

REGULAR AGENDA

3. RECOMMENDED APPROVAL, PRINCETON OAKS

- Applicant: Jim Hall – VHB
- Owner: Rossman Nancy A Tr. & Gold H. Scott Tr.
- Location: 3749 W. D. Judge Rd., located north of W. D. Judge Rd., west of N. John Young Pkwy., and south of W. New Hampshire St. (±123 acres).
- District: 5
- Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)
- A) GMP2015-00022*** Request to amend the future land use from Residential Low Intensity to Industrial;
- B) GMP2015-00028*** Amend GMP Subarea Policy S.3.3 to allow limited vehicular traffic to access the site from the south;
- C) ZON2015-00021**** Amend the existing Planned Development zoning to allow up to 1.03 million sq. ft. of industrial use within two phases; and
- D) MPL2015-00020**** Master Plan request to allow up to 1.03 million sq. ft. of Industrial use.

Recommended Action: Approval of the requests, subject to the conditions in the staff report and addendum.

This item was presented by Michelle Beamon, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Beamon discussed the site location, requested actions, future land use, zoning, GMP Subarea Policy S.3.3, framework PD plan, master plan, phasing plan, building elevation, notable conditions of approval, addendum, roadway improvement phasing plan, and concluded her presentation with staff's recommendation. Ms. Beamon noted that prior to obtaining building permits, an Appearance Review would be required to ensure the elevations and parking requirements meet code.

Ms. Rebecca Wilson, 215 N. Eola Dr., Orlando, FL 32801, Lowndes, Drosdick, Doster, Kantor & Reed, PA, spoke on behalf of the applicant. Ms. Wilson stated that they had a neighborhood meeting and discussed the neighbors' traffic concerns. She noted that per their traffic study, they would be decreasing the average daily trips to the proposed site.

Chairperson Tobin opened the hearing to the public.

Dr. Lisa Jones, 3620 Lake Lawne Ave., Orlando, FL 32808, spoke on her behalf as an opponent of the request. She noted that she wasn't able to attend the neighborhood meeting. Her main concern was that the development would disturb the wild life and the endangered species living at the site. Ms. Jones proposed to turn the site into a conservation education area.

Ms. Wilson noted that they were preserving approximately 27 acres of wetlands and 57% of the site would be open space. She stated that they provided an in-depth environmental analysis to the City which concluded that there were no protected species identified.

Chairperson Tobin closed the public hearing.

Board member Anderson moved APPROVAL of the requests, Cases #GMP2015-00022, GMP2015-00028, ZON2015-00021 and MPL2015-00020, subject to the conditions in the staff report. Board member Skidelsky SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl and Tobin abstained).

Staff Note: For clarification purposes, the environmental study found two potentially occupied gopher tortoise burrows on the property, a state-listed threatened species.