

Shutts Commercial Real Estate Team Facilitates \$4.8 Million Site Purchase for Orlando's Renaissance Theatre Company

Orlando
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Shutts & Bowen LLP's Orlando Commercial Real Estate Team, including partners Michelle L. Humes, [James F. Johnston](#) and [Karen W. Wankelman](#), are facilitating a local philanthropist's purchase of a 15,468 square foot warehouse, for what will be transformed into Renaissance Theater Company's new headquarters.

The acquisition was financed by philanthropist Chris Kampmeier, in support of securing a permanent home for Renaissance Theatre Company, a new non-profit dedicated to bringing original theatrical experiences to life. The future venue is located at 415 East Princeton Street, near Ivanhoe Village, along the Orange-Princeton-Loch Haven corridor, and was previously occupied by the Orlando Ballet. With performances set to begin as early as October 1, 2021, the site will undergo a theatrical conversion and external facelift to transform the warehouse into a 200-seat performance venue.

The Shutts partners advised Mr. Kampeier and his acquisition company, 415 Warehouse Project, LLC, throughout the commercial transaction. Michelle served as lead counsel on the deal, facilitating the acquisition of the transaction by advising on issues related to agreements and commercial contracts, transfer of real property, boundary line encroachments on each side of the Property, as well as management of the closing process, which is set to be finalized on September 7, 2021. James was responsible for managing land use and zoning approvals related to the transaction, including permitting and local government approvals.

Brokering the deal for the theatre and buying entity were Maria Blanchard and Patrick James of Orlando-based Olde Town Brokers. Further assistance during the planning process to make the project possible was provided by the Orlando Science Center.

About Michelle L. Humes

Michelle L. Humes is a partner in the Orlando office of Shutts & Bowen LLP, where she is a member of the Real Estate Practice Group. Michelle focuses her practice on real estate development, where she represents lenders, developers and owners in negotiating and drafting documents and approvals for the purchase, sale, leasing, financing and development of real estate. Her practice also

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includes reviewing, negotiating and drafting construction contracts for owners and general contractors.

About James F. Johnston

[James F. Johnston](#) is a partner in the Orlando office of Shutts & Bowen LLP, where he focuses his practice in land use and zoning, government law and real estate and is a member of the Government Law Practice Group. He is Board Certified by the Florida Bar in City, County, and Local Government Law. James has an extensive background in representing developers and property owners on complex commercial, residential and mixed-use real estate development projects. He represents clients in all phases of development and regularly appears before local governments throughout Central Florida on land use, permitting, environmental and regulatory issues associated with real property development. This work includes comprehensive planning, rezoning, developments of regional impact, annexation, platting, site planning, code compliance, concurrency, conditional uses, vested rights, and environmental permitting. James also represents clients in administrative hearings and other land use litigation matters.

About Karen W. Wankelman

[Karen W. Wankelman](#) is a partner in the Orlando office of Shutts & Bowen LLP and has over 20 years of experience in law. She has been a member of the firm's Real Estate Practice Group for more than 15 years. Karen represents developers and owners in negotiating and drafting documents and approvals for the purchase, sale, leasing, financing and development of real estate. She also represents lenders in loan workouts, as well as in commercial, construction, development and residential loan transactions. Additionally, Karen has a wide-ranging opinion practice where she frequently provides legal opinions in Florida financings, as well as serving as local counsel in connection with multi-state loans and securitizations involving Florida real property. For a list of Karen's notable experience and representative clients, [click here](#).

Professionals

James F. Johnston

Karen W. Wankelman

Practice Areas

Land Use & Zoning

Real Estate



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