

# Lawrence Center - Phase 1 Parking Garage Site Plan

The property, currently developed as a 39,747-square-foot office building (known as the Rollins College Lawrence Center), will remain. The 18,487-square-foot college support building (known as the Pioneer Building) will be replaced by Phase 1 (proposed parking garage).



Phase 1 will consist of a new parking garage with one of the following options:

- Rollins proposal:** A two-story, three-level garage with approximately 184 total parking spaces
- City proposal Option 1:** A four-story, five-level garage with approximately 304 total parking spaces
- City proposal Option 2:** A five-story, six-level garage with approximately 364 total parking spaces

Phase 2 will consist of a new museum which will seek Conditional Use approval at a future date.

Phase 3 will consist of the new Crummer Business School which will also seek Conditional Use approval at a future date.



**CITY OF WINTER PARK**  
401 South Park Avenue  
Winter Park, FL 32789

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STANDARD  
U.S. Postage  
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Orlando, FL  
Permit No. 4834

# citywide PUBLIC NOTICE



## LAWRENCE CENTER EXPANSION PHASE 1 PARKING GARAGE 200 E. NEW ENGLAND AVE. & 203 E. LYMAN AVE.

**PUBLIC HEARINGS**

**2018**

**Planning & Zoning Board**  
TUESDAY 09.11.18 @ 6 p.m.

**City Commission**  
MONDAY 09.24.18 @ 3:30 p.m.

**City Hall Commission Chambers**  
2nd Floor | 401 S. Park Ave.  
Winter Park, Florida 32789

Rollins College is requesting approval of a Comprehensive Plan Future Land Use Amendment from Office to Institutional; rezoning from Office (O-1) to Public Quasi-Public (PQP); and Final Conditional Use Permit for Phase I, which is a three-level parking garage for the properties located at 203 E. Lyman Ave. and 200 E. New England Ave. The City of Winter Park is considering a partnership to expand the parking garage to add two to three levels in order to provide an additional 120-180 public parking spaces which requires a height map change from three to four or five stories.

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105).

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Planning & Community Development Department at 407-599-3324 at least 48 hours in advance of the meeting.

## Lawrence Center - Phase 1 Parking Garage Options



### ROLLINS GARAGE PROPOSAL

- two-story, three levels
- 28'6" top of parapet
- approximately 184 Rollins spaces



### CITY GARAGE EXPANSION PROPOSAL OPTION 1

- four-story, five levels
- 48'6" top of parapet
- approximately 184 Rollins spaces + 120 public spaces
- approximately 304 total spaces



### CITY GARAGE EXPANSION PROPOSAL OPTION 2

- five-story, six levels
- 58'6" top of parapet
- approximately 184 Rollins spaces + 180 public spaces
- approximately 364 total spaces

**WITHDRAWN BY APPLICANT**

More detailed information can be found in the Planning & Zoning Board's staff report that will be available Tuesday, September 4, 2018, at [cityofwinterpark.org/pzb-reports](http://cityofwinterpark.org/pzb-reports).