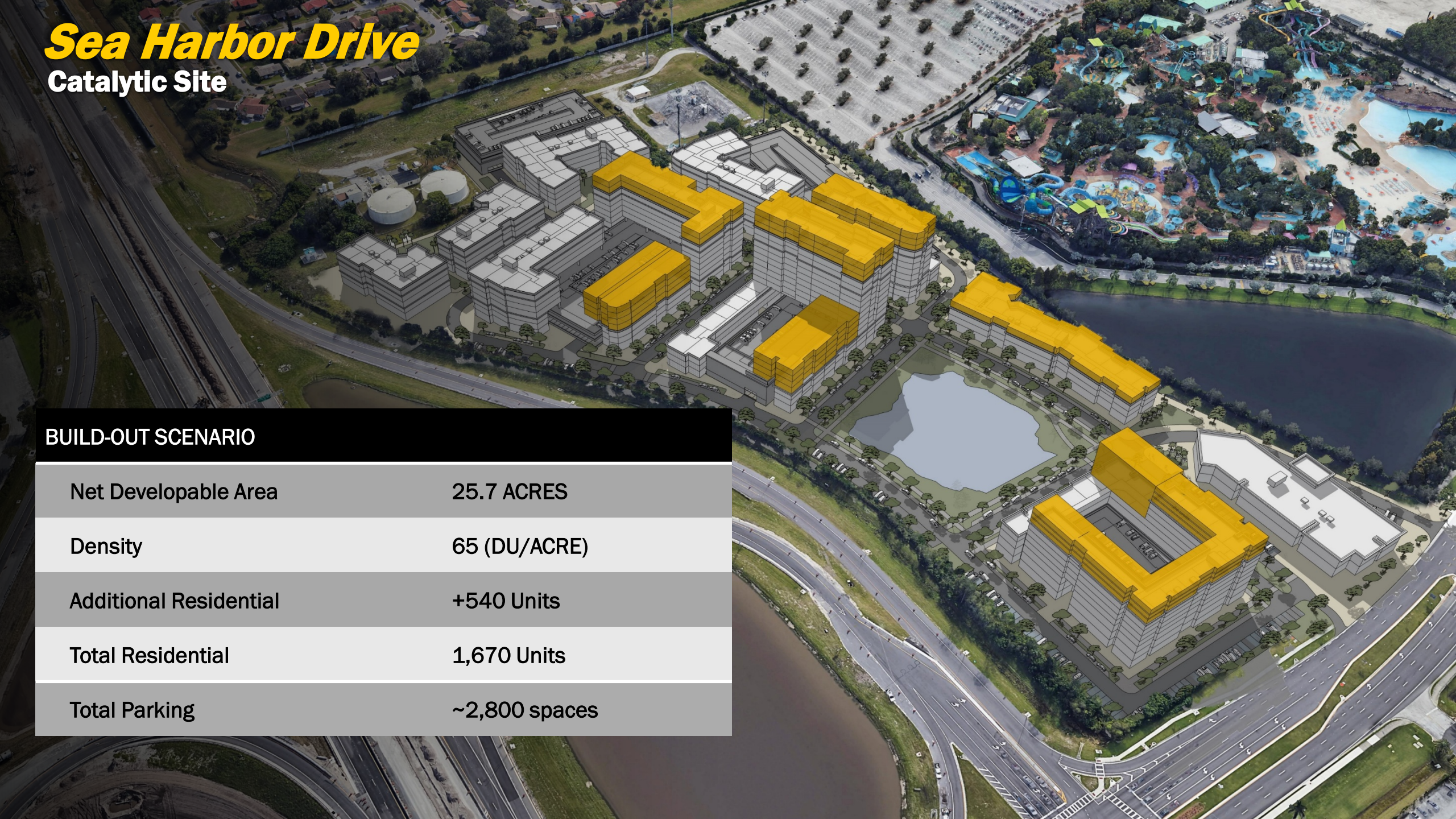


Sea Harbor Drive

Catalytic Site

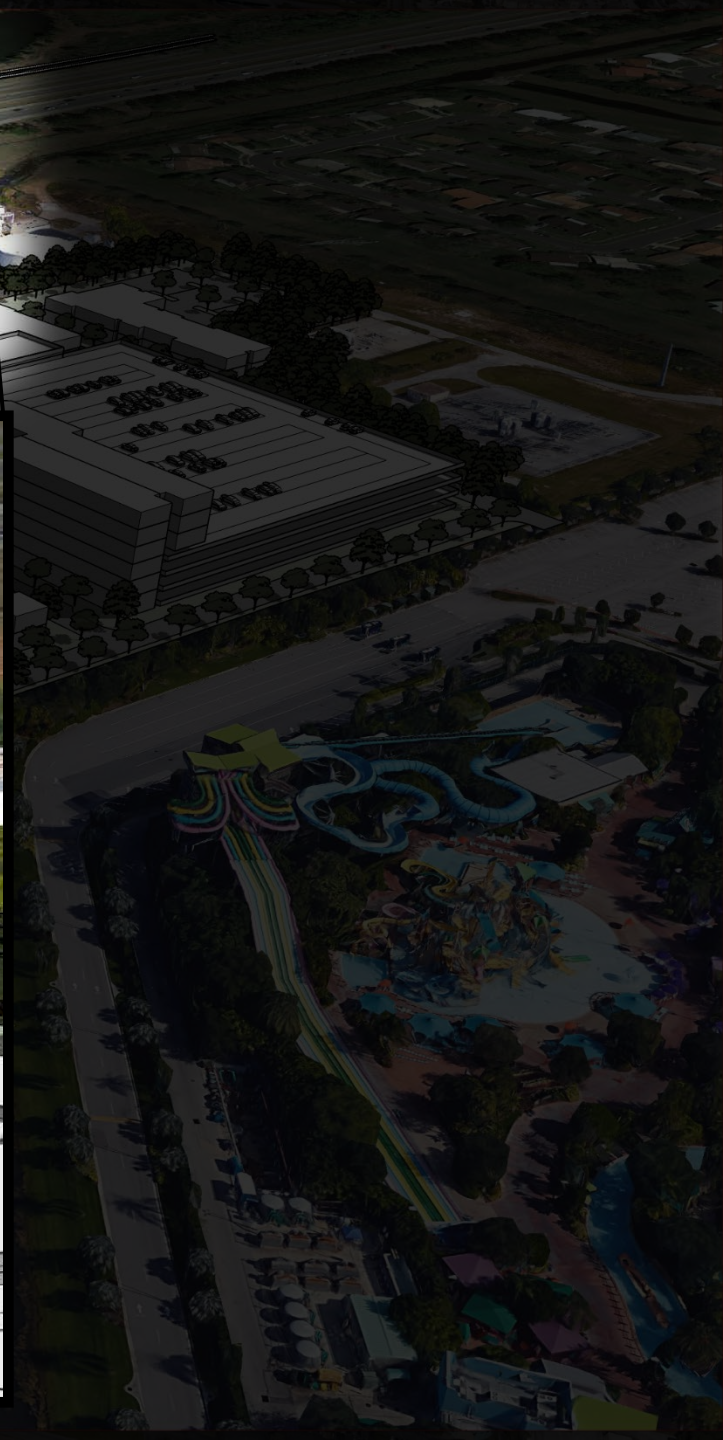
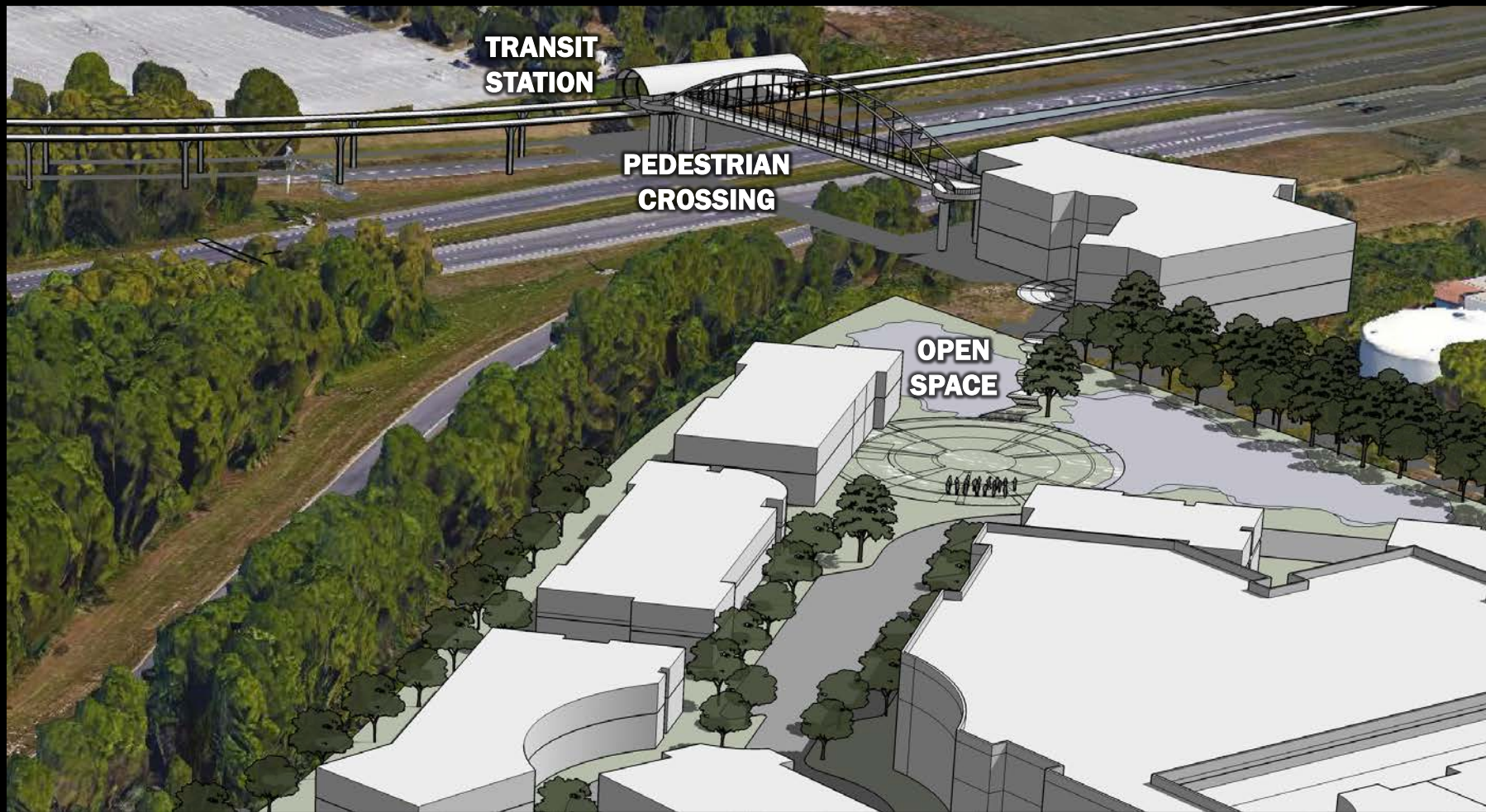
BUILD-OUT SCENARIO

| | |
|------------------------|---------------|
| Net Developable Area | 25.7 ACRES |
| Density | 65 (DU/ACRE) |
| Additional Residential | +540 Units |
| Total Residential | 1,670 Units |
| Total Parking | ~2,800 spaces |



Sea Harbor Drive

MASSING MODEL







OCCC North/South Expansion - Highlights:

- Orange County Convention Center begins \$560 million expansion in October
- Project will add 344,000 square feet of new space.
- Expansion expected to create 800 construction jobs by 2029

<https://www.occc.net/expansion>





