



Planning & Zoning Board Public Hearing

January 14, 2020 at 6:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Agenda Items

1. Call to Order

2. Public Hearings

- Request of Rollins College for: An ordinance to amend the future land use plan map to change the future land use designation of office to institutional on the 2.37 acres of properties at 200 E. New England Avenue and 203 E. Lyman Avenue.
- Request of Rollins College for: An ordinance to amend the official zoning map to change from Office (O-1) zoning to Public, Quasi-Public (PQP) district zoning on the 2.37 acres of properties at 200 E. New England Avenue and 203 E. Lyman Avenue.
- Request of Rollins College for: Conditional Use approval to redevelop the properties at 200 E. New England Avenue and 203 E. Lyman Avenue, to build a new 3-story, 30,766 square foot, Fine Arts Museum and a new 3-story 77,189 square foot Crummer Graduate School of Business building.

3. New Business

4. Planning Director's Report

5. Board Updates & Comments

6. Upcoming Meeting Schedule

Next P&Z Work Session: Tuesday, January 28, 2020 at 12:00 p.m.

Next P&Z Regular Meeting: Tuesday, February 4, 2020 at 6:00 p.m.

appeals & assistance

"If a person decides to appeal any decision made by the Board 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 City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

Planning & Community Development

Planning & Zoning Board Staff Report for January 14, 2020 Meeting

CPA #20-01 & CU #20-02: Request of Rollins College for: Ordinances to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map to change the land use designation of Office (O-1) to Institutional (PQP) and for Conditional Use approval to maintain the existing 4-story Lawrence Center office building and to build a new 3-story, 30,766 square foot Rollins Museum and a new 3-story, 77,189 square foot Crummer Graduate School of Business building, on the properties at 200 E. New England and 203 E. Lyman Avenues.

Background

Rollins College owns the 2.37 acres at 200 E. New England and 203 E. Lyman Avenues, which is the entire block bounded by New England, Interlachen, Lyman and Knowles Avenues. There is an existing 4-story Lawrence Center office building at the corner of New England and Knowles Avenues and a 2-story College office building at the corner of Lyman and Knowles Avenues.

The applications consists of two things:

1. To change the Comprehensive Plan future land use map and Zoning map for this block from the existing Office (O-1) designation to an Institutional (PQP) designation, and
2. For Conditional Use approval that seeks to retain the existing 4-story Lawrence Center building, demolish the existing 2-story College office building and adjacent drive-thru tellers and to build a new 3-story, 30,766 square foot, Rollins College Museum and a new 3-story, 77,189 square foot Crummer Graduate School of Business.

Comprehensive Plan Future Land Use and Zoning Map changes

These properties, historically, were privately held (Winter Park Federal Savings & Loan) until their acquisition by Rollins College in 1993. The 4-story Lawrence Center building has been predominately privately leased office space, including the bank with drive-thru tellers and additionally the 2-story Pioneer building that was business offices for the Hamilton Holt school. As such, the existing Office zoning designations fit the historic uses of the property.

Now that the proposed uses of this block are requested to be predominately College related functions of the Rollins Museum and Crummer Graduate School. The request is to match the land use designations that exist on the Rollins College campus, which is Institutional (PQP).

Aside from zoning compatibility with the Campus, what this change results in, is an increase in the maximum permitted Floor Area Ratio from 45% up to a maximum of 200%. Thus, this 2.37 acre block changes from a maximum of 46,456 square feet to a maximum of 206,474 square feet of buildings. The combination of the two existing buildings is now 50,591 square feet.

The result of the Land Use/Zoning changes is to allow (subject to Conditional Use approval) and increase for the 110,000 square feet of new buildings proposed. That is not an insignificant increase in building size and mass. Thus, compatibility and context are important considerations.

This block is located adjacent to the Central Business District where the C-2 zoning allows properties a similar maximum of 200% FAR. It is adjacent to the SunTrust building (FAR of 237%) and the SunTrust/Rollins parking garage (FAR of 272%). It is also adjacent to the Alford Inn (FAR of 197%), the Residences (FAR of 447%) and Via Sienna Condominiums (FAR of 173%). There are other adjacent buildings such as the Women's Club, All Saints Episcopal Church and the Congregational Church with much smaller FAR's. Based upon these adjacent buildings with compatible FAR's and the general compatibility with the permitted FAR of the adjacent Central Business District, the planning staff can support this land use change, in terms of compatibility with the building scale of the area.

One unintended consequence of this change to Institutional (PQP) is that that designation is only for institutional buildings such as public schools and colleges, hospitals, churches, city facilities, etc. The PQP zoning does not anticipate or permit private offices (Lawrence Center). As a result, this zoning change to PQP makes those private business offices in the Lawrence Center building non-conforming uses. As it is in the best interests of the City and Rollins for those private leased office spaces to continue, one provision of the proposed Benefit (Development) Agreement would allow the continuation of those functions within the Lawrence Center building and keep these commercial uses on the tax rolls.

Conditional Use Review

The goal of Rollins College with this request is to gain the entitlements for these two new facilities of a museum and graduate business school. Fund raising and other design decisions are still to come. As a result, Rollins College has agreed that any approval may be conditioned upon the final exterior architectural design, site plan and landscape plans to come back to the Planning and Zoning Board and City Commission for a final approval.

The first part of the conditional use review is the proposed new 3-story, 33,766 square foot museum. This project is intended to facilitate the relocation of the Cornell Fine Arts Museum from its current location on the college campus to a more visible and prominent location. The growth in museum size will allow, as the floor plans indicate, additional gallery space, conference/meeting room spaces for visual and lecture presentations and more back-of-house workspaces.

From the staff's perspective, having this new museum on New England Avenue in between the Alford Inn and Park Avenue will be a symbiotic relationship and will also create a lateral corridor from Park Avenue. Guests at the Alford Inn will be walking past the new museum which helps to promote our brand as the city of arts and culture and will also help expand and promote increased visitor numbers and programming at the museum.

From a site plan and architectural image perspective, the challenge with any museum is the conflict between solid blank exterior walls needed for gallery and theatre walls (similar to the Morse Museum) and the need for windows and openness to invite guests to explore the offerings and to provide exterior architectural appeal. For the final approval, the staff expects to be involved in the review of the interior floor plan layout (as this controls the exterior walls sections) together with final architectural design and materials.

The second part of the Conditional Use review is for the new 3-story, 77,189 square foot Crummer Graduate School of Business. The growth in the Crummer School size will allow, as the floor plans indicate, administration and facility offices, classrooms for teaching and learning, meeting rooms, an auditorium, and food service facility.

From a site plan and architectural image perspective, these interior functions allow more opportunity for windows and openness to enhance the exterior architectural appearance. Staff will be involved in the final exterior architectural design and material selection of this building, as well.

Project Site Statistics and Infrastructure

The combination of these three buildings is 171,801 square feet which results in Floor Area Ratio of 166% (less than the maximum 200% allowable). Setbacks for the Museum and Crummer School are proposed at 10 feet from New England and Lyman Avenues and 25 feet from Interlachen Avenue. The existing Lawrence Center office building is 10 feet from New England Avenue and the SunTrust building is 10 feet from Lyman Avenue (parking garage is 7 feet). The Alford Inn and the Residences are both 25 feet from Interlachen Avenue. Impervious coverage meets code. Building height is proposed at 42½ feet to the top of the flat roofs in lieu of the code maximum of 40 feet. There are also parapets to screen rooftop mechanical equipment.

The site will also hold a small parking lot of 38 spaces. This is to provide opportunities for convenient accessible handicapped parking, quick service deliveries and other special parking needs. Underground exfiltration beneath that parking lot area will provide the required storm water retention for this site.

Parking Analysis

There are three parking code sections that would apply to this combination of buildings. The Lawrence Center office building requires one space for each 333 sq. ft. of its 44,433 square feet or 133 spaces. Museum parking is "as determined by the City Commission" but it is expected to be largely pedestrian oriented from visitors already in the Central Business District area. The Crummer School parking is based on one space for each employee and one space for each two students, but the analysis is campus-wide.

The new Ollie parking garage has opened up the opportunity for this project (as well as the Alford expansion) by shifting about 300-350 daytime student and college employee cars from the SunTrust parking garage to the Ollie parking garage. It is also important to note that the Crummer Graduate School is primarily evening courses for a student body that is largely employed and seeking an advanced business degree. All of the Crummer students currently park in the SunTrust parking garage. When those students are there in the evening, any spaces provided for the Lawrence Center office building and SunTrust building tenants are available, as they are primarily daytime office or retail uses. There are approximately 900 spaces in the SunTrust parking garage. The times of usage with the needs of the Crummer School and Alford Hotel being primarily in the evening and the SunTrust, Lawrence Center and Alford Inn during the day, work to maximize the efficiency of the SunTrust parking garage. It is a good example of a compatible shared parking arrangement.

Rollins College has provided a parking summary of the users of the SunTrust parking garage. Their expectation is that a 200+ car surplus is available at any given time. As a result, Rollins is offering to provide parking for 25 City employees as part of the proposed Development Agreement. The College should also provide assurance that those at the Congregational Church and All Saints Episcopal Church needing parking on Sunday morning could find it in the SunTrust parking garage.

Comprehensive Plan Policy Guidance

There are no policies within the Comprehensive Plan that would be in conflict with this project, as amended. The building height of three-stories and the size (FAR) are permitted under the proposed Institutional Future Land Use designation and location within the CBD. There are Comprehensive Plan policies that generally speak to institutional facilities below, which encourages the approval of future land use map changes and conditional uses for colleges and museums. However, it is not open ended as the following policies makes those decisions based upon the conclusions that the proposed buildings are compatible with the character of the surrounding area.

Policy 1-2.4.18: New Institutional Facilities Since any new institutional facilities or expansions can only occur through Conditional Uses or Future Land Use Map changes, these proposed types of facilities such as public governmental buildings, schools, colleges or universities, public utility facilities, public parking lots, churches, museums, libraries, retirement and nursing homes, hospitals and non-profit community service facilities (excluding private clubs and lodges) may be exempted from policies in this element which discourages land use plan map changes so that appropriate future sites may be established that shall provide these public services and benefits.

Policy 1-2.4.19: Ensure Compatibility of New Community Institutional Facilities New community facility uses or expansions shall be permitted only when those facilities or uses are compatible with the character of the surrounding area, and when there is minimal additional impact over that possible by existing land use, for such factors as traffic, parking, noise, height and size of the facilities.

PLANNING AREA G: Downtown/Rollins College

Policy 1-G-11: Improvements at Rollins College & other Educational, Non-Profit or Other Institutional Entities to Avoid Adverse Impacts on Surrounding Residential Areas

Improvements or expansions to the buildings and facilities of Rollins College and other educational, non-profit or other institutional entities shall conform to existing Comprehensive Plan policies, including but not limited to the Future Land Use Map as well as Winter Park zoning regulations and standards and shall not negatively impact the surrounding residential areas.

Policy 1-G-12: Managing Expansion & Physical Improvements at Rollins College and Other Educational, Non-Profit or Other Institutional Entities

The City shall endeavor to accommodate, through conditional use reviews, the physical development building needs and campus expansion requirements through land use changes to an "Institutional" Future Land Use designation and a "Public/Quasi-Public" zoning district classification for Rollins College and other educational, non-profit or other institutional entities as long as those projects are directly related to the educational purposes of serving students and/or staff as long as those projects are compatible with adjacent residential neighborhoods and properties.

Policy 1-G-18: Maintaining the Character of Interlachen Avenue The City shall strongly discourage any change to the future land use and zoning from low density residential to medium or high density residential on the properties on the west side of Interlachen Avenue, now designated as low density residential and future development along Interlachen Avenue shall conform to a minimum 25 foot street front setback along Interlachen Avenue for buildings and structures that is consistent with the existing pattern of development.

Future Rollins College Expansions

These Comprehensive Plan policies envision a partnership with the City and other non-profits such as Rollins College. To date, such a partnership with Rollins College envisions that the college campus, south of Fairbanks Avenue, is the focus of instruction for teaching and learning. Other ancillary facilities such as the new Physical Plant building at the end of Holt Avenue, or administrative office facilities on Fairbanks Avenue are ancillary and supportive of the primary activities of the Liberal Arts institution on the main campus.

This application has raised the policy question as to the limits of outward expansion of the Rollins College campus, as this is the first time that a teaching and instruction facility, in this case of 77,000 square feet in size, is proposed "off-campus" north of Fairbanks Avenue.

There are many valid differentiators between the Crummer Graduate School and the undergraduate program. Crummer students are in a Masters business program and most work full-time. Rollins undergraduates do not take Crummer classes except occasionally in their senior year when they are also living off-campus.

Nonetheless, this application has raised the legitimate question as to whether there are or should be any limits to the geographical expansion of Rollins College, with respect to classroom instruction and undergraduate housing. As an example, could the Miller's Hardware property be proposed as the new Social Sciences classroom building or the next dormitory. To that end, the (attached) Development Agreement provides limits to the future expansion of Rollins College with respect to undergraduate classroom instruction and undergraduate housing. Those functions will remain south of Fairbanks Avenue.

Benefit (Development) Agreement

The applicant is proposing a companion Benefit (Development) Agreement. This Agreement contains important provisions for:

1. Providing the Conditional Use entitlements along with any conditions of approval. Those Conditional Use entitlements are to be for a period of five years (versus normal two years) due to the need for fund raising, etc.
2. Limiting the use of the Crummer Graduate School to that use and thus restricting the building from conversion to undergraduate classroom instruction.
3. Providing a restriction on any future undergraduate instruction or dormitory building(s) north of Fairbanks Avenue.
4. Providing for City employee parking (25 spaces) within the SunTrust garage. This would then allow more public parking in the lot behind City Hall.

Staff Evaluation and Recommendation

The main review criteria for the Comprehensive Plan/Zoning Map changes (increase in FAR to 200%) and the Conditional Use is the context and compatibility with the adjacent area. This block is located adjacent to the Central Business district where the C-2 zoning allows properties a similar maximum of 200% FAR. It is adjacent to the SunTrust building (FAR of 237%) and the SunTrust/Rollins parking garage (FAR of 272%). It is also adjacent to the Alford Inn (FAR of 197%) and the Residences (FAR of 447%) and Via Sienna Condominiums (FAR of 173%). Based upon these adjacent buildings with compatible FAR's and the general compatibility with the permitted FAR of the adjacent Central Business District, the planning staff is in support of this land use change and conditional use.

The planning staff understands the distinction between the Crummer "Graduate" School of Business versus the Liberal Arts focus of the Rollins "undergraduate" program and why the business school believes that a location within the Central Business District of Winter Park and apart from the undergraduate campus works for their mission and brand.

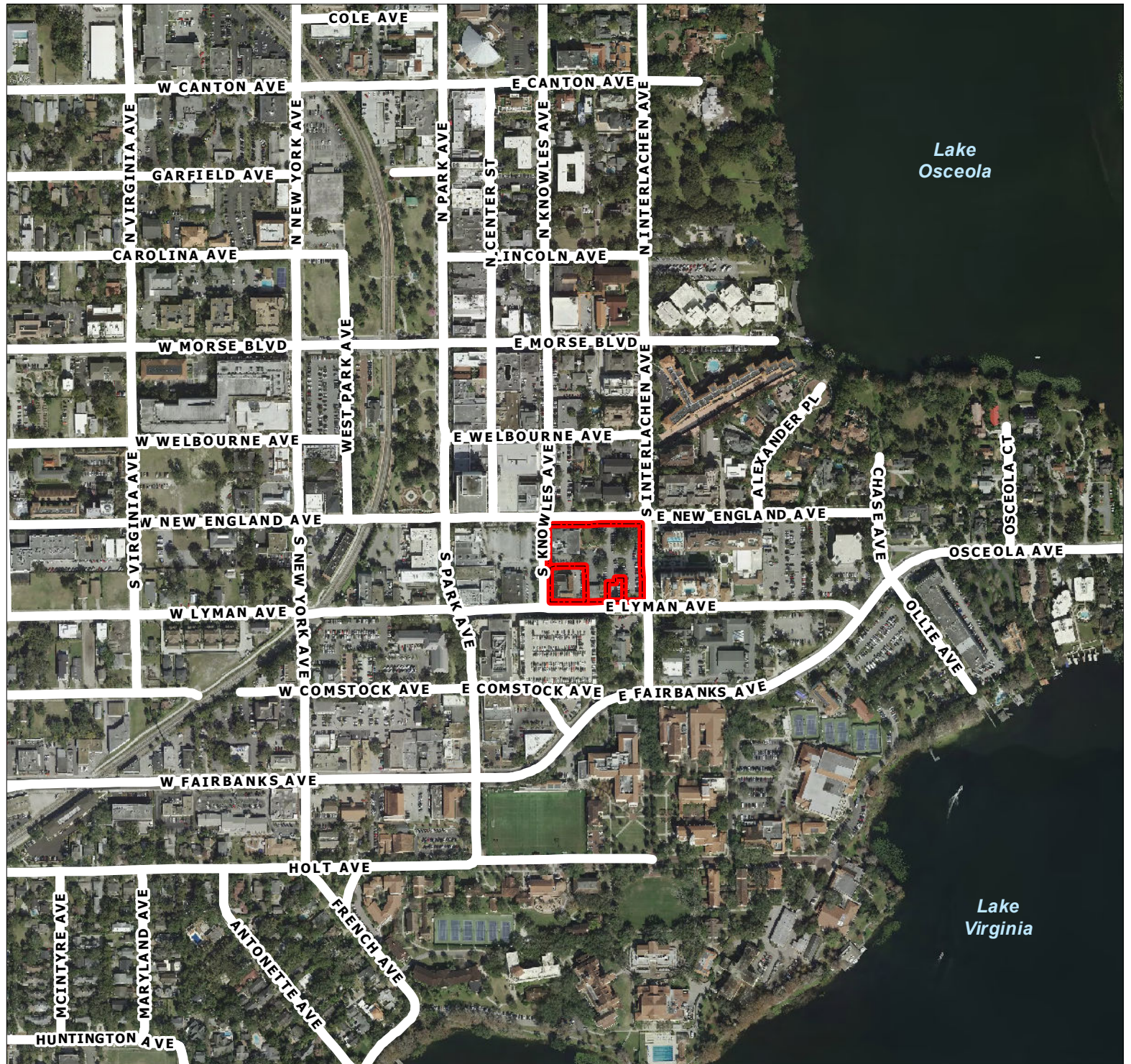
Staff Recommendation is for approval of the Comprehensive Plan future land use map change, Zoning map change and Conditional Use subject to the terms of the proposed Benefit (Development) Agreement and with the final floorplans and exterior elevations/materials of the Museum building and final exterior elevations/materials of the Crummer School building, as well as the site, landscape plan to be reviewed and approved by the Planning and Zoning Board and City Commission.



LOCATION MAP

**200 E New England &
203 E Lyman Ave**

City of Winter Park
Florida

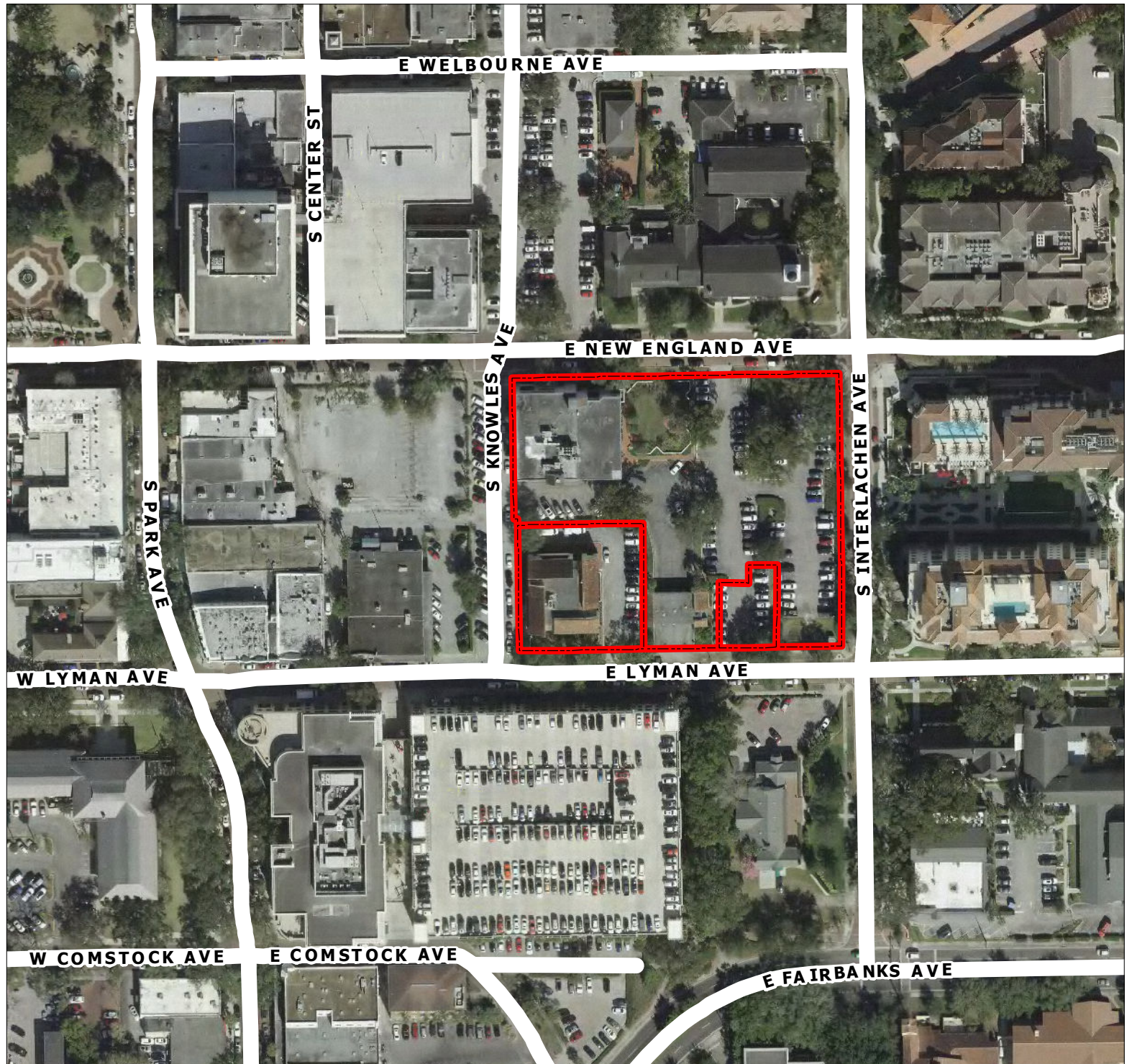




LOCATION MAP

**200 E New England &
203 E Lyman Ave**

City of Winter Park
Florida





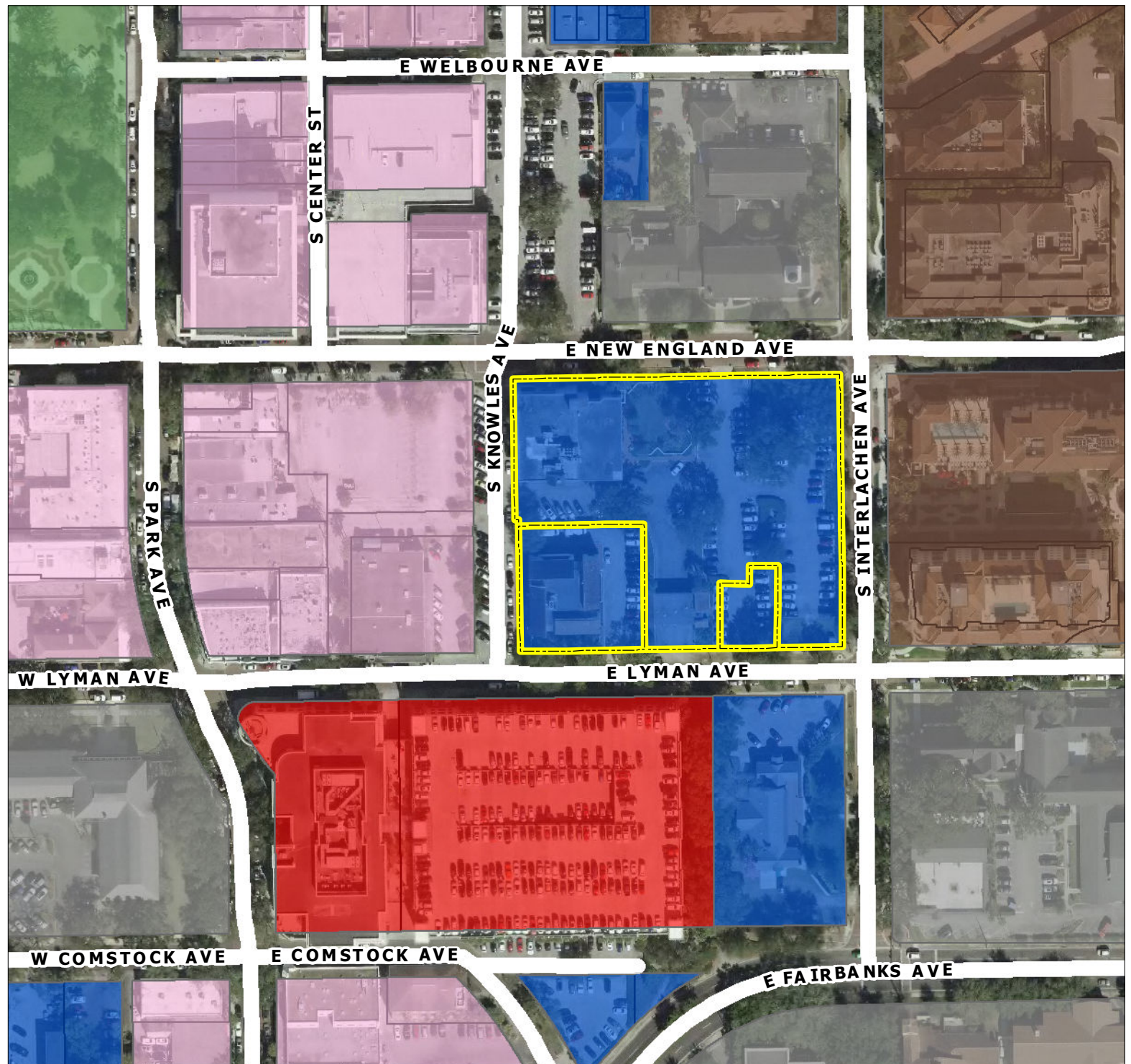
FUTURE LAND USE

200 E New England &
203 E Lyman Ave

City of Winter Park
Florida

Future Land Use

- Central Business District
- Commercial
- Office Professional
- Institutional
- High Density Residential
- Open Space Recreation





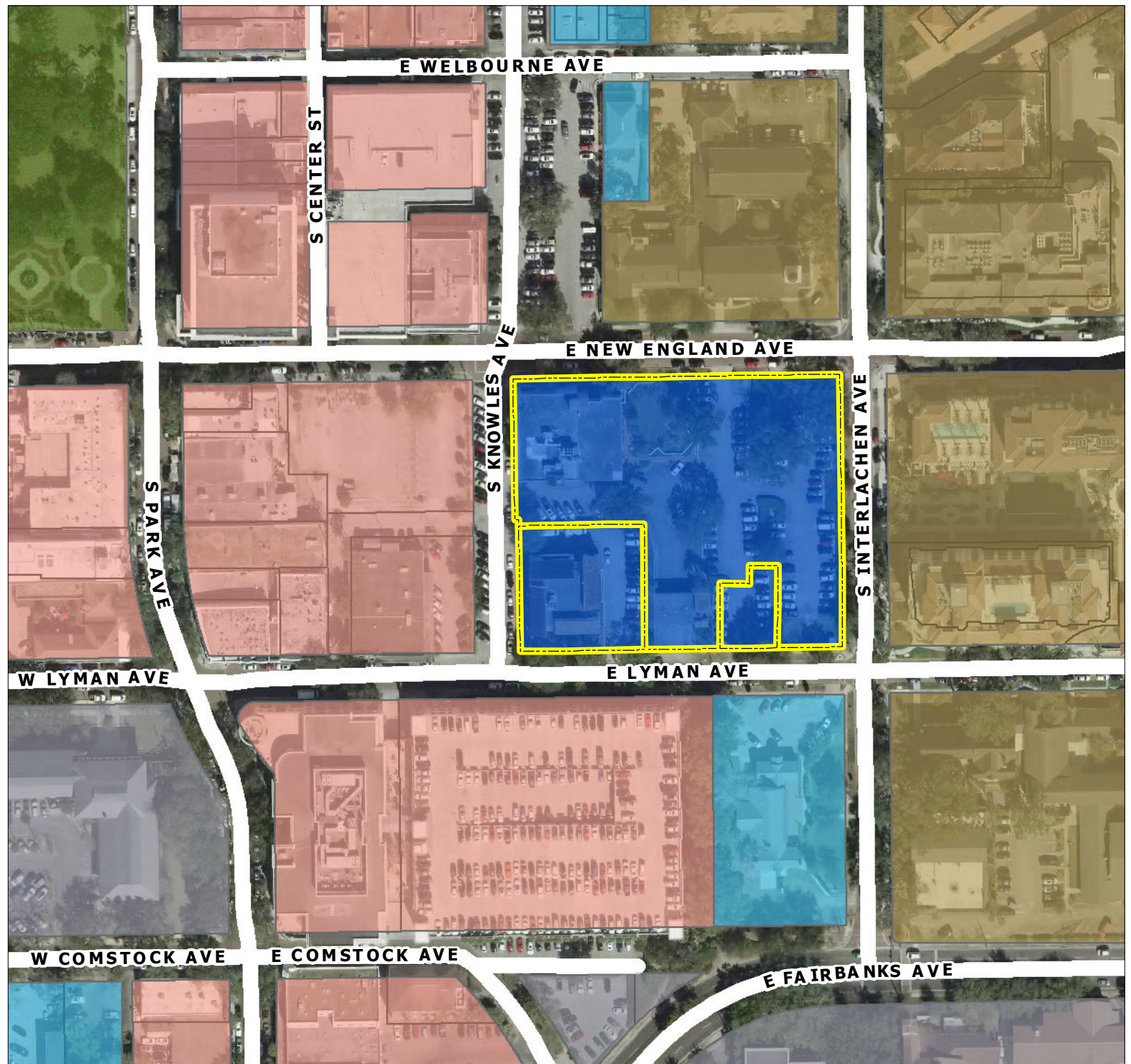
ZONING

**200 E New England &
203 E Lyman Ave**

City of Winter Park
Florida

Zoning

-  C-2
-  O-1
-  O-2
-  PQP
-  PR
-  R-4





Rollins Innovation Triangle

Preliminary Conditional Use Application

Winter Park, Florida
December 9, 2019

Project Team

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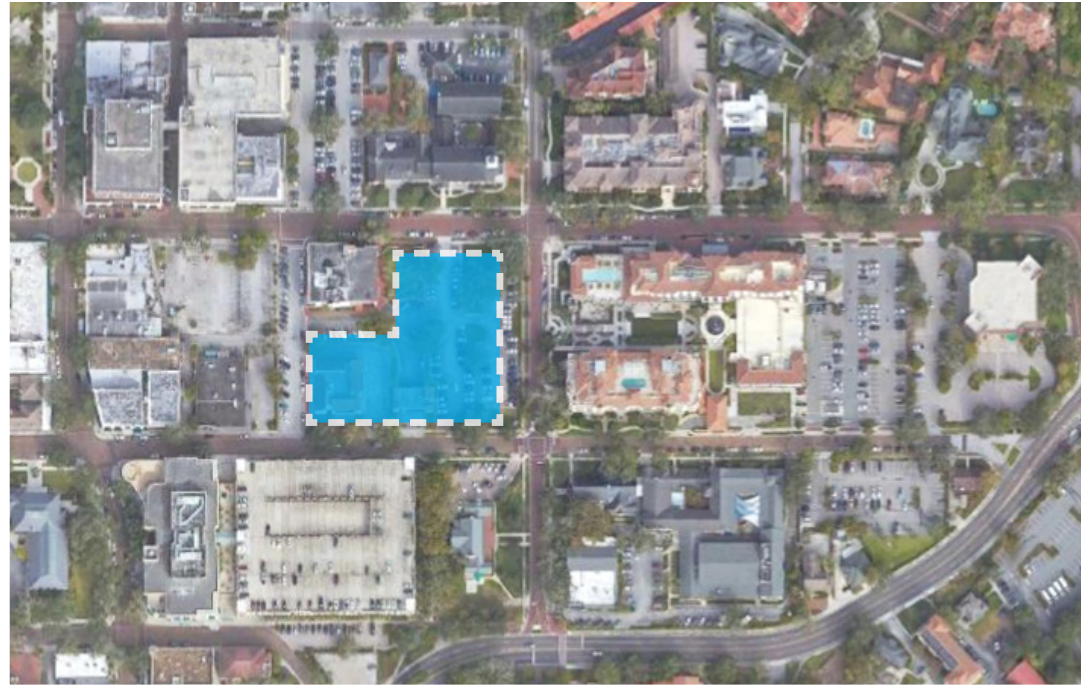
Sheet Index

	Cover Sheet
G-1	Process
G-2	Development Parameters
1 of 3	Survey Cover Sheet
2 of 3	Survey Boundary Details
3 of 3	Survey Topographic Details
C-200	Civil Site Plan
L1.0	Tree Removal & Protection Plan
L2.0	Planting Plan
A-1	Existing Conditions
A-2	Illustrative Site Plan
A-3	Ground Level Plan
A-4	Second Level Plan
A-5	Third Level Plan
A-6	Roof Plan
A-7	Building Elevations
A-8	Building Elevations
A-9	Rendered Views
A-10	Rendered Views

Project Information

Address:	200 E New England Ave & 203 E Lyman Ave
Legal Description:	Lots 1 through 7 inclusive and Lots 22 through 27 inclusive, less the West 5 feet of Lot 7 and 22, Block 59, REVISED MAP OF THE TOWN OF WINTER PARK, as recorded in Plat Book A, Pages 67 through 72, Public Records of Orange County, Florida. Also the vacated alley adjacent to the South line of Lots 1 through 7 and the North line of Lots 22 through 25. Together with an easement for ingress and egress being more particularly described as commencing at the Southwest corner of Lot 22, said Block 59, Revised Map of the Town of Winter Park, run South 89°59'20" East along the South line of Lots 22, 23, 24, and 27 a distance of 216.76 feet; thence North 00°16'00" East, 71.39 feet; thence South 88°20'56" East, 31.27 feet to the Point of Beginning; thence North 00°51'14" East, 19.76 feet thence North 89°19'40" West 10.0 feet; thence South 00°46'20" West 19.60 feet; thence South 88°20'56" East 10.0 feet to the Point of Beginning.
Project Description:	Construction of a new 3-story higher education building and a new 3-story museum building
Lot Size:	2.37 acres
Existing Zoning:	O-1, Office
Requested Zoning:	PQP
Planning Area:	Area G: Downtown/Rollins College
100 Yr Flood Plain:	Not Applicable

Vicinity Map



Introduction

Only a short walk from Winter Park's bustling downtown and Rollins's campus core the "Innovation Triangle" is a natural fit for a cluster of institutions that will embody a unique combination of hospitality, business, cultural activities, teaching, learning, and community engagement.

The conceptual design presented combines Crummer's and the Museum's institutional philosophies with contextual sensitivity, functionality and an aesthetic of inspiration.

With its relocation to the Lawrence Center block, the Crummer School will be able to broaden its educational programs and sponsored activities, while also provide more resources to a growing community of affiliated professionals.

Site Considerations

- This site offers both institutions a new opportunity to serve as a place for interface between Rollins College and Winter Park, as well as act as a cultural and academic destination .
- To accomplish these objectives, the project team compiled the following strategies for the site:
- Reinforce a sense of invitation, accessibility and connection that is essential to Winter Park's character as a garden city.
 - Consider surrounding context and circulation patterns, including the architectural and landscape character.
 - Activate the site to better serve both Rollins College and the Winter Park community.
- Issues addressed at both the micro and macro scale include:
- Preserving a sense of individual identity for both Crummer and the Museum while enabling them to occupy the site as a cohesive whole
 - Articulating the Innovation Triangle's role as an interface between Rollins College and Winter Park
 - Enhancing Crummer's and the Museum's connections to partner with cultural and business venues, and to each other
 - Establishing an allowable building envelope that complies with Winter Park's zoning code and comprehensive plan, as well as the Lawrence Center block master plan
- Identifying pedestrian and vehicular circulation paths, parking, and public vs. service access points from both Winter Park and the Rollins campus
 - Assessing existing circulation around and through the site, as well as entry points into adjacent buildings
 - Researching environmental conditions to inform site planning and strengthen visual and physical connections
 - Respecting and responding to the site context's existing architecture, landscape, and character

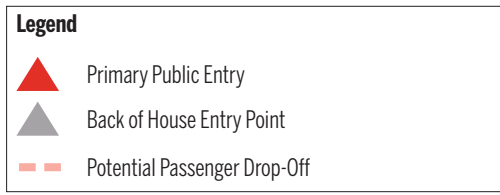


Context & Building Heights

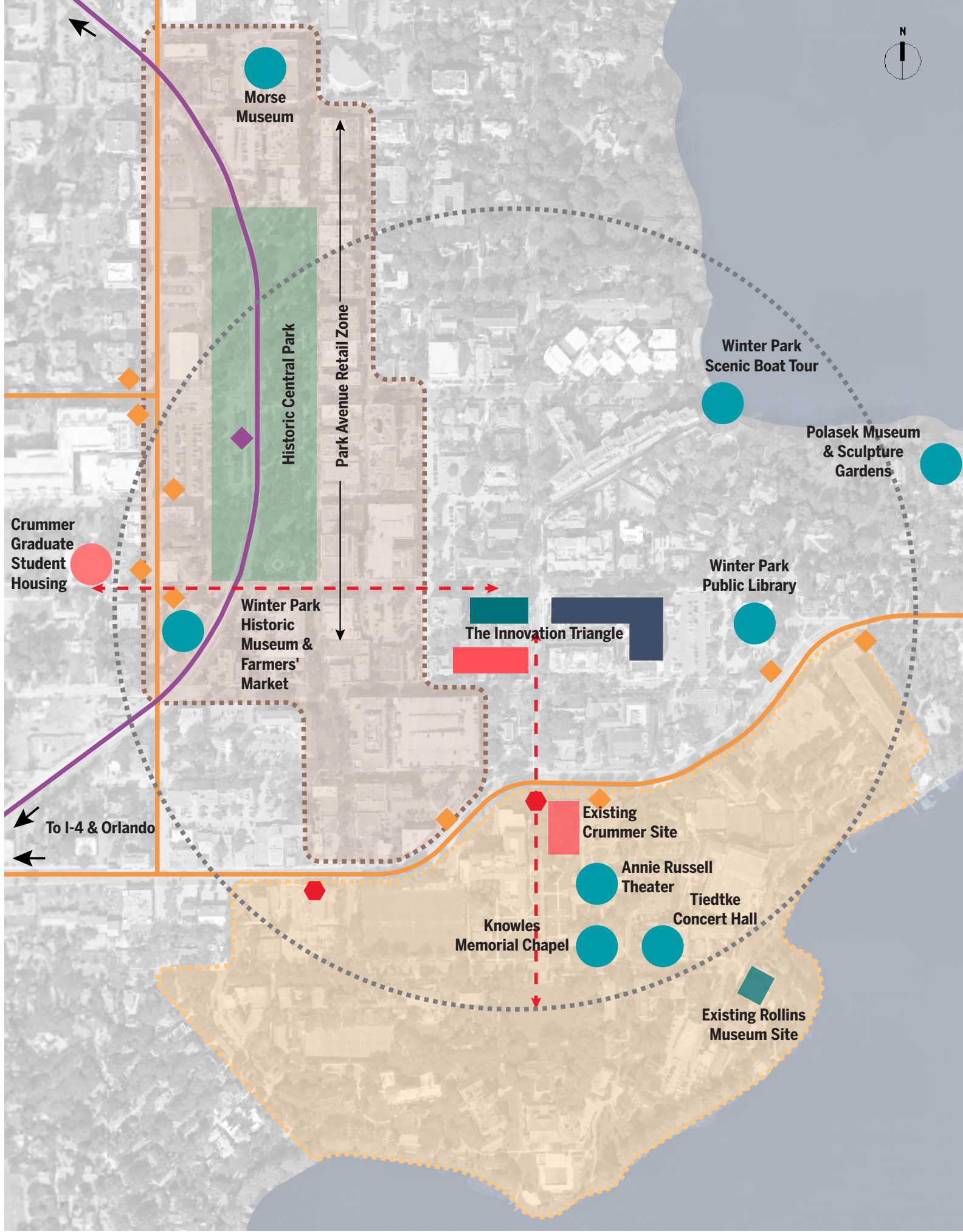
The Winter Park Zoning Code and the Comprehensive Plan mandate a maximum building height of three stories/40'-0" - 42'-6" on the proposed Museum/Crummer site. The surrounding buildings—mostly non-residential—vary significantly in height and scale. In many cases, the existing urban fabric is much taller than what is mandated by code.

Circulation and Parking:

A critical aspect of the Lawrence Center block's future development concerns circulation and parking. The diagrams at left illustrate vehicular and pedestrian circulation patterns around the site at both the local and city-wide scale. Understanding these circulation patterns helped locate public entry points, open space and access for deliveries and loading.

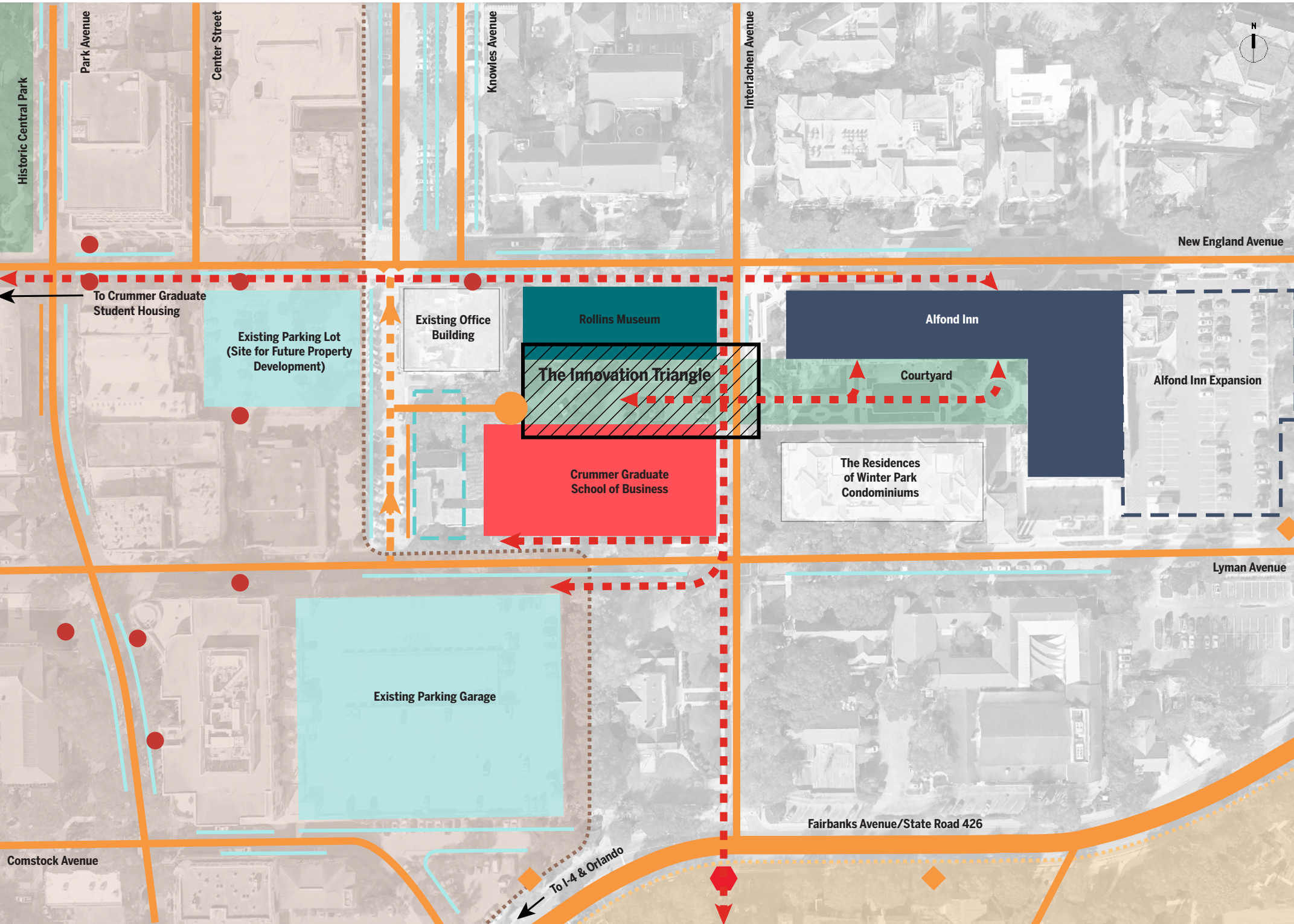


Connectivity



Process

As illustrated at right and left Crummer and the Rollins Museum are currently located on the Rollins College campus. Although both institutions are affiliated with the College, they are unique in that they serve constituencies that extend to the greater Central Florida area and beyond. Relocation brings the Museum within a five-minute walk from downtown and improves the Museum's connection to Winter Park's other cultural and recreational venues, including its satellite art collection in The Alfond Inn. In the new location, both institutions will be easily reached via public transit, and proximity to more parking greatly facilitates vehicular access.



The Alfond Inn



Architectural Character

In preparing a conceptual vision of the proposed Innovation Triangle complex, FF&P drew inspiration from three key vernacular references. Winter Park's downtown commercial district combines a lively street-front experience with an intimate scale that gives the city a unique sense of accessibility and invitation. Second, The Alfond Inn offers visitors and residents a promenade through social spaces



Rollins College



that feels transparent, open, and textured. Last but not least, Rollins College's historic Mediterranean-inspired architecture offers depth and detail.



Inspiration

Drawing on the salient vernacular references, the design team also drew inspiration from other sources, both historic and contemporary. Key concepts found in the examples cited here include: proportion of solid and void, rhythm and syncopation, simplicity and transparency, and layering and setbacks,



(Left to Right)
Colby College Museum of Art - Alfond Lunder Family Pavilion (FF&P)
Walter L Dodge House (Irving Gill)
Oceanside Museum of Art Expansion (Irving Gill, FF&P)
The Bishop's School (Irving Gill)

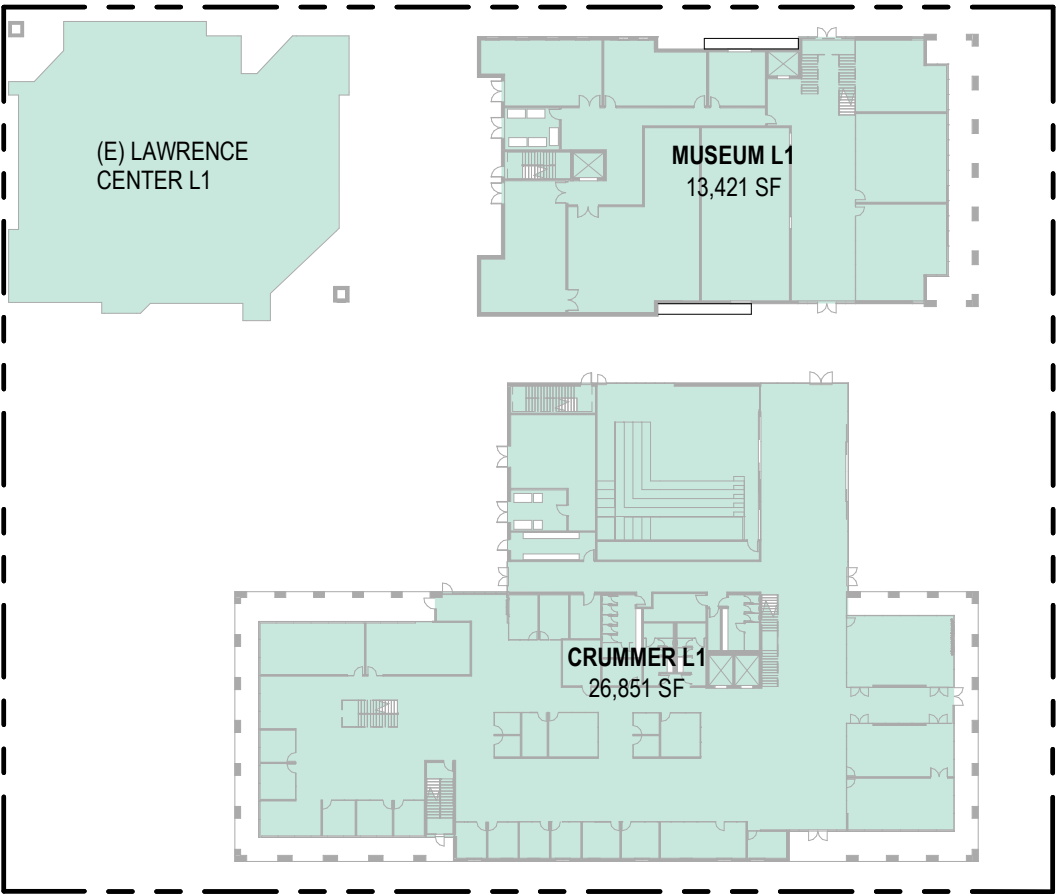


FAR Calculations

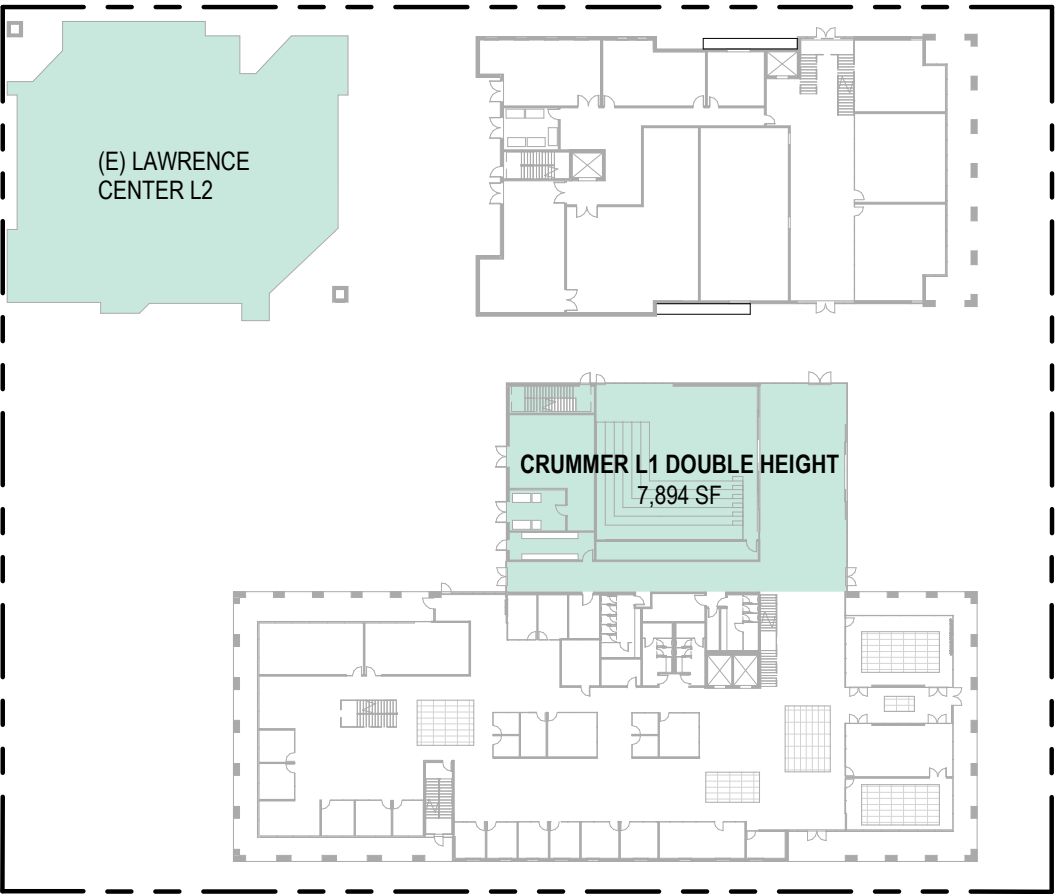
ALLOWABLE GSF

LOT AREA: 103,187 SF
200% FAR: 206,344 SF

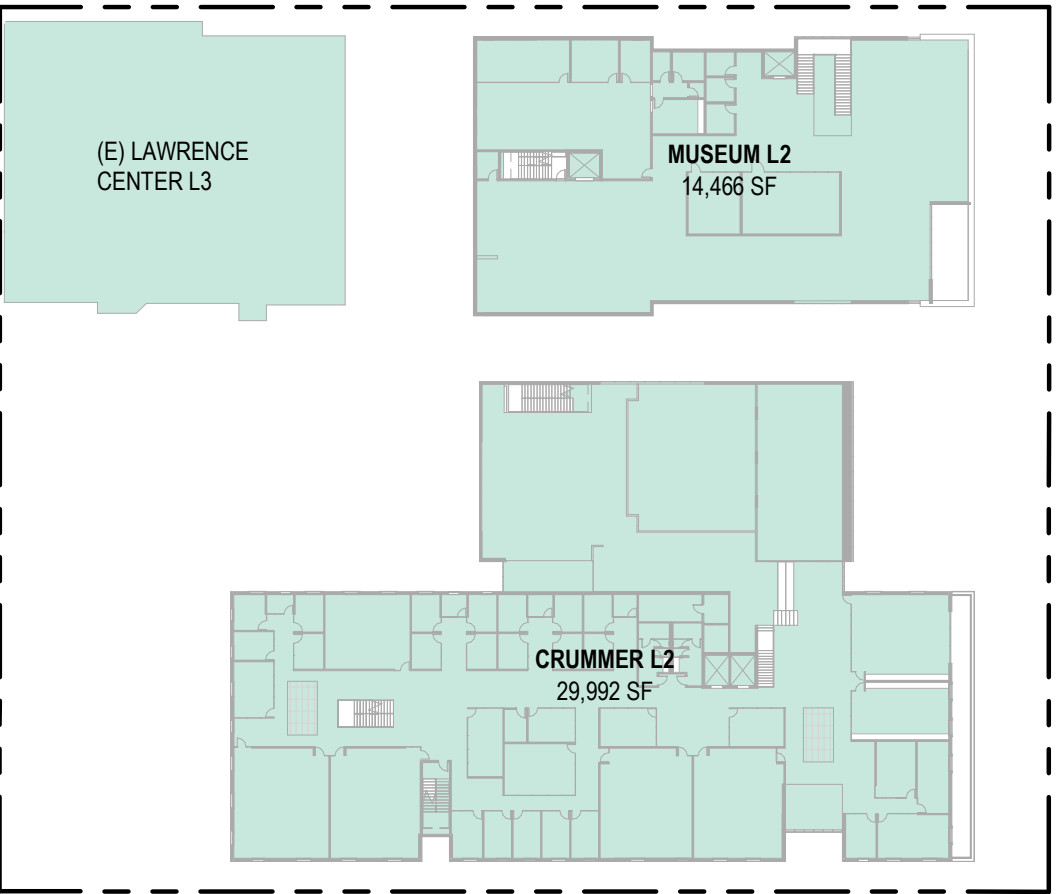
PROVIDED GSF	
Name	Area
(E) LAWRENCE CENTER	44,433 SF
CRUMMER L1	26,851 SF
CRUMMER L1 DOUBLE HEIGHT	7,894 SF
CRUMMER L2	29,992 SF
CRUMMER L3	20,346 SF
MUSEUM L1	13,421 SF
MUSEUM L2	14,466 SF
MUSEUM L2 DOUBLE HEIGHT	11,517 SF
MUSEUM L3	2,879 SF
	171,801 SF
	166% FAR



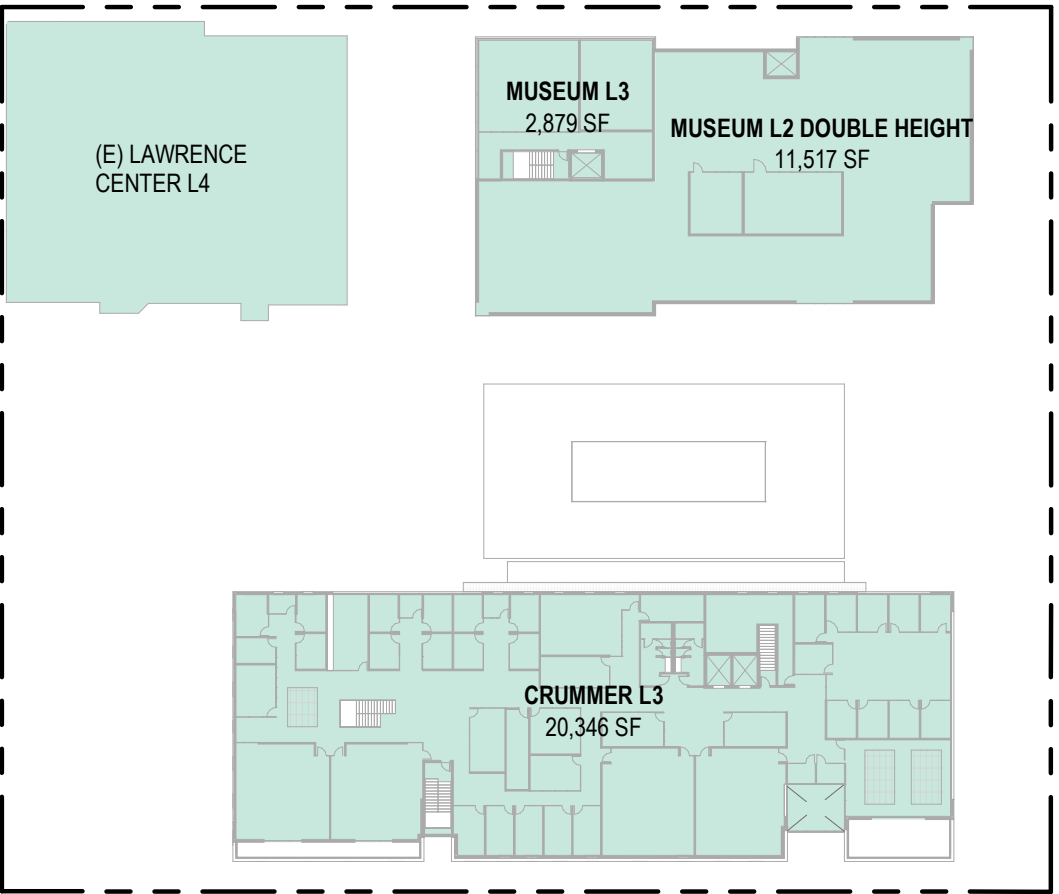
FAR - LEVEL 1



FAR - LEVEL 1 DOUBLE HEIGHT

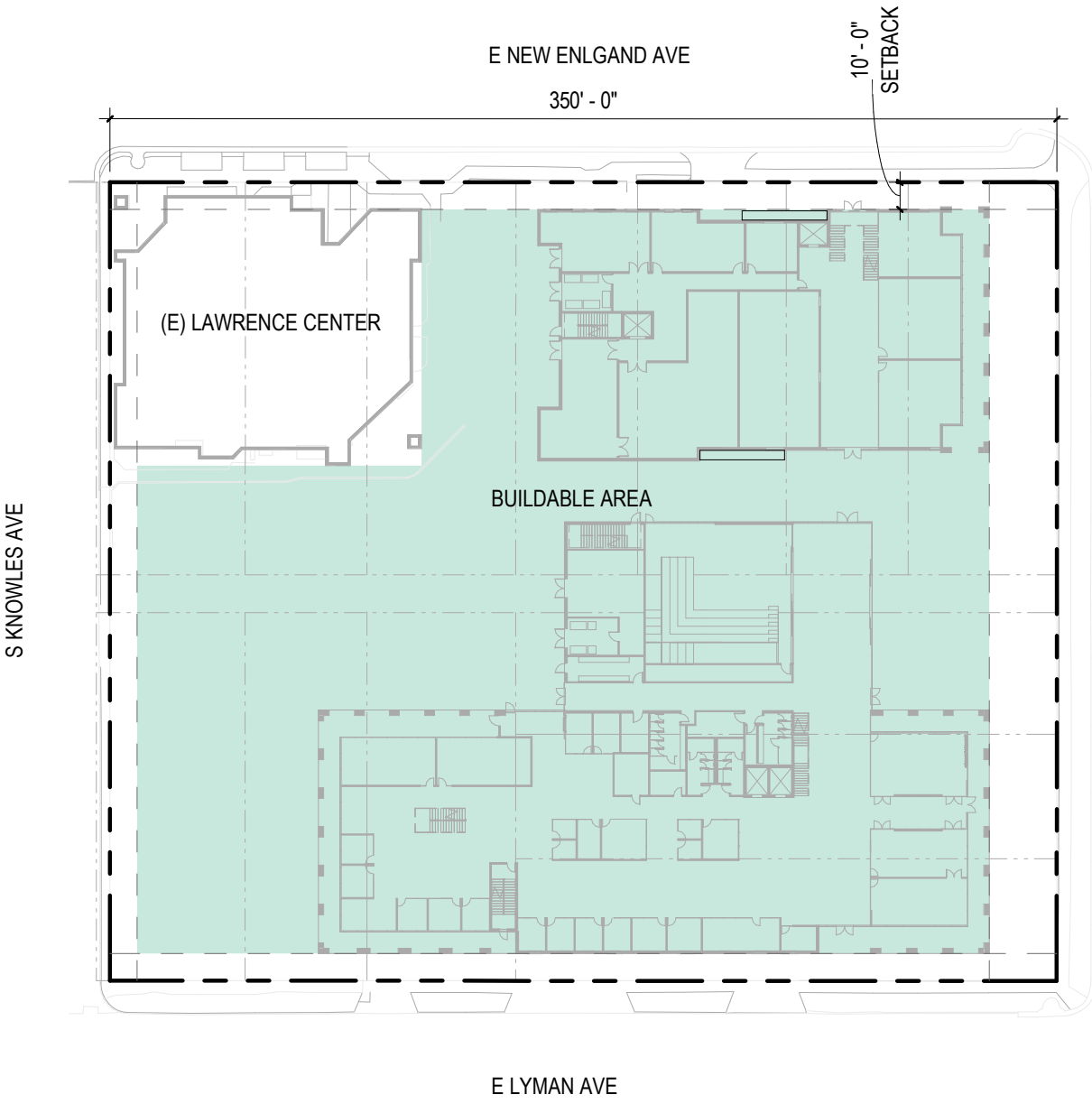


FAR - LEVEL 2



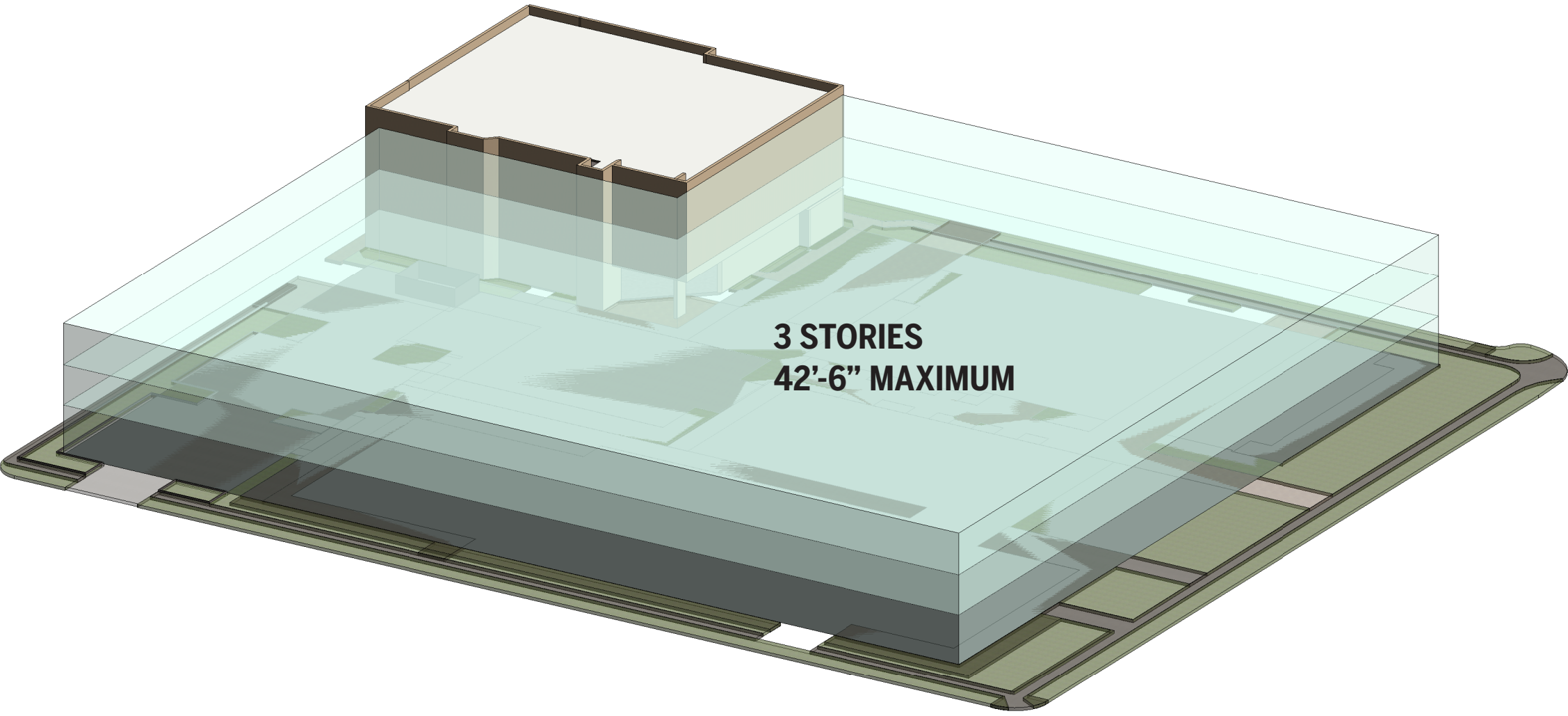
FAR - LEVEL 3

Allowable Building Envelope

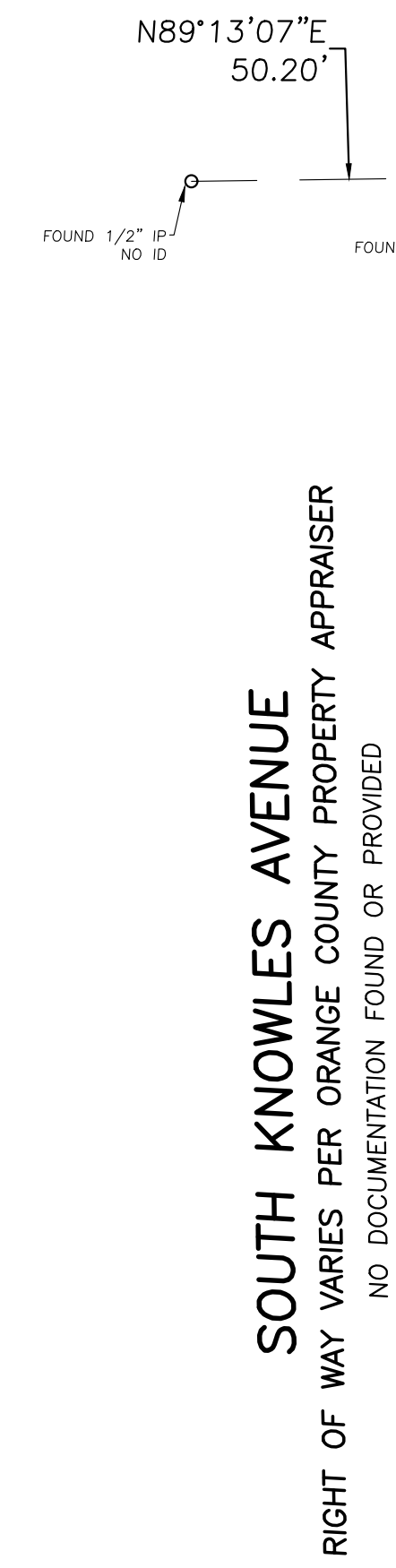


SETBACKS

	Required	Provided
Allowable Uses:	Colleges, Museums	College, Museum
FAR / Intensity	PQP Zone: 200% FAR	166% FAR
Maximum Height:	PQP Zone: 3 Stories, 40'-0" 3 Requested Variance: 42'-6"	3 stories, 42'-6" 3 Stories, 42'-6"
Setbacks:	Front (street facing frontages): 10'-0" Interlachen Ave: 25'-0"	New England Ave & Lyman Ave: 10'-0" Interlachen Ave: 25'-0" Knowles: 77'-0"



BUILDABLE ENVELOPE




LYMAN AVENUE
50.00' RIGHT OF WAY
PER PLAT BOOK A, PAGES 67-72

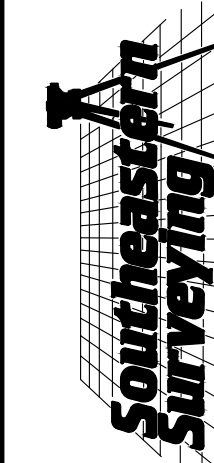
SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

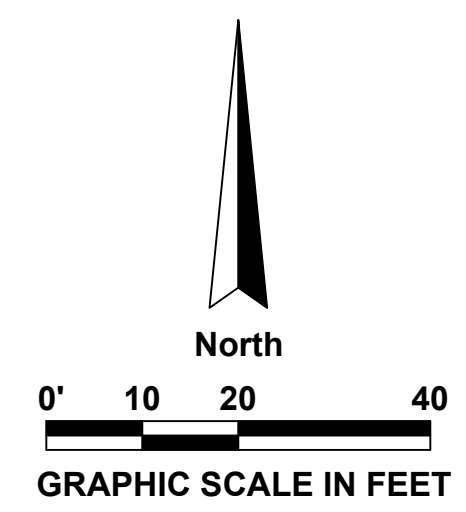
**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8560









**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8560



**Southeastern
Surveying**





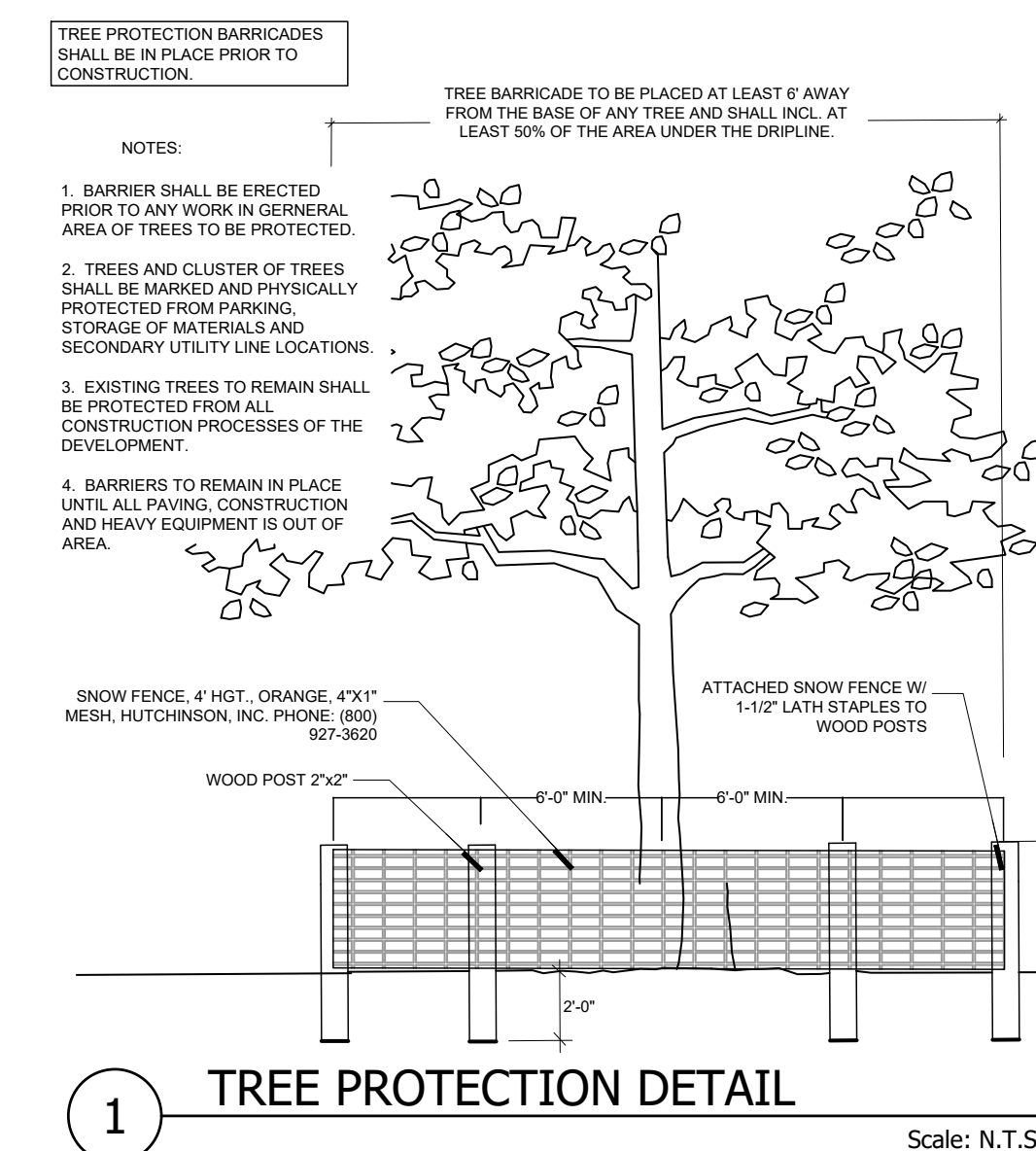
	ASPHALT PAVEMENT
	ADA PARKING
	CONCRETE AREAS
	PARKING COUNT
	PAVER AREAS
	THROUGH LANE—USE ARROW (FDOT INDEX No. 17346)
	SINGLE—COLUMN SIGN
	WHEEL STOP





TREE REPLACEMENT CALCULATIONS

Caliper	Species	Qty.	Replacement
24	OAK	1	1
9	OAK	1	1
12	OAK	1	1
11	PALM	0	0
7	PALM	0	0
14	PALM	0	0
10	PALM	0	0
10	PALM	0	0
10	PALM	0	0
10	PALM	0	0
10	PALM	0	0
10	PALM	0	0
10	PALM	0	0
	PALM	0	0
12	OAK	1	1
18	OAK	1	1
18	OAK	1	1
72	CAMPBOR	0	0
19	OAK	2	2
36	CAMPBOR	0	0
30	CAMPBOR	0	0
8	DRAKE ELM	1	1
18	DRAKE ELM	1	1
30	CAMPBOR	0	0
10	OAK	1	1
18	PALM	0	0
30	OAK	2	2

TOTAL 13 REQUIRED REPLACEMENT TREES
(3" CAL MIN.)
16 PROVIDED

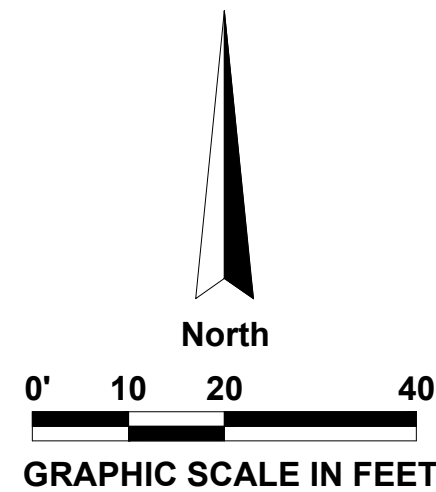
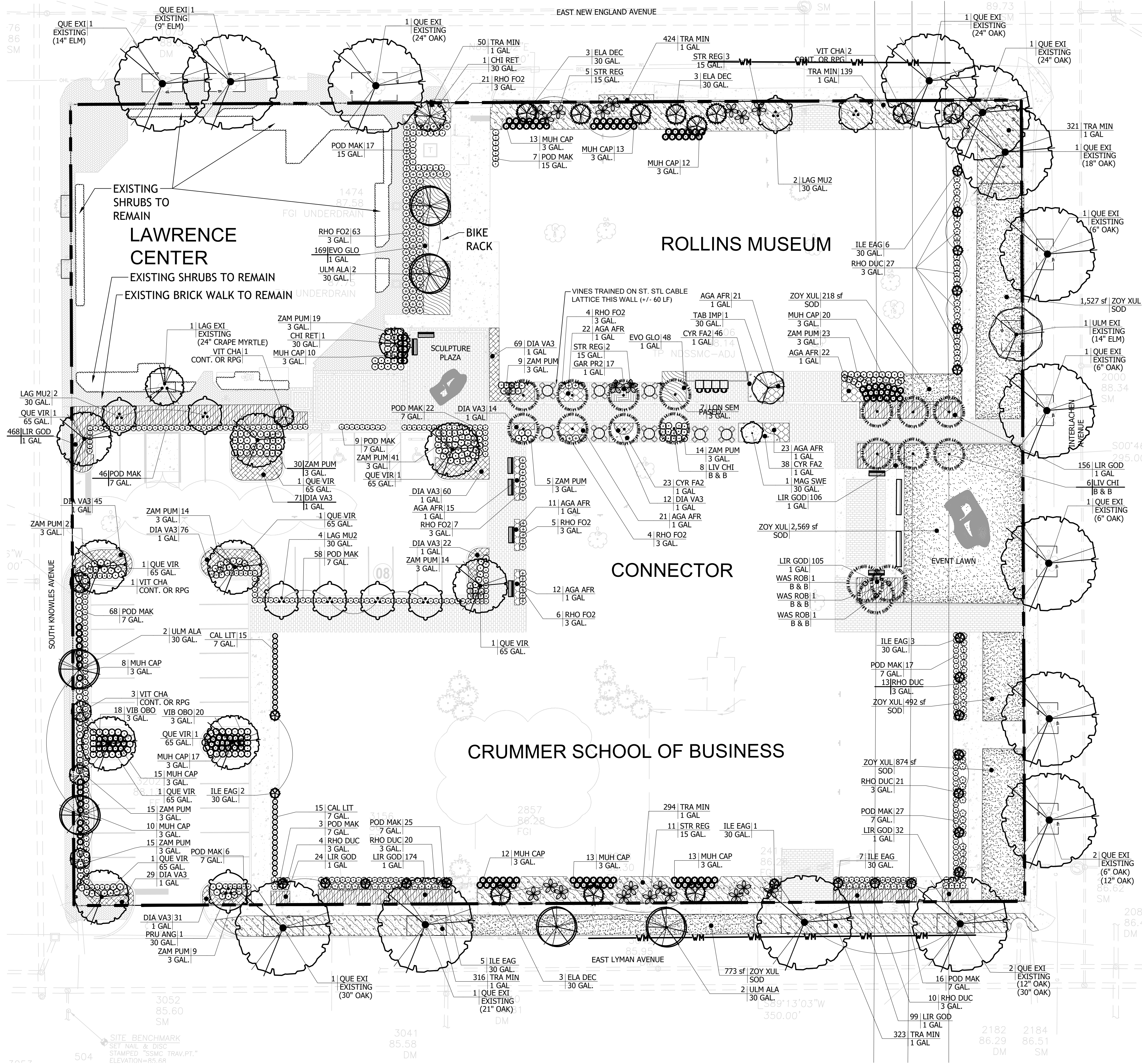


LEGEND

- 
**TREE TO REMAIN/
TREE BARRICADE**
(REFER TO DETAIL FOR ACTUAL DIMENSIONS FROM TRUNK)
- 
TREE TO BE REMOVED

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PLANT SCHEDULE SITE										
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
CHI RET	2	CHIONANTHUS RETUSUS	CHINESE FRUNGE TREE	30 GAL.	1.75" CAL	7' HT MIN X 48" SPR MIN	LOW-MEDIUM		FULL	
ELA DEC	9	ELAEOCARPUS DECIPENS TM	JAPANESE BLUEBERRY TREE	30 GAL.	1.75" CAL	6' H X 3' S	LOW-MEDIUM	NO	SINGLE, STRAIGHT TRUNK, FULL TO GROUND	
ILE EAG	24	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	30 GAL.	1.5" CAL	8' H X 4' S	LOW	YES	SINGLE, STRAIGHT TRUNK, FULL	
LAG MU2	8	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	30 GAL.		8' H X 4' S	LOW-MEDIUM	NO	MULTI-TRUNK, FULL	
MAG SWE	1	MAGNOLIA VIRGINIANA	SWEET BAY	30 GAL.	1.5" CAL COMB MIN	8' H X 3' S	MEDIUM-HIGH	YES	SINGLE, STRAIGHT TRUNK, FULL	
PRU ANG	1	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	30 GAL.	2" CAL		LOW	YES	MULTI-TRUNK, FULL	
QUE VIR	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL.	3.5" CAL	15' H X 8' S	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL	
TAB IMP	1	TABERBUA IMPETIGINOSA	PINK TRUMPET TREE	30 GAL.	1.5" CAL	10' H X 6' S	LOW	NO	SINGLE, STRAIGHT TRUNK, FULL	
ULM ALA	6	ULMUS ALATA	WINGED ELM	30 GAL.	2" CAL	10' H X 4' S	LOW-HIGH	NO	SINGLE, STRAIGHT TRUNK, FULL	
VIT CHA	7	VITEX AGNUS-CASTUS	CHASTE TREE	CONT. OR RPG	1.5" CAL	6' H X 3' S	LOW	YES		
EXISTING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
LAG EX1	1	LAGERSTROEMIA SPP.	EXISTING CRAPE MYRTLE	EXISTING	N/A		LOW-MEDIUM	NO	EXISTING	
QUE EX1	15	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING						
ULM EX1	1	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	EXISTING						
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
LIV CHI	14	LIVISTONA CHINENSIS	CHINESE FAN PALM	8 & B	14" CAL	18' CT	LOW	NO	HEAVY, SINGLE, STRAIGHT TRUNK, MATCHED	
WAS ROB	1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8 & B	18" CAL	8' CT	LOW	NO	HEAVY, STRAIGHT TRUNK VOID OF DAMAGE, BOOTS INTACT	
	1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8 & B	22" CAL	12' CT	LOW	NO	HEAVY, STRAIGHT TRUNK VOID OF DAMAGE, BOOTS INTACT	
	1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8 & B	22" CAL	16' CT	LOW	NO	HEAVY, STRAIGHT TRUNK VOID OF DAMAGE, BOOTS INTACT	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
GAL LIT	30	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	7 GAL.		16" HT X 12' S	LOW-MEDIUM	NO	FULL	
MUH CAP	156	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL.		18" H X 16' S	LOW-HIGH	YES	FULL	
POD MAK	24	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	15 GAL.		42" HGT. X 24" WIDE	LOW-MEDIUM	NO	FULL	
	297	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	7 GAL.		30" HGT. X 18" SPD.	LOW-MEDIUM	NO	FULL	
RHO DUC	95	RHODODENDRON AZALEA 'DUC DE ROHAN'	DWARF PINK AZALEA	3 GAL.		14" H X 12" S	LOW	YES	FULL	
RHO FO2	110	RHODODENDRON AZALEA 'FORMOSA'	LARGE PURPLE AZALEA	3 GAL.		16" H X 16" S	LOW	YES	FULL	
STR REG	21	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL.		36" H X 24" S	LOW-MEDIUM	NO	HEAVY, FULL	
VIB OBO	38	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	3 GAL.		14" H X 12" S	LOW	YES	FULL	
ZAM PUM	229	ZAMIA PUMILA	COONTIE	3 GAL.		12" H X 12" S	LOW	YES	FULL, 9 LEAVES MIN.	
VINE/ESPA LIER	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
LON SEM	7	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	3 GAL.		18" H X 24" S	LOW-MEDIUM	YES	FULL, 5 RUNNERS MIN., TRAINED ON TRELLIS	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
AGA AFR	147	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL.		12" O.A.	LOW	NO	18" o.c.	FULL
CYR FA2	107	CYRTOMIUM FALCATUM	HOLLY FERN	1 GAL.		12" H X 12" S	MED	NO	18" o.c.	FULL
DIA VA3	429	DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY	1 GAL.		12" H X 12" S	LOW	NO	18" o.c.	FULL
EVO GLO	217	EVOLVULUS GLOMERATUS	BRAZILIAN DWARF MORNING GLORY	1 GAL.		10" H X 12" S	LOW	NO	18" o.c.	FULL
GAR PR2	17	GARDENIA JASMINOIDES 'RADICANS'	DWARF GARDENIA	1 GAL.		10" H X 12" S	LOW	NO	20" o.c.	FULL
LIR GOD	1,164	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LILY TURF	1 GAL.		12" H X 12" S	MEDIUM	NO	15" o.c.	FULL
TRA MIN	1,867	TRACHELOSPERMUM ASIATICUM 'MINIMA'	VARIEGATED DWARF JASMINE	1 GAL.		10" H X 12" S	LOW-MED	NO	18" o.c.	FULL, 5 RUNNERS MIN.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
ZOY XUL	6,454 SF	ZOYSIA X 'EMPIRE'	EMPIRE ZOYSIA	SOD		PALLET OR ROLLED		NO		SOD, FREE OF WEEDS



JAMES R MAGLEY, RLA
FL # LA0001300



Landscape Architecture • Site Planning • Project Management
1817 E. Washington St. • Orlando, FL 32803 • 407.898.0223

Rollins Innovation
Triangle

16008.04

200 EAST NEW ENGLAND AVENUE,
WINTER PARK, FL 32789

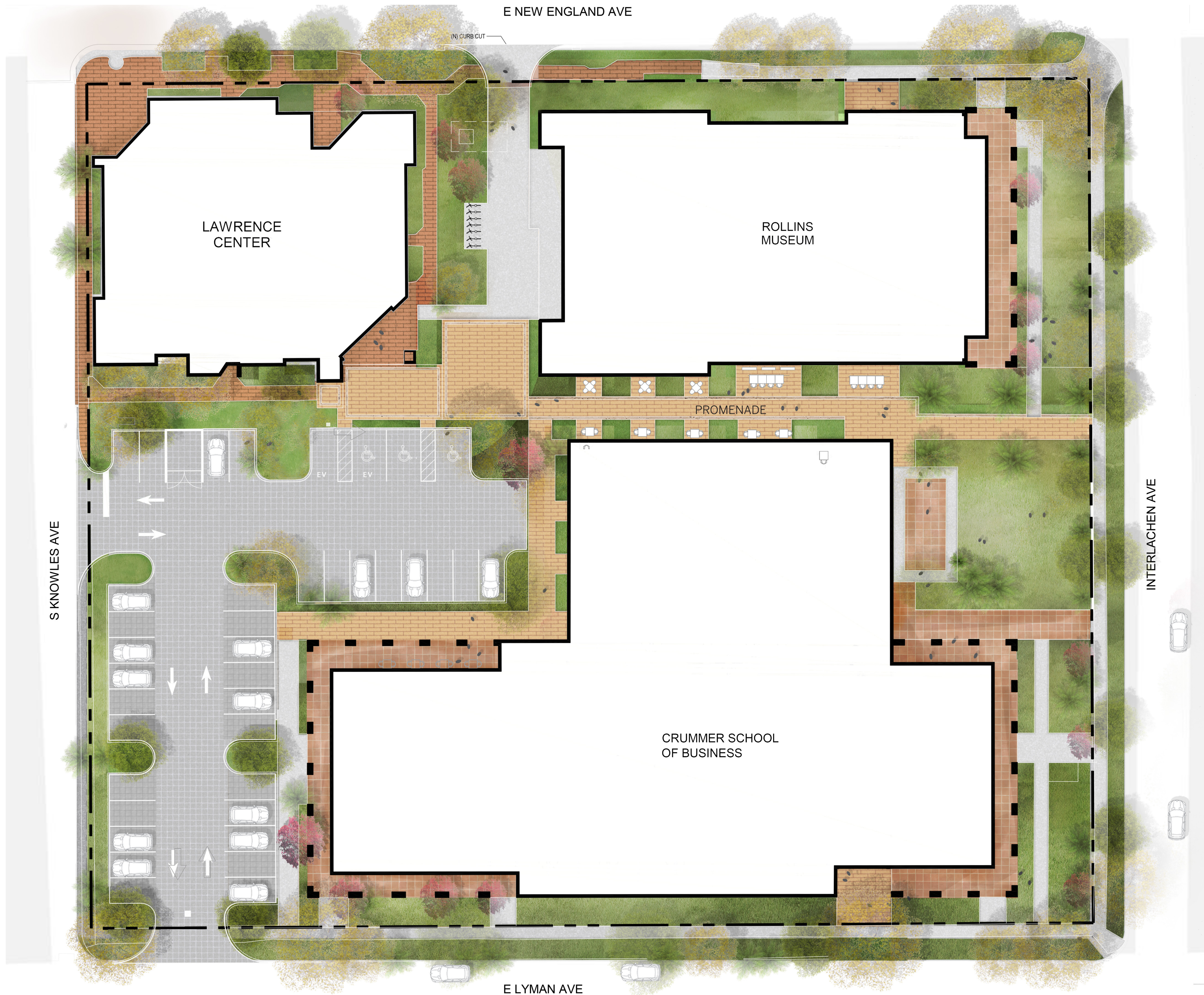
**Frederick
Fisher and
Partners**
12248 Santa Monica Blvd.
Los Angeles, CA 90025

ISSUED FOR DATE
C.U.P. 10-31-19
C.U.P. REVISIONS 12-09-19

PLANTING PLAN

SCALE: AS NOTED

L2.0



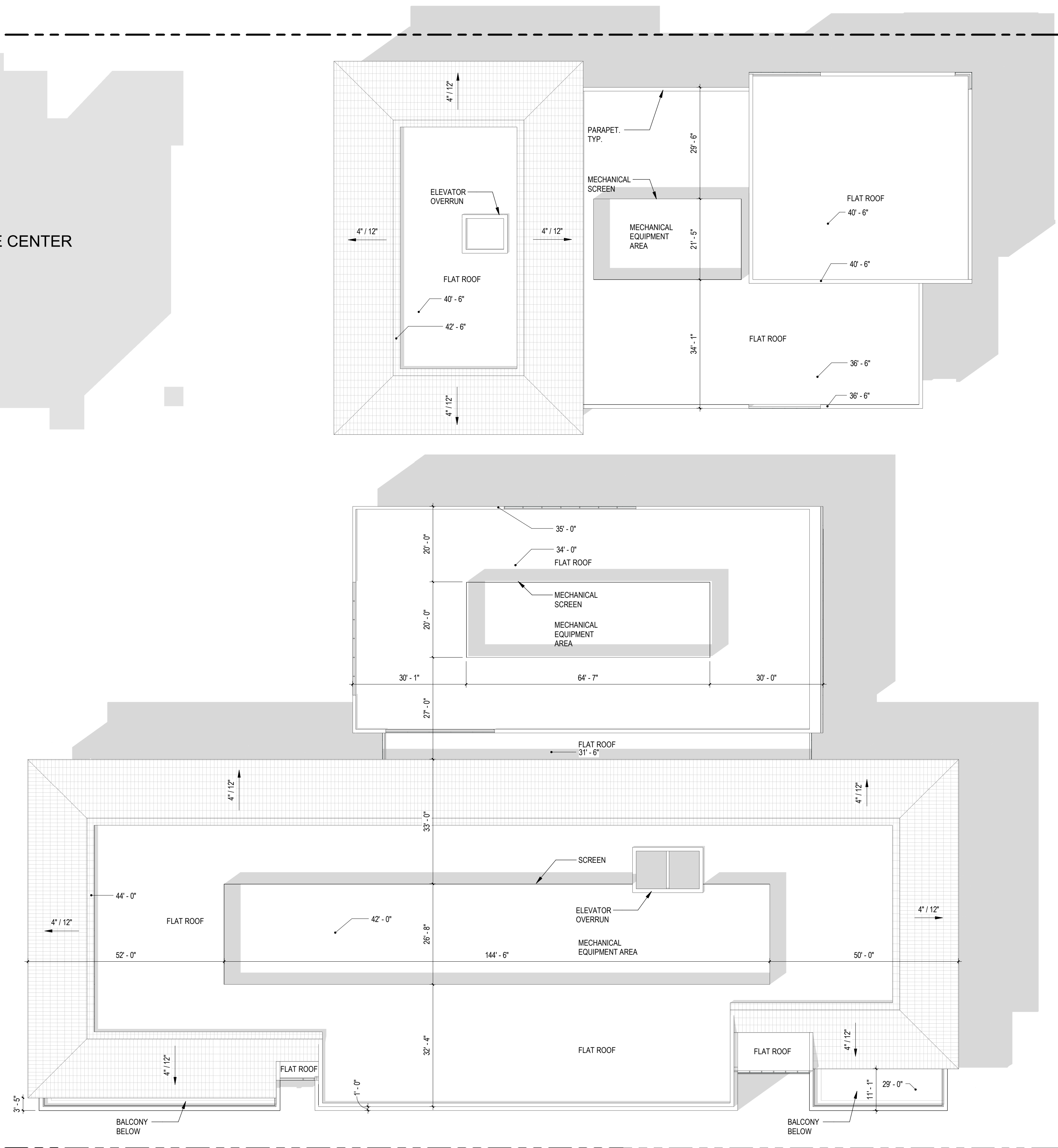
Illustrative Site Plan



PROGRAM LEGEND

- BUILDING SUPPORT
- CIRCULATON / OPEN OFFICE
- CONVENING
- GALLERY
- OFFICES
- TEACHING & LEARNING

(E) LAWRENCE CENTER

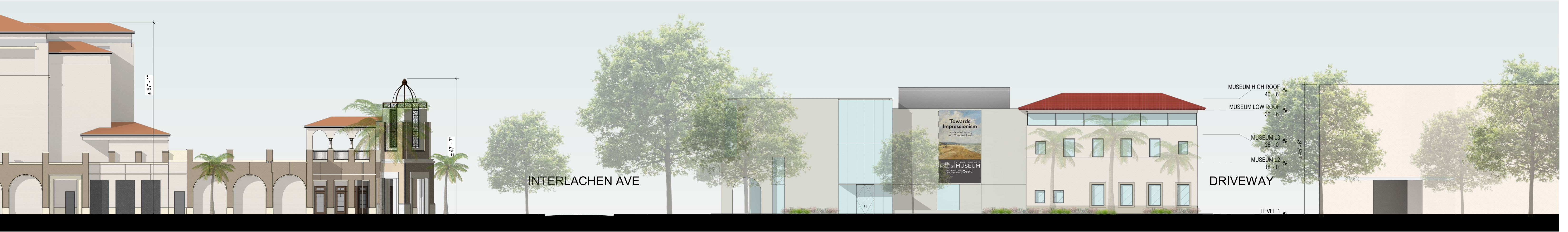


Roof Plan



PARKING GARAGE AT SUNTRUST PLAZA CRUMMER SCHOOL OF BUSINESS CONNECTOR ROLLINS MUSEUM FIRST CONGREGATIONAL CHURCH OF WINTER PARK

ELEVATION - EAST



ALFOND INN INTERLACHEN AVE ROLLINS MUSEUM LAWRENCE CENTER

ELEVATION - NORTH



ELEVATION - SOUTH

CRUMMER SCHOOL OF BUSINESS

THE RESIDENCES OF WINTER PARK



FIRST CONGREGATIONAL CHURCH OF WINTER PARK

ROLLINS MUSEUM

CONNECTOR

CRUMMER SCHOOL OF BUSINESS

PARKING GARAGE AT SUNTRUST PLAZA

ELEVATION - WEST



PROMENADE ELEVATION - NORTH

CRUMMER SCHOOL OF BUSINESS



PROMENADE ELEVATION - SOUTH

ROLLINS MUSEUM

Building Elevations



**View of Courtyard
from Interlachen Ave**



**View of Museum
from Interlachen Ave &
New England Ave**



**View of Museum
from New England Ave**



**View of Business School
from Lyman Ave**

From: [Owen Beitsch](#)
To: [Kim Breland](#)
Subject: [External] FW: Rollins College Innovation Triangle Project
Date: Monday, November 25, 2019 11:10:49 AM
Attachments: [image001.png](#)
[image002.png](#)

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

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From: Sam Stark <SSTARK@Rollins.edu>
Sent: Monday, November 25, 2019 11:02 AM
To: Sam Stark <SSTARK@Rollins.edu>
Cc: Becky Hopkins <RMHOPKINS@Rollins.edu>
Subject: Rollins College Innovation Triangle Project

EXTERNAL E-MAIL MESSAGE

Hello P&Z Board Members,

As you may know by now, Rollins recently submitted plans to the City to complete our "Innovation Triangle" project. The project on the Lawrence Center property, just west of the Alford Inn, will be the new home of our famous Cornell Fine Arts Museum and our top-ranked Crummer Graduate

School of Business.

If you are interested in walking through the project and plans with me, I would be delighted to meet before the January P&Z meeting. Please let me and Becky Hopkins, copied on this email, know what works for you in December and I will meet you wherever it's convenient for you.

Thanks for your work and service to the City. I hope to see you soon.

Best regards,
SAM

Sam Stark
Vice President, Communications & External Relations
Rollins College



November 21, 2019

Mayor and Commissioners
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Dear Mayor and Commissioners,

On behalf of the Board of Directors of the Winter Park Chamber of Commerce, I urge you to support Rollins College's proposal for the final phase of Innovation Triangle. The Chamber Board agrees with President Cornwell that the Samuel B. Lawrence Center property is "primed for change" that will enhance the business district, college and the city.

A new Rollins Museum of Art and a relocated Crummer Graduate School of Business on the property, all in proximity to The Alford Inn, would create a dynamic area that brings together beauty, art, hospitality, business and academia.

We believe Rollins College is a Winter Park jewel – with a world-class reputation and a beautiful campus that enhances our community. It partners seamlessly with the City, Chamber, old guard, young people, business leaders and the community at large. Our Board of Directors voted unanimously to support this project as it aligns with our mission to convene people and ideas. We look forward to welcoming guests to this impressive collaborative center.

Warmest Regards,

Betsy Gardner Eckbert, IOM
President / CEO

407.644.8281

151 West Lyman Ave.
Winter Park, FL 32789

WinterPark.org

**COMMUNITY BENEFIT AGREEMENT
(Rollins College)**

This **COMMUNITY BENEFIT AGREEMENT** (the "Agreement") is made and entered into the ____ day of _____, 2020, between the **City of Winter Park, Florida**, a Florida municipality ("**City**"), whose address is 401 Park Avenue South, Winter Park, Florida 32789; **Rollins College**; a Florida non-profit corporation ("**Rollins College**"), whose address is 1000 Holt Avenue, Winter Park, Florida 32789 and Holt Properties LLC, a Florida limited liability company ("**Holt Properties**"), whose address is 1000 Holt Avenue, Winter Park, Florida 32789.

WHEREAS, Rollins College is a not-for-profit university located in the City which owns approximately fifty-six (56) acres which is used as its main campus (the "Main Campus");

WHEREAS, in addition to the Main Campus, Rollins College owns additional property in the City;

WHEREAS, Rollins College and Holt Properties own the properties bounded by S. Interlachen Avenue on the east, S. Knowles Avenue on the west, E. Lyman Avenue on the south and New England Avenue on the north known as the "Lawrence Center Block" as set forth on **Exhibit "A"** attached hereto;

WHEREAS, the Lawrence Center Block is currently developed as a 44,433 square foot office building (the "Lawrence Center Building"), with drive-thru tellers, 125 surface parking spaces and an 18,486 square foot administration building;

WHEREAS, Rollins College desires to redevelop the property to include preservation of the Lawrence Center Building, a new Crummer Business School, the relocation of the Cornell Fine Arts Museum, an outdoor plaza, and 30 surface parking spaces ("Innovation Triangle").

WHEREAS, the City desires to ensure the orderly redevelopment of the Lawrence Center in a manner compatible with Winter Park's Central Business District and village character;

WHEREAS, Rollins College has submitted a request to amend the City's Comprehensive Plan from Office to Institutional, amend the Official Zoning Map from O-1 to PQP and receive a Preliminary Conditional Use Permit for approvals to build Innovation Triangle;

NOW, THEREFORE, in consideration of the premises thereof, the promises and provisions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City, Rollins College and Holt Properties LLC agree as follows:

1. Incorporation of Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Agreement.

2. Approved Lawrence Center Block Use.

(a) Lawrence Center Building. Rollins College and Holt Properties may continue to use the Lawrence Center Building for leases to third-parties for office use and

for Rollins College administrative use. Portions of the building which may be converted to College administrative use may be converted back to third-party office use.

(b) Crummer School of Business Administration. Rollins College may develop the Lawrence Center Block with up to 79,000 square feet for use as the Crummer School of Business Administration. The Crummer School of Business use is intended to predominately serve those students who are enrolled in a Masters of Business Administration program. There will be no regularly scheduled undergraduate classes at the Crummer School of Business Administration.

(c) Cornell Museum of Art. Rollins College may develop the Cornell Museum of Art up to 32,000 square feet for use as an art gallery and museum. The Cornell Museum of Art may host learning experience for Rollins students but it may not hold regularly scheduled classes.

3. Parking. The Lawrence Center Block surface parking lot contains a minimum of 30 parking spaces. In addition, and in compliance with City Code Section 58-86(3)(f), parking will be provided for Lawrence Center Building, Crummer School of Business and the Museum in the SunTrust Garage owned by Rollins College as described on Exhibit "B" ("SunTrust Garage").

4. City Parking License. Rollins College agrees to grant to the City a Parking License for the purpose of City employee parking for up to 25 spaces in the SunTrust Garage. These spaces are unassigned and available to City employees from 9:00 am to 5:00 pm Monday through Friday. This City Parking License shall terminate in the event that 401 Park Avenue South is no longer used as City Hall.

5. Ad valorem Taxes. Currently the Lawrence Center Block is divided into property which is assessed ad valorem taxes (the Lawrence Center Building and associated surface parking) and property which is exempt from property tax assessments due to its not-for-profit status (existing administrative building and associate parking to be demolished). Since Rollins College and Holt Properties will continue to use the Lawrence Center Building for third-party leasing, the parties agree that Rollins College will create a separate tax parcel to include the existing Lawrence Center Building and relocated surface parking lot as shown on Exhibit "C" ("New Tax Parcel"). Note that the final dimensions and location of the New Tax Parcel is subject to Final CUP and engineering. Rollins College and Holt Properties agree to maintain the New Tax Parcel as subject to Orange County Property Appraiser ad valorem taxes for period of not less than twenty (20) years from the creation of the New Tax Parcel.

6. Rollins Ownership. Rollins College and Holt Properties own various properties north of Fairbanks Avenue in Winter Park which are not part of the Main Campus or Innovation Triangle. These properties as currently owned, are listed on Exhibit "D" (the "North Fairbanks Properties"). Rollins College and Holt Properties agree that these properties and any properties purchased by Rollins north of Fairbanks Avenue will continue to be used as commercial and offices both leased to third-parties and used by Rollins College administration (but not for student instruction or dormitories) for a period not less than twenty (20) years.

7. Conditional Use Permit. In exchange for the obligations set forth herein, the City agrees that the Preliminary Conditional Use Permit shall be valid for a term of five (5) years from the Effective Date of this Agreement.

8. Effective Date. This Agreement shall become effective upon the adoption of Ordinance 2020-XX (Comp Plan Amendment); Ordinance 2020-XX (Zoning Ordinance) and City Commission approval of the Preliminary Conditional Use Permit submitted on November 4, 2019, and the expiration of all appeal periods.

9. Notices. Any notice delivered with respect to this Agreement shall be in writing and shall be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the Party's name below, or at such other address or to such other person as the party shall have specified by written notice to the other Party delivered in accordance herewith:

As to City: City of Winter Park
Attn: City Manager
401 Park Avenue South
Winter Park, Florida 32789

And a Copy to: Fishback Dominc Law Firm
Attn: Kurt Ardaman
1947 Lee Road
Winter Park, Florida 32789

As to Rollins and Holt Properties: Rollins College
Attn: Ed Kania
1000 Holt Avenue
Winter Park, Florida 32789

And a Copy to: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Attn: M. Rebecca Wilson
215 N. Eola Drive
Orlando, Florida 32801

10. Amendment. Except as expressly provided herein, this Agreement contains the entire agreement between the parties and may not be changed, modified, amended, waived, or cancelled except by an amendment in writing and executed by each of the parties hereto.

11. Recording. This Development Agreement may be recorded in the official records of Orange County, Florida, at the time and expense of Rollins College.

12. Counterparts and Facsimile Signatures. This Agreement may be executed in one or more counterparts each of which shall be deemed an original but all of which together shall constitute one and the same instrument. This Agreement may be executed by facsimile or .pdf

electronic signature by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required.

13. Applicable Law and Jurisdiction. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Each party agrees that any action or proceeding with respect to this Agreement may only be brought in a federal or state court situated in Orange County, Florida, and by execution and delivery of this Agreement, such party irrevocably consents to jurisdiction and venue in each such court.

14. Binding Nature. This Agreement inures to the benefit of and is binding upon the successors or assigns in interest or the legal representatives of the parties hereto.

(SIGNATURES ON FOLLOWING PAGES)

WITNESSES:

CITY OF WINTER PARK, FLORIDA, a
Florida municipality

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as _____ of the City of Winter Park, Florida, a Florida municipality, on behalf of the municipality. He (She) ☐ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

WITNESSES:

ROLLINS COLLEGE, a Florida non-profit corporation

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as _____ of Rollins College, a Florida non-profit corporation, on behalf of the corporation. He (She) ☐ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

WITNESSES:

HOLT PROPERTIES LLC, a Florida
limited liability company

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as _____ of Holt Properties LLC, a Florida limited liability company, on behalf of the company. He (She) ☐ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

EXHIBIT "A"
Lawrence Center Block

Lots 1 through 7 inclusive and Lots 22 through 27 inclusive, less the West 5 feet of Lot 7 and 22, Block 59, REVISED MAP OF THE TOWN OF WINTER PARK, as recorded in Plat Book A, Pages 67 through 72, Public Records of Orange County, Florida. Also the vacated alley adjacent to the South line of Lots 1 through 7 and the North line of Lots 22 through 25.

Together with an easement for ingress and egress being more particularly described as commencing at the Southwest corner of Lot 22, said Block 59, Revised Map of the Town of Winter Park, run South $89^{\circ}59'20''$ East along the South line of Lots 22, 23, 24, and 27 a distance of 216.76 feet; thence North $00^{\circ}16'00''$ East, 71.39 feet; thence South $88^{\circ}20'56''$ East, 31.27 feet to the Point of Beginning; thence North $00^{\circ}51'14''$ East, 19.76 feet thence North $89^{\circ}19'40''$ West 10.0 feet; thence South $00^{\circ}46'20''$ West 19.60 feet; thence South $88^{\circ}20'56''$ East 10.0 feet to the Point of Beginning.

EXHIBIT "B"
SunTrust Garage

The East 339.40 feet of Lot 1 of 400 Park Avenue South Plat Book 43, Page 119 of the Public Records of Orange County, Florida.

(Parcel ID# 07-22-30-00-33-00-011)

EXHIBIT "C"
New Tax Parcel



EXHIBIT "D"
North Fairbanks Properties

<u>Building</u>	<u>Address</u>
SunTrust Plaza	400 S. Park Ave., Winter Park, FL
Hamilton Holt School	311 W. Fairbanks Ave, Winter Park, FL
Apartment unit	238 Welbourne Ave., Winter Park, FL
Apartment unit	262 W. Welbourne Ave, Winter Park, FL
Apartment unit	316 W. Welbourne Ave., Winter Park, FL
Apartment unit	308 W. Welbourne Ave., Winter Park, FL
Apartment unit	1625 Ridgewood Ave, Winter Park, FL
Graduate Apartments	210 S. Virginia Ave, Winter Park, FL.
Graduate Apartments	273 W. New England Ave., Winter Park, FL.
Rosen Family Center	E. Lyman Ave, Winter Park, FL
Comstock Building	E. Comstock Ave., Winter Park, FL
Rollins College offices	203 E. Lyman Ave., Winter Park, FL
Alfond Baseball Stadium	700-800 Aragon Ave., Winter Park, FL.



**Lawrence Center Development
Parking Considerations**

The Lawrence Center in Winter Park, FL is planned to be developed over the existing Hamilton Holt School building and adjacent parking lots as part of the Rollins College Innovation Triangle. This development will include a new building for the Crummer School of Business and a new museum. The purpose of this memorandum is to document that the inventory of parking spaces on-site and in the SunTrust parking garage will be able to satisfy the parking needs of the existing and future developments.

The existing SunTrust parking garage, located on the south side of Lyman Avenue, contains 909 parking spaces. Based on the City of Winter Park parking code, the adjacent properties and nearby facilities currently require 529 spaces, as shown in the table below.

Existing Parking Users	Parking Spaces
Winter Park Public Library	20
Alfond Inn	337
SunTrust building tenants	172
<u>Total</u>	<u>529</u>

The new Crummer School building and museum, along with the loss of 102 surface parking spaces, will add to the parking requirements in the area, as shown in the table below.

New Parking Users	Parking Spaces
New Crummer School building	50
New Museum	20
Proposed for City of Winter Park	25
Loss of Lawrence Center Surface Parking	102
<u>Total</u>	<u>197</u>

Adding the existing and new parking requirements together provides a total need of 726 parking spaces in the area. It should be noted that the existing Crummer School building will remain a classroom and faculty office building and therefore continue to generate parking demand similar to what it does now.

The current development plan for the Lawrence Center provides 38 parking spaces on-site, of which one will be dedicated as an electric vehicle charging station. This combined with the 909 spaces from the SunTrust garage, provides a total of inventory of 947 spaces. This leaves a surplus of 221 parking spaces in the area for general use and future growth.

Based on the above analysis, the Lawrence Center development along with the adjacent properties and nearby facilities are able to be served by the planned parking inventory, and it is anticipated that there will be a surplus of 221 parking spaces.



November 21, 2019

Mayor and Commissioners
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Dear Mayor and Commissioners,

On behalf of the Board of Directors of the Winter Park Chamber of Commerce, I urge you to support Rollins College's proposal for the final phase of Innovation Triangle.

The Chamber Board agrees with President Cornwell that the Samuel B. Lawrence Center property is "primed for change" that will enhance the business district, college and the city.

A new Rollins Museum of Art and a relocated Crummer Graduate School of Business on the property, all in proximity to The Alford Inn, would create a dynamic area that brings together beauty, art, hospitality, business and academia.

We believe Rollins College is a Winter Park jewel – with a world-class reputation and a beautiful campus that enhances our community. It partners seamlessly with the City, Chamber, old guard, young people, business leaders and the community at large. Our Board of Directors voted unanimously to support this project as it aligns with our mission to convene people and ideas. We look forward to welcoming guests to this impressive collaborative center.

Warmest Regards,

Betsy Gardner Eckbert, IOM
President / CEO

407.644.8281

151 West Lyman Ave.
Winter Park, FL 32789

WinterPark.org

*Mr. & Mrs. Harry W. Collison, Jr.
106 S. Interlachen Avenue, Unit 119
Winter Park, FL 32789*

December 16, 2019

Mr. Jeff Briggs, Principal Planner
City of Winter Park
Planning and Zoning Department
401 S. Park Avenue
Winter Park, Florida 32789

Dear Mr. Briggs,

I have reviewed the conceptual rendering for the Rollins College Innovation Triangle's proposed site plan and elevations at 200 E. New England Avenue and 203 E. Lyman Avenue.

I own and occupy office space two blocks north from this project. In addition, I own and live at the Cloisters Condominiums which are located immediately northeast on Interlachen Avenue.

Please consider this letter as my support for the Comprehensive Plan and Zoning changes along with the associated Conditional Use approval to develop the Cornell Fine Arts Museum and the new Crummer Graduate School of Business building.

Thank you,



Harry Collison

Jeffrey Briggs

From: Kirk Nalley <kirk.nalley.personal@gmail.com>
Sent: Tuesday, January 07, 2020 10:04 AM
To: Mayor and Commissioners
Cc: Jeffrey Briggs; Sam Stark
Subject: [External] I support the Rollins Innovation Triangle project

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

Good morning Mayor Leary and Honorable Commissioners.

I am contacting you all today to voice my support of the Rollins Innovation Triangle project.

I am a tax paying resident of Winter Park and I am an active voter in local elections and I am requesting that you all support this community building project with your vote.

Here are a number of reasons why I believe this project deserves your support and vote.

- The new museum will firmly establish Winter Park as an arts destination (two world-class museums anchoring Park Avenue at opposite ends)
- Significantly larger galleries will allow Rollins to show more of the permanent collection (currently Rollins only show 2-3% of the collection at any given time) and more ambitious temporary exhibitions
- Study rooms and an education center will serve larger numbers of K-12 and college students. As the only teaching museum in the greater Orlando area, it will be equipped to fully serve local colleges and universities and the community at large
- Location will signal that museum is an integral part of the Winter Park community. On campus, museum is not a natural destination (no foot traffic); additionally, for some there is a perceived barrier of location on a private college campus. Rollins wants to be fully welcoming to the entire community
- A community hub with social gathering space against an art background, and a more seamless transition between the collection at the Alford Inn and the Museum
- The museum and all its programs will continue to be free of charge for all

Rollins is a leader in the Winter Park community. The location of the museum positions the college in the heart of our beautiful city. This is a project that builds community and brings people together through the arts. This is what world class cities do and what a great opportunity for you all to be a part of making the legacy and tradition of Winter Park and Rollins move forward.

Thank you for your attention and please vote in favor of the Rollins Innovation Triangle project.

- Kirk

Kirk Nalley
2033 Cove Trail
Winter Park, FL 32789

Jeffrey Briggs

From: Steve Rotz <srotz@productionhub.com>
Sent: Tuesday, January 07, 2020 10:30 AM
To: Mayor and Commissioners
Cc: Jeffrey Briggs
Subject: [External] Cornell in the city core

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

Dear Mayor and Commissioners-

As a Winter Park Resident and Rollins Graduate, I am excited to hear the possibility of the Cornell Fine Arts Museum moving off of Rollins campus to a location near the Alfond.

As Winter Park continues to promote and support the Arts, this would be a great addition to that effort and I applaud Rollins for the gesture.

The Alfond area would be even more spectacular with a beautiful museum that includes parking and open space. Quite honestly, the parking lot that's there now is out of place beside the Alfond.

Thank you for your time and for your service to the City.

Regards,
Steve Rotz

Steve Rotz

 **ProductionHUB**

877.629.4122

www.productionhub.com



Jeffrey Briggs

From: John Pokorny <jmpoko@gmail.com>
Sent: Tuesday, January 07, 2020 10:46 AM
To: Mayor and Commissioners
Cc: Jeffrey Briggs
Subject: [External] Rollins Innovation Triangle

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

To the City of Winter Park Mayor and Commissioners,

As a Rollins College graduate and Winter Park resident for over 30 years, I am writing to express my strong support for the Rollins Innovation Triangle. Culturally, I cannot imagine a better gift from the college than to move the Cornell Fine Arts Museum out from the interior depths of campus to the central core of downtown Winter Park. It is a hidden gem that should be front and center to be experienced by all who live in and visit this great city.

The concept of adding the Crummer School of Business to this location is pure genius. The convergence of business and the arts is a forward thinking model that cities across America will envy and try to emulate. Winter Park is in a unique and advantageous situation to truly be a city of arts and culture.

The vocal minority of naysayers will rant about parking concerns, increased traffic and McMansion style enormity. And in all fairness, sometimes they are right. However, this project, like the Alford Inn, is different. The college has a thoughtful plan that will transform a visual eyesore of a parking lot into a world class facility with beautiful architecture and open spaces for the public to enjoy. Rollins is not just a partner of the City of Winter Park, they are a pillar of innovation and stewardship and their generosity deserves your consideration.

Thank you for your time and your dedication to our special city!

Respectfully,

John Pokorny
Interlachen Avenue

Jeffrey Briggs

From: srosoff@atlantic.net
Sent: Tuesday, January 07, 2020 11:24 AM
To: Jeffrey Briggs
Subject: [External] Cornell Fine Arts Museum Support

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

I am writing in support of the Cornell Fine Art Museum's proposal to relocate the museum. I have been impressed with the quality of the exhibitions and programming now taking place at Cornell. The Museum's current location is not easily accessible, and their proposed move would be conducive to welcoming the entire community, just as the Morse Museum does. Cornell has a world class collection, but to the community, its collection is a hidden treasure because of its location. The proposed plan also increases the gallery space, which would also allow the Museum to expand its exhibition program and present more in depth programming. As a reminder, admission to the Museum is free, which enables diverse audiences community access to the galleries. As a resident who feels the cultural life of Winter Park residents could be enhanced by this move, I urge approval of the Museum's proposal.

Susan Rosoff