**AGENDA**
**PLANNING ADVISORY BOARD**
**WORKSHOP**
**JUNE 4, 2025**
**1:00 PM**
**CITY HALL COMMISSION CHAMBERS**
**204 ASH STREET**
**FERNANDINA BEACH, FL 32034**

**1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**

**2. PLEDGE OF ALLEGIANCE**

**3. BOARD BUSINESS**

3.1 **COMMERCIAL REDEVELOPMENT -** *The Planning Advisory Board, at their Regular Meeting of March 12, 2025, directed staff to set up a Workshop and elected to discuss this matter, being one of their discussion items from their priority list. This topic having already been discussed in previous Workshops on April 23, 2025, May 7, 2025, and May 21, 2025, and is being continued in this fourth workshop.*

- *Steps in the Planning Process and Timelines*
  - *Step 2: Preliminary Mapping and Research (Board is HERE!) - Research data to be presented at the meeting.*
- *Next Steps - Step 3: Internal Stakeholders meetings and input including updates to the City Commission*

**4. PUBLIC COMMENT**

**5. ADJOURNMENT**

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

**PLANNING ADVISORY BOARD AGENDA ITEM**
*City of Fernandina Beach*

SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and Conservation Director

Katie Newton, Paralegal

Sylvie McCann

Submitted By: Sylvie McCann, Administrative Coordinator

Date: May 23, 2025

APPROVED

# MINUTES
# PLANNING ADVISORY BOARD
# REGULAR MEETING
# FEBRUARY 12, 2025
# 5:00 PM
# CITY HALL COMMISSION CHAMBERS
# 204 ASH STREET
# FERNANDINA BEACH, FL 32034

## 1. CALL TO ORDER 5:00 PM

**ROLL CALL / DETERMINATION OF QUORUM**

**MEMBERS PRESENT:**

Victoria Robas (Chair)
Mark Bennett
Daphne Forehand
Richard Doster
Peter Stevenson (Vice-Chair)
Barbara Gingher
Nick Gillette

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

Kelly Gibson, Planning & Conservation Director
Margaret Pearson, Senior Planner
Morgan Ohlendorf, Recording Secretary

## 2. PLEDGE OF ALLEGIANCE

## 3. APPROVAL OF MEETING MINUTES

3.1 Approval of Meeting Minutes for the Regular Meeting of December 11, 2024.

Vice-Chair Stevenson asked for clarification about a statement from Member Bennett regarding item 5.1 and the validity of the Action Taken motion. Mrs. Gibson confirmed that the action is still valid as written and provided additional information to the Board.

**ACTION TAKEN: A motion was made by Member Gingher, seconded by Vice-Chair Stevenson, to approve the Minutes for the Regular Meeting of December 11, 2024, as presented.**

**Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.**

3.2 Approval of Minutes for the City Commission and Planning Advisory Board Joint Special Meeting of January 8, 2025.

Vice-Chair Stevenson wanted to revise his comment under item 4.1.4 bottom area to "… but the recommended next steps, in the LDC, was not followed." He also suggested a revision to the final statement of that paragraph to say "LDC Section 1.03.04 and 1.03.05 needed some clean up." Lastly, he suggested amending the 2nd paragraph following this last one to read "…Nassau County input, if available, regarding the issue of paid parking, such as parking at/on the beach."

Member Gillette commented that he felt the Minutes were unclear about the direction given to the PAB and suggested that they should better encapsulate what was accomplished in the meeting.

The Board discussed defining objectives and common priorities mentioned between previous PAB meetings and the Joint Special Meeting of January 8, 2025.

**ACTION TAKEN: A motion was made to approve the Minutes for the City Commission and Planning Advisory Board Joint Special Meeting of January 8, 2025, with the noted amendments.**

**Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.**

Member Bennett added that he believes that Planning Staff should give the Board direction as to which projects the Board should prioritize.

Chair Robas commented that she has compiled a list of important projects and will be sharing them with the Board and Staff.

## 4. STAFF REPORT

4.1 2024 Administrative Reviews Report

Mrs. Gibson presented the 2024 Administrative Reviews Report, giving an overview of administrative reviews that took place over the past year. She suggested that this report can be provided monthly at the pleasure of the Board.

Member Gillette asked how many lots were created as a result of these projects. Mrs. Gibson answered that there was a net gain of one lot.

Member Gillette asked if these applications were submitted to Staff and if there were additional applications for other projects. Mrs. Gibson answered in the affirmative. Member Gillette applauded the Staff's quick turnaround time on these projects.

4.2 Presentation of 2024 Annual Report for Planning & Conservation *(to be provided at meeting)*

Mrs. Gibson shared a report that highlights the accomplishments and major projects of the Planning & Conservation Department in 2024.

Member Doster asked if someone in the City prepares a press release to share this information with the public.

Member Gillette asked if Staff could provide additional information about the permits reviewed and the number of approved site plans.

The Board discussed producing incentives for redevelopment within the City.

Vice-Chair Stevenson asked for clarification between Annexations applications and Voluntary Annexation Petitions, as noted in this report. Mrs. Gibson explained.

4.3 Presentation of 2025 Planning Projects and Regulatory Requirements *(to be provided at meeting)*

Mrs. Gibson presented Staff's 2025 Planning Projects, including several state-mandated projects that are currently in progress.

Chair Robas asked for more information about the Adaptation Plan. Mrs. Gibson shared that the Adaptation Plan is related to flooding vulnerabilities and is designed to identify next steps in building resiliency.

Member Bennett asked for more information about the Water Supply Plan Update and if there were any plans to utilize wastewater in the future. Mrs. Gibson responded that there are requirements for using reclaimed water and that the Utilities Department has already started implementing the proper systems for this.

The Board discussed water/sewer annexations and stated that they would like to see that included in the Water Supply Plan Update.

Mrs. Gibson also shared that the Board will be reviewing the Comprehensive Plan in September 2026 to determine if changes in the Land Development Code and Comprehensive Plan are necessary.

Member Doster inquired about the Public Art Ordinance updates and asked if public art is the same as civic art. Mrs. Gibson clarified that unlike civic art, public art takes place on public property but isn't necessarily initiated by the government.

Member Bennett asked if the Board was still considering revising Land Development Code Section 1.03.05 among other things. Mrs. Gibson answered that this is a topic that can be discussed further but that it is not part of the ongoing projects, so she did not include it in this presentation.

4.4 Reminder: City Commission Visioning Workshop on Thursday, February 27, 2025 from 1-5pm at City Golf Course Clubhouse

## 5. BOARD BUSINESS

5.1 Follow-up discussion from January 8, 2025, City Commission and Planning Advisory Board Joint Meeting.

Chair Robas shared her list of key themes from the Joint Meeting, including the larger topics of Community Character, Natural Resources Protection/Preservation, and Sustainability. She asked the Board to provide additional topics and to prioritize items to emphasize focus on only a few items over the course of the upcoming year.

Member Doster shared his thoughts about the Joint Meeting and emphasized the importance of planning for the future and protecting the character of the community. He also suggested that the Board discusses and defines property rights, with an emphasis on neighborhood character and public spaces.

Board Members discussed at length and suggested inclusion of the following items: parking standards, neighborhoods and the existing sense of community, Street/Sidewalks and walkability improvement to increase safety, PUDs, and commercial redevelopment.

Member Forehand suggested that the Board prioritizes items that the Board has already invested significant work and time in the last months.

After some discussion, the Board agreed to put the majority of their focus on the topics of PUDs, landscaping, parking standards, and commercial redevelopment.

Member Bennett asked the Board about the interpretation of LDC 1.03.04 and 1.03.05, and if they would be amenable to discuss these sections of code again.

Member Forehand asked Staff about the current interpretation of LDC 1.03.04 and 1.03.05. Mrs. Gibson answered that applications that would be impacted by 1.03.04 and 1.03.05 are sent to the Board of Adjustment for review.

The Board decided to add 1.03.04 and 1.03.05 to their list of prioritized discussion topics.

Mrs. Gibson notified the Board that LDC amendments will be made before the Board in June 2024.

The Board decided to focus on individual topics, starting with PUDs at the next regular meeting of the PAB. Member Forehand clarified that the Board will not be voting on anything at the next meeting.

Member Forehand also shared that she would like to see more user-friendly language and graphics incorporated into the Land Development Code.

5.2 Election of Chair and Vice Chair

Member Gillette and Member Bennett nominated Member Doster to the role of Chair.

Member Gillette and Member Bennett nominated Member Forehand to the role of Vice-Chair.

## 6. PUBLIC COMMENT

Margaret Kirkland, 1377 Plantation Point Drive, speaking on behalf of Conserve Nassau, urged the Board to do something about over-development and emphasized how it impacts quality of life, property value, and the environment.

## 7. ADJOURNMENT 7:12 PM

Morgan Ohlendorf, Recording Secretary

Victoria Robas, Chair

APPROVED

**AGENDA - AMENDED**
**PLANNING ADVISORY BOARD WORKSHOP**
**APRIL 23, 2025**
**1:00 PM**
**CITY HALL COMMISSION CHAMBERS**
**204 ASH STREET**
**FERNANDINA BEACH, FL 32034**

**1. CALL TO ORDER 1:00 PM**

**ROLL CALL / DETERMINATION OF QUORUM**

**MEMBERS PRESENT:**

Richard Doster (Chair)
Mark Bennett
Peter Stevenson
Barbara Gingher
Daphne Forehand (Vice-Chair)
Victoria Robas
Nick Gillette

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

Margaret Pearson, Senior Planner
Morgan Ohlendorf, Recording Secretary

**2. PLEDGE OF ALLEGIANCE**

**3. NEW BUSINESS**

3.1 **COMMERCIAL REDEVELOPMENT** - *The Planning Advisory Board, at their March 12, 2025, Regular Meeting, directed staff to set up a Workshop and elected to discuss this matter, being one of their discussion items from their priority list.*

*Chair Doster invited Board Members to begin the discussion.

Member Bennett asked how this topic became one of their priorities. Member Robas shared that this is one of the first priorities that came out of the Joint Meeting with the City Commission.

Member Gingher asked for clarification about the difference between commercial development and redevelopment.

Vice-Chair Forehand emphasized the need to be wary of the Live Local Act and how it will impact commercial development.

Board Members discussed ways redevelopment could be encouraged. Member Gillette suggested lowering the impervious surface ratio requirements and encouraging the combination of smaller lots.

Margaret Pearson, Senior Planner, suggested that the Board considers discussing some of the common barriers to redevelopment, including community pushback and expediting the review processes.

Vice-Chair Forehand brought up Comprehensive Plan Policy 1.04.01 as a way to guide this discussion.

The Board discussed adding regulations and policies that are specific to commercial redevelopment.

Member Stevenson mentioned creating redevelopment overlays for specific areas, including the Historic Districts, Waterfront areas, and suburban areas.

Vice-Chair Forehand pointed out that Comprehensive Plan Policy 1.04.04 states that the City will establish commercial overlay districts, specifically along the Sadler Road corridor and along S. 8th Street.

The Board discussed the best way to encourage redevelopment along Sadler Road while also promoting more walkability and pedestrian safety. They discussed increasing sidewalk requirements and landscaping buffers.

Member Bennett asked if the Board would be amenable to include S. 14th Street within the Sadler Road overlay. Board Members agreed that commercial redevelopment is a priority along S. 14th Street, but that Sadler Road belongs in a separate overlay on its own. Board Members suggested the order of priority for creating overlay districts as follow: Sadler Road, S. 14th Street, and then S. 8th Street.

The Board began to discuss the specific requirements they would like to include in the LDC updates, including changes to site design, impervious surface, landscaping, parking, and pedestrian walkability requirements.

Member Gillette asked if they should include the residential areas within the commercial redevelopment overlay. All members agreed that they would like to include everything along Sadler Road.

Member Bennett then spoke about creating a provision where residentially zoned parcels and properties not within City limits could possibly be included into a commercial redevelopment overlay, but that they shouldn't be automatically included. Vice-Chair Forehand disagreed and stated that every property should be included. Planning Staff assured the Board Members that they could provide several versions of the map.

The Board set up a subcommittee meeting, at City Hall, for May 7, 2025 at 1:00PM.

**4. PUBLIC COMMENT**

No members of the public wished to speak at this time.

**5. ADJOURNMENT 2:43 PM**

**Morgan Ohlendorf, Recording Secretary** **Richard Doster, Chair**

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**MINUTES**
**PLANNING ADVISORY BOARD WORKSHOP**
**MAY 7, 2025**
**1:00 PM**
**CITY HALL COMMISSION CHAMBERS**
**204 ASH STREET**
**FERNANDINA BEACH, FL 32034**

## 1. CALL TO ORDER 1:01 PM

**ROLL CALL / DETERMINATION OF QUORUM**

**MEMBERS PRESENT:**
Richard Doster (Chair)
Daphne Forehand (Vice-Chair)
Mark Bennett
Victoria Robas
Nick Gillette

**MEMBERS ABSENT:**
Peter Stevenson
Barbara Gingher

**OTHERS PRESENT:**
Margaret Pearson, Senior Planner
Morgan Ohlendorf, Recording Secretary

## 2. PLEDGE OF ALLEGIANCE

## 3. BOARD BUSINESS

3.1 **COMMERCIAL REDEVELOPMENT -** *The Planning Advisory Board, at their Regular Meeting of March 12, 2025, directed staff to set up a Workshop and elected to discuss this matter, being one of their discussion items from their priority list. This topic having already been discussed in a previous Workshop on April 23, 2025, is being continued in this second Workshop.*

Chair Doster initiated the discussion by stating that the goal of this meeting was to establish the boundaries of the Sadler Road Overlay and identify internal and external stakeholders.

Mrs. Pearson introduced maps that could potentially be used for the Sadler Road Overlay.

Chair Doster asked Staff about the benefits of including non-commercial properties in this overlay. Mrs. Pearson shared that it could create a sense of homogeneity in open spaces and in potential developments.

Member Bennett shared that he believes that every zoning district should be included within the Sadler Road Overlay map. Member Robas and Member Gillette agreed.

Member Gillette added that there should be a distinctive element that clearly states that this overlay doesn't apply to county properties unless they have initiated annexation into the City.

Chair Doster asked if there were any negative elements to this overlay. Mrs. Pearson answered that it would not affect any code that currently exists, and Vice-Chair Forehand added that this overlay would only apply to commercial redevelopment in the area.

Member Gillette stated that including the non-commercial properties within this overlay could incentivize commercial redevelopment.

The Board decided that Version 1.2 of the Sadler Road Overlay best encapsulates the area to be covered within this proposed overlay.

Chair Doster asked Staff for direction in identifying stakeholders.

Mrs. Pearson identified that the City's Public Works Department, Parks & Recreation Department, Public Safety Departments, and Planning & Conservation Department would be valuable stakeholders as they would all be impacted. Staff and the Board also agreed that the County's Planning or Streets Department should be involved since Sadler Road is county-maintained. Additionally, Board Members mentioned including one (1) City Commissioner.

The Board discussed the benefits of creating this overlay, agreeing that it benefits the community and is in line with the City's Comprehensive Plan. Chair Doster emphasized that everything they are working on will benefit the residents and will enhance the community's character.

Member Bennett shared that he is looking for this overlay to allow easier access to businesses in the area, greater parking, connectivity and efficiency, and to make it a more desirable place to live.

Member Robas shared that she hopes this overlay draws in new businesses into the vacant commercial properties and produces the infill and redevelopment that the City is hoping for along the Sadler Road corridor.

Chair Doster asked Staff for direction in identifying external stakeholders. Mrs. Pearson shared that external stakeholders could be the property owners within the proposed overlay and nearby areas. The Board agreed that outreach to property owners within that envelope is a good idea as they need to be aware of the proposed changes. However, they also agreed that they would need more solid plans before alerting external stakeholders.

The Board moved on and discussed more specific details they would like to include within this overlay.

Member Gillette asked if the Board would like this overlay to be commercial or mixed use. Chair Doster shared that the Comprehensive Plan states that this overlay should be mixed use.

Member Bennett asked the Board to consider the impact that a mixed-use overlay would have on the area.

Vice-Chair Forehand shared a document with ideas for Land Development Code revisions such as development incentives. Board Members then discussed potentially changing height restrictions, reducing setbacks, and increasing lot coverage to incentivize commercial redevelopment.

Member Robas shared that she wants to ensure that stormwater does not impact neighboring communities or cause water runoffs. Member Gillette reminded other Members that properties that are candidates for redevelopment already have a higher impervious surface ratio than is currently allowed today.

Vice-Chair Forehand suggested adding requirements that developers would need to provide documentation certifying that stormwater runoff wouldn't be increased by their redevelopment. The Board discussed adding mitigation measures for impervious surface coverage, including adding a provision that allows developers to maintain or reduce their lot coverage and maintain stormwater, even if it's above the allowable percentage for the zoning district.

At this time, Board Members then moved on to discuss parking standards.

Member Bennett suggested incentivizing parking garages.

Board Members discussed changing the parking minimums and parking standards. Chair Doster suggested removing parking minimums from the Sadler Road Overlay for commercial redevelopment. Members Gillette, Robas, and Vice-Chair Forehand agreed.

Member Gillette added that if a parking garage is proposed to be built, its maximum height should be limited to one that matches the principal structure's height.

The Board then moved to discuss landscaping and buffer requirements for commercial redevelopment.

Member Gillette suggested that they include pedestrian elements and a perimeter buffer, and it was decided to discuss the specifics later.

The Board discussed topics for the next meeting and Vice-Chair Forehand suggested going through each section of the LDC and working their way through it, beginning with Chapter 2: Uses by Zoning District.

The Board set the next workshop for May 21, 2025, at 1:00 PM.

**4. PUBLIC COMMENTS**

No members of the public wished to speak at this time.

**5. ADJOURNMENT 2:54 PM**

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|---|---|
| ______________________________ | ______________________________ |
| Morgan Ohlendorf, Recording Secretary | Richard Doster, Chair |

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# MINUTES
# PLANNING ADVISORY BOARD WORKSHOP
# MAY 21, 2025
# 1:00 PM
# CITY HALL COMMISSION CHAMBERS
# 204 ASH STREET
# FERNANDINA BEACH, FL 32034

**1. CALL TO ORDER 1:00 PM**

**ROLL CALL / DETERMINATION OF QUORUM**

**MEMBERS PRESENT:**
Richard Doster (Chair)
Daphne Forehand (Vice-Chair)
Mark Bennett
Nick Gillette
Victoria Robas

**MEMBERS ABSENT:**
Barbara Gingher
Peter Stevenson

**OTHERS PRESENT:**
Mia Sadler, Planner I
Margaret Pearson, Senior Planner
Morgan Ohlendorf, Recording Secretary

**2. PLEDGE OF ALLEGIANCE**

**3. BOARD BUSINESS**

3.1 **COMMERCIAL REDEVELOPMENT -** *The Planning Advisory Board, at their Regular Meeting of March 12, 2025, directed staff to set up a Workshop and elected to discuss this matter, being one of their discussion items from their priority list. This topic having already been discussed in a previous Workshop on May 7, 2025, is being continued in this third Workshop.*

Vice-Chair Forehand initiated the discussion, and the Board reviewed the topics that were covered in the last workshop, including impervious surface ratios, stormwater runoff, and buffer requirements.

The Board moved on to discuss parking lot landscaping standards for commercial redevelopment.

Member Robas asked if the Board would like to invite developers to discuss the commercial redevelopment standards. Chair Doster and Vice-Chair Forehand voiced that they would rather have the general idea laid out before inviting developers.

Chair Doster invited Vice-Chair Forehand to explain how they would coordinate with Nassau County for this project. The Board discussed some County initiatives and how they could incorporate similar ideas.

The Board moved on to discuss signs.

Member Bennett voiced concerns with some of the existing commercial properties along Sadler Road who don't follow

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the current regulations. Member Robas also shared concerns about sign lighting and its impact on vehicular and pedestrian daily traffic.

The Board discussed setting specific sign standards to promote homogeneity within the Sadler Road Overlay.

Member Robas suggested that the Board determine a time frame for this project in order to keep Staff and the City Commission abreast of the progress.

Chair Doster then invited the members to discuss the topic of form-based planning.

Vice-Chair Forehand asked members if they had time to look at uses in LDC's chapter 2, Table 2.03.02. She then asked Staff to provide Minutes or history regarding the creation of the 8th Street Mixed-Use Overlay to help guide a future discussion in the creation of this new overlay.

The Board discussed permissible uses and the possibility of making the Sadler overlay similar to the 8th Street Mixed-Use Zoning District. They discussed identifying the prohibited uses, including junkyards and industrial uses, and applying similar building design standards as the ones currently applied to the 8th Street Mixed-Use Zoning District. They also suggested adding a height restriction to properties abutting residential properties, adding fences and buffers, and the orientation of buildings.

Vice-Chair Forehand suggested looking at Sadler Road as it currently exists and then creating the overlay based on the existing issues that need to be addressed first.

The Board then discussed the current County properties located within the proposed Sadler Road Overlay and to look at how we could incentivize their annexation into the City.

Vice-Chair Forehand reminded the Board that the priority in creating this overlay is to incentivize commercial redevelopment.

Chair Doster requested the notes and Minutes from the previous meetings so the Board can clearly assess the Board's progress.

Member Bennett inquired about impervious surface ratios of new developments. Vice-Chair Forehand and Member Gillette answered that it would be developed to the standards that currently exist within the zoning district. A discussion about impervious surface ratios and increased walkability ensued.

Member Gillette told the Board that he would bring a sketch of the proposed development standards to the next meeting.

Mrs. Pearson shared that Staff would create a running document for the Sadler Road Overlay showing the 8th Street Mixed-Use Standards as a base model, so the Board could see where changes are needed.

The Board proposed meeting again at another workshop on June 4, 2025, at 1:00 p.m. to continue this discussion.

**4. PUBLIC COMMENT**

No members of the public wished to speak at this time.

**5. ADJOURNMENT 2:48 PM**

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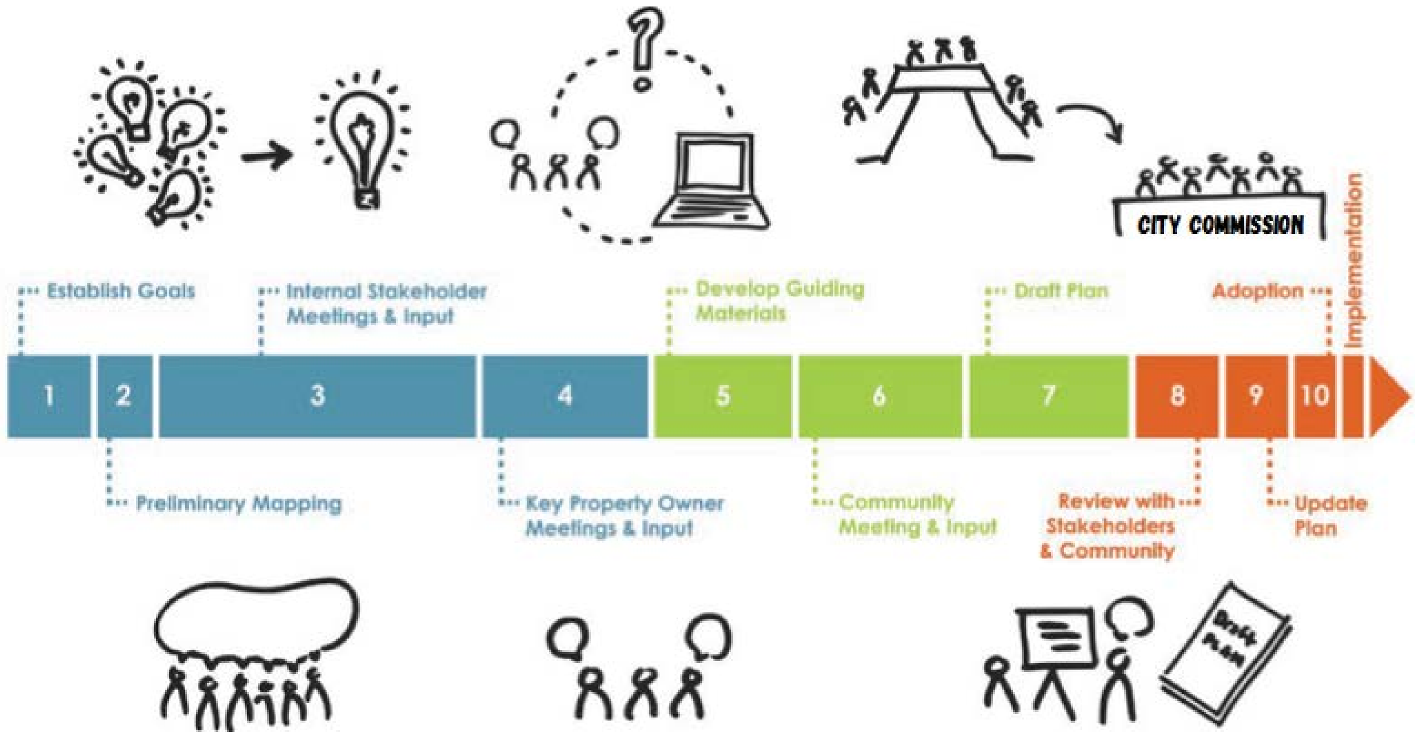
Morgan Ohlendorf, Recording Secretary | Richard Doster, Chair




# 1 STEPS IN THE PLANNING PROCESS

**Step One: Establish Goals**

The first step in the planning process is to establish the boundaries of the Mixed-Use Overlay Plan, form the project team, and identify both the internal and external stakeholders and key property owners. Establishes the overall goals for the Overlay Plan.

**Step Two: Preliminary Mapping & Research** **PAB is at Step Two**

The next step in the planning process is to gain an understanding of the corridor by doing research and learning about its history and the built environment. The project team conducts data and map-based analysis for the corridor boundary, visits the site, and studies any and all existing plans for the area.

**Step Three: Internal Stakeholder Meetings & Input**

Once the background mapping and research are complete, the project team then puts together presentations and meets with internal stakeholders including City Department Staff and County staff to gather feedback and insight about the corridor.

**Step Four: Key Property Owner Meetings & Input**
Following meetings with internal stakeholders, the project team meets individually with external stakeholders and/or key property owners identified in step one. City Staff presents and snapshot of the materials gathered up to this point and asks the stakeholders to provide their feedback and insight about the study area. City Staff may continue to meet with external stakeholders as needed throughout the planning process.

**Step Five: Develop Guiding Materials**
Taking all of the information gathered from step one through step four including mapping, research and various meetings with internal and external stakeholders, the project team then works on public outreach and holds a community meeting. Staff works on developing guiding materials for the Corridor Plan, taking into consideration existing conditions, infrastructure, and feedback received from stakeholders. These materials are then presented to the public during a community meeting where their feedback is requested.

**Step Six: Community Engagement & Outreach**The sixth step in the planning process, following the community meeting, City Staff makes available a Public Input to gather all public feedback in one place.

**Step Seven, Eight, Nine: Draft, Review & Update Plan**
The next step is the task of assembling all of the data from the research, map analysis, existing conditions, planned development, and stakeholder and public input to create a draft plan. The draft is then reviewed by the public, made available for comment, and subsequently refined to create a final draft for use in the adoption process.

**Step Ten: Adoption**
The final step before implementation takes the draft plan through the City's adoption process. The draft may continue to be refined as the plan advances through this process as the Planning Advisory Board and City Commission conduct their review and provide additional input and guidance to the plan. In conducting their review, evaluate the draft plan based on three criteria: consistency with the City's 2030 Comprehensive Plan, inclusive public engagement process, and long-range view.

**Implementation**
Plan implementation, changes to the LDC, begins after the plan has been adopted, and continues indefinitely until the plan has been achieved, or until such time that a new plan for the area is undertaken and adopted.