



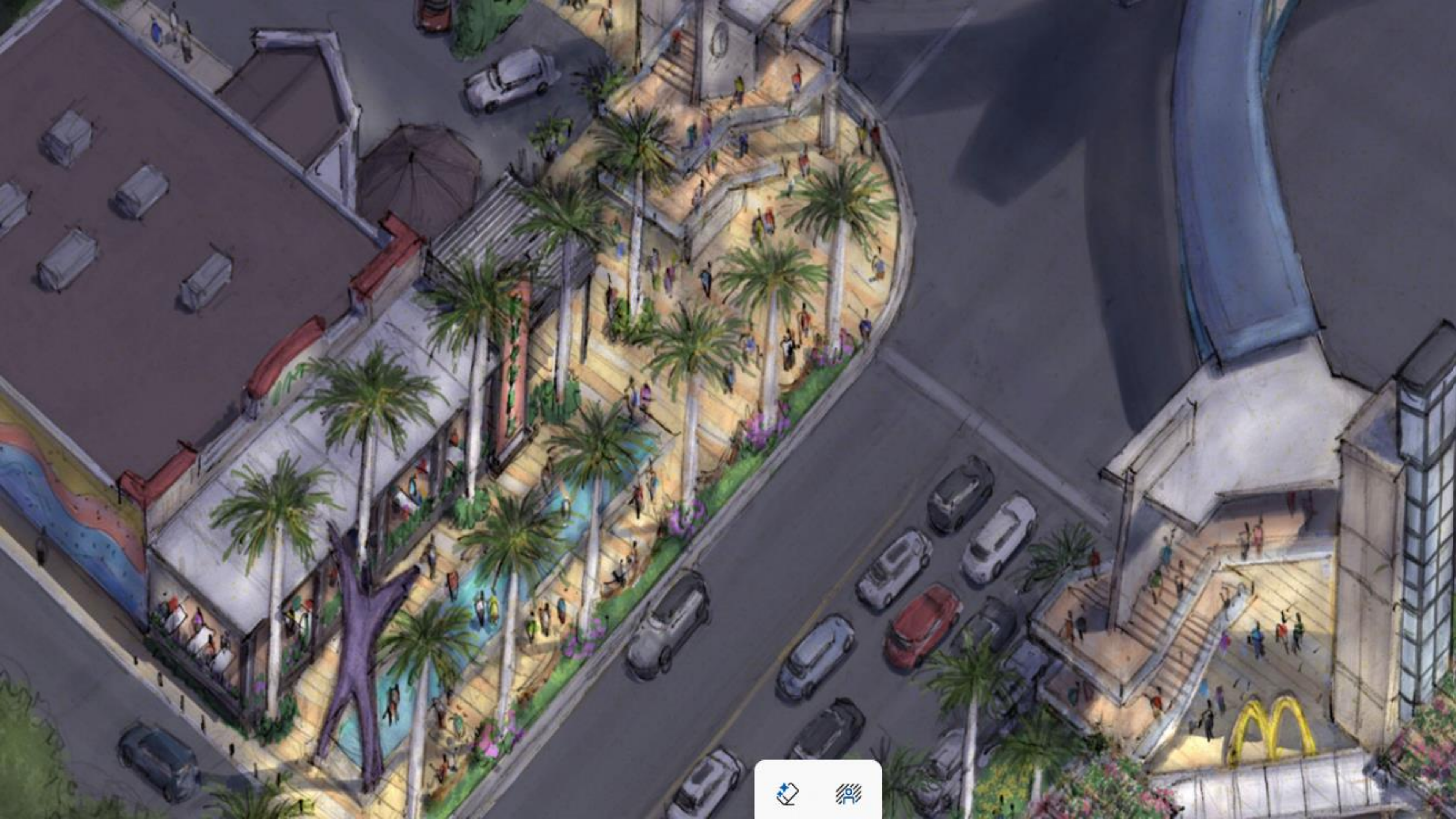
International Drive – Sand Lake Road Promenade & Comprehensive Pedestrianization Complements Orange County's Drone Bridge Infrastructure Project

June 12, 2026

MISSION STATEMENT

- **Realization of Orange County's I Drive 2040 overlay Vision Plan** by the *comprehensive pedestrianization* of the sidewalks at the Sand Lake Road and International Drive Intersection which is the primary Gateway to the International Drive resort area. The project complements the County's Pedestrian Bridge by enhancing the sidewalks that connects to the future iconic structure.
- The project includes reconstruction of the existing sidewalks—reimagined as an enhanced pedestrian network—connecting seamlessly to the pedestrian bridge spanning the Sand Lake Road and International Drive intersection. *This approach will transform the current sidewalks into a cohesive, and fully pedestrianized urban gateway.*
- Beyond the transformation of the public realm and realizing the County's I Drive 2040 vision, *the Promenade will 'create a vibe' in International Drive's Entertainment District (Sub-district 3) that currently only exists in master planned City Center developments such as Universal's CityWalk and Disney Springs.*







• EXISTING CONDITION -
JUNE 2026



• EXISTING CONDITION -
JUNE 2026

EXISTING CONDITION TRAFFIC CRASH ANALYSIS - 2017 - 2022

2.3 CRASH ANALYSIS

Source: I DRIVE PEDESTRIAN OVERPASS Study April 2025

Vehicular crashes in the vicinity of the I-Drive and Sand Lake Road intersection were analyzed for any that involved pedestrians and bicycles between May 2017 and May 2022. Crash reports were collected using data downloaded from Signal Four Analytics (signal4analytics.com). The Signal Four Analytics system “receives data from Florida’s statutory custodian of records, the Florida Department of Highway Safety and Motor Vehicles (FLHSMV).”

Based on our query, 661 crash reports (or events) were reported. Of these crashes, 12 were identified to involve pedestrians and one involved a bicycle. These 13 crashes were all within 650-feet of the intersection. The table below summarizes the crash reports.

Note: March 2020 - June 2022 saw, collectively, less than 50% of normal traffic, with a full year 2020-2021 with virtually zero traffic; we believe this crash number would be over 1000 without the Pandemic. Likewise, pedestrian counts are from April 2021, at the height of Delta Wave etc.

EXISTING CONDITION TRAFFIC CRASH ANALYSIS - 2017 - 2022

**Table 2-1: Crash Analysis – Crashes Involving Pedestrians and Bicycles
May 2017 through May 2022**

International Drive Pedestrian Bridge International Drive at Sand Lake Road Crash Analysis - Crashes Involving Pedestrians and Bicycles May 2017 through May 2022					
Crash Year	Crash Location	Action Prior To Crash	Non-Motorist Description	Injury Severity	Non-Motorist Action
2017	Driveway Access	Walking/Cycling on Sidewalk	Pedestrian	Possible	No Improper Action
2017	Intersection - Marked Crosswalk	Walking/Cycling on Sidewalk	Pedestrian	Possible	No Improper Action
2017	Travel Lane - Other Location	In Roadway - Other	Pedestrian	Possible	Failure to Yield Right-of-Way
2017	Travel Lane - Other Location	Crossing Roadway	Pedestrian	Non-Incapacitating	Dart/Dash
2017	Travel Lane - Other Location	Crossing Roadway	Pedestrian	Incapacitating	Dart/Dash
2018	Other	None	Pedestrian	Non-Incapacitating	No Improper Action
2019	Intersection - Unmarked Crosswalk	Walking/Cycling on Sidewalk	Pedestrian	Non-Incapacitating	No Improper Action
2021	Intersection - Marked Crosswalk	Crossing Roadway	Pedestrian	Possible	Other
2021	Intersection - Marked Crosswalk	Crossing Roadway	Pedestrian	Non-Incapacitating	No Improper Action
2021	Travel Lane - Other Location	Crossing Roadway	Bicyclist	Possible	Failure to Yield Right-of-Way
2021	Travel Lane - Other Location	Crossing Roadway	Pedestrian	Incapacitating	Dart/Dash
2021	Other	Crossing Roadway	Pedestrian	Non-Incapacitating	Dart/Dash
2021	Travel Lane - Other Location	Crossing Roadway	Pedestrian	Possible	Failure to Yield Right-of-Way



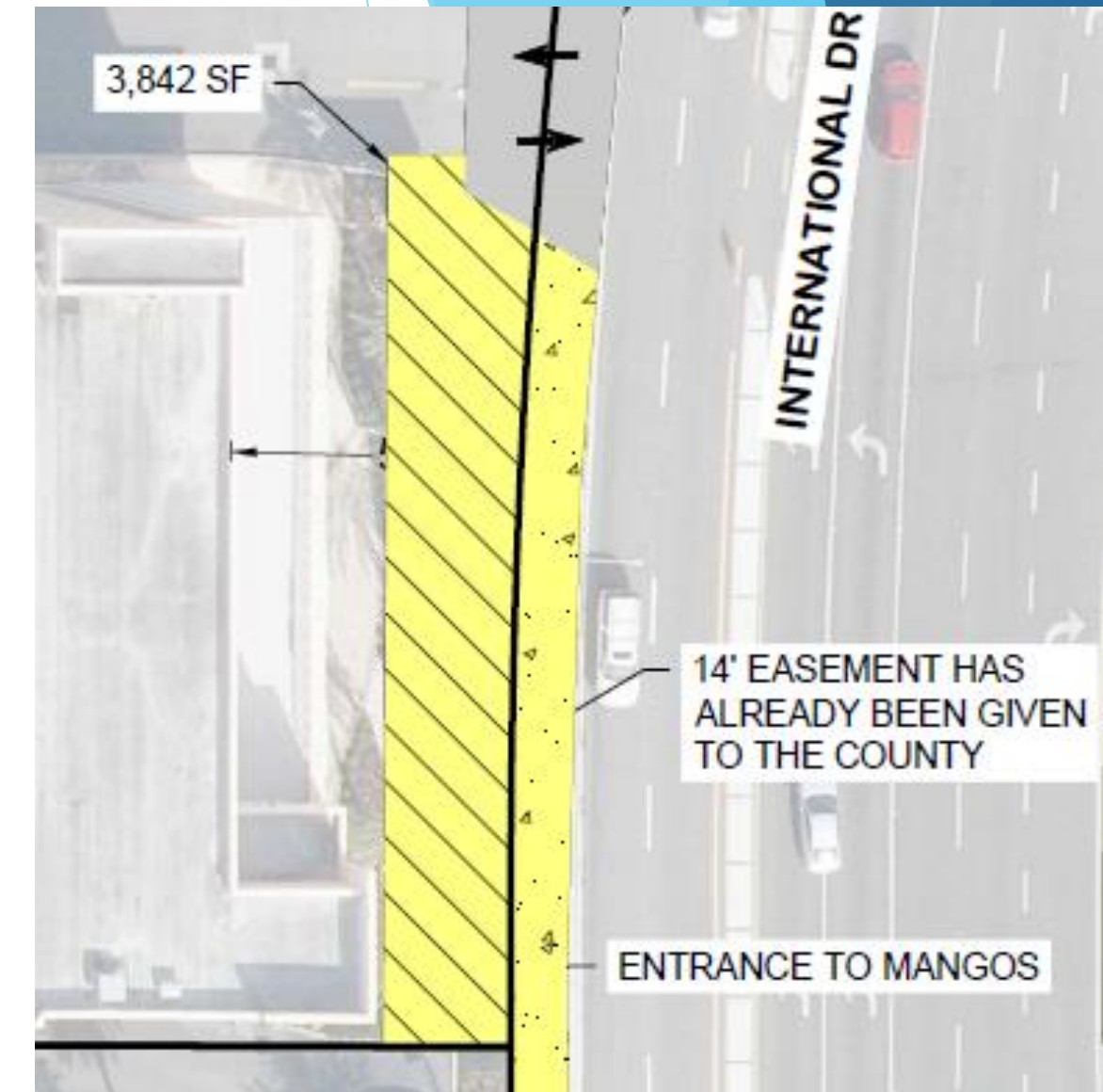
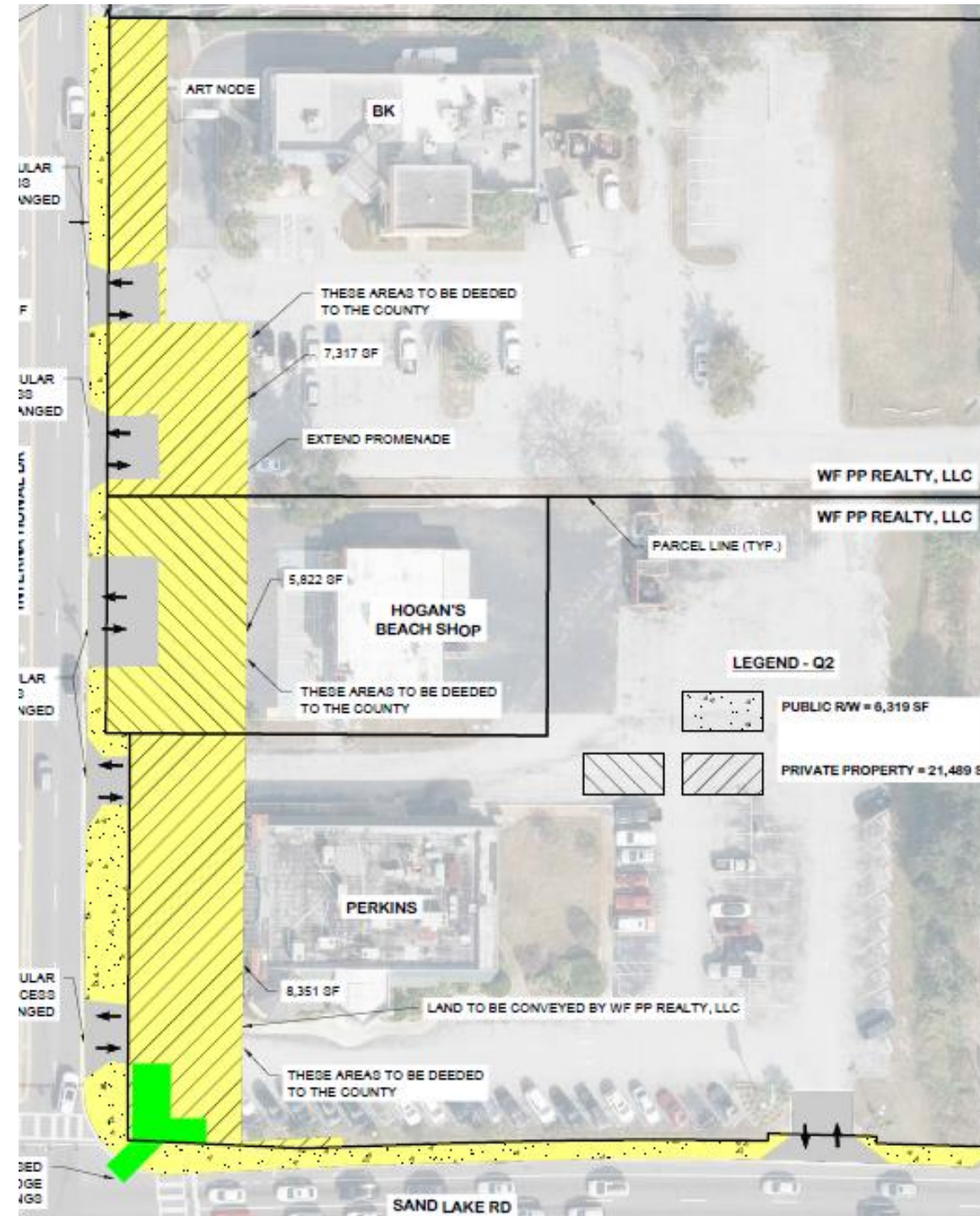






- **Voluntary Land Conveyances to Orange County:**

- 7667 International Drive (Burger King) - **7317 sq ft**
- 7679 International Drive (Hulk Hogan) - **5822 sq ft**
- 6813 Sand Lake Road (former Perkins) - **8351 sq ft**
- 8050 International Drive (Hollywood Plaza Garage) - **3842 sq ft** (already given via easement *but must convey ownership* in accordance with 255.065).
- **Total land conveyed by Wallack entities: 25,332 sq ft**
- **Estimated value: \$8,800,000**



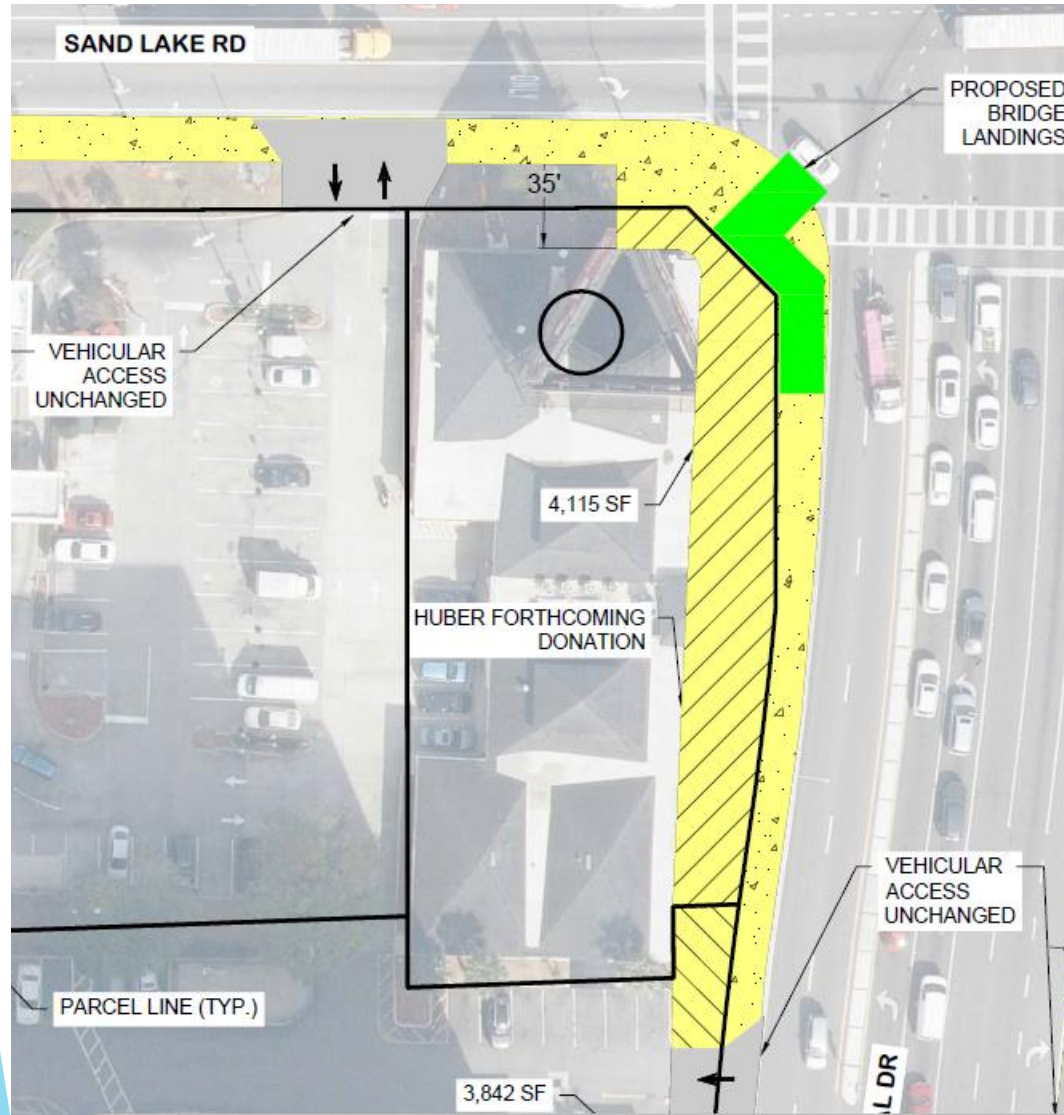
Voluntary Conveyances of Prime I-Drive Frontage: \$8.8 Million Public Benefit

Wallack entities are voluntarily conveying to Orange County 25,332 square feet of contiguous prime frontage across four key parcels (7667/7679 International Drive, 6813 Sand Lake Road, and 8050 International Drive including Hollywood Plaza Garage land) at the International Drive / Sand Lake Road intersection. This land transfers to full ownership by Orange County, enabling a significantly expanded pedestrian promenade as part of the P3 bridge project and Gateway 2040 vision.

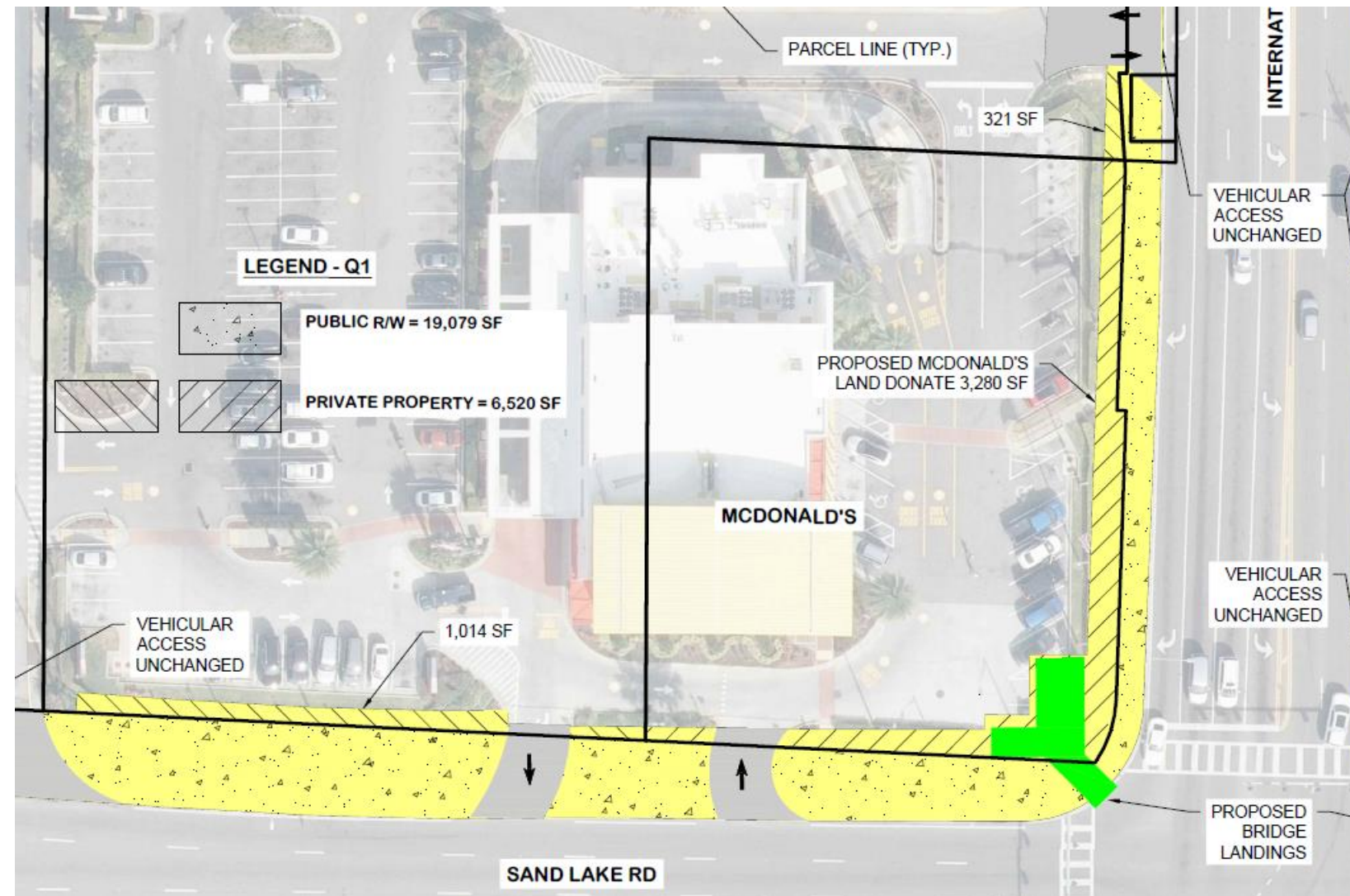
- **Strategic Land Value:** 25,332 sq ft of contiguous northeast corner frontage — with no back-acreage dilution — on four critical parcels at one of Orange County’s highest-traffic tourist intersections (AADT 26k+ on I-Drive, 45k+ on Sand Lake). Zoned for entertainment/hotel uses with strong highest-and-best-use potential, this cooperative full-ownership conveyance to Orange County provides irreplaceable gateway property that would otherwise require lengthy eminent domain proceedings, high legal costs, and project delays, delivering immediate public control over prime real estate at the heart of the I-Drive corridor.
- **Alignment with Plans:** Directly advances the Orange County Comprehensive Plan (Vision 2050 targeted growth in the I-Drive tourism sector) and the I-Drive 2040 Strategic Vision Plan by creating a vibrant, safe, pedestrian-focused environment with superior connectivity, walkability, signature gateways, and full compliance with form-based code standards — driving measurable gains in tourism, hospitality operations, economic vitality, and sustained job creation across the district.
- **Project Enablement & Vision:** Supplies essential frontage land together with the broader Gateway 2040 master vision (extending well beyond the original bridge scope) to produce a significantly more expansive, functional, and grand pedestrian promenade. This decisively accelerates the ~\$35M+ P3 International Drive / Sand Lake Road Pedestrian Bridge, delivering enhanced public safety, improved mobility, faster emergency response, and reliable daily connectivity for thousands of residents and tourists while upholding I-Drive’s world-class character.
- **Easements by Joshua Wallack:** Joshua Wallack / Midway will secure and deliver all required executed easements for the pedestrian bridge from McDonald’s corporate, Walgreens owner/tenancy, and WF PP Realty (Wallack-controlled entity). Where Orange County has faced documented acquisition challenges in the past with these parties, Joshua Wallack — as a known, collaborative local partner familiar with all stakeholders — will execute direct coordination and personally deliver the signed easements, removing a key obstacle to timely project execution.
- **Public-Private Partnership Benefits:** Executes under Florida Statute 255.065, which governs public-private partnerships for critical infrastructure including unsolicited proposals. This proven model equips Orange County with a powerful, repeatable framework for acquiring right-of-way countywide — applicable to schools, fire stations, parking expansions, bus turnarounds, and other essential projects — through voluntary cooperation instead of sole reliance on eminent domain. It ensures full Orange County code and legal compliance, minimizes Orange County taxpayer burdens, eliminates unnecessary delays, and supports disciplined, high-impact redevelopment in the I-Drive corridor and beyond.

Provisional Voluntary Land Conveyances

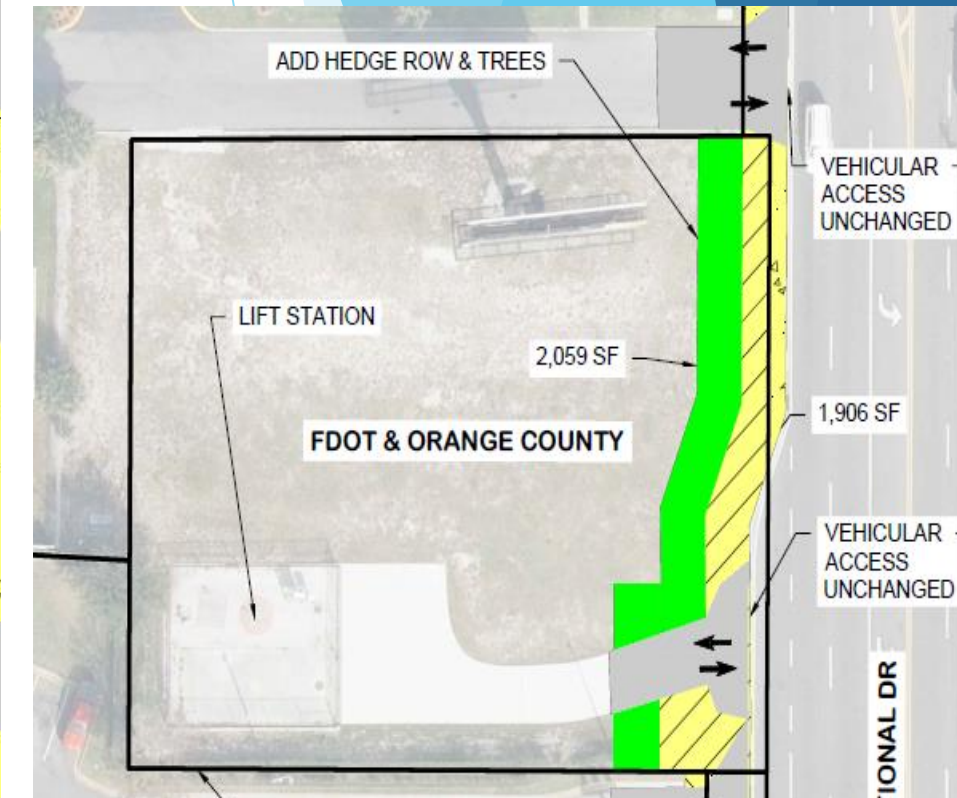
International Square, MCD, Orange County FDOT (use), DESIRED BUT NOT REQUIRED



**INTERNATIONAL SQUARE
INC**
Proposed Land
Conveyance of **4115 sq ft**



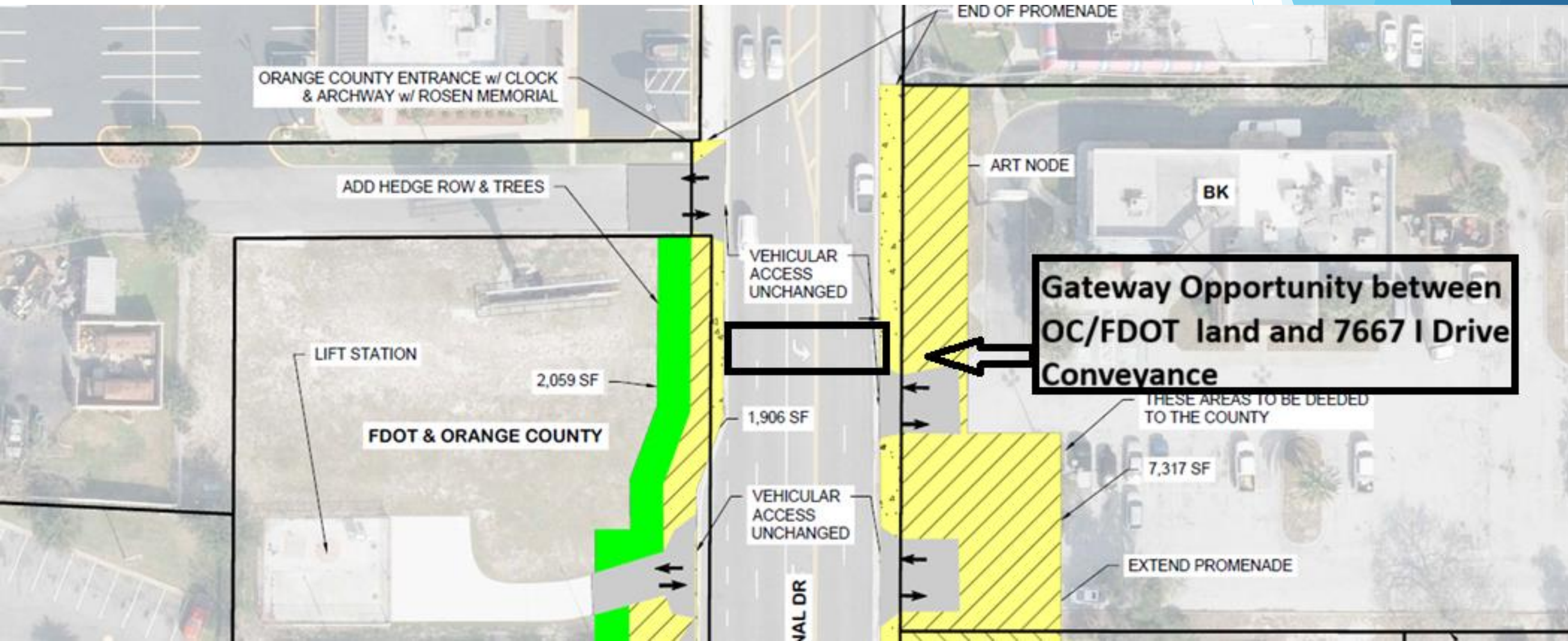
McDonalds USA LLC
Proposed Land Conveyances of **3280 sq ft**
On I Drive & **1014 sq ft** on Sand Lake Road
for a total of **4294 sq ft**



**ORANGE COUNTY/FDOT
site**
Proposed Tree Line and
Promenade extension and
'North I Drive Gateway'
Opportunity

North I-Drive Gateway Opportunity - TBD

Gateway2040 project can include a more modest but important 'North I Drive Gateway' at the Orange County/FDOT site and land conveyance at 7667 International Drive (Burger King)



Right-of-Way / Easement Needs

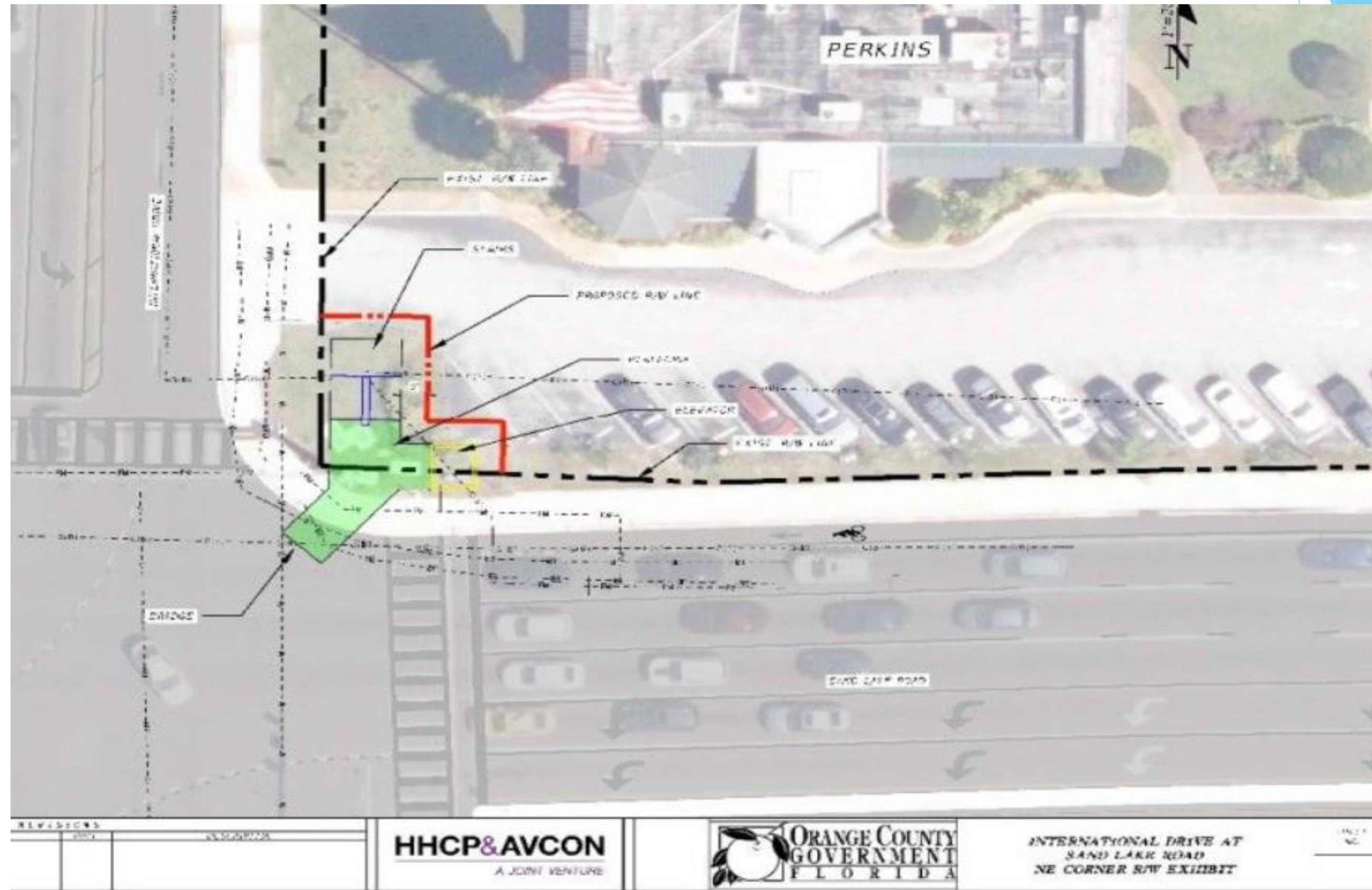
As noted earlier in this report, there is limited right-of-way at each corner to provide available land to construct the bridge piers. Each property owner has been met with individually and were included as part of the Project Advisory Group. The Study team has presented pier layouts to determine the space required from each property owner. These have been presented at the PAG meetings and to several other stakeholders including FDOT.

Discussions with County staff and FDOT staff have produced a recommendation that the areas required be considered easements granted by the individual property owners to Orange County. Orange County will be the owner of the bridge and therefore needs to have the legal rights to construct, operate and maintain the structure on the private properties.

Source: I DRIVE PEDESTRIAN OVERPASS Study April 2025

Wallack will obtain execution of easement documents for Orange County's Pedestrian Bridge when County easement documents are furnished to Wallack/Midway.

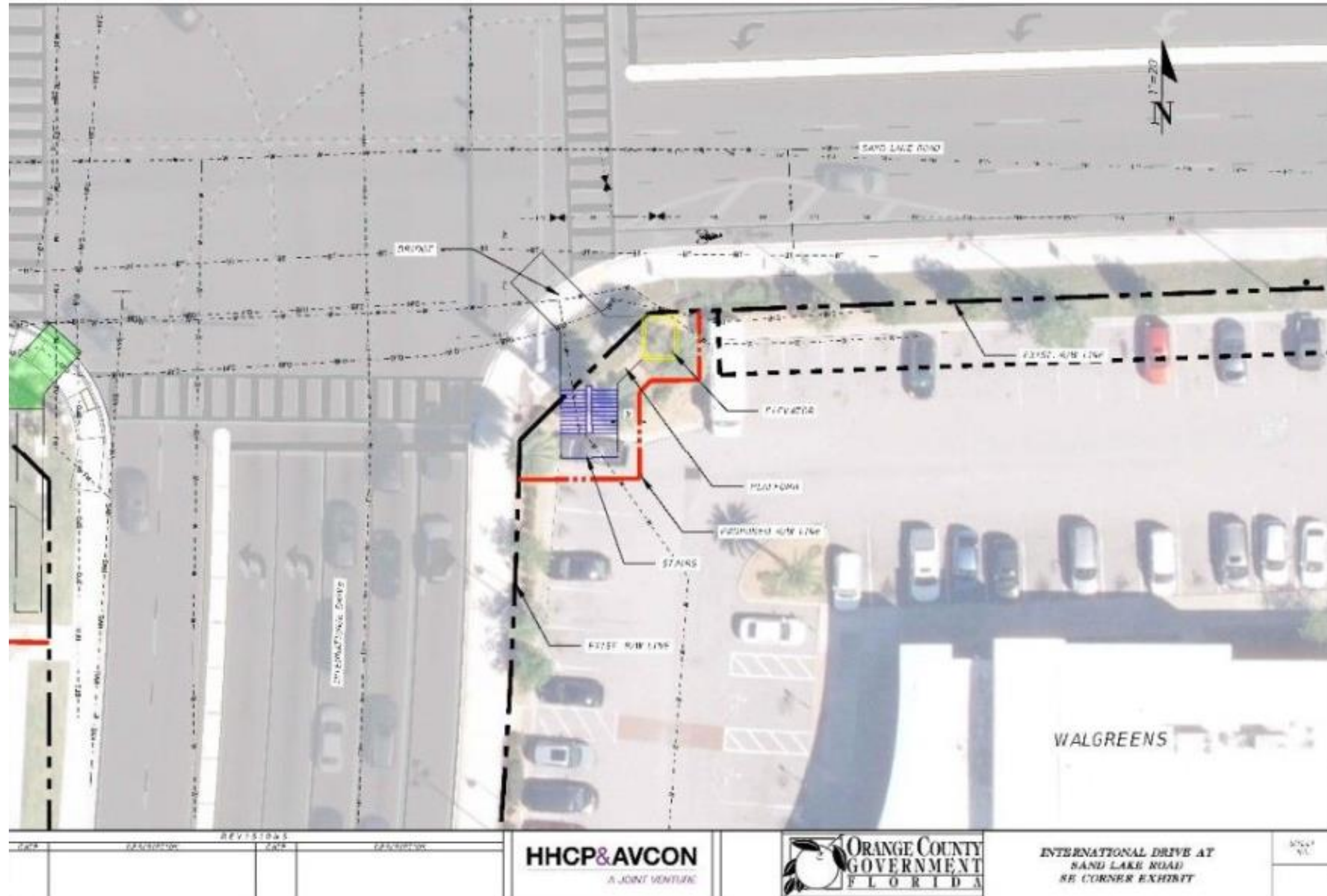
Requirement for Pedestrian Bridge:
Orange County to provide easement document, Wallack/Midway will execute by fee owner
“WF PP REALTY LLC”



Requirement for Pedestrian Bridge:
Orange County to provide easement document, Wallack/Midway will obtain execution by
fee owner “McDonalds USA LLC”



Requirement for Pedestrian Bridge: Walgreens
Orange County to provide easement document, Wallack/Midway will obtain execution by
fee owner “SHOTS-ORL (FL) LLC” (aka WP Carrey Inc)





Coordination with Orange County Pedestrian Bridge Project

Midway is fully committed to the complete coordination of the Promenade with the design, permitting, and construction of Orange County's I-Drive Pedestrian Bridge (collaboratively Gateway2040).

Proposed Coordination Approach:

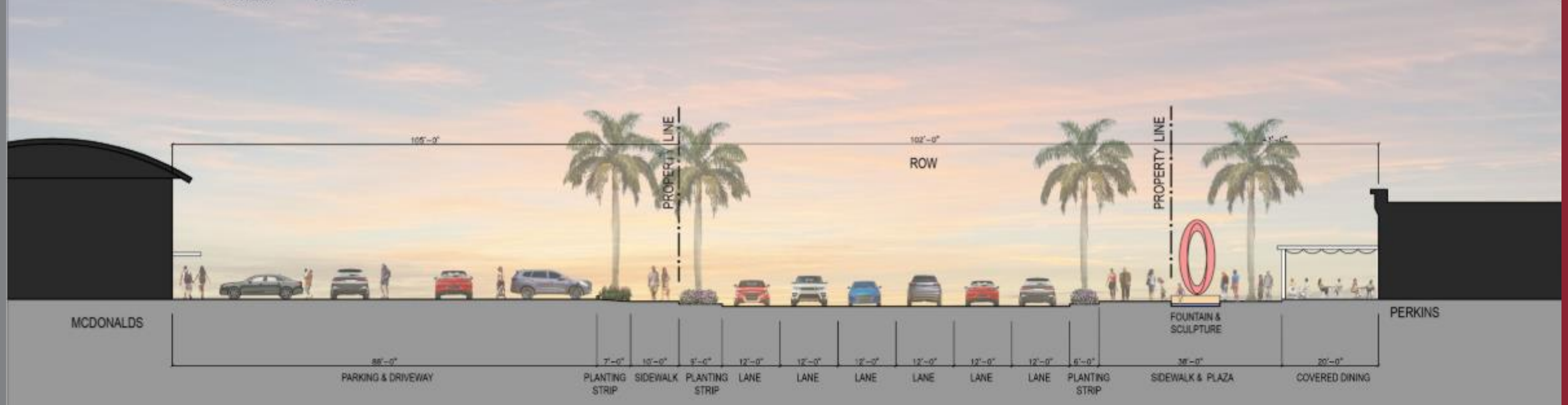
- **Alignment with County Leadership:** We (architects, engineers) will coordinate directly and continuously with the County's Project Manager and designated representatives throughout all phases to ensure full synchronization of timelines and deliverables with the County's bridge schedule.
- **Design and Engineering Collaboration:** Each project's architects and civil engineers will collaborate synergistically to advance the unified Gateway2040 vision. This will include structured coordination on design integration, permitting alignment, and construction sequencing. Plans, permits, and construction contracts for both projects will be aligned through ongoing collaboration among professionals with a proven record of successful joint work in the region. This approach will ensure precise coordination of processes and schedules between the two projects.
- **Schedule Assurance and Acceleration:** The promenade will have no adverse impact on the County's Pedestrian Bridge schedule. It will accelerate bridge delivery through voluntary conveyances of land and easements that directly support bridge construction and connectivity, coordinated construction sequencing that reduces redundant efforts, and proactive alignment of permitting processes to streamline approvals for both initiatives.
- **Commitment to No Delays:** Wallack Holdings will implement all necessary measures to ensure that the promenade in no way delays the County's Pedestrian Bridge project. All coordination of design, permitting, and construction activities will prioritize the County's schedule and requirements.
- **FDOT Coordination** – Midway's attorney Thornton Williams, former general counsel for FDOT, can efficiently represent Midway in all matters concerning FDOT (Sand Lake Road Promenade et al.)

BEYOND THE CURB: TRANSFORMING INTERSECTION INFRASTRUCTURE FOR A CONNECTED, PEOPLE-FIRST ORANGE COUNTY

Modern urban infrastructure is not merely a mechanism for moving traffic, but a foundational pillar of civic equity, public safety, and economic vitality. The widening of this major Orange County intersection's sidewalk transforms a historical vehicle-centric bottleneck into a people-first corridor, demonstrating how strategic localized investments can catalyze a safer, more inclusive, and future-ready city.

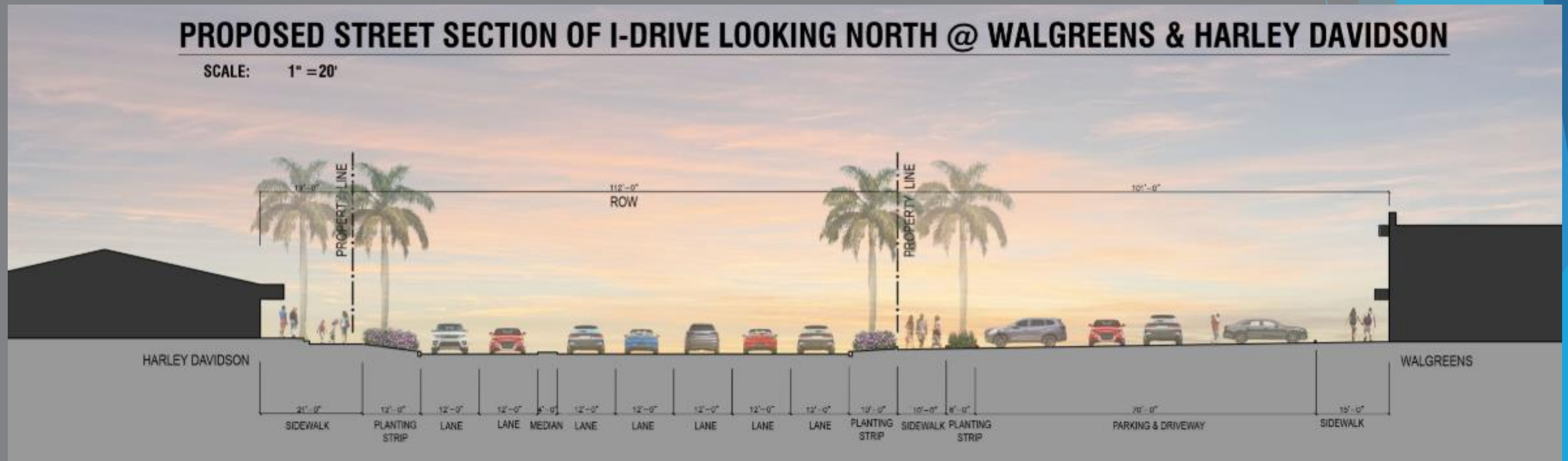
PROPOSED STREET SECTION OF I-DRIVE LOOKING NORTH @ MCDONALDS & PERKINS

SCALE: 1" = 20'



Engineering Synergy: Enhancing County Infrastructure Assets

From a public works perspective, widening an intersection's pedestrian footprint is not an isolated alteration; it is a catalyst for comprehensive right-of-way (ROW) modernization. This project directly assists County engineering objectives through three core technical avenues:

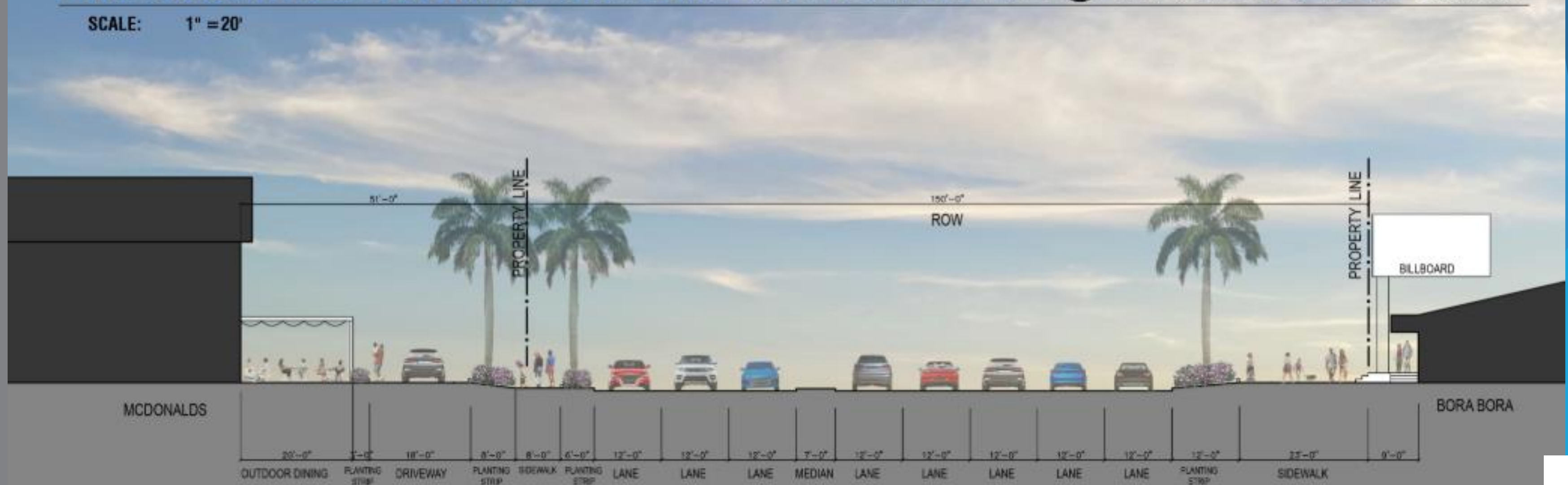


Utility Realignment

By modernizing the layout and expanding the County's ROW, we create distinct, accessible utility corridors that reduce future excavation costs and minimize service disruptions during routine County maintenance.

PROPOSED STREET SECTION OF SAND LAKE BLVD LOOKING EAST @ MCDONALDS & BILLBOARD

SCALE: 1" = 20'

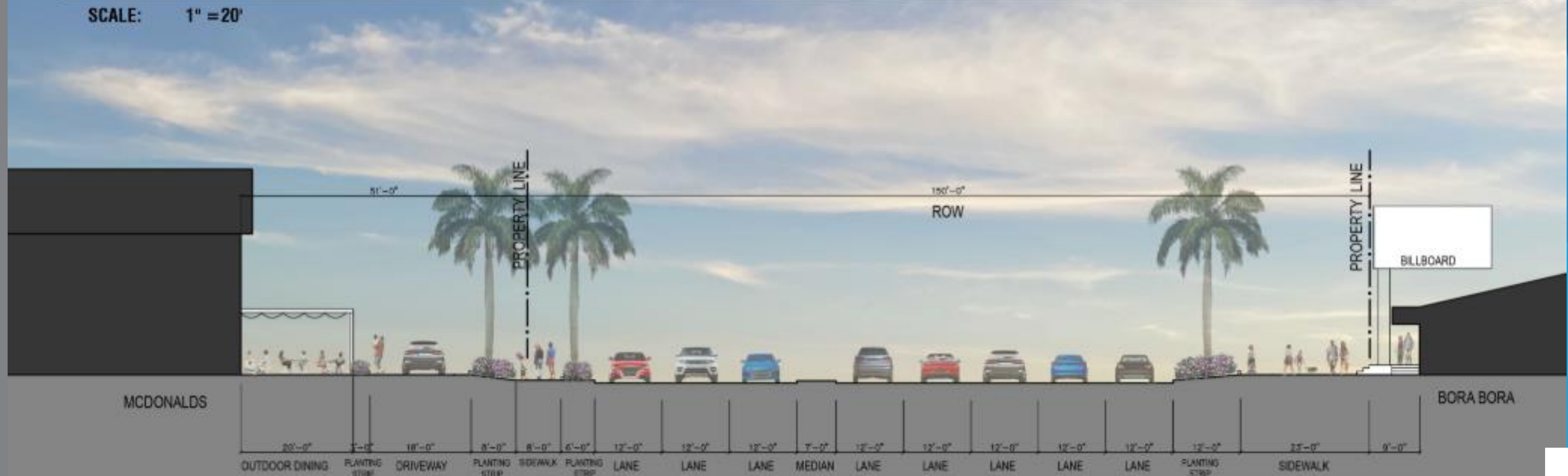


Advanced Stormwater Management

By capturing and shedding stormwater more efficiently, the project mitigates hydroplaning risks on the adjacent roadway and extends the operational lifespan of the asphalt pavement asset.

PROPOSED STREET SECTION OF SAND LAKE BLVD LOOKING EAST @ MCDONALDS & BILLBOARD

SCALE: 1" = 20'



#4



LOCATION OF STREET SECTION #4 ON PROPOSED AERIAL RENDERING



IMAGES OF RELEVANT IDEAS FOR IMPROVING THE PEDESTRIAN ENVIRONMENT AT THIS LOCATION



LOCATION OF STREET SECTION #4 ON EXISTING CONDITIONS AERIAL PHOTO



EXISTING CONDITIONS PHOTOS DEPICTING A LESS THAN IDEAL PEDESTRIAN ENVIRONMENT

Proposed renderings showing improvements and existing images of International Drive looking east @ McDonalds

#3



LOCATION OF STREET SECTION #3 ON PROPOSED AERIAL RENDERING



IMAGES OF RELEVANT IDEAS FOR IMPROVING THE PEDESTRIAN ENVIRONMENT AT THIS LOCATION



LOCATION OF STREET SECTION #3 ON EXISTING CONDITIONS AERIAL PHOTO



EXISTING CONDITIONS PHOTOS DEPICTING A LESS THAN IDEAL PEDESTRIAN ENVIRONMENT

#6



LOCATION OF STREET SECTION #6 ON PROPOSED AERIAL RENDERING



IMAGES OF RELEVANT IDEAS FOR IMPROVING THE PEDESTRIAN ENVIRONMENT AT THIS LOCATION



LOCATION OF STREET SECTION #6 ON EXISTING CONDITIONS AERIAL PHOTO



EXISTING CONDITIONS PHOTOS DEPICTING A LESS THAN IDEAL PEDESTRIAN ENVIRONMENT

#5



LOCATION OF STREET SECTION #5 ON PROPOSED AERIAL RENDERING



LOCATION OF STREET SECTION #5 ON EXISTING CONDITIONS AERIAL PHOTO



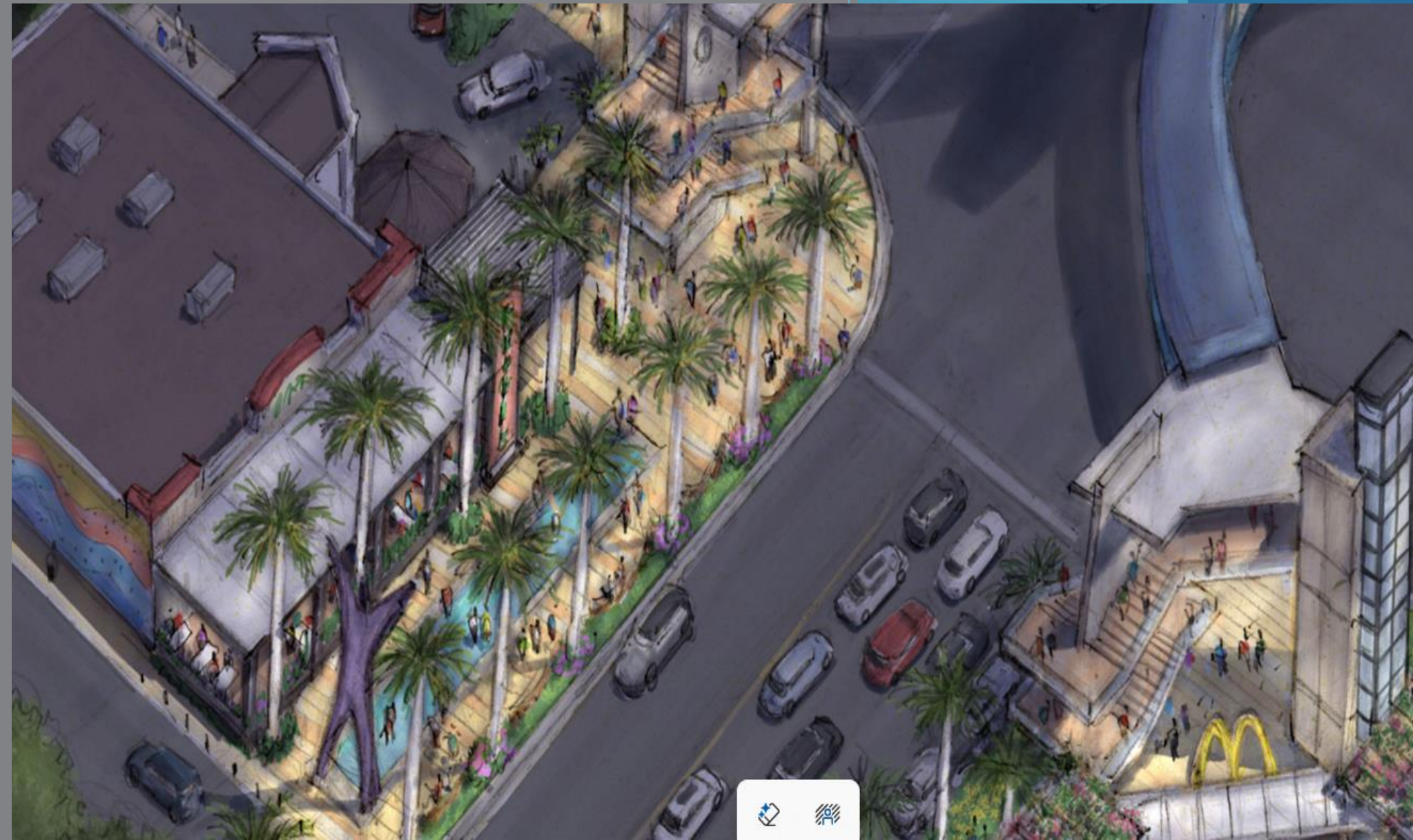
IMAGES OF RELEVANT IDEAS FOR IMPROVING THE PEDESTRIAN ENVIRONMENT AT THIS LOCATION



EXISTING CONDITIONS PHOTOS DEPICTING A LESS THAN IDEAL PEDESTRIAN ENVIRONMENT

Conclusions

The Promenade & Gateway2040 collective project is far more than a routine infrastructure upgrade; it is a deliberate investment in the safety, vitality, and unity of our community. By executing this plan, we are physically broadening access to opportunity, ensuring that every resident—whether walking to work, pushing a stroller, or navigating with a mobility device—can move through the District with dignity and peace of mind.



As Orange County continues to grow as a world-class hub of innovation and culture, our infrastructure must reflect our highest values. This project stands as a testament to what we can achieve when we prioritize people-first design, transforming a simple intersection into a welcoming gateway that connects neighborhoods, fuels local commerce, and fosters a healthier, more sustainable urban landscape. Together, we are not just pouring concrete; we are building a safer, more connected, and more vibrant Orange County for generations to come.



- ▶ Contact:
- ▶ Joshua Wallack
- ▶ 8126 International Drive
- ▶ Orlando, FL 32819
- ▶ Phone: (786) 246-2621
- ▶ Email: jtw@mangos.com