



NEIL FRAZEE
VICE PRESIDENT



KEY QUALIFICATIONS

Neil Frazee joined MSCW in 1990 with twelve years of experience including nine years as an owner of a landscape architecture and planning firm in Nashville, Tennessee. Since joining MSCW his experience includes community planning and design, and project management/coordination for a variety of mixed-use and residential projects throughout central Florida. Neil has been a partner with MSCW since 1996.

RELEVANT EXPERIENCE

Neil's dedication to excellence and detail are exemplified by the project results he has achieved. He has worked with numerous property owners and developers to create projects that are not only financially successful, but are responsive to the needs and lifestyles of the residents and/or users. His extensive experience includes: preparation and evaluation of the site's opportunity and constraints; conceptual design; master planning; citizen consensus development, and governmental entitlement processes and approvals.

EXEMPLARY PROJECTS

Williams Property, Lakeland, Florida

The Williams property is a 2,478 acre Master Planned mixed-use community that is located in the City of Lakeland along the I-4 high tech corridor. The community includes the proposed University of South Florida Lakeland (USF) campus. The USF campus with a projected enrollment of 16,000 students will be developed for undergraduate and post-graduate studies with an emphasis in applied science and technology and/or engineering. The community that is based on the principles of New Urbanism, contains an integration of housing and density, an open space/park/pathway system, a pedestrian friendly village center, community commercial uses planned at a new interchange with I-4, a centrally located site for an elementary/middle school campus, and a research park that will support and compliment the proposed USF curriculum. The village center is strategically located adjacent to the USF campus and the existing inter-connected water bodies. Project manager responsibilities included the preparation of the conceptual master plan, the preparation and processing of a Development of Regional Impact, the comprehensive plan amendment and rezoning. Neil also participated in the negotiations and preparation of the land donation agreement between Williams and USF for their new Lakeland campus.

The Gardens at Millenia Boulevard, Orlando, Florida

The Gardens at Millenia Boulevard includes 86 acres of strategically located property east of the Millenia Mall. The proposed mixed-use urban development required a comprehensive plan amendment, expansion of the Regional Activity Center (RAC), and

rezoning of the property to accommodate 2,392 multi-family dwelling units, 350,000 square feet of commercial, 300,000 square feet of office, a 16 screen movie theater and 134 timeshare/condo-hotel units. Neil's responsibilities also included working with Orange County Public Schools to obtain a capacity enhancement agreement for an on-site 12 acre elementary school, and a traffic agreement to address off-site roadway improvements. The property contained an existing borrow pit from the days when I-4 was constructed that was permitted by MSCW to be reduced from 46 acres to 26.5 acres to accommodate development. Proposed community facilities include the 26.5 acre central water feature, an amphitheater, a pedestrian pathway system around the lake, a public park/boardwalk along the south edge of the lake and a series of public spaces/gardens that will enhance the living/shopping experience.

Baldwin Park (f.k.a. Orlando Naval Training Center Main Base), Orlando, Florida
Project Manager responsible for the coordination with Skidmore, Owings & Merrill, LLD, for the redevelopment/reuse of the 1,110 acre former Naval Training Center property strategically located between Winter Park and Fashion Square Mall northeast of downtown Orlando. Services to create this new sustainable community included: identifying the planning characteristics associated with surrounding traditional neighborhoods such as Lake Davis, Lake Cherokee, and Thornton Park in the preparation of the conceptual master plan; assistance with and preparation of the Planned Development documents for city approval; and preparation of the neighborhood master plans and design standards.

Charles Hosmer Morse Foundation, Winter Park, Florida
Neil was responsible for the evaluation and preparation of master plans for the foundation's varied properties scattered throughout the residential and commercial districts of the City of Winter Park. The goal was to maximize and enhance the value, contribute to the financial endowment that supports the Charles Hosmer Morse Museum of American Art, and preserve the environmental and aesthetic integrity of each parcel. The overall scope of work included: an opportunities and constraints analysis; strategic planning; alternative master plans in preparation for a community consensus approval process to position the properties for development; and assisting the Foundation with the preparation of a development agreement with the City of Winter Park that addressed the disposition, use, and development of the Foundation's properties.

Highland Reserve, Polk County, Florida
Project Manager for the 799 single-family residential golf course community along the U.S. 27 corridor north of I-4 in Polk County. Services included preparation of the master plan, coordination with the golf course architect, preparation of the Planned Unit Development documents and coordination with the County to establish the necessary entitlements on the former orange grove property.

Shadowlawn Farms Master Plan, Clay County, Florida
Neil was responsible for the development of a master land use plan for 30,000 acres in Clay County, Florida. Services included: a site analysis establishing the opportunities



and constraints for development; and establishment of a development mater plan to accommodate near term development opportunities and continued agribusiness investments.

OTHER PROJECTS

Following are some of his other major project work: Bronson DRI, Innovation Place, Meadow Woods PD, Avalon Park PD, and Boggy Creek DRI.

EDUCATION

Masters in Landscape Architecture from Louisiana State University (1978); Bachelor of Science in Business Administration from the University of Tennessee (1973)

MEMBERSHIPS

American Society of Landscape Architect

Home Builders Association of Mid-Florida Developers Council

Urban Land Institute

