REQUEST OF ROLLINS COLLEGE TO: AMEND THEIR CONDITIONAL USE APPROVAL TO CONTINUE THE USE OF THE OSCEOLA LODGE AND BIGELOW HOUSE PROPERTIES AT 231 N. INTERLACHEN AVENUE AND 230 N. KNOWLES AVENUE, ZONED R-2/R-3 FOR THE WINTER PARK INSTITUTE, A ROLLINS COLLEGE EDUCATIONAL PROGRAM FOR VISITING SCHOLARS.

Rollins College received conditional use approval on December 10, 2007 to use the Osceola Lodge (231 N. Interlachen) and the Bigelow House (230 N. Knowles) properties for the Winter Park Institute, an educational program for visiting scholars. (Those properties are leased by Rollins College from the Charles Hosmer Morse Foundation.) That conditional use approval in 2007 carried with it a three year term beginning with the 2008-2009 academic year and ending with the 2010-2011 academic year. Rollins is requesting an extension to that conditional use approval.

Rollins College (Winter Park Institute) uses the Osceola Lodge as ancillary office space (study center) for visiting scholars who are living/visiting Winter Park and engaging in academic pursuits on campus and in the community. The Bigelow House is also similarly used as office space or as a residence for a visiting scholar. At times, one assistant is on-site to assist the visiting scholars and for building security. Parking is on-site. Small meetings occur in a conference room (living room) of Osceola Lodge but any larger events, presentations, receptions, etc. are held on campus or elsewhere in the community. The existing signage is modest and just indicates this as a Rollins College facility.

At the time, this was first discussed, no one was sure exactly how the Winter Park Institute would fit into the surrounding residential environment and since the initial lease with the Morse Foundation was just for three years, it seemed prudent to apply the same time period for the conditional use approval. As it has turned out, the impact of the Winter Park Institute has been as minimal as was originally expected. As a result, the conditional use approval should be extended indefinitely.

STAFF RECOMMENDATION IS FOR APPROVAL (which carries the one condition from 2007 limiting signs to 8 square feet)
April 27, 2011

Mr. Jeff Briggs
Director of Planning and Community Development
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Dear Jeff:

Rollins College and the Morse Foundation have agreed to extend the three-year agreement for the use of Osceola Lodge and Bigelow House for an additional three-year period to end in conjunction with the Rollins 2013-2014 academic year.

Conditions of the agreement remain the same, including commencement of discussions between the Foundation, Rollins College and the City of Winter Park to extend the agreement, six (6) months prior to its termination. If the Foundation and Rollins wish to continue the agreement, it will be subject to approval by the City.

The intended use of the facilities remain as an academic study center known as The Winter Park Institute. The mission of the Institute is to bring society's leading scholars, thought leaders, and artists to Rollins, not simply to give a lecture or performance, but to engage and share time and ideas with our students, faculty, and community. The Institute has been very successful at their mission and has provided a valuable cultural experience in enriching the lives of those in the community.

We respectfully request approval of this agreement by the City of Winter Park City Commission. Please contact me if you have any questions.

Sincerely,

Jeffrey G. Eisenbarth
Vice President Business & Finance and Treasurer
The Winter Park Institute

The core mission of Rollins College’s newly initiated institute is to foster a vital community of scholarly engagement. We will invite for limited residency distinguished faculty members on sabbatical from highly respected colleges and universities in addition to occasional thought-leaders in diverse fields. To promote an atmosphere of enlightened conversation, these top-echelon scholars will engage in ongoing dialogue with one another, the Rollins faculty and students, and the greater Winter Park community.

Rollins College in partnership with the Charles Hosmer Morse Foundation and the Elizabeth Morse Genius Foundation seeks use of the handsomely restored Osceola Lodge and Bigelow House as the site for this institute. We believe that such proposed occupancy is appropriate for these historic homes and would provide a perfect atmosphere conducive to intimate scholarly pursuit and exchange. Our vision for Osceola is to serve as a quiet study center that will house the Institute’s executive director and offices for a maximum of four temporary scholars and three additional sabbaticants along with a reading library and a conference parlor. The Bigelow property is planned as a potential residence for a scholar during his/her tenure at the Institute. Others will be housed in facilities off-site. The maximum number of scholars and support staff at any given time would not exceed eight to ten people, and all parking for these occupants and any visitors would be on the property site. Any events such as lectures, seminars, or open conversations with the greater college community or the public will be held at various venues on the Rollins campus. We believe the “gentle” use of the Osceola/Bigelow facilities will be compatible with the ambiance of this charming Winter Park neighborhood.

Though we look to established places of scholarly engagement such as the Aspen Institute, the Santa Fe Institute, and the Radcliffe Institute at Harvard University as models to our own envisioned intellectual community, Rollins sees this center as unique in its offering. The Winter Park Institute, if housed at Osceola Lodge, will no doubt provide an alluring enclave for some of the thought-leaders we will be engaging, and in turn, it will bring a level of enriched conversation to the Winter Park community at large.

To inform the neighbors of our proposed use, Rollins hosted an open house at the Osceola Lodge and the Bigelow House and two neighborhood informational meetings. We believe that we have addressed neighborhood questions and concerns. Rollins College now respectfully requests approval from the Winter Park Planning and Zoning Commission and City Commission for our use of the Osceola Lodge and the Bigelow House for a three-year trial period. At the end of such time the College, the Morse/Genius Foundation, and the City will assess the merits of the Institute’s ongoing use of the facility. We believe the Institute will be a prestigious addition to Winter Park and a valuable benefit to Rollins College, thus making an important contribution to our shared community.
From: Bob Dilg  
To: jbriggs@cityofwinterpark.org  
Date: Sunday, November 4, 2007 8:21 PM  
Subject: Winter Park Institute

Jeff,

I am writing in support of the Winter Park Institute. I live in a Whispering Waters condominium in very close proximity to the proposed Institute. Now that the Osceola Lodge and adjoining building have been lovingly restored, I can think of no better uses for those facilities than the ones now proposed for the Institute. The facilities are too valuable to leave idle.

Allowing at most 8 to 10 visiting scholars, professors and administrators during weekday working hours, with perhaps a resident scholar or two, would have no appreciable impact on our neighborhood. There would be no noticeable increase in traffic, except for a few receptions, which would be no different than events that regularly take place at the Methodist Church, Casa Feliz or the Golf Course. There would be no impact on neighborhood parking, as there is ample on-site parking. There is no reason to believe any events held there would be so noisy as to disturb the neighborhood beyond what takes place on occasion at the Methodist Church.

On the other hand, inviting visiting scholars to use the facilities would redound to the benefit of the community in multiple ways. It would promote scholarship. It would provide opportunities for seminars that would be attended by Rollins students and the general public. It would advertise the community, as the scholars in residence would communicate their experiences when they return to their permanent residences. On a more prosaic level, it would bring in persons and visitors who would eat and shop in Winter Park.

The Institute has presented the City with a singular opportunity to use a community asset in a way that would have only positive impacts on the neighborhood. I hope the City will not allow an isolated voice or two to dissuade it from permitting so desirable a use of a unique resource.

Sincerely,

G. Robertson Dilg  
311 E. Morse Blvd. Unit 2-4

Do You Yahoo!?  
Tired of spam? Yahoo! Mail has the best spam protection around  
http://.mail.yahoo.com
September 17th, 2007

Gail Sinclair
Rollins College
1000 Holt Avenue – 2743
Winter Park, FL 32789

Dear Ms. Sinclair:


As a nearby property owner, I wish to put on record that I strongly support the proposal to use Osceola Lodge on Interlachen Avenue as a study center for scholars. I concur that this will be a prestigious addition to Winter Park.

Rollins College is an integral part of the Winter Park community and I believe that this enhancement will further enrich its already invaluable contribution.

Sincerely,

Tracy S. Forrest
220 E Canton Avenue
Winter Park, FL 32789

Copy to:

James S. Williams
City Manager
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Lewis Duncan
Rollins College
1000 Holt Avenue – 2711
Winter Park, FL 32789
If you wish to register your support for Rollins College’s use of Osceola Lodge as a study center for scholars in residence, we appreciate your signature below.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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</thead>
<tbody>
<tr>
<td>Maureen Brady</td>
<td>640 N. Park Ave. W.P.</td>
</tr>
<tr>
<td>Betty Welser</td>
<td>102 S. Interlachen W.P.</td>
</tr>
<tr>
<td>Leslie Hardy</td>
<td>215 E. Swoope Ave. W.P.</td>
</tr>
<tr>
<td>Candy Naucki</td>
<td>520 Cornwall W.P.</td>
</tr>
<tr>
<td>Sandy &amp; Bill Partin</td>
<td>107 E. Morse Blvd.</td>
</tr>
<tr>
<td>John &amp; Marla Kercher</td>
<td>817 S. Holly</td>
</tr>
<tr>
<td>Wally Harper</td>
<td>223 E. Canyon Ave.</td>
</tr>
<tr>
<td>Alain Spence</td>
<td>80 Box 1727, WP 32770</td>
</tr>
<tr>
<td>Thomas Butler</td>
<td>102 S Interlachen #306</td>
</tr>
<tr>
<td>Pamela Sherry</td>
<td>102 South Interlachen (#307)</td>
</tr>
<tr>
<td>Charles Sternach</td>
<td>102 S. Interlachen #506</td>
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<tr>
<td>Dick Safford</td>
<td>Dennis Petroleum.</td>
</tr>
<tr>
<td>Nancy Crusinard</td>
<td>645 N. Interlachen</td>
</tr>
<tr>
<td>Beth Riley</td>
<td>100 S. Interlachen Ave</td>
</tr>
<tr>
<td>Cecile L. Riley</td>
<td></td>
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</tbody>
</table>
If you wish to register your support for Rollins College's use of Osceola Lodge as a study center for scholars in residence, we appreciate your signature below.

Name

Janine Flowers
Ray D. Eckerman
Virginia Ingalls
James G. Janet Eldon
Peter Young / David Metzger
Will J. Roseman Gillett
Robert Beck
Diane Boswell
Robert Boswell
Michael Hock
Andres Vizcaino
Linda & Charles Kistmann
Rudy & Kathy Hauser
Judith Meyers
David A. O'Barr

Address

1600 Yancey Ave WP
644 W. Knoll Ave #10
1600 Hibiscus Ave W.P.
259 East Canton Ave WP
215 Canton Ave WP
106 S. Interlachen Ave #319
W.P.
457 Interlachen
710 N. Interlachen
710 N. Interlachen
801 Golfview Terr.
84 Interlachen Ave
957 E. Canton Ave
540 N. Interlachen
P.O. Box 554 WP 32790-0554
197 E. Melbourne Ave WP 32741
If you would like us to contact you to discuss further comments or concerns, please sign below.

Name

Jane Hall

Davis

Phone Number

535 Taft Rd # 07
REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL UNDER THE LARGE BUILDING ORDINANCE TO RENOVATE AND EXPAND THE BUSH SCIENCE CENTER BUILDING ON THE CAMPUS OF ROLLINS COLLEGE AT 1000 HOLT AVENUE, ZONED PQP.

Rollins College plans a major renovation and redevelopment of the Bush Science Center building on campus. As a building over 10,000 square feet, this project requires Planning Board and City Commission conditional use approval.

Project Scope:

The vast majority of this project is a complete interior renovation of the existing Bush Science Center building. The exterior part of the project is the removal of 10,000 square feet of the building area on the Fairbanks' frontage of the building and the construction of a new 12,000 square foot three story addition to the south toward the Administration Building. That re-shaping of the building is very fortunate because it will allow for the Fairbanks frontage side of the Bush Science Center, visible to the public along Fairbanks, to get a more attractive image. One visual improvement is adding more windows on this side of the facade. In addition, the driveway area is being redone both to add storm water retention and to provide new space for new landscaping and new trees. So the visual from Fairbanks Avenue will be positively improved.

You will also note another new storm water retention area is being created in the space between the Bush Science Center and the Administration building.

Lastly, the plan also removes the existing parking lot for the Administration building and replaces that parking lot and access road with a 'college square' lawn and open space area. A much smaller new parking lot is relocated to the south side of the Administration building.

The Planning staff believes that these plans will be an improvement both to the Rollins College campus as well as the public's visual perspective from Fairbanks Avenue.

STAFF RECOMMENDATION IS FOR APPROVAL