

# ORANGE COUNTY PLANNING DIVISION 2021-1 REGULAR CYCLE AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

## BOARD OF COUNTY COMMISSIONERS

MAY 11, 2021

ADOPTION PUBLIC HEARING

2021-1-A-3-1 & 2021-1-B-FLUE-6

**PREPARED BY:**

ORANGE COUNTY COMMUNITY, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION






**Interoffice Memorandum**

May 11, 2021

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners (BCC)

FROM: Alberto A. Vargas, MArch., Manager, Planning Division 

THROUGH: Jon V. Weiss, P.E., Director  
Planning, Environmental, and Development Services Department

SUBJECT: 2021-1 Regular Cycle Comprehensive Plan  
Amendments 2021-1-A-3-1 and 2021-1-B-FLUE-6 (Valencia ATS)  
Board of County Commissioners (BCC) Adoption Public Hearing

2021-1 Regular Cycle Comprehensive Plan Amendments 2021-1-A-3-1 and 2021-1-B-FLUE-6 are scheduled for a BCC adoption public hearing on May 11, 2021. These amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption public hearing on April 15, 2021.

The report is also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

<http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning.aspx>.

The 2021-1 Regular Cycle State-Expedited Amendments were heard by the PZC/LPA at a transmittal public hearing on February 18, 2021, and by the BCC at a transmittal public hearing on February 23, 2021. These amendments were reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On April 23, 2021, DEO issued a comment letter, which did not contain any concerns about the amendments undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendments must be adopted within 180 days of the comment letter. The Regular Cycle Amendments undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. These amendments are expected to become effective in June 2021, provided no challenges are brought forth for any of the amendments.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net) or Greg Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Golgowski@ocfl.net](mailto:Gregory.Golgowski@ocfl.net).

AAV/sw

Enc: 2021-1 Regular Cycle Amendments 2021-1-A-3-1 and 2021-1-B-FLUE-6 - BCC Adoption Staff Report

c: Christopher R. Testerman, AICP, Deputy County Administrator  
Joel Prinsell, Deputy County Attorney  
Whitney Evers, Assistant County Attorney  
Roberta Alfonso, Assistant County Attorney  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Olan D. Hill, AICP, Assistant Manager, Planning Division  
Eric P. Raasch, AICP, Planning Administrator, Planning Division  
Read File

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	Amendment		Page
1.	2021-1-A-3-1 Valencia ATS	Planned Development-Commercial/Office (PD-C/O) and Commercial (C) to Medium Density Residential (MDR)	1
	-and-		
	2021-1-B-FLUE-6 PD Density and Intensity	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County, associated with Amendment 2021-1-A-3-1	
	-and-		
	Substantial Change CDR-20-10-304	<p>A substantial change to the Asbury Theological Seminary PD/LUP to convert 708,043 square feet of office/commercial uses to 440 multi-family dwelling units and remove the communication tower site from the plan. The communication tower will remain as an approved use within the PD. Additionally, the following eight (8) waivers are requested from Orange County Code:</p> <ol style="list-style-type: none"> <li>1) A waiver from Section 38-1254(2)(d) to allow a sixty (60) foot setback along the northeastern property boundary immediately adjacent to the State Road 417 right-of-way, in lieu of the required seventy-five (75) feet;</li> <li>2) A waiver from Section 38-1258(a) to allow a maximum building height of four (4) stories / fifty-five (55) for buildings located within 100 feet of a single-family zoned property, in lieu of the required one (1) story building;</li> <li>3) A waiver from Section 38-1258(b) to allow all buildings to be four (4) stories / fifty-five (55) feet in height, in lieu of varying in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height;</li> <li>4) A waiver from Section 38-1258(c) to allow a maximum building height of four (4) stories / fifty-five (55) feet, in lieu of forty (40) feet and three (3) stories;</li> <li>5) A waiver from Section 38-1258(d) to allow for a maximum building height of four (4) stories / fifty-five (55) feet, in lieu of forty (40) feet and three (3) stories;</li> </ol>	

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		<p>6) A waiver from Section 38-1258(f) to allow a multi-family development adjacent to a single-family zoned property without a six-foot high masonry, brick or block wall, in lieu of requiring a six-foot high masonry, brick or block wall. This waiver only applies to the ±950' of property frontage immediately adjacent to the single-family residential zoned properties located at the northwest corner of the northernmost linear extension of the property;</p> <p>7) A waiver from Section 38-1258(i) to allow the existing chain link fencing along the northernmost linear extension of the property to remain, without landscaping, in lieu of providing alternative fencing and landscaping adjacent to the State Road 417 right-of-way; and</p> <p>8) A waiver from Section 38-1476 to allow a parking ratio of 1.62 spaces per unit, in lieu of 1.5 spaces per unit for one bedroom apartment units and 2 spaces per unit for two and three bedroom apartment units.</p>	
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# 2021 FIRST REGULAR CYCLE AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS ADOPTION PUBLIC HEARING

## INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing staff report for the First Regular Cycle Amendments 2021-1-A-3-1 and 2021-1-B-FLUE-6 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearing for these amendments were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on April 15, 2021. These amendments are scheduled for an adoption public hearing before the BCC on May 11, 2021.

The 2021-1 Regular Cycle Amendments scheduled for BCC consideration on May 11 were heard by the PZC/LPA at a transmittal public hearing on February 18, 2021, and by the BCC at a transmittal public hearing on February 23, 2021.

Please note the following modifications to this report:

KEY TO HIGHLIGHTED CHANGES	
Highlight	When changes made
Light Blue	Following the DEO transmittal public hearing (by staff)
Pink	Following the LPA adoption public hearing (by staff)

The 2021-1 Regular Cycle – State-Expedited Review Amendments scheduled for consideration on May 11 is a privately-initiated Future Land Use Map Amendment located in District 3 and one staff-initiated text amendment. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for a property greater than ten acres in size. The staff-initiated amendment entails changes to the Goals, Objectives, or Policies of the Comprehensive Plan.

The Regular Cycle – State-Expedited Review Amendments were reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On April 23, 2021, DEO issued a comment letter, which did not contain any concerns about the amendments undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendments must be adopted within 180 days of the comment letter. The Regular Cycle Amendments undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. These amendments are expected to become effective in June 2021, provided no challenges are brought forth for any of the amendments.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch., Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net), or Gregory Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Golgowski@ocfl.net](mailto:Gregory.Golgowski@ocfl.net).





**Applicant/Owner:**  
Steven Grigg; Republic ATS, LLC/Asbury Theological Seminary

**Location:**  
Generally located north of Valencia College Ln., south of E. Colonial Dr., east of John Wesley Wy., and west of the State Road 417

**Existing Use:** Undeveloped land

**Parcel ID Numbers:**  
24-22-30-8856-00-010/020/030 and 24-22-30-0000-00-130

**Tract Size:** 24.00 gross acres

+The following meetings and hearings have been held for this proposal:		Project Information	
<b>Report/Public Hearing</b>	<b>Outcome</b>	<b>Request:</b> Planned Development-Commercial/Office & Commercial (PD-C/O & C) to Medium Density Residential (MDR).	
✓ Community Meeting	November 12, 2020 Neutral	<b>Proposed Development Program:</b> Up to 440 multi-family dwelling units	
✓ Staff Report	Recommend Transmittal	<b>Division Comments:</b>	
✓ LPA Transmittal February 18, 2021	Recommend Transmittal (7-0)	<b>Environmental, Public Facilities and Services:</b> Please see the Public Facilities Analysis Appendix for specific analysis on each public facility.	
✓ BCC Transmittal February 23, 2021	Transmit (7-0)	<b>Environmental:</b> This site includes a Class III wetland of 1.15 acres and a non-jurisdictional reservoir (drainage easement) of 0.59 acres. CAD 00-109 was completed with a certified survey of the conservation area boundary approved on September 8, 2000. This determination is still binding.	
✓ State Agency Comments April 23, 2021	No comments were received.	<b>Schools:</b> Capacity Available, Expires March 27, 2021.	
✓ LPA Adoption April 15, 2021	Recommend Adoption (8-0)	<b>Transportation:</b> The subject property is located within the County's Alternative Mobility Area (AMA). Required to provide for alternative mobility strategies related to the development. Please note that the County is presently considering deleting the AMA. Should this happen prior to adoption of this amendment, the project will comply with other transportation concurrency requirements.	
BCC Adoption	May 11, 2021	<b>Concurrent PD/LUP Substantial Change</b>	
BCC Substantial Change Hearing		A proposed substantial change to the current Asbury Theological Seminary PD Land Use Plan, Case CDR-20-10-304, will be considered concurrently with the requested FLUM Amendment during the BCC adoption hearing.	

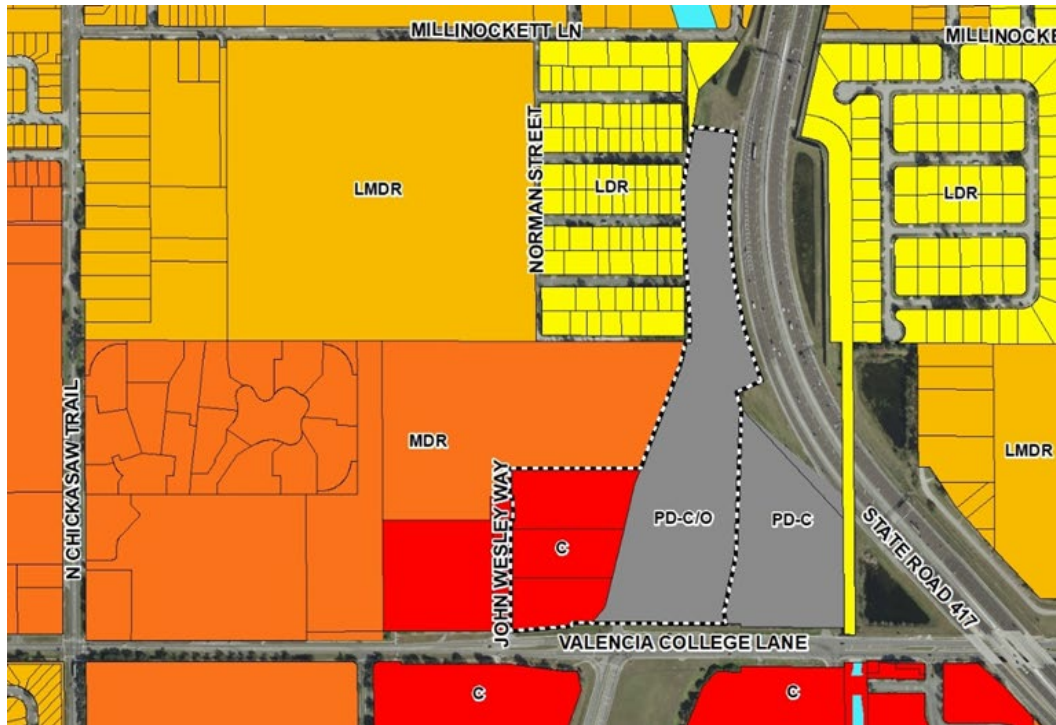


**AERIAL**



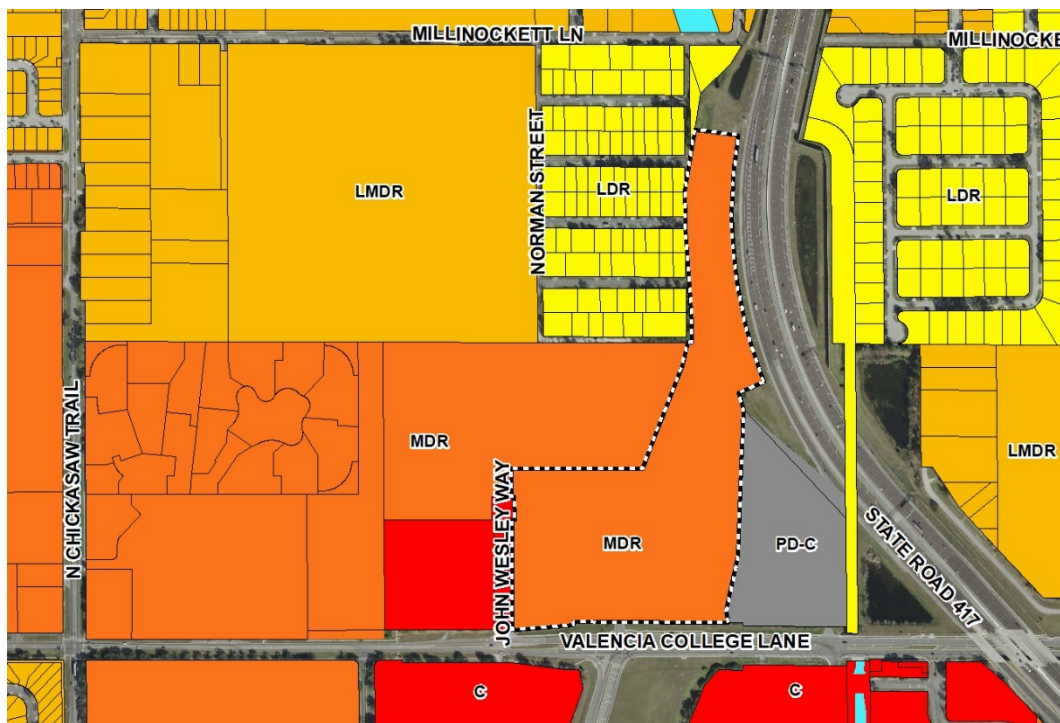


**FUTURE LAND USE - CURRENT**



**Current Future Land Use Designation:**  
Planned  
Development-  
Commercial/Office &  
Commercial  
(PD-C/O & C)

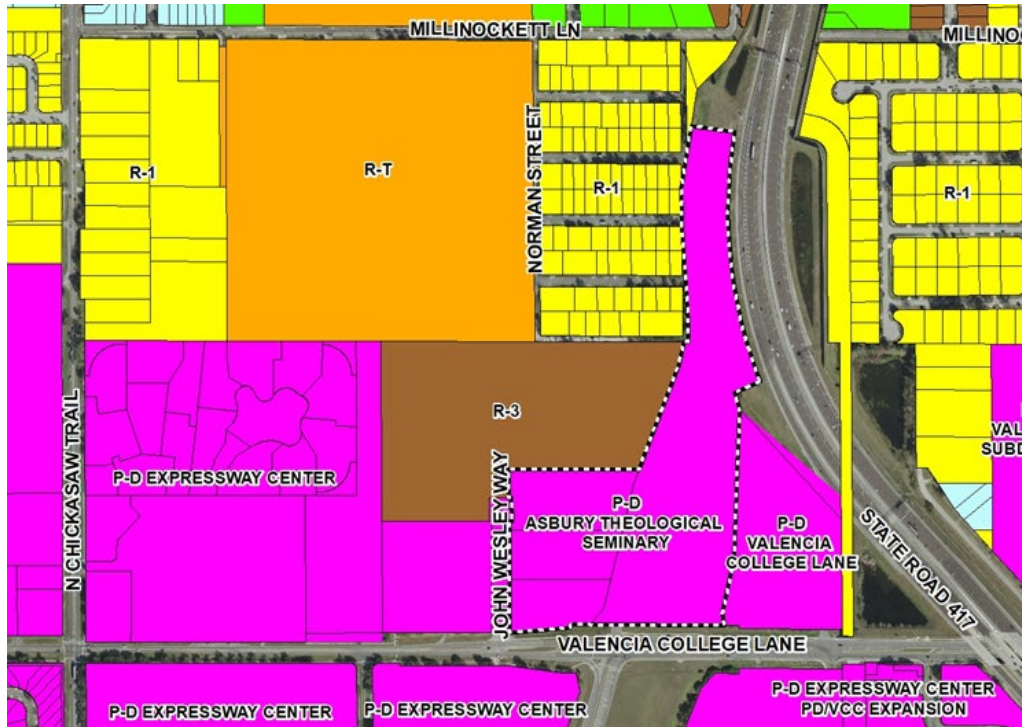
**FUTURE LAND USE - PROPOSED**



**Proposed Future Land Use Designation:**  
Medium Density  
Residential (MDR)



**ZONING – CURRENT**



**Current Zoning District:**  
PD (Asbury Theological Seminary PD).

**Existing Uses:**  
**North:** Orange County stormwater/retention parcels

**South:** Office complex and Valencia College School of Public Safety

**East:** Undeveloped parcel and State Road 417

**West:** Asbury Theological Seminary, single-family and multi-family dwellings

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## Staff Recommendations

1. **Future Land Use Map Amendment 2021-1-A-3-1:** Make a finding of consistency with the Comprehensive Plan (See Future Land Use Goals FLU1 and FLU1.2, Objectives FLU1.1 and FLU1.4, Policies FLU1.1.1, FLU1.4 and FLU8.2.2, Housing Element Goal H1, and Housing Element Objective H1.1), determine that the amendment is in compliance, and recommend **ADOPTION** of Amendment 2021-1-A-3-1, Planned Development-Commercial/Office & Commercial (PD-C/O & C) to Medium Density Residential (MDR).
2. **Future Land Use Text Amendment 2021-1-B-FLUE-6:** Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and recommend **ADOPTION** of Amendment 2021-1-B-FLUE-6, to remove the development program for Amendment 2015-2-A-3-1 in Future Land Use Element Policy FLU8.1.4.
3. **CHANGE DETERMINATION REVIEW REQUEST: CDR-20-10-304**

**(April 28, 2021 DRC Recommendation):** Make a finding of consistency with the Comprehensive Plan and **APPROVE** the Asbury Theological Seminary Planned Development/Land Use Plan (PD/LUP), dated "Received April 28, 2021", subject to the following twelve (12) conditions:

1. Development shall conform to the Asbury Theological Seminary PD Land Use Plan dated "Received April 28, 2021," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received April 28, 2021," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or

- 
- authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
  4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
  5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
  6. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
  7. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
  8. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition,



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- and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
9. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater systems have been designed to support all development within the PD, including hydraulically dependent development.
10. The Developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
11. The following waivers from Orange County Code are granted:
- a. A waiver from Section 38-1254(2)(d) to allow a sixty (60) foot setback along the northeastern property boundary immediately adjacent to the State Road 417 right-of-way, in lieu of the required seventy-five (75) feet.
  - b. A waiver from Section 38-1258(a) to allow a maximum building height of four (4) stories / fifty-five (55) feet for buildings located within 100 feet of a single-family zoned property, in lieu of the required one (1) story building.
  - c. A waiver from Section 38-1258(b) to allow all buildings to be four (4) stories / fifty-five (55) feet in height, in lieu of varying in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height.
  - d. A waiver from Section 38-1258(c) to allow a maximum building height of four (4) stories / fifty-five (55) feet, in lieu of forty (40) feet and three (3) stories.
  - e. A waiver from Section 38-1258(d) to allow for a maximum building height of four (4) stories / fifty-five (55) feet, in lieu of forty (40) feet and three (3) stories.
  - f. A waiver from Section 38-1258(f) to allow a multi-family development adjacent to a single-family zoned property without a six-foot high masonry, brick or block wall, in lieu of requiring a six-foot high masonry, brick or block wall. This waiver only applies to the ±950' of property frontage immediately adjacent to the single-family residential zoned properties located at the northwest corner of the northernmost linear extension of the property.
  - g. A waiver from Section 38-1258(i) to allow the existing chain link fencing along the northernmost linear extension of the property to remain, without landscaping, in lieu of providing alternative fencing and landscaping adjacent to the State Road 417 right-of-way.



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- h. A waiver from Section 38-1476 to allow a parking ratio of 1.5 spaces for one-bedroom units and 1.83 spaces for two and three bedroom units (minimum 680 spaces), in lieu of 1.5 spaces per unit for one-bedroom apartment units and 2 spaces per unit for two and three bedroom apartment units.
12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated November 17, 2015 shall apply:
- a. A current Level One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review and approval as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal.
- b. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
- c. Outside sales, storage, and display shall be prohibited.
- d. Tree removal / earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
- e. The project shall comply with the terms and conditions of that certain Transportation Impact Fee Agreement Asbury Theological Seminary Valencia College Lane approved by the Board of County Commissioners on 11/17/2015 and recorded as Document Number 20150608292 in the Public Records of Orange County, Florida, as may be amended
- f. Prior to DP approval, the applicant shall provide a special transportation study pursuant to Policy T2.2.9 and T.2.3.7 to determine needed multimodal improvements/site design and ensure bike/ped improvements per Policy T2.2.4.

## Analysis

### 1. Background and Development Program

The applicant, Steven Grigg, Republic ATS, LLC, has requested to change the Future Land Use Map (FLUM) designation of the 24.00 gross acre parcel from Planned Development-Commercial/Office & Commercial (PD-C/O & C) to Medium Density Residential (MDR). The subject property consists of 22.27 acres of developable land and approximately 1.15 acres of wetlands and a non-a jurisdictional reservoir (drainage easement) totaling 0.59 acres. The subject property consists of four undeveloped parcels located on the north side of Valencia College Lane, south of E. Colonial Drive, east of John Wesley Way, and west of State Road 417. The subject property includes former right-of-way of SR 417. The area was mass graded for the construction of a ramp section to Valencia College Lane, but was later redesigned and the property released as surplus.

The subject property is located in an area consisting of office, institutional, single-family detached dwellings units and multi-family dwelling units. The site is bounded to the north by Orange County

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stormwater/retention parcels; to the east by an undeveloped parcel and State Road 417; to the south by an office complex and the Valencia College School of Public Safety; and to the west by the Asbury Theological Seminary, single-family dwelling units and multi-family dwelling units.

In 2015, the Orange County Board of County Commissioners (BCC) approved FLUM amendment 2015-2-A-3-1, changing the property's future land use designation to Planned Development-Commercial/Office & Commercial (PD-C/O & C). Under the current entitlements, the site can be developed with up to 750,000 square feet of office and commercial uses (to be split evenly between uses). The site also received concurrent approval by the BCC to change the zoning classification to PD (Planned Development District - Asbury Theological Seminary PD). In conjunction with this proposed amendment, the applicant has applied for a concurrent substantial change to the current Asbury Theological Seminary PD Land Use Plan (LUP), Case CDR-20-10-304, to convert 708,043 square feet of office/commercial uses to 440 multi-family dwelling units and remove the communications tower site from the plan. The communication tower will remain as an approved use within the PD. Eight (8) waivers from Orange County Code related to building height, building setbacks, screening, and parking are associated with this request. On April 28, 2021, the Orange County Development Review Committee issued a recommendation to approve the requested LUP amendment, subject to the twelve (12) conditions listed above.

The proposed Medium Density Residential future land use designation allows for the consideration of urban-style multi-family residential densities of up to 20 dwelling units per acre. The applicant is proposing to construct up to 440 multi-family dwelling units.

### **Community Meeting**

A virtual community meeting was held on Thursday, December 12, 2021. A total of six persons attended, which included Commissioner Uribe, two Orange County Planning Division staff and three members from the applicant's team. No members of the public participated despite 138 notices being mailed to surrounding properties within 500 feet of the subject property. The event was recorded and has been made available for members of the public to watch online and provide written feedback on the request.

## **2. Future Land Use Map Amendment Analysis**

### ***Consistency***

The requested FLUM amendment appears to be consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan. The subject property is located within the County's Urban Service Area (USA) Boundary and is located in an area characterized by a variety of housing types ranging from single-family detached dwellings to multi-family dwelling units, along with a mix of institutional and office uses. As mentioned above, the applicant is seeking the MDR Future Land Use Map designation to allow for up to 440 multi-family dwelling units.

**Future Land Use Element Goal FLU1, OBJ FLU1.1, and Policy FLU1.1.1** describe Orange County's urban planning framework, including the requirement that urban uses shall be concentrated within the Urban Service Area. As required by **OBJ FLU 1.1**, the proposed amendment is located within the Urban Service Area, and the proposed FLUM designation of Medium Density Residential will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Policy FLU1.1.1**.

Staff finds the request consistent with **Future Land Use Element Goal FLU1.2**, which states Orange County shall use the Urban Service Area concept as an effective fiscal and land use technique for managing growth.

Staff finds the request consistent with **Future Land Use Element OBJ FLU1.4**, which set fourths location and development criteria used to guide the distribution, extent, and location of urban land uses, and encourage compatibility with existing neighborhoods as well as the goals of the 2030 Comprehensive Plan.

Staffs finds the request consistent with **Future Land Use Element Policy FLU1.4**, which states Orange County shall promote a range of living environments and employment opportunities, and shall ensure that land use changes are compatible with and serve existing neighborhoods.

The proposed FLUM amendment is consistent with **Housing Element Goal H1** and **Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs.

Staff finds the request consistent with **Future Land Use Element Policy FLU8.2.2**, which states that continuous stretches of similar housing types and density of units shall be avoided. The proposed amendment will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Policy FLU1.1.1**. The addition of 440 multi-family dwelling units will further diversify housing options to current and future residents in Orange County.

**3. Staff-Initiated Text Amendment 2021-1-B-FLUE-6**

**Future Land Use Element Policy FLU8.1.4** establishes the development programs for Planned Development (PD) and Lake Pickett (LP) FLUM designations adopted since January 1, 2007. The development program for this requested amendment is proposed for removal from Policy FLU8.1.4 via a corresponding staff-initiated text amendment, Amendment 2021-1-B-FLUE-6. The maximum development program for Amendment 2015-2-A-3-1 will be removed as follows:

Adopted Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2015-2-A-3-1	Planned Development Commercial/Office (PD-C/O)	Up to 750,000 sq. ft. (split evenly between office and commercial)	2015-20

**Compatibility**

The proposed Future Land Use Map amendment appears to be compatible with existing development of the surrounding area.

**Future Land Use Element Policy FLU1.4.2**, states Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods, while **Neighborhood Element Objective N1.1**, states Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods. The proposed Future Land Use Map amendment does not appear to be incompatible with existing neighborhoods consisting of single-family and multi-family dwellings. The proposed change to the Medium Density Residential FLUM

designation would not adversely impact existing neighborhoods, as an adjacent parcel along a portion of the subject property’s western boundary is developed with a multi-family development and has a FLUM designation of Medium Density Residential. Developed parcels along the north side of Valencia College Lane within general proximity of the subject property are developed with residential uses, with the exception of the Asbury Theological Seminary site.

**Future Land Use Element Objective FLU8.2** states that compatibility will be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** states land use changes shall be compatible with existing development and the development trend in the area. As stated above, the subject property is located in an area characterized by a variety of housing types that include single-family detached and multi-family dwellings. Staff finds the proposed multi-family development compatible with the existing development pattern and development trends in the area.

**4. Division Comments: Environmental, Public Facilities, and Services**

**Environmental:** This site includes a Class III wetland of 1.15 acres and a non-jurisdictional reservoir (drainage easement) of 0.59 acres. Orange County Conservation Area Determination CAD 00-109 was completed with a certified survey of the conservation area boundary approved on September 8, 2000. This determination is still binding and it included the Valencia Square subdivision lots 1-3. The former SR 417 right-of-way was included in the environmental resource permit ERP 4-095-20358-11 issued for the construction of SR 417. The area was mass graded for the construction of the ramp section to Valencia College Lane, which was later redesigned.

Until any wetland permitting is complete, the net developable acreage is 22.27 acres, defined as the gross land area, less surface waters and wetlands. Per Orange County Comprehensive Plan Policy FLU1.1.2 C, the Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Impact (CAI) permit from the Orange County EPD, in addition to an approved CAD. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

Development of the subject properties shall comply with all state and federal regulations regarding wildlife or plants listed as imperiled (endangered, threatened, or species of special concern.) The applicant is responsible to determine the presence of imperiled species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

**Schools:** The applicant submitted a formal school capacity determination to OCPS (OC-20-056). Capacity is available for the proposed 440 multi-family dwelling units.

**Transportation:**

Land Use Scenario	PM Pk. Hr. Trips	% New Trips Trips	New PM Pk. Hr. Trips
Existing Use: Undeveloped	1,983	56%	1,110
Proposed Use: Up to 440 MF d/u’s	211	100%	211
Net New Trips (Proposed Development less Allowable Development): -899			

### Future Roadway Network

Road Agreements: Asbury Theological Seminary Transportation Impact Fee Agreement was approved by the BCC on 11/17/2015 and the Agreement Terms have been satisfied.

Planned and Programmed Roadway Improvements: Valencia College Ln. Valencia College Lane – William C. Coleman Drive to Econlockhatchee Trail- Installed median trees on Valencia College Ln from William C. Coleman Drive to Econlockhatchee Trail. It is estimated that the project is 93% complete.

Right of Way Requirements: None

### Summary

The applicant is requesting to change 24.01 acres from PD-C/O to MDR and modify the existing PD and request approval to develop 440 multi-family dwelling units. Analysis of the project trips from the currently approved future land use versus the proposed use indicates that the proposed development will result in a decrease in the number of pm peak trips and therefore will not impact the area roadways.

- This project is located in the Alternative Mobility Area (AMA) and, therefore, shall be required to provide for alternative mobility strategies related to the development. The applicant must submit a Mobility Analysis to be reviewed and approved by the Transportation Planning Division prior to obtaining a building permit; provided, however, if the County removes the Alternative Mobility Area from the Comprehensive Plan and Land Development Code prior to approval of the first building permit, then this project shall comply with the County's then-current transportation concurrency requirements.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 1,110 pm peak hour trips.
- The proposed use will generate 211 pm peak hour trips resulting in a net decrease of 899 pm peak hour trips.
- Final permitting of any development on this site may be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

### Utilities

The subject site is located in the Orange County Utilities' (OCU's) potable water, wastewater and reclaimed water service areas. Per OCU, there is a 16" water main within the right-of-way of Valencia College Lane. Reclaimed water service is currently unavailable for the site. Wastewater demands and connection points for the site will be addressed as the project proceeds through the Development Review Committee (DRC) and construction permitting processes.

**5. Zoning Analysis**

**IMPACT ANALYSIS**

**Overview**

The Asbury Theological Seminary PD was originally approved November 17, 2017 and currently includes an existing development program of 750,000 square feet of office and commercial uses. Additionally, a communications tower is currently permitted use within the PD.

Through this PD Change Determination Request (CDR), the applicant is seeking to convert 708,043 square feet of office/commercial uses to 440 multi-family dwelling units and remove the communications tower site from the plan. The communication tower will remain as an approved use within the PD. Eight (8) waivers from Orange County Code related to building height, building setbacks, screening and parking are associated with this request.

**Land Use Compatibility**

The PD Change Determination Review request would not adversely impact any adjacent properties.

**Site Analysis**

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**SITE DATA**

**APPLICABLE PD DEVELOPMENT STANDARDS**

**Residential**

PD Perimeter Setback                    25 feet  
Maximum Building Height:            55 feet (4-stories)

**Minimum Building Setbacks**

Front:                                        30 feet  
Side (PD):                                  25 feet  
Side (SR-417):                            60 feet  
Rear:                                         25 feet



**Commercial**

PD Perimeter Setback	25 feet
Maximum Building Height:	50 feet (35 feet within 100 feet of residential)
Minimum Building Setbacks	
Front:	30 feet
Rear:	25 feet

**SPECIAL INFORMATION**

**Environmental**

An Orange County Conservation Area Determination (CAD) will be required prior to submitting a PSP/DP that includes undeveloped properties, consistent with Orange County Code Chapter 15, Article X Wetland Conservation Areas, as noted and previously agreed. Portions of the land use plan area were included in historic wetland permits.

- a. CAD 00-109 completed on September 8, 2000 included the Valencia Square subdivision lots 1-3 designated as multi-family in this plan. That CAD delineated a Class III wetland of 1.15 acres and a non-a jurisdictional reservoir (drainage easement) of 0.59 acres on site.
- b. The former SR 417 right-of-way was included in the environmental resource permit ERP 4-095-20358-11 issued for the construction of SR 417. The area was mass graded for the construction of the ramp section to Valencia College Lane, which was later redesigned.
- c. No official wetland delineation was found for parcel 044 located on the west boundary and designated as open space / buffer in this plan.

**Transportation / Concurrency**

This project is located in the Alternative Mobility Area (AMA) and, therefore, shall be required to provide for alternative mobility strategies related to the development. The applicant must submit a Mobility Analysis to be reviewed and approved by the Transportation Planning Division prior to obtaining a building permit; provided, however, if the County removes the Alternative Mobility Area from its Code prior to approval of the first building permit, then this project shall comply with the County's then-current transportation concurrency requirements.

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan/preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

Valencia College Ln / Valencia College Ln - Goldenrod Rd to William C Coleman Dr. The project consists of widening the existing two-lane roadway to a four-lane divided roadway. The project also includes improvements along Goldenrod Road and Chickasaw Trail to add turn lanes and

improve safety. There is no funding available in the five-year Capital Improvement Program for right-of-way acquisition and construction. Construction is estimated to be complete by February 2022. This information is dated and subject to change.

Existing transportation capacity entitlements not found. The multi-family development will require Transportation and School Concurrency entitlements via a Capacity Encumbrance Letter (CEL) Application.

**Water / Wastewater / Reclaimed Water**

*Existing service or provider*

Water:	Orange County Utilities
Wastewater:	Orange County Utilities
Reclaimed:	Orange County Utilities

**Schools**

This project received Capacity Determination OC-20-056 dated September 29, 2020. This determination showed available school capacity to accommodate this request. The determination expired on March 27, 2021 and the applicant is currently working with OCPS to extend the determination prior to the public hearing. An update will be provided by staff at the public hearing.

**6. Policy References**

**Future Land Use Element**

- OBJ FLU1.1** Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development (See FLU1.1.2.B and FLU1.1.4). The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.
- FLU1.1.1** Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.
- OBJ FLU1.2** Orange County shall use the Urban Service Area concept as an effective fiscal and land use technique for managing growth. The Urban Service Area shall be used to identify the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development.
- OBJ FLU1.4** Criteria shall be used to guide the distribution, extent, and location of urban land uses, and encourage compatibility with existing neighborhoods as well as further the goals of the 2030 Comprehensive Plan.
- FLU1.4.1** Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community. FLU1.4.2 Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

- 
- FLU1.4.2** Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.
- OBJ FLU8.2** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.
- FLU8.2.1** Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.
- FLU8.2.2** Continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.
- FLU8.2.11** Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

**Neighborhood Element**

- OBJ N1.1** Orange County shall ensure that all future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.

**Housing Element**

- GOAL H1** Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range residents have the opportunity to purchase or rent standard housing.
- OBJ H1.1** The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

Asbury Theological Seminary PD / LUP (Cover Sheet)

# PLANNED DEVELOPMENT LAND USE PLAN

FOR:  
**ASBURY THEOLOGICAL  
SEMINARY**

Case No.: CDR-20-10-304

**AFFECTED PARCELS:**

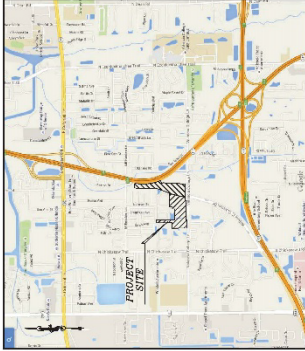
- 24-22-30-8856-00-010
- 24-22-30-8856-00-020
- 24-22-30-8856-00-030
- 24-22-30-0000-00-130

**THIS LAND USE AMENDMENT PROPOSES TO CHANGE THE ALLOWABLE USES FROM OFFICE / COMMERCIAL TO MULTI-FAMILY AND COMMUNICATION TOWER USES WITH REQUESTS FOR 8 WAIVERS FROM ORANGE COUNTY CODE.**

**PREPARED FOR:**  
ASBURY THEOLOGICAL SEMINARY  
18401 VALENCIA COLLEGE LANE  
ORLANDO, FLORIDA 32829  
PH. (407) 482-7555  
FAX. (407) 482-7580

**PREPARED BY:**  
KIMLEY-HORN & ASSOCIATES, INC.  
SUNSHINE DESIGN CENTER  
ORLANDO, FLORIDA 32838  
PHONE (407) 898-1511

ISSUE DATE: 4-23-2021



VICINITY MAP  
N.T.S.

SHEET TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS	2
EXISTING CONDITIONS TOPOGRAPHY	2A
LAND USE PLAN	3
LAND USE PLAN WAIVERS	3A
BOUNDARY SKETCH & DESCRIPTION	4

SHEET INDEX


ENGINEER / LAND PLANNER:  
KELLY COLLINS & CENTRY, INC.  
SUITE 400, 111 GORGEE AVENUE  
ORLANDO, FL 32804-7858  
PHONE: (407) 328-9400  
FAX: (407) 898-1488  
SURVEYOR:  
KIMLEY-HORN & ASSOCIATES, INC.  
550 SOUTH GORING AVENUE  
SUITE 300, ORLANDO, FLORIDA 32801  
PHONE: (386) 792-0468  
FAX: (386) 792-0175  
OWNER / APPLICANT:  
ASBURY THEOLOGICAL SEMINARY  
LONGWOOD, FLORIDA 32750  
PHONE: (407) 482-7555  
FAX: (407) 482-7166  
PREPARED BY:  
KIMLEY-HORN & ASSOCIATES, INC.  
SUNSHINE DESIGN CENTER  
ORLANDO, FLORIDA 32838  
PHONE: (407) 898-1511

**RECEIVED**  
By: [Signature] Approved Drawing at 1:30 pm, Apr 23, 2021





**Site Photos**

<p><b>Subject Site</b></p>	<p><b>North of Subject Site – County Stormwater/Retention Parcels</b></p>
	
<p><b>South of Subject Site – Office Complex</b></p>	<p><b>South of Subject Site – Valencia College School of Public Safety</b></p>
	

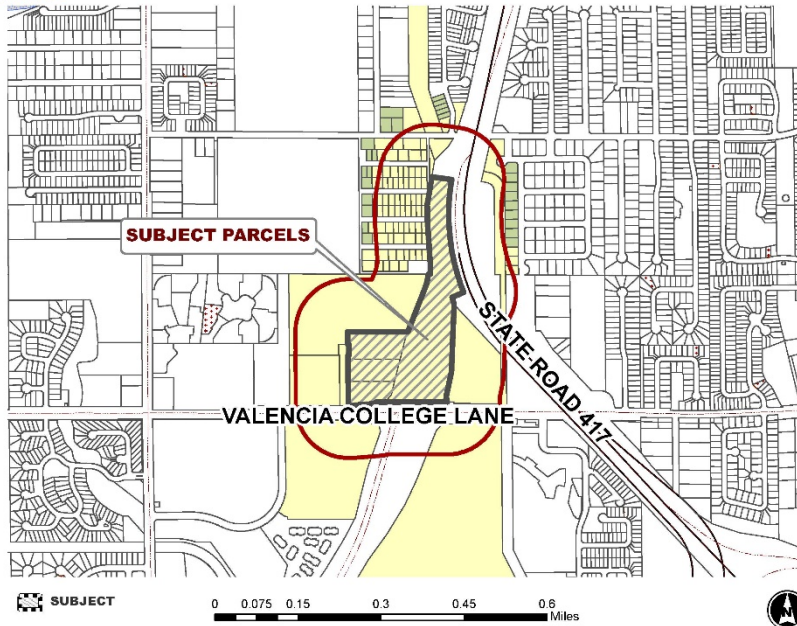


<b>East of Subject Site – Undeveloped Parcel</b>	<b>East of Subject Site – State Road 417</b>
	
<b>West of Subject Site – Asbury Theological Seminary</b>	<b>West of Subject Site – Multi-Family Complex</b>
	
<b>West of Subject Site – Single-Family Dwellings</b>	<b>West of Subject Site- Single-Family Dwellings</b>
	



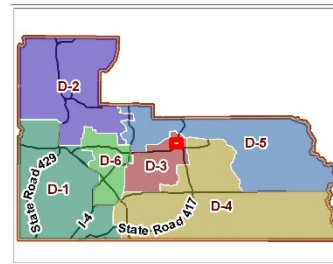
# Public Notification Map

2021-1-A-3-1\_Valencia ATS



- MAP LEGEND**
- SUBJECT
  - 500\_FT\_BUFFER
  - PARCELS
  - NOTIFIED\_PARCELS
  - COURTESY PARCELS
  - HYDROLOGY

**BUFFER DISTANCE: 500**  
**# OF NOTICES: 138**  
**RESIDENTIAL ADDRESSES: 53**



\\ocnae\dept\Business Systems\Board Administration\3\_FLUA\2021\2021-1-A\2021-1-A-3-1\2021-1-A-3-1.mxd

**Notification Area:**  
500' buffer  
138 notices sent

ORDINANCE NO. 2021-\_\_\_\_\_

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2021 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

***Section 1. Legislative Findings, Purpose, and Intent.***

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan;

c. On May 11, 2021, the Board of County Commissioners held a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to adopt them.

***Section 2. Authority.*** This ordinance is adopted in compliance with and pursuant to Part II of Chapter 163, Florida Statutes.

***Section 3. Amendment to Future Land Use Map.*** The Comprehensive Plan is hereby amended by amending the Future Land Use Map designations as described at **Appendix “A,”**

31 attached hereto and incorporated herein.

32 **Section 4. Amendment to the Text of the Future Land Use Element.** The  
33 Comprehensive Plan is hereby further amended by amending the text of the Future Land Use  
34 Element to read as follows, with underlines showing new numbers and words, and strike-throughs  
35 indicating repealed numbers and words. (Words, numbers, and letters within brackets identify the  
36 amendment number and editorial notes, and shall not be codified.)

37 \* \* \*

38 **[Amendment 2021-1-B-FLUE-6:]**

39 FLU8.1.4 The following table details the maximum densities and intensities for the  
40 Planned Development (PD) and Lake Pickett (LP) Future Land Use  
41 designations that have been adopted subsequent to January 1, 2007.

42

<b>Amendment Number</b>	<b>Adopted FLUM Designation</b>	<b>Maximum Density/Intensity</b>	<b>Ordinance Number</b>
* * *	* * *	* * *	* * *
<del>2015-2-A-3-1</del> Asbury Theological Seminary	Planned Development- <del>Commercial/Office (PD- C/O)</del>	Up to 750,000 sq. ft. (split evenly <del>between office and commercial)</del>	2015-20
* * *	* * *	* * *	* * *

43 Such policy allows for a one-time cumulative density or intensity differential of 5% based on  
44 ADT within said development program

45 \* \* \*

46  
47  
48 **Section 5. Effective Dates for Ordinance and Amendments.**

49 (a) This ordinance shall become effective as provided by general law.

50 (b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan amendment  
51 adopted under this ordinance becomes effective until 31 days after the DEO notifies the County  
52 that the plan amendment package is complete. However, if an amendment is timely challenged,

53 the amendment shall not become effective until the DEO or the Administration Commission issues  
54 a final order determining the challenged amendment to be in compliance.

55 (c) No development orders, development permits, or land uses dependent on either of  
56 these amendments may be issued or commence before the amendments have become effective.

57

58

59 ADOPTED THIS 11th DAY OF MAY, 2021.

60

61

**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

62

63

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By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

67

68

69

70 ATTEST: Phil Diamond, CPA, County Comptroller

71 As Clerk to the Board of County Commissioners

72

73

74

75 By: \_\_\_\_\_

76 Deputy Clerk

77

78

79

80

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82  
83  
84  
85  
86

**APPENDIX “A”**  
**FUTURE LAND USE MAP AMENDMENT**

<b><i>Appendix A*</i></b>		
<b><i>Privately-Initiated Future Land Use Map Amendment</i></b>		
<b>Amendment Number</b>	<b>Future Land Use Map Designation FROM:</b>	<b>Future Land Use Map Designation TO:</b>
<b>2021-1-A-3-1</b>	<b>Planned Development-Commercial/Office (PD-C/O) and Commercial (C)</b>	<b>Medium Density Residential (MDR)</b>
<b>*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.</b>		

87





## Community Meeting Memorandum

**DATE:** November 13, 2020  
**TO:** Greg Golgowski, Chief Planner, Planning Division  
**FROM:** Chris DeManche, Planner III  
**SUBJECT:** Amendment 2021-1-A-3-1– Community Meeting Notes  
**C:** Project file

---

**Location of Project:** North side of Valencia College Ln., south of E. Colonial Dr., east of John Wesley Wy., and west of the Central Florida Greenway.

**Meeting Date:** November 12, 2020, at 6:00 pm (Virtual Webex Event)

**Attendance:**

District Commissioner	Mayra Uribe
Orange County staff	Chris DeManche and Greg Golgowski, Planning Division
Applicant team	Steven Griff, Greg Lee, and Brent Lenzen
Property owner	Asbury Theological Seminary
Residents	0 residents in attendance

**Overview of Project:** The applicant’s request is to amend the Future Land Use Map (FLUM) designation of the 24.00 gross acre parcel from Planned Development-Commercial/Office & Commercial (PD-C/O & C) to Medium Density Residential (MDR). The applicant is proposing to construct up to 440 multi-family dwelling units.

**Meeting Summary:** Mr. DeManche provided an overview of the request, noting the application included a change to the Future Land Use Map designation of the subject property. Mr. DeManche explained the purpose of the future land use designation, and how the request would change the use of the site to residential and allow for a density of up to 20 dwelling units per acre. Mr. DeManche explained the purpose of zoning. Maps of the subject property (aerial, FLUM – current, FLUM – proposed, Zoning - current) were shown with existing uses on adjoining parcels identified. Mr. DeManche informed the meeting attendees that two Transmittal public hearings would be held, along with two Adoption public hearings for this application – (Transmittal Hearings – January 21 and February 9/ Adoption Hearings – April 15 and May 11).

Although no members of the public attended the virtual community meeting, the event was recorded and has been made available for members of the public to watch online and provide written feedback on the request.

The meeting adjourned at 7:15 p.m. The overall tone of the meeting was **NEUTRAL**.