



Chronological Site Plan Development – *Treasure Cove Vacation Club LLC*

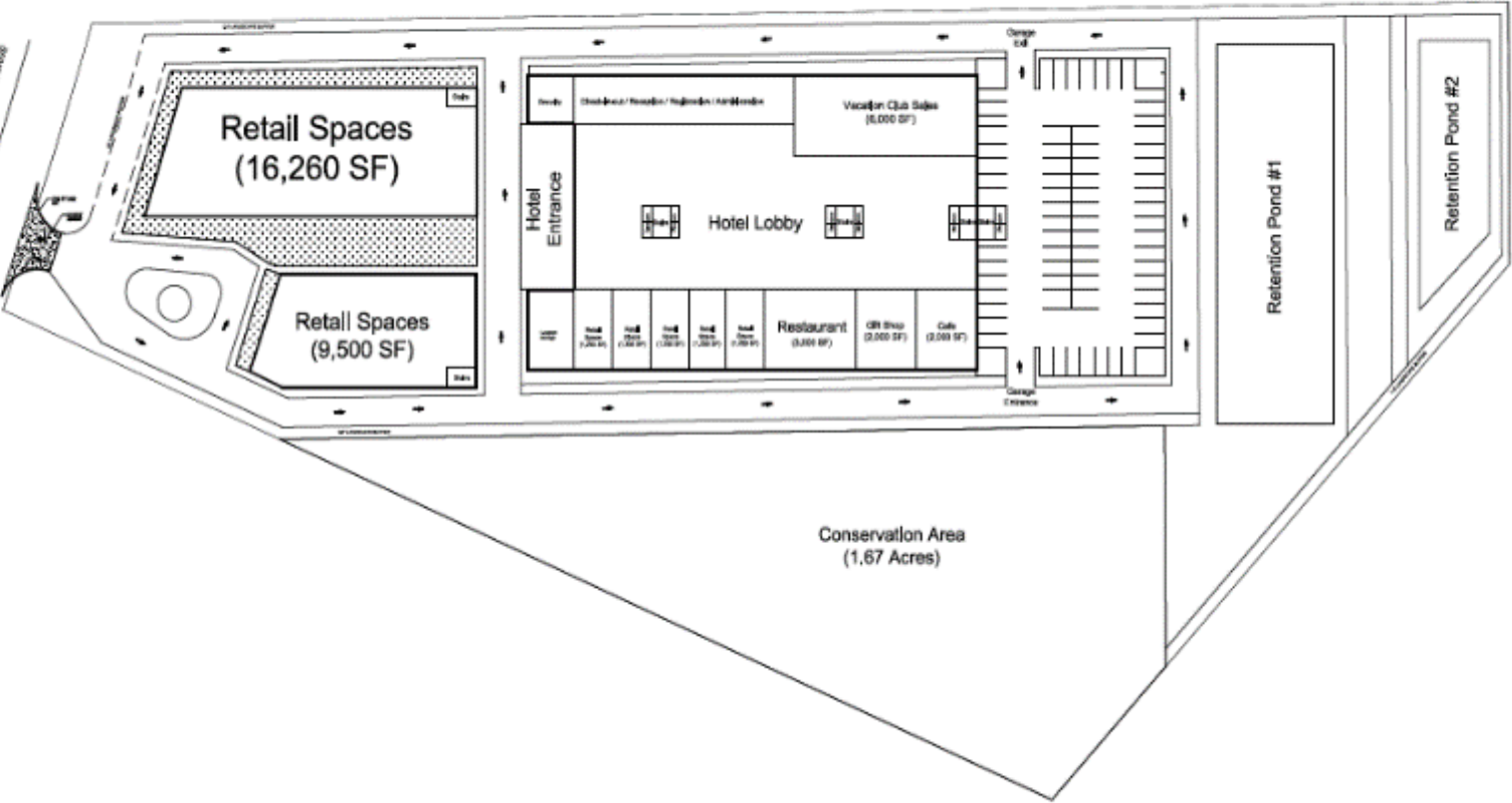
A Brief Summary to The Site

- + Fully paid free and clear
- + Fully entitled for 500 hotel rooms and 60K SF of retail
- + Size: 7.41 acres (Approx. 5.46 AC buildable/1.95 AC mitigated wetlands)
- + Approved height: 125 feet or 11 stories – can extend to 200 feet
- + Approximately 186 linear feet of frontage
- + Full access (right in, right out, left in, left out)
- + I-Drive Trolley stop in front of the site

A Brief Summary to Our Current Status – Pre, During and Post Feasibility Study Site Plans and Renderings

- + Initially, plans were to build a timeshare component with a retail component in the front
- + After speaking with multiple I-Drive Stakeholders, direction was shifted towards a dual branded hotel concept
- + Further meetings with hospitality industry veterans further solidified the dual branded concept and advised of carrying out a feasibility study for the site
- + Conversations with the consultant who carried out the feasibility study, further reinforced the dual branded concept
- + Once completed, feasibility study showed a strong and very promising project outcome with a dual branded concept, specifically working with the IHG flag

Pre Feasibility Study – TimeShare and Retail Concept – Floor Plan



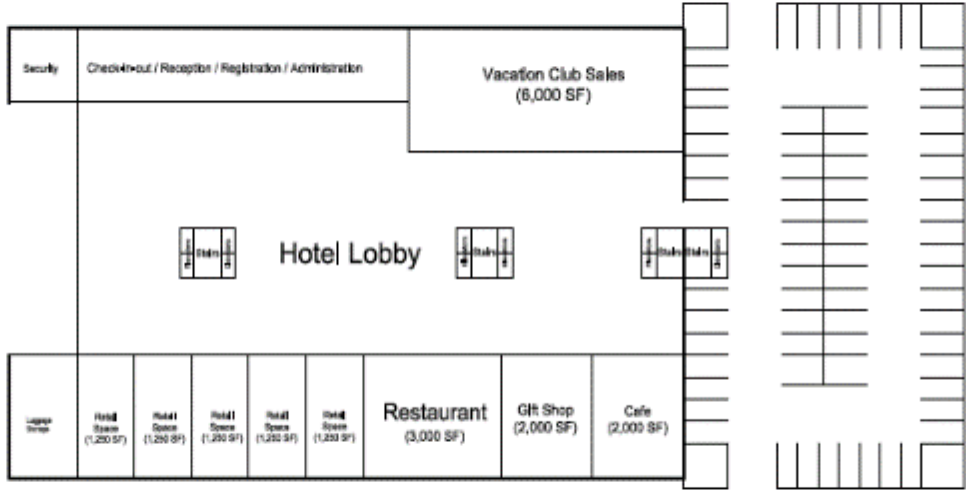
Treasure Cove
Vacation Club & Plaza
ORANGE COUNTY, FLORIDA

**Conceptual
Site Plan**

Pre Feasibility Study – TimeShare and Retail Concept – Ground Floor

Retail Spaces
(16,260 SF)

Retail Spaces
(9,500 SF)



Ground Floor

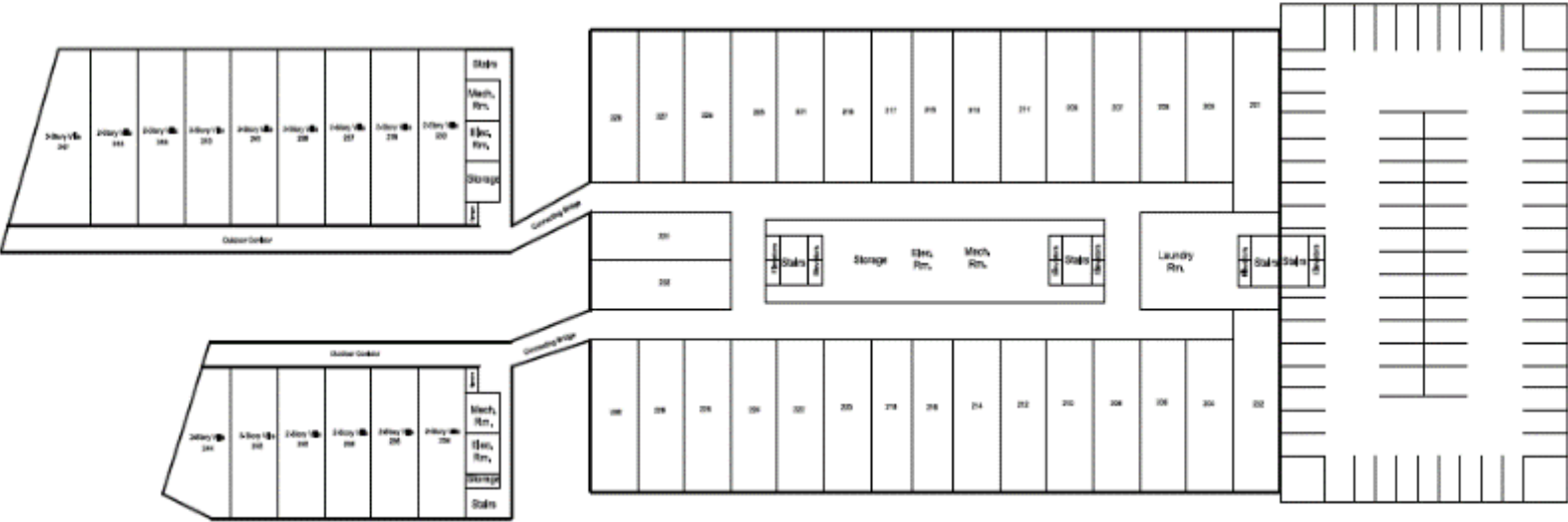
ORANGE COUNTY COMMUNITY DEVELOPMENT, INC.

GRAPHIC SCALE
1" = 20' (1/8" = 10')

Treasure Cove
Vacation Club & Plaza
ORANGE COUNTY, FLORIDA

Conceptual
Ground Floor

Pre Feasibility Study – TimeShare and Retail Concept – 2nd Floor



2nd Floor

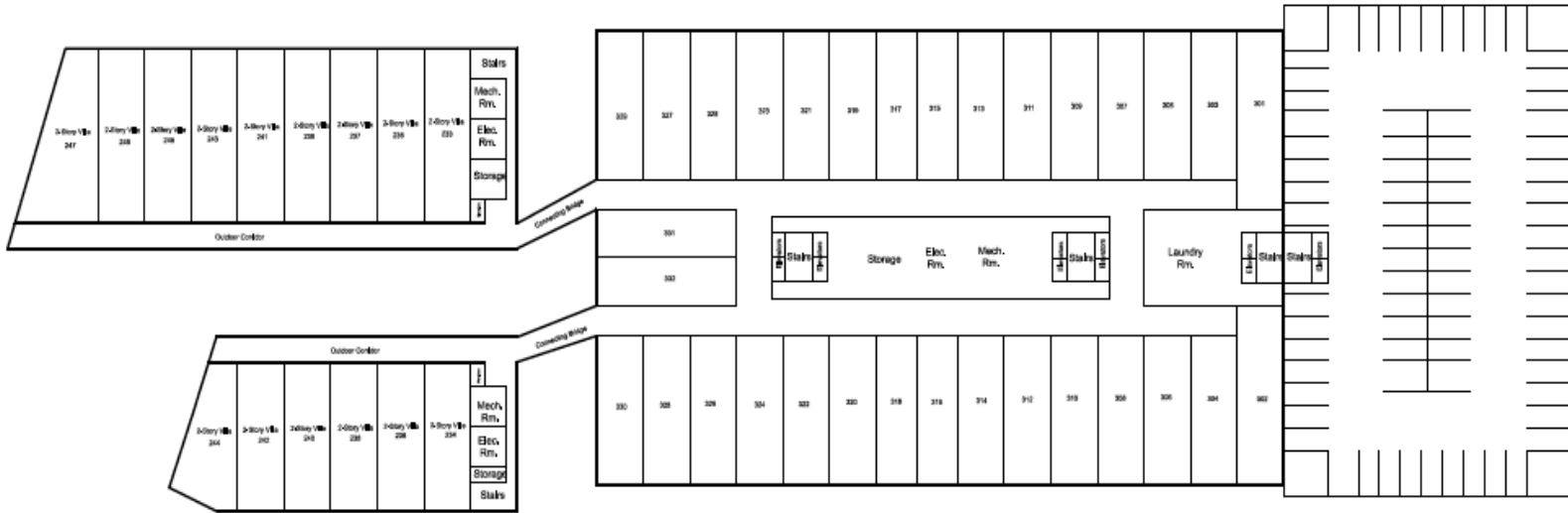
PROFESSIONAL ARCHITECTURAL SEAL



Treasure Cove
Vacation Club & Plaza
ORANGE COUNTY, FLORIDA

Conceptual
2nd Floor Plan

Pre Feasibility Study – TimeShare and Retail Concept – 3rd Floor



3rd Floor

CERTIFICATE OF AUTHORIZATION NO. 878

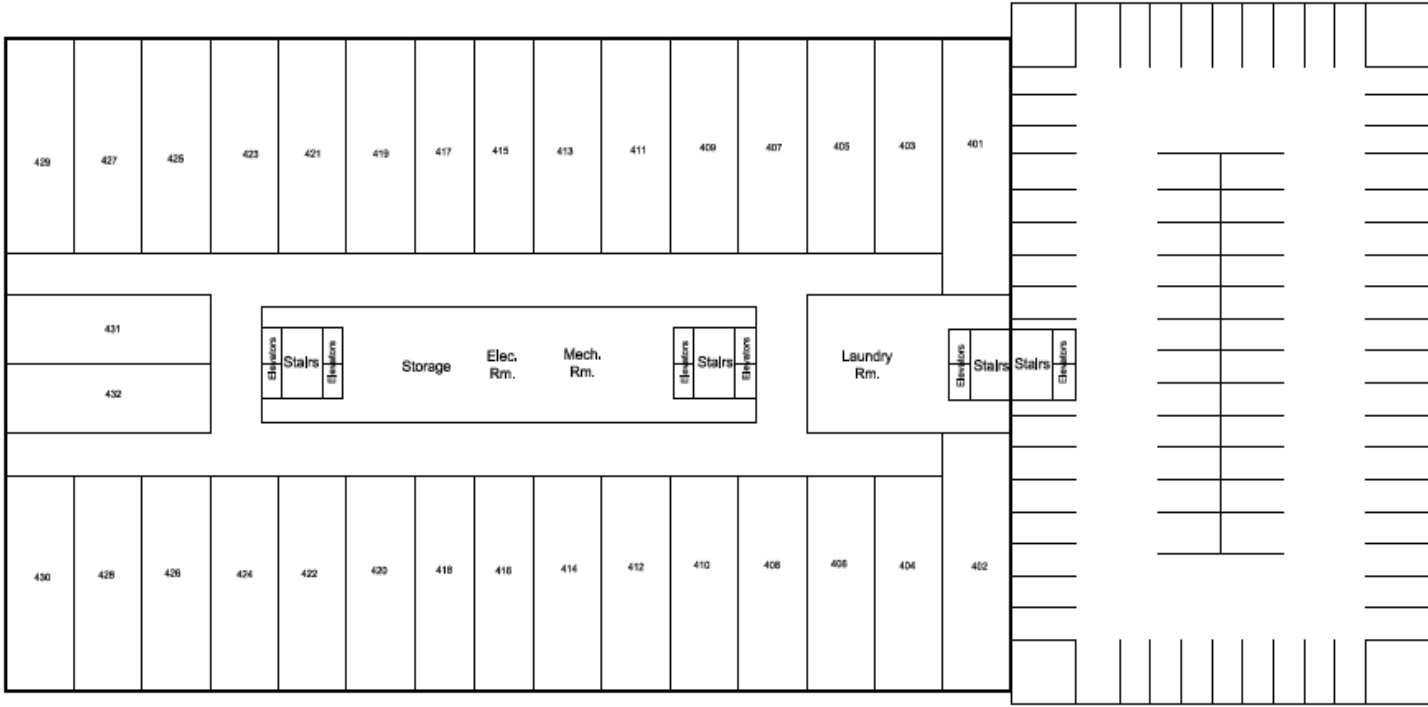


Treasure Cove
Vacation Club & Plaza
ORANGE COUNTY, FLORIDA

Conceptual
3rd Floor Plan

Pre Feasibility Study – TimeShare and Retail Concept – 4th and 5th Floors

CERTIFICATE OF AUTHORIZATION No. 1019



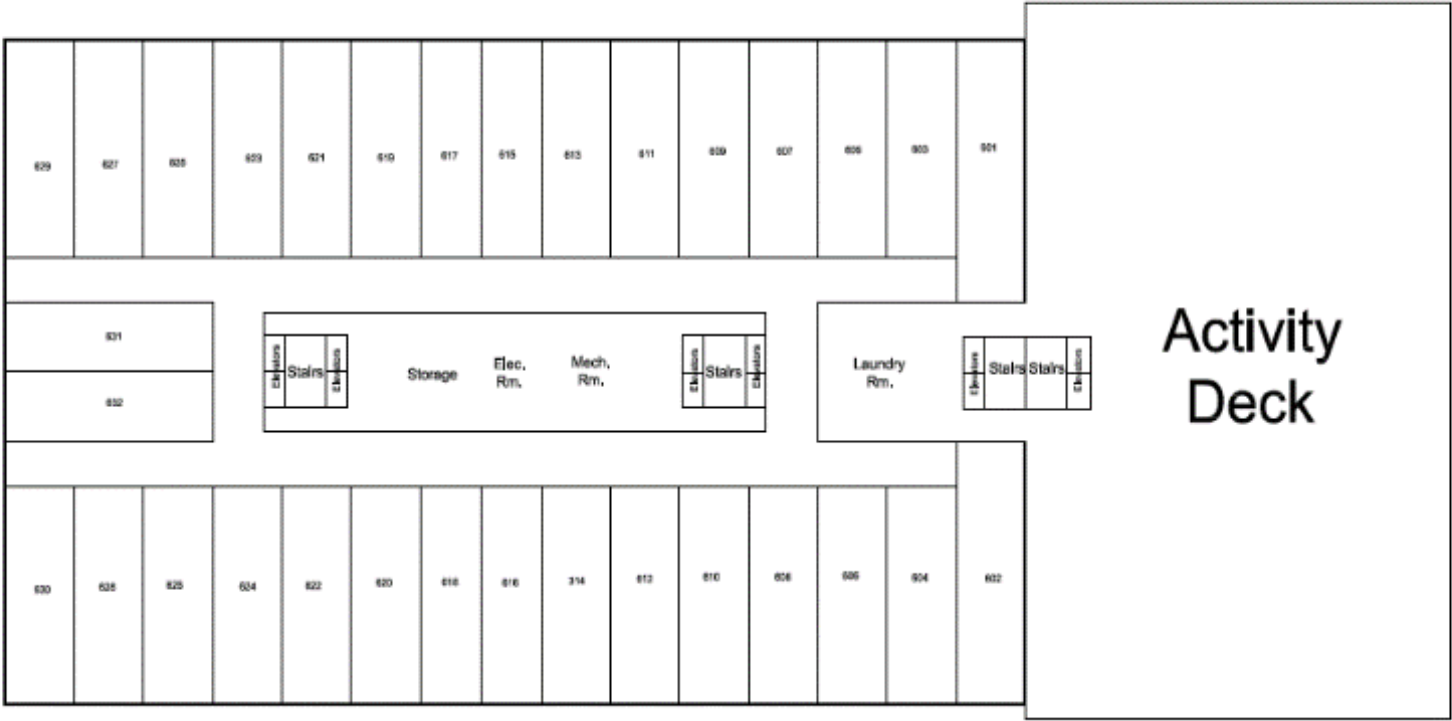
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

4th & 5th Floors

Treasure Cove
Vacation Club & Plaza
ORANGE COUNTY, FLORIDA

Conceptual
4th & 5th Floor Plan

Pre Feasibility Study – TimeShare and Retail Concept – 6th Floor W/Activity Deck



6th Floor / Activity Deck

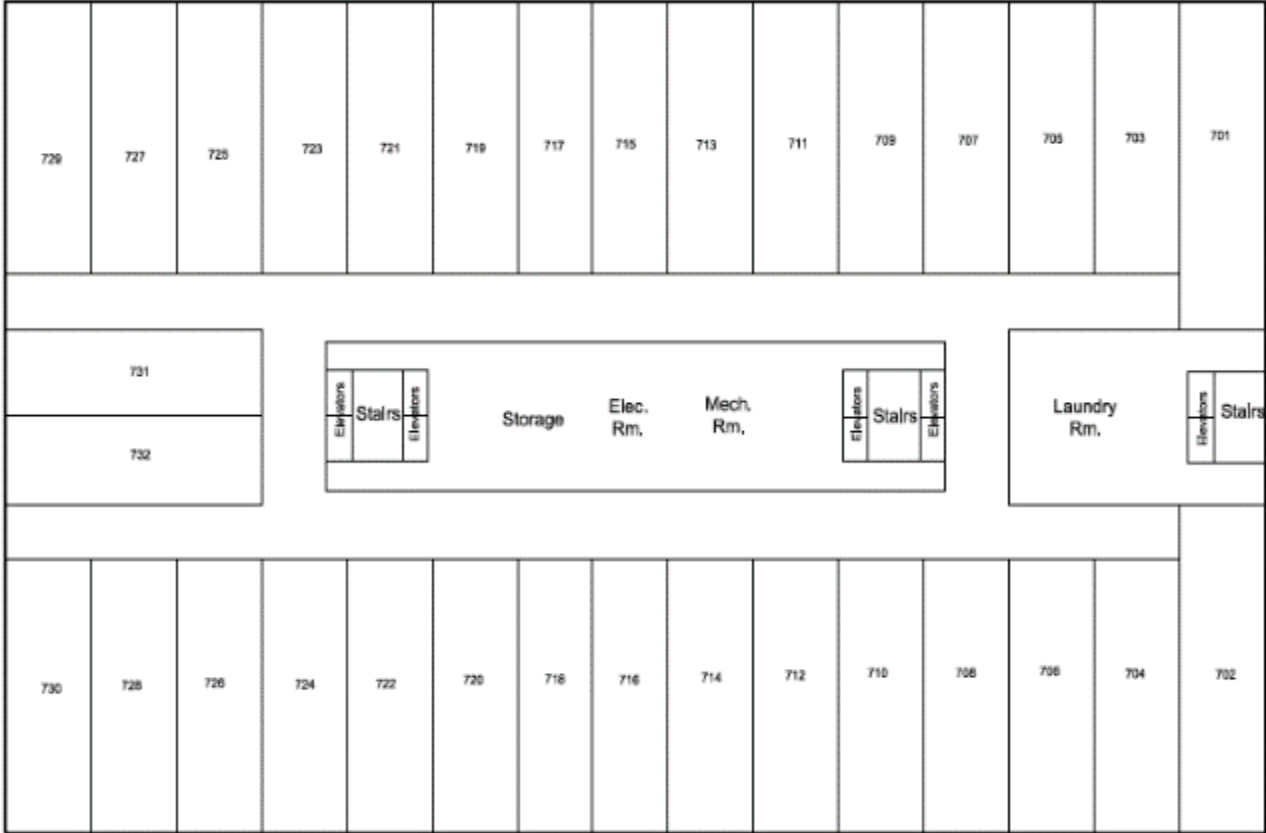
CONTRACTOR'S INFORMATION No. 008

GRAPHIC SCALE
 (1" = 10'-0")
 (1" = 20'-0")

Treasure Cove
 Vacation Club & Plaza
 ORANGE COUNTY, FLORIDA

Conceptual
 6th Floor Plan

Pre Feasibility Study – TimeShare and Retail Concept – 7th Floor and Beyond



7th Floor (Typ.)

ORANGE COUNTY PLANNING DEPARTMENT

GRAPHIC SCALE
 0 10 20 30
 1" = 20'-0"

Treasure Cove
 Vacation Club & Plaza
 ORANGE COUNTY, FLORIDA

Conceptual
 7th Floor Plan

Pre Feasibility Study – TimeShare and Retail Concept - Renderings



Pre Feasibility Study – TimeShare and Retail Concept - Renderings



Pre Feasibility Study – TimeShare and Retail Concept - Renderings



Pre Feasibility Study – TimeShare and Retail Concept - Renderings



Pre Feasibility Study – TimeShare and Retail Concept - Renderings



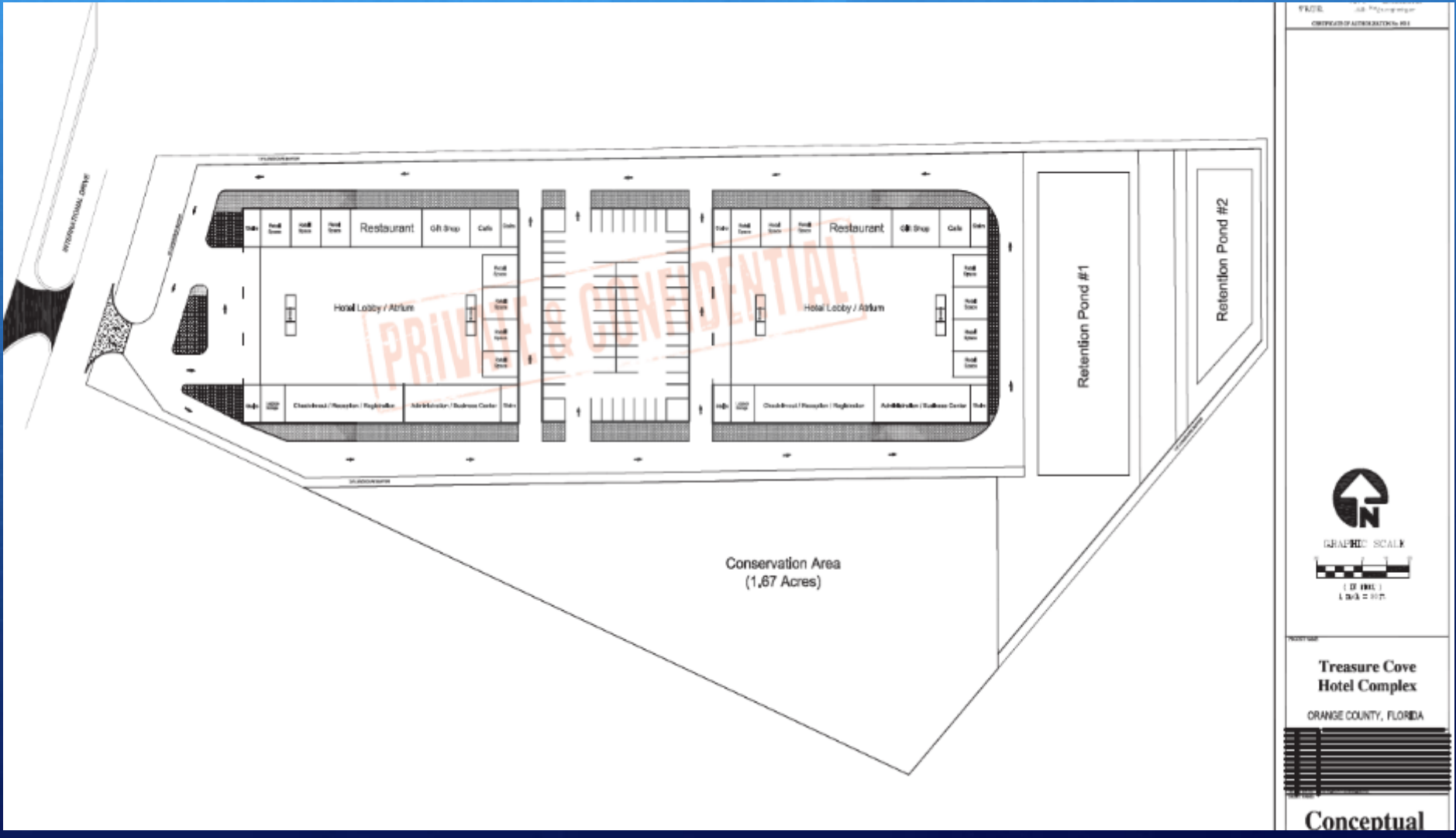
Pre Feasibility Study – TimeShare and Retail Concept - Renderings



Pre Feasibility Study – TimeShare and Retail Concept - Renderings



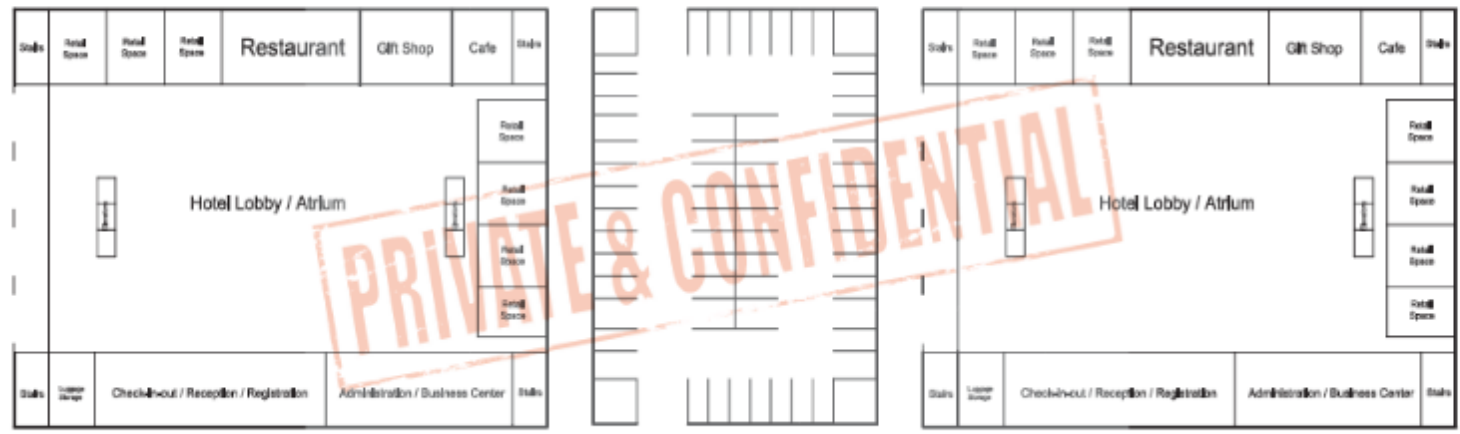
During-Feasibility Study – Dual Branded Hotel Concept – Site Plan



During-Feasibility Study – Dual Branded Hotel Concept – Ground Floor

⊙	36 Rooms / Suites	Activity Deck	⊙	36 Rooms / Suites
⊙	36 Rooms / Suites		⊙	36 Rooms / Suites
⊙	36 Rooms / Suites		⊙	36 Rooms / Suites
⊙	36 Rooms / Suites		⊙	36 Rooms / Suites
⊙	36 Rooms / Suites		⊙	36 Rooms / Suites
⊙	36 Rooms / Suites		⊙	36 Rooms / Suites
⊙	30 Rooms / Suites		⊙	30 Rooms / Suites
⊙	30 Rooms / Suites		⊙	30 Rooms / Suites
⊙	30 Rooms / Suites		⊙	30 Rooms / Suites
⊙	30 Rooms / Suites		⊙	30 Rooms / Suites
Hotel Lobby / Atrium	⊙	⊙	Hotel Lobby / Atrium	⊙

Elevation - Skyline



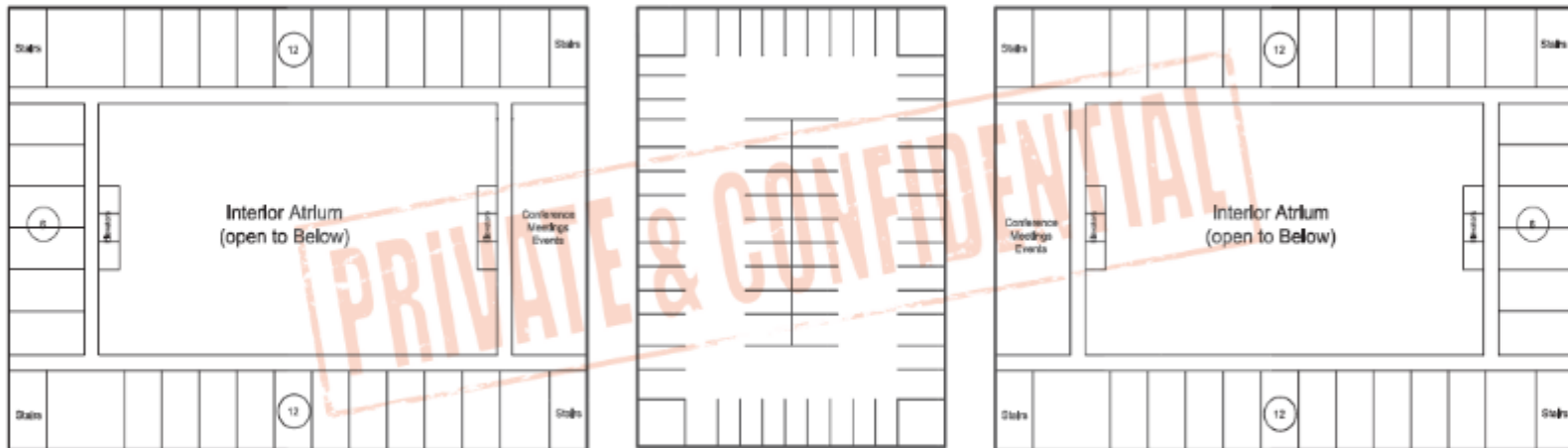
108 PROJECT, 10/17/2014
 10/17/2014 10:15:00 AM
 108 PROJECT, 10/17/2014

GRADED SCALE
 1" = 20'-0"

**Treasure Cove
 Hotel Complex**
 ORANGE COUNTY, FLORIDA

**Conceptual
 Ground Floor**

During-Feasibility Study – Dual Branded Hotel Concept – 2nd to 5th Floors



2nd - 5th Floors
30 Rooms (Ea. floor, Ea. Hotel)

ENCLOSURE & ARCHITECTURE, INC.
11111...
11111...
11111...
11111...
11111...

DATE: 11/11/11



GRAPHIC SCALE



1" = 10'-0"

PROJECT:

**Treasure Cove
Hotel Complex**

ORANGE COUNTY, FLORIDA



During-Feasibility Study – Dual Branded Hotel Concept – 6th Floor / Activity Deck



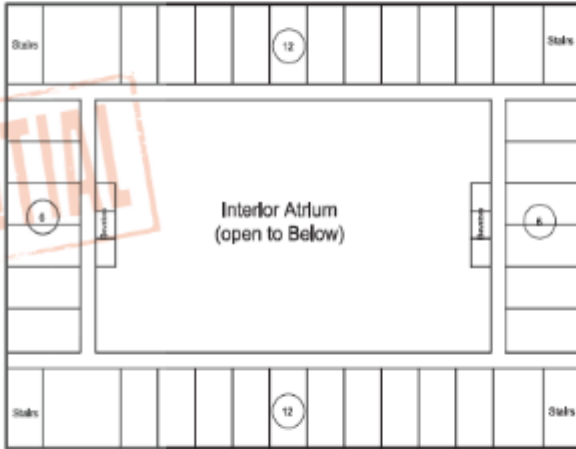
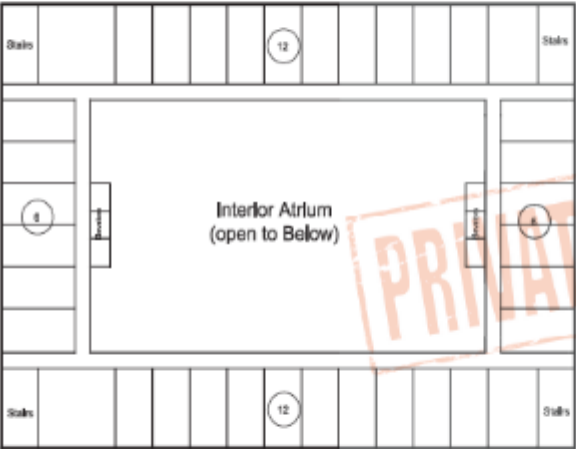
6th Floor / Activity Deck
36 Rooms (Each Hotel)

THE OFFICE OF ARCHITECTURE, INC.
1111 S. GARDNER STREET, SUITE 200
ORANGE COUNTY, FLORIDA 32767
TEL: 407.878.1111
WWW.OAARCHITECTURE.COM



Treasure Cove
Hotel Complex
ORANGE COUNTY, FLORIDA

During-Feasibility Study – Dual Branded Hotel Concept – 7th to 11th Floors



7th - 11th Floors
36 Rooms (Ea. floor, Ea. Hotel)

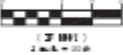
PRIVATE & CONFIDENTIAL

TROB.
ENGINEERS & ARCHITECTS, INC.
10000 W. BOULEVARD, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 772-475-1111
WWW.TROB.COM

PROJECT NO. 10000000000000000000



GRAPHIC SCALE



1" = 10'-0"

**Treasure Cove
Hotel Complex**

ORANGE COUNTY, FLORIDA

During-Feasibility Study – Dual Branded Hotel Concept – Renderings



During-Feasibility Study – Dual Branded Hotel Concept – Renderings



During-Feasibility Study – Dual Branded Hotel Concept – Renderings



During-Feasibility Study – Dual Branded Hotel Concept – Renderings



Post-Feasibility Study – Dual Branded Hotel Campus (IHG)



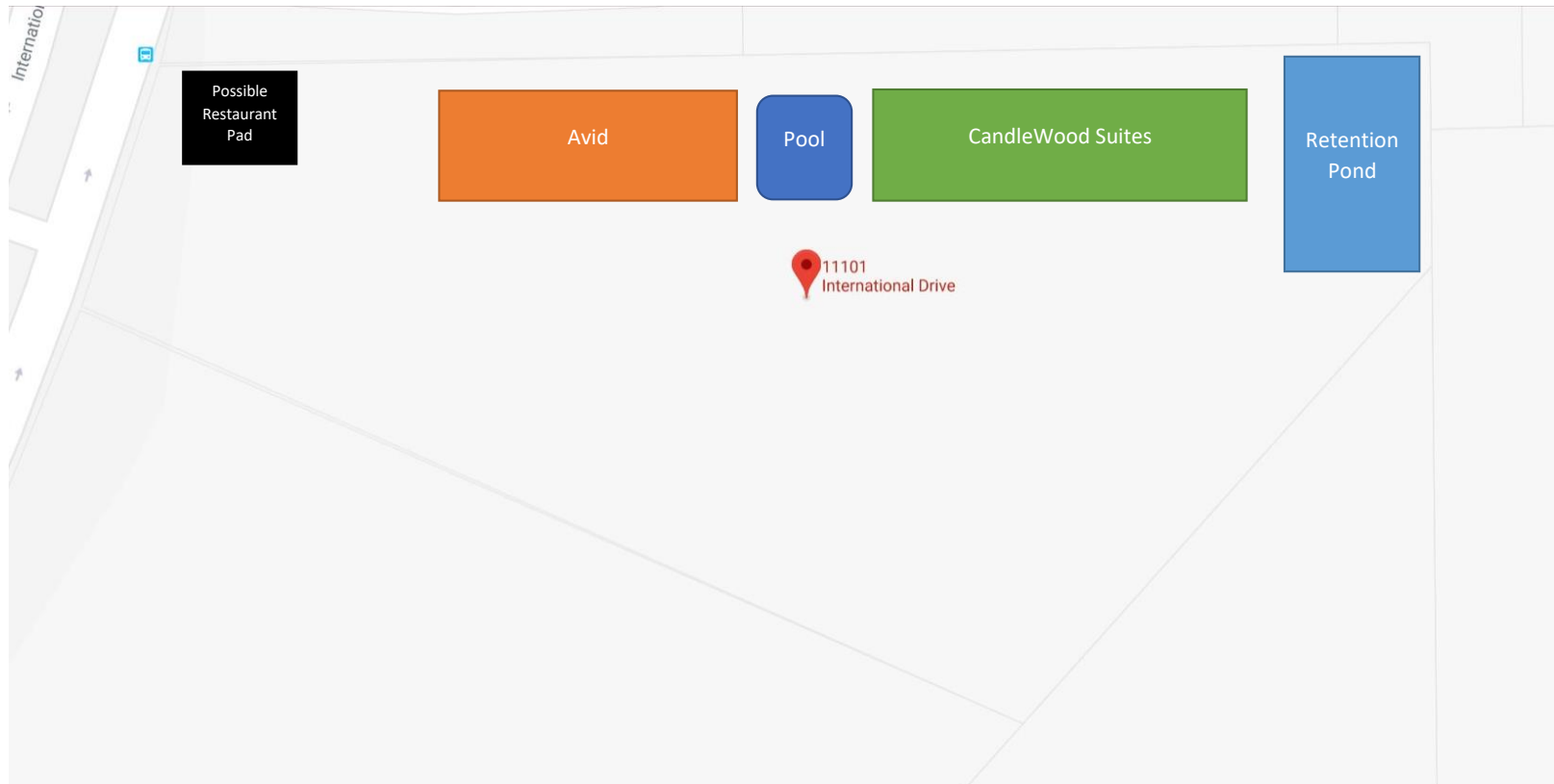
AVID +/-200 Guest Rooms on 8-9 floors

Post-Feasibility Study – Dual Branded Hotel Campus (IHG)



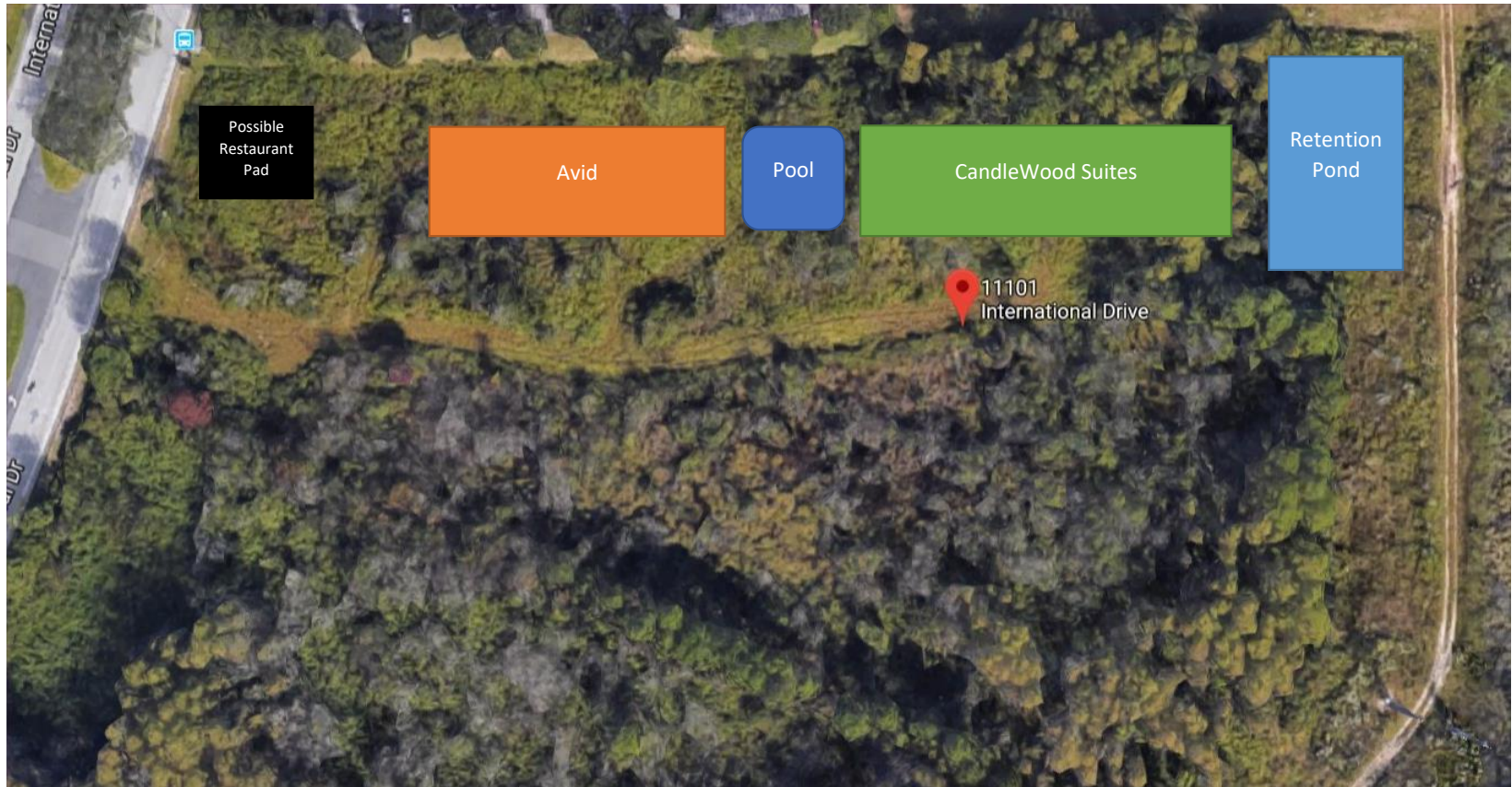
Candlewood Suites
+/- 150 Guest Rooms on 5-6 floors

Post-Feasibility Study – Dual Branded Hotel Campus (IHG)



Site is 7.41 Acres with approximately 5.46 Buildable acres with 1.95 Acres of mitigated wetlands

Post-Feasibility Study – Dual Branded Hotel Campus (IHG)



Site is 7.41 Acres with approximately 5.46 Buildable acres with 1.95 Acres of mitigated wetlands

Appendix – Fully Entitled by Orange County

- + This appendix contains excerpts from entitlement letters by Orange County
- + Entitlement for 500 hotel rooms and 60K SF of retail
- + Height restriction to 125 ft and 11 stories
- + Mitigated wetlands approval letter
- + Recorded Plat

Approval Letters From Orange County (Entitlements) *

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: December 2, 2014

IMPACT ANALYSIS

Special Information

The 7.41-acre Orangewood / Orangewood Cove PD was originally approved on August 23, 1994, and is generally located along the east side of International Drive, approximately 1,000 feet south of the Central Florida Parkway. The existing PD development program allows for up to 60,000 square feet of tourist commercial uses, including hotel, time share, assisted living facility, and medical office uses.

Through this substantial change request, the applicant is seeking to retain existing development entitlements for up to 60,000 square feet of retail uses, to eliminate the previously approved uses of assisted living facility and medical office, and to add a maximum of five-hundred (500) hotel rooms or two-hundred fifty (250) lock out / time share rooms. In addition, the applicant is requesting to increase the maximum building height for hotel or timeshare uses only from sixty (60') feet to one hundred twenty-five (125') feet and eleven (11) stories. Finally, the PD trip conversion matrix is being amended by reflecting the uses of retail, hotel, and time share only, and by eliminating the uses of assisted living facility and medical office.

Land Use Compatibility

The requested development program and the increased building height for hotel and time share uses only, would not adversely impact surrounding properties.

Comprehensive Plan (CP) Consistency

The affected property has an underlying Future Land Use Map (FLUM) designation of Activity Center Mixed Use (ACMU). The proposed PD substantial change request is consistent with this FLUM designation and all other applicable CP provisions.

Environmental

Environmental Protection Division (EPD) staff reviewed the request and has no concerns at this time. All previously approved EPD findings and conditions of approval for this PD still apply.

Transportation / Concurrency

The applicant is required to submit a traffic analysis for this project as part of concurrency approval. The project is currently approved for 60,000 square feet of retail which generates 420 p.m. peak trips; and the requested 500 hotel rooms or 250 timeshares with lockout units would respectively result in an additional 350 or 395 p.m. peak trips. Based on the Concurrency Management System (CMS) data base dated November 2014, capacity to accommodate the additional trips is available to be encumbered.

BCC Hearing Date: December 2, 2014

ACTION REQUESTED

DRC Recommendation - (September 24, 2014)

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orangewood / Orangewood Cove Planned Development / Land Use Plan (PD/LUP), subject to the following conditions:

1. Development shall conform to the Orangewood / Orangewood Cove PD Land Use Plan dated "Received August 27, 2014," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval of this land use plan and the land use plan dated "Received August 27, 2014," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners at the public hearing where this development was approved, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered or approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must

Approval Letters From Orange County (Entitlements) *

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: December 2, 2014

apply for and obtain a capacity reservation certificate prior to issuance of the initial certificate of occupancy. Nothing in this condition and nothing in the decision to approve this development plan shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

5. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
6. The developer shall obtain water and wastewater service from Orange County Utilities.
7. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed water and wastewater systems have been designed to support all development within the PD.
8. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code (Tourist Commercial).
9. Outside sales, storage, and display shall be prohibited.
10. The maximum building height for any hotel or time share use shall be limited to one-hundred twenty-five (125) feet and eleven (11) stories. The maximum building height for all other uses shall be sixty (60) feet, or thirty-five (35) feet within one-hundred feet of single family residential.
11. Tree removal / earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 23, 1994, shall apply:
 - a. The proposed median opening and access location are not approved with this plan and shall be determined at development plan submittal.
 - b. To the extent required to comply with the consistency provisions of the Growth Management Act, the following conditions shall be added to the conditions of approval:
 - 1) Commercial land uses shall be limited to those stated in Policy 1.1.3 of the International Drive Activity Center Plan. Furthermore, Policy 1.1.6. of the International Drive Activity Center Plan dealing with prohibited uses shall apply to development approvals.
 - 2) If the housing linkage program is in place prior to development approval, development of nonresidential development shall be conditioned upon the development of residential units within the area designated as Activity Center

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: December 2, 2014

Residential on the Future Land Use Map. Past affordable housing efforts by the developer shall be recognized in any housing linkage program.

- 3) The Development Guidelines of the International Drive Activity Center shall apply to the subject property if they are established prior to development plan submittal, including but not limited to lighting standards, site regulations, open space regulations, trip reduction program, access management controls, transit access design standards, building orientation and location of parking lots.
- 4) The property owner shall be required to participate in a property owners' association upon its creation.
- 5) Stormwater management facilities shall be designed as an aesthetic feature, except where determined by the County engineer to be technically unfeasible.
- 6) A 20-foot wide pedestrian/landscape/utility easement plus a 15-foot wide transit easement along International Drive for a total of 35 feet (with the transit easement along International Drive) shall be included in the development plan.
- 7) The development plan may provide for interconnection of adjacent developments either by cross-access easements or public right-of-way.
- 8) Sidewalks may be a minimum of 10-foot wide along International Drive.
- 9) Participation in a shuttle service connecting area attractions, major transportation centers, and on-site development shall be required.

PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (August 23, 1994)

Upon a motion by Commissioner Freeman, seconded by Commissioner Butler, and carried with County Chairman Chapin and all commissioners present and voting AYE by voice vote; the Board approved the request for rezoning by Mike Prejean, Williamsburg Realty, for "Orangewood Planned Development (PD) / Orangewood Cove," to amend the approved Land Use Plan to convert the land use from High Density Residential (12-20 Dwelling Units / acre – 148 units) to 60,000 square feet of Tourist Commercial uses, on the above-described property, subject to conditions.

Approval Letters From Orange County (Mitigated Wetlands & Plat) *

*These are excerpts from full documents for display purposes only.
Please refer to the attached addendums in the application package.

From: Neal.Thomas@ocfl.net [mailto:Neal.Thomas@ocfl.net]
Sent: Monday, September 30, 2013 3:58 PM
To: curt@coganddevelopment.com
Subject: RE: Orangewood Cove 11101 I-Drive

Yes. According to my records, CAI 97-031 (error below) authorized the impact of 3.91 acres of Class III wetlands for the development of a hotel. The mitigation required included on-site preservation and enhancement of 1.67 acres of wetlands AND the purchase of 9 credits from the Split Oak Mitigation Bank.

The file indicates that the easement has been recorded (ORB 5599 PG 1452) and that 9 credits were purchased at HRI (SPLIT OAK). Therefore, according to my records the impacts and mitigation have been completed.

Neal Thomas
Environmental Program Supervisor
Environmental Permitting, Compliance and Enforcement
Environmental Protection Division
800 Mercy Drive, Suite 4
Orlando Florida 32808

office: 407-836-1451
cell: 321-436-7745
fax: 407-836-1451
email: Neal.Thomas@ocfl.net
web: www.ocepd.org

