



**MINUTES  
PUBLIC WORKSHOP  
of THE MARY ESTHER CITY COUNCIL  
December 11, 2024 - 6:00 PM**

195 Christobal Road – North, Mary Esther, FL 32569

**CITY COUNCIL PRESENT**

Chris Stein, Mayor  
Bernie Oder, Councilmember  
Susan Coxwell, Councilmember

April Sutton, Mayor Pro Tem  
Larry Carter, Councilmember  
Richard Lawson, Councilmember

**CITY STAFF PRESENT**

Jared Cobb, City Manager  
Hayward Dykes, City Attorney

Dillon Morris, City Clerk  
Tyler Reed, Community Development Director

**OTHERS PRESENT**

Eric Christianson, Emerald Coast Regional Council

Ada Clark, Emerald Coast Regional Council

**1. CALL TO ORDER**

Mayor Stein called the meeting to order at 6:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Mayor Stein led the pledge of allegiance.

**3. ROLL CALL**

The City Clerk called the roll as reflected above.

**4. INTRODUCTIONS**

Eric Christianson and Ada Clark from the Emerald Coast Regional Council introduced themselves.

**5. SPECIAL PRESENTATION**

**5.1. City of Mary Esther Comprehensive Plan Update**

Community Development Director Reed introduced the presentation and Eric Christianson from the Emerald Coast Regional Council. Eric Christianson led the discussion on the City of Mary Esther Comprehensive Plan Update (See attachment for PowerPoint presentation). He discussed what a comprehensive plan is, the differences between a comprehensive plan and a zoning plan, required updates, what has changed in the city, the vision plan, comprehensive plan structural changes, and Mary Esther's historical and projected population. He asked which projection the mayor and council expected, and they discussed somewhere between the low and moderate chart expected, how world and local events can affect projections and the housing market and make the city more appealing to developers. Eric Christianson continued discussing the future land use map, land use category definition updates, land use map updates, existing nonconforming uses, and variance requests. He inquired how the mayor and council would like to handle variance requests in the future. After some discussion, the mayor and council agreed that the administration handling the variance requests would be best and discussed some examples of variance requests the city has handled. Eric Christianson continued to discuss transportation policy changes, autonomous and electric vehicles, and housing updates and requirements. The mayor and council then had a discussion pertaining to housing requirements, duplexes, smaller housing, and cottages. Eric Christianson continued more in-depth on housing strategies and Ada Clark discussed generational housing and parking requirements. Eric Christianson continued to discuss infrastructure elements, water management, coastal management and conservation, national wetlands inventory, ecological zones, xeriscapes, recreation, and open space elements. He asked whether the council would like fewer but larger, more developed parks or smaller but more distributed parks. The mayor and council discussed seeing fewer larger parks that are diversified and unique. Eric Christianson continued discussing intergovernmental coordination elements, capital improvements elements, public school facilities elements, property rights

elements, and current notice requirements. The council inquired if physical paper advertisements are still required versus digital, and City Clerk Morris stated he would do some research. Eric Christianson continued discussing implementation, an annual goal-setting meeting, evaluation and appraisal report, and the timeline.

**6. GROUP DISCUSSION**

Mayor Pro Tem Sutton discussed liking the idea of a second public forum.

Councilmember Coxwell inquired how far in the future the plans looked, with Eric Christianson stating it was every 10 and 20 years. She also expressed supporting taking extra time for it.

Councilmember Lawson expressed interest in reviewing it and giving feedback the next time they return it.

Mayor Stein liked that they are taking it and updating it to current standards.

Councilmember Carter liked that it addresses land use and future land use.

Councilmember Oder discussed that times have changed and try their best to envision the future.

**7. CLOSING REMARKS**

**8. OTHER COMMENTS**

City Manager Cobb thanked the presenters for their time and support for the project.

City Clerk Morris said he would get a clicker for their presentation next time.

Community Development Director Reed clarified the posting requirements earlier stating that Florida statute requires a paper posting.

**9. ADJOURN**

The council meeting adjourned at 7:29 p.m.

Minutes approved at the 2/3/2025 meeting.

Dillon Morris  
Dillon Morris, City Clerk





# Mary Esther Comp Plan Public Forum

December 11, 2024

Eric Christianson, Planner

# Agenda

- Comprehensive Planning Overview
- Factors Behind this Update
  - Required Updates
  - Structural Changes
  - Vision Plan
- Data Analysis and Policy Changes
- Plan Implementation
- Upcoming Timeline



***CITY OF MARY ESTHER***

**Comprehensive Plan: 2020**

*Ordinance No. 99-02  
(As Amended)*

March 9, 2010

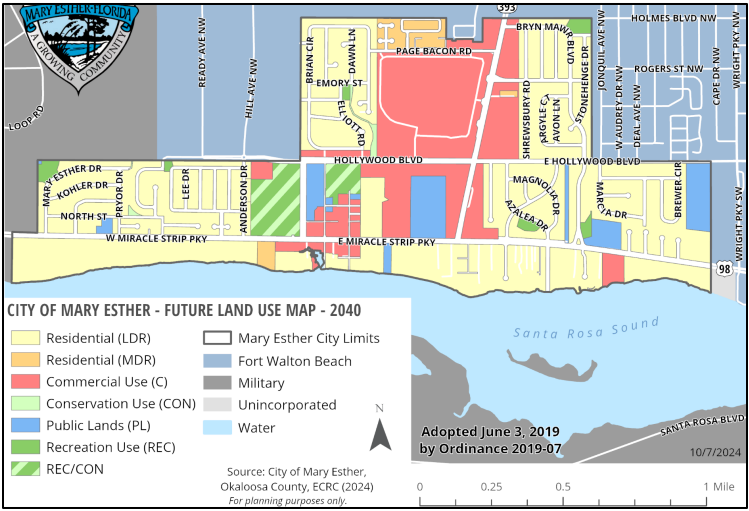
# What is a Comprehensive Plan?

Your Comprehensive Plan serves as a long-term blueprint for guiding growth and development. It ensures that land use, housing, transportation, and public facilities are planned in a way that meets current needs while accommodating future changes.

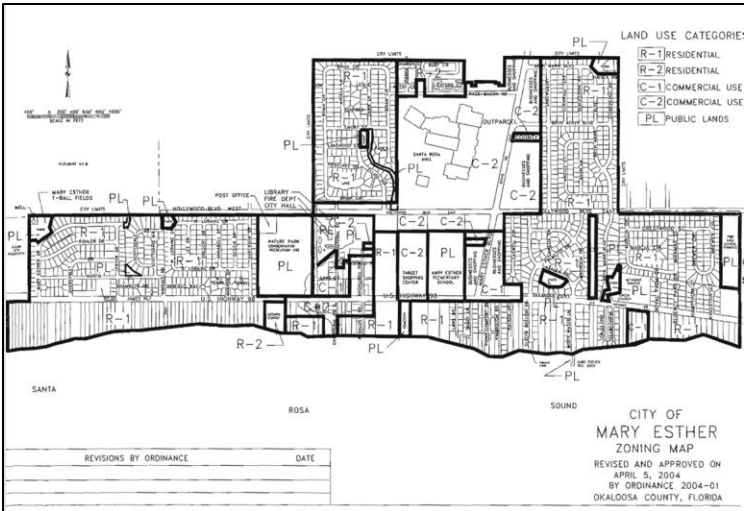
A well written plan simplifies the task of approving individual development requests and ordinance changes.



# Comp Plan v. Zoning



- Regulates Future Land Uses
- High level vision



- Regulates the way land is used today
- Specific Application

1. Update Planning Horizon  
At least 10 and at least 20-year horizons
2. Add in the required 2021 Property Rights Element
3. Overall updates to reflect changes in the City since last major update in 2010
4. State Deadline of February 28



## Vision Statement and Principles

In the future, Mary Esther will have an identifiable and walkable small-town character, with vibrant public spaces, diverse businesses, and a variety of housing choices

Our vision is to.....

- have an efficient government, with a strong economic base built through intentional land use and infrastructure decisions;
- have a vibrant town center that is a recognizable regional attraction, provides services and housing choice to the residents of Mary Esther;
- have a large central gathering space as well as vibrant neighborhood parks, where all members of the community may gather for events, festivities, and recreation;
- have a connection to the Santa Rosa Sound and a presence on the Miracle Strip;
- have a variety of housing opportunities, to serve the broad needs of the community across their lifetimes and household configurations; and
- become a walking and biking city, with a connected network of sidewalks, greenways and multi-use trails.



- 1990 – Original Comprehensive Plan Adoption
- 1999 – Updates based on Evaluation and Appraisal
- 2000 – Several Chapters Updated
- 2007 – Update to School Siting Policy
- 2010 – Major Comprehensive Plan Update
- 2012 – School Concurrency Removed
- 2013 – Elimination of Transportation Concurrency; Military Compatibility Added
- 2016 – Definitions of Key Terms Added
- 2018 – Coastal Management and Conservation Element Adopted
- 2019 – Future Land Use Map Updated and Converted to GIS

CHAPTER 13 (9J-5.015)

INTERGOVERNMENTAL COORDINATION ELEMENT

**Section 13.01 Purpose:** The purpose of this Chapter (element) is to identify and resolve incompatible goals, objectives, policies and development proposed in this Ordinance (the City's Comprehensive Plan) and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, regional and state agencies.

**Section 13.02 Data and Analysis:** This element is based upon the data and analysis requirements pursuant to Subsection 9J-5.005(2), F.A.C. and 9J-5.015(1)(2), F.A.C. (reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 10 of the Foundation Documents).

**Section 13.03 Area of Concern:** The area of concern for the City includes:

- a. The City of Fort Walton Beach; and
- b. Okaloosa County.

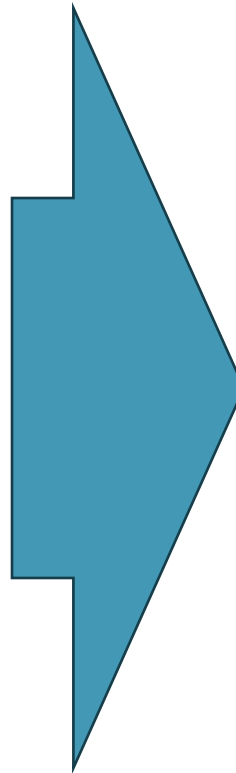
**Section 13.04 Goals, Objectives and Policies:** The Goals, Objectives and Policies of this Chapter (element) are as follows.

**Goal 13.A - Provide coordination of this plan (ordinance) with the governments indicated in Section 13.03, other local governments (as appropriate) and other governmental agencies providing services within the City.**

**Objective 13.A.1 - To review, on an annual basis, actions that have taken place to coordinate the Comprehensive Plan of Mary Esther with the Plans of other units of government and the Okaloosa County School Board (reference Section 13.03).**

**Policy 13.A.1.1 - The committee appointed pursuant to Policy 14.A.3.6 shall include within its review efforts (pursuant to Section 14.06) an analysis of the coordination between plans of affected governments.**

**Policy 13.A.1.2 - The City shall continue to use the Okaloosa County Comprehensive Plan Committee (consisting of officials from Okaloosa County and all cities therein, Eglin AFB, Hurlburt Field,**



INTERGOVERNMENTAL COORDINATION 

**INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, AND POLICIES**



**GOAL 13.A**

**Provide coordination of this plan (ordinance) with the governments indicated in Section 13.03, other local governments (as appropriate) and other governmental agencies providing services within the City.**

**Objective 13.A.1 - To review, on an annual basis, actions that have taken place to coordinate the Comprehensive Plan of Mary Esther with the Plans of other units of government and the Okaloosa County School Board (reference Section 13.03).**

**Policy 13.A.1.1 - The committee appointed pursuant to Policy 14.A.3.6 shall include within its review efforts (pursuant to Section 14.06) an analysis of the coordination between plans of affected governments.**

**Policy 13.A.1.2 - The City shall continue to use the Okaloosa County Comprehensive Plan Committee (consisting of officials from Okaloosa County and all cities therein, Eglin AFB, Hurlburt Field, and the Okaloosa County School Board) to coordinate Comprehensive Plans for the local governments, the School Board and the Air Force and to provide information regarding proposed development.**

**Policy 13.A.1.3 - During 1992, execute an inter-local agreement between the City and the County, which agreement shall set forth provisions for annexation consistent with the Codified Ordinances of the City.**

**Policy 13.A.1.4 - The City shall consider participation with Okaloosa County and other units of local government in the acquisition and use of a computerized Geographic Information System (GIS).**

**Policy 13.A.1.5 - Continue to cooperate with other units of government and governmental agencies so as to provide for coordination and evaluation of development proposals which may impact Santa Rosa Sound (reference Policy 11.B.2.4).**

**Objective 13.A.2 - Coordinate with appropriate state, regional and local agencies, which have operational and maintenance responsibility for public facilities in Mary Esther, the impacts of development proposed in this plan upon development or plans of the affect state, county or local agency and to achieve, when necessary, mutually agreed upon level of service standards.**



## **I. Introduction & Implementation**

## **II. Goals, Objectives, and Policies (GOPs)**

- A. Future Land Use Element
- B. Transportation Element
- C. Housing Element
- D. Infrastructure Element
- E. Coastal Management and Conservation Element
- F. Recreation and Open Space Element
- G. Intergovernmental Coordination Element
- H. Capital Improvements Element
- I. Public School Facilities Element
- J. Property Rights Element

## **III. Data and Analysis (Supporting Documentation)**

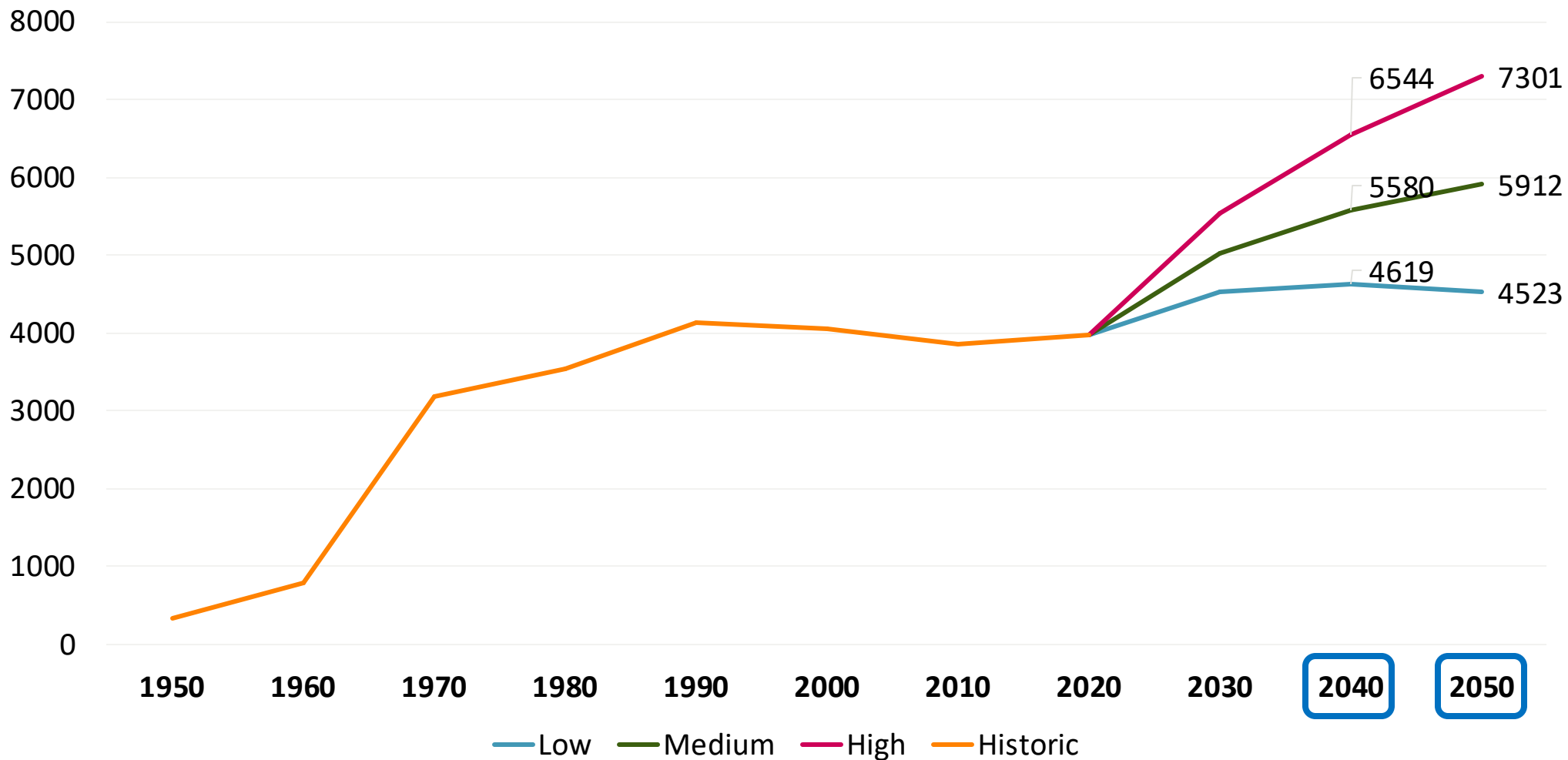
- A. Future Land Use Element
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- J. Property Rights Element

## **IV. Map Element**





# Historic and Projected Population



# Future Land Use Map (Current)



## CITY OF MARY ESTHER - FUTURE LAND USE MAP - 2040

- |                        |                         |
|------------------------|-------------------------|
| Residential (LDR)      | Mary Esther City Limits |
| Residential (MDR)      | Fort Walton Beach       |
| Commercial Use (C)     | Military                |
| Conservation Use (CON) | Unincorporated          |
| Public Lands (PL)      | Water                   |
| Recreation Use (REC)   |                         |
| REC/CON                |                         |

Source: City of Mary Esther, Okaloosa County, ECRC (2024)  
For planning purposes only.

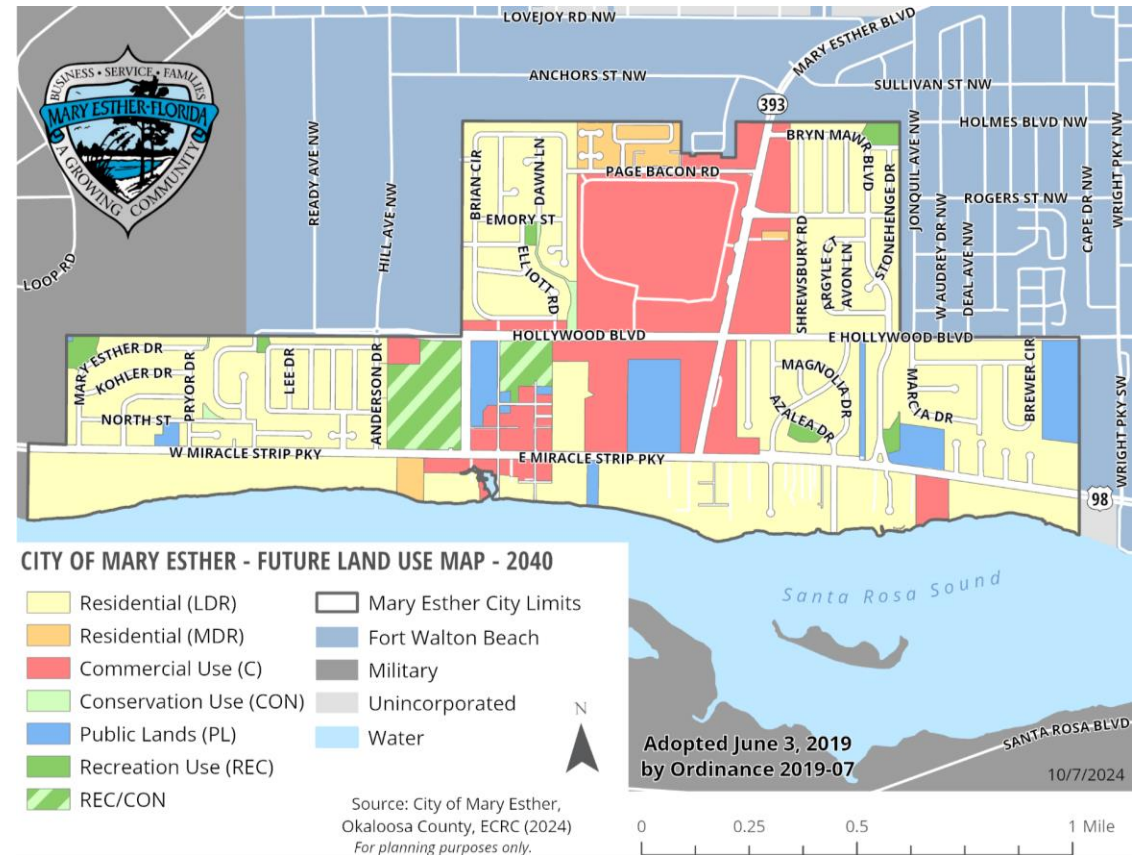


Adopted June 3, 2019  
by Ordinance 2019-07

10/7/2024

# Future Land Use Map

- The future land use is the heart of your comprehensive plan
- The map serves as a crucial visual representation depicting the community's desired future land use distribution
- It guides development decisions by identifying areas designated for residential, commercial, industrial, or conservation purposes,
- Acting as a blueprint for long-term land use planning and ensuring alignment with the plan's overall goals and objectives
- May be amended when necessary





## Updated (Example):

### Low Density Residential

**1.Purpose** – To provide for single-family residential development, along with appropriate accessory structures (such as family accessory units) and home occupations, and support uses including public facilities and public schools, where adequate vegetative buffers, parking, and setbacks are maintained.

**2.Density** – A minimum of zero (0) to a maximum of one (5.51) dwelling units (DU) per acre.













**3.Uses** – Single-family residences, accessory structures (including accessory dwelling units), home occupations, public utilities, places of worship, and public recreational uses.

## Current:

Low density residential development allows up to 5.51 dwelling units per gross acres.

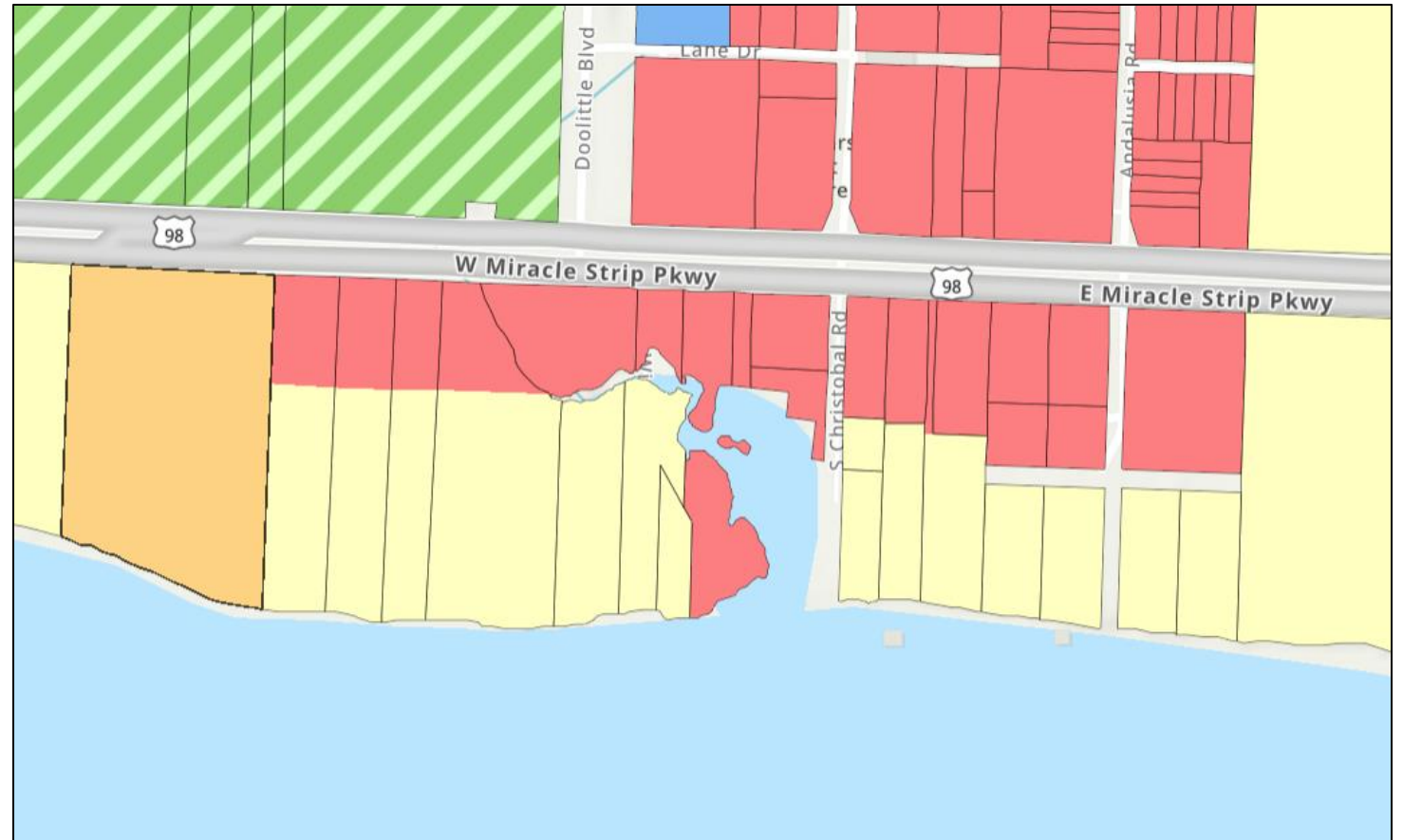


## CITY OF MARY ESTHER - FUTURE LAND USE MAP - 2040

- |   |   |
|---|---|
|  Residential (LDR)      |  Mary Esther City Limits |
|  Residential (MDR)      |  Fort Walton Beach       |
|  Commercial Use (C)     |  Military                |
|  Conservation Use (CON) |  Unincorporated          |
|  Public Lands (PL)      |  Water                   |
|  Recreation Use (REC)   |   |
|  REC/CON                |   |



Source: City of Mary Esther,  
Okaloosa County, ECRC (2024)  
*For planning purposes only.*



The zoning districts will need a review and update as there are some standards within them that would not allow the implementation of the development scenarios illustrated in this plan, that allow for a town center style redevelopment of the mall

- New mixed-use zoning district with bulk regulations and design guidelines that support vertically mixed-use town center building forms and additional residential density within them.
- Amend the existing C-1 and C-2 zoning districts to revise internal buffer requirements for multifamily structures on the interior of mixed-use developments, [...] ensure that exterior setbacks and buffering to existing single family neighborhoods are effective in creating a transition between development characters.

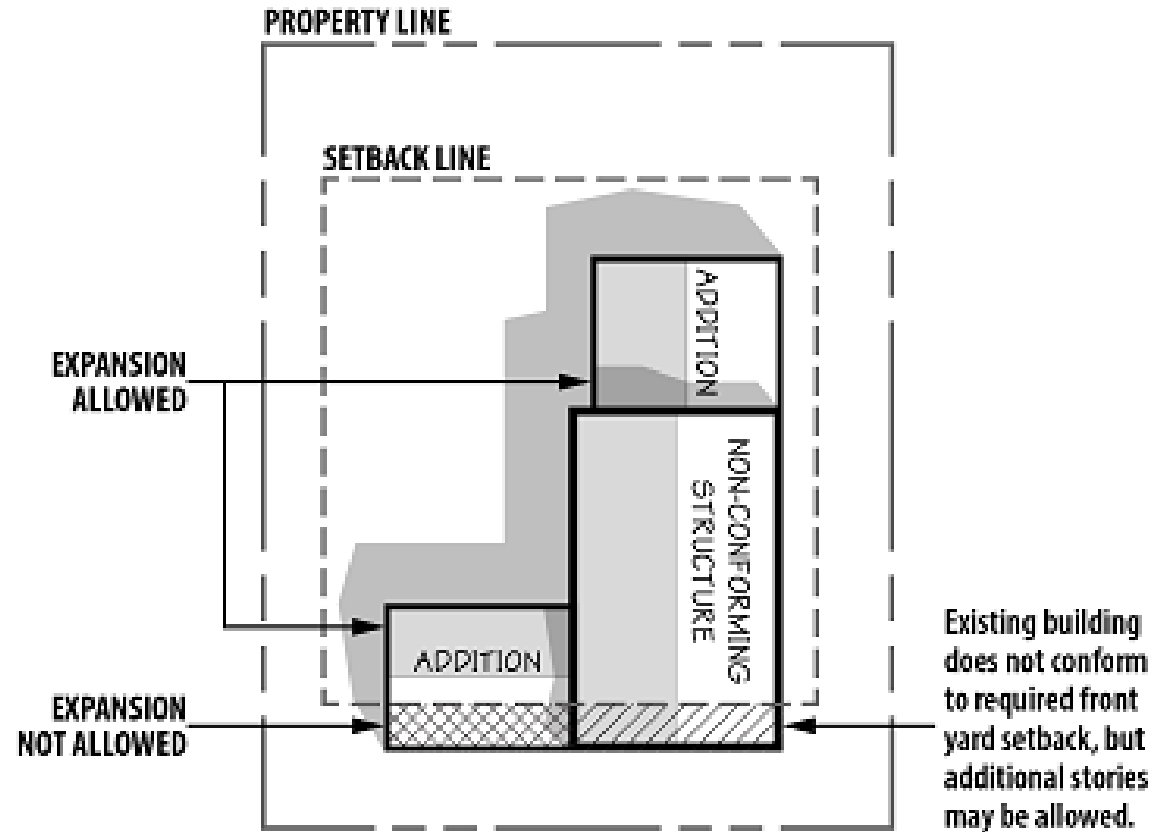


## Potential South of 98 Overlay

Existing nonconforming uses can lead to complications for homeowners as well as administrative burden on city staff and council.

Some potential solutions:

1. Blanket relaxation of dimensional requirements for a specific neighborhood
2. Administrative process for relaxation of dimensional requirements
3. Creation of a Special Use permit process
4. Reliance on Variances only when appropriate





## CITY OF MARY ESTHER - HISTORIC RESOURCES

- ◆ Historic Structure
- Historic Cemetery
- Other Historic Resource
- Mary Esther City Limits
- Mary Esther Parcels
- Fort Walton Beach
- Military
- Unincorporated
- Water



Source: City of Mary Esther,  
Okaloosa County, SHPO, ECRC (2024)  
*For planning purposes only.*



“become a walking and biking city, with a connected network of sidewalks, greenways and multi-use trails.”

## - Vision Plan

- **Policy 8.A.1.2** All new road construction projects within the City shall accommodate **labor intensive transportation**. Such accommodation may include the installation of signage, striping of roadways, widening of shoulders, installation of bike racks, installation of sidewalks [...]

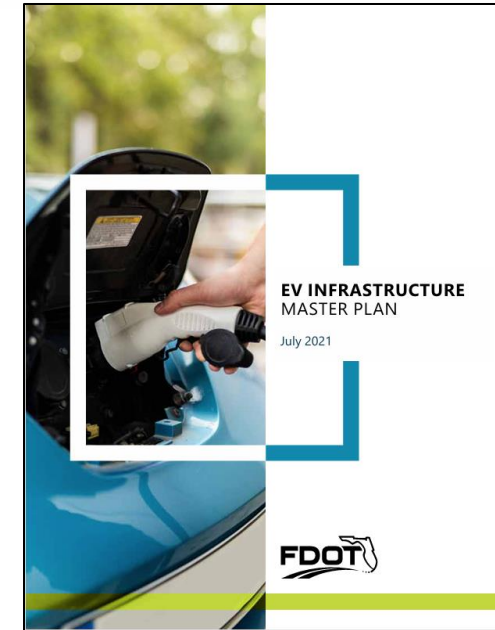
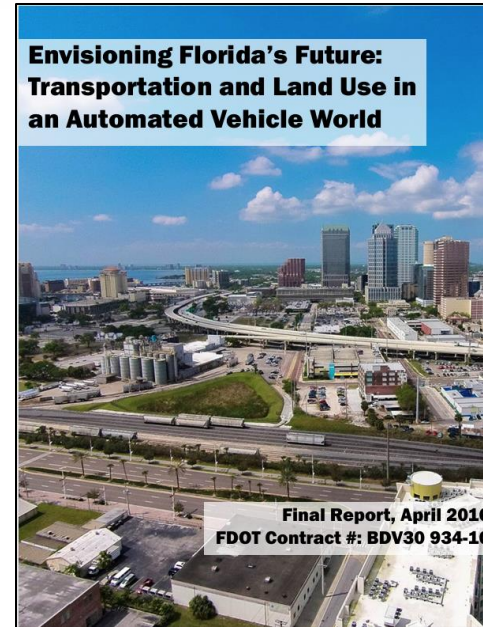
Replace with

- Active transportation
- Non-motorized transportation
- Bike-pedestrian infrastructure

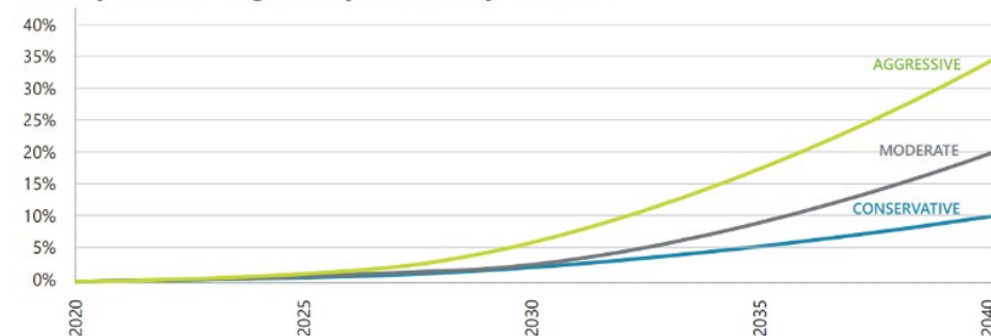


- Florida Statute 316.85 allows fully autonomous vehicles to operate on public roads without a human operator.
  - Changes to Parking Minimums
  - Smaller ROWs
  - Impacts on pedestrian / bike infrastructure
  - Newly designed drop off areas

- FDOT has developed an Electric Vehicle Infrastructure Master Plan
  - Charging Station
- Okaloosa County ATMS



EV Projections of Light-Duty Vehicles by Scenario



have a variety of housing opportunities, to serve the broad needs of the community across their lifetimes and household configurations

Additional housing opportunities can be provided in the form of small lot single family, manor houses, townhouses, stacked flat apartment buildings and within mixed use buildings.

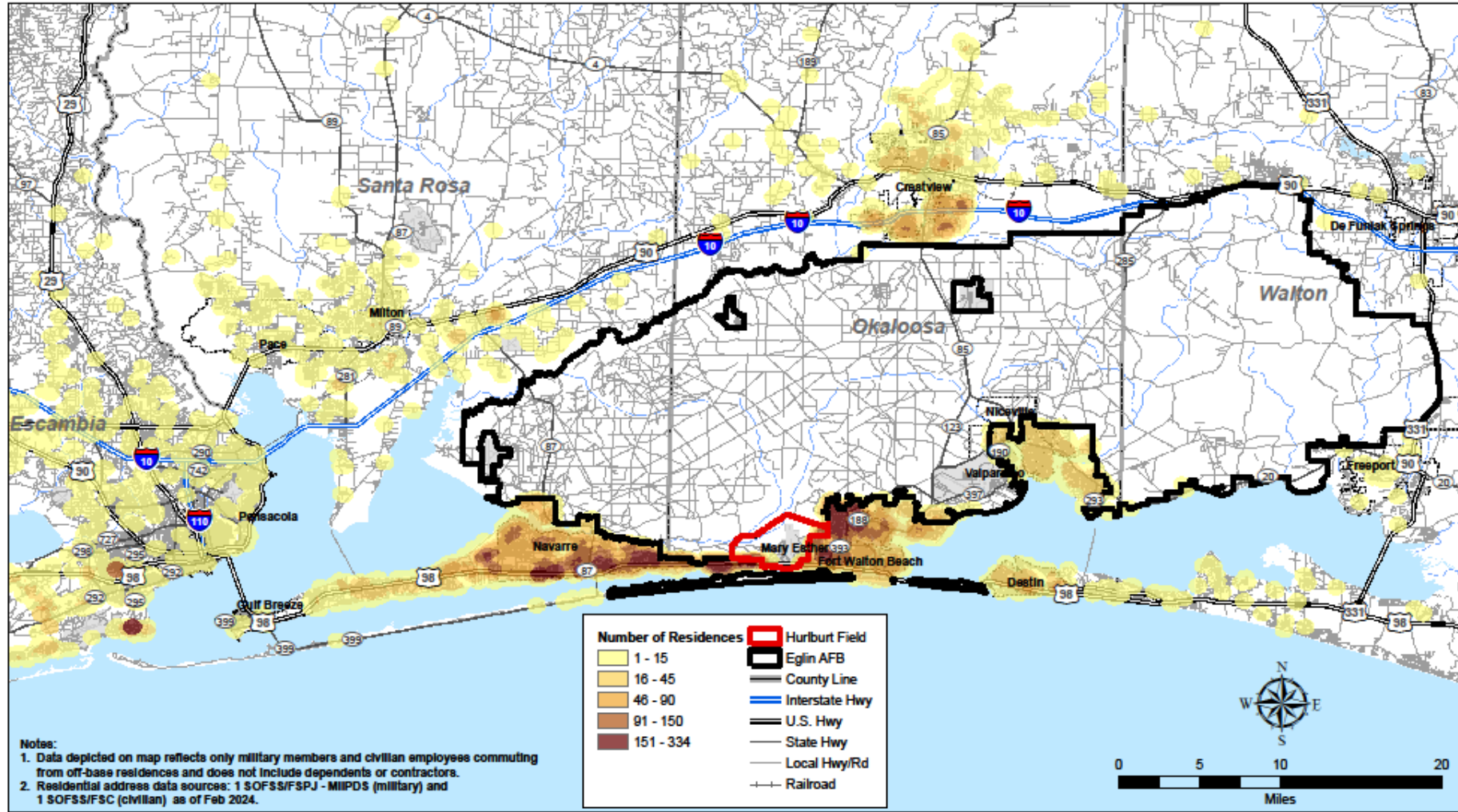
### - Vision Plan

Modify existing or create new FLUM definitions to allow for more “missing middle” housing opportunities.

- Remove requirements for individually platted lots, and the requirement that each unit shall be a minimum of 1,000SF.
- Permit up to 20 dwelling units per acre.



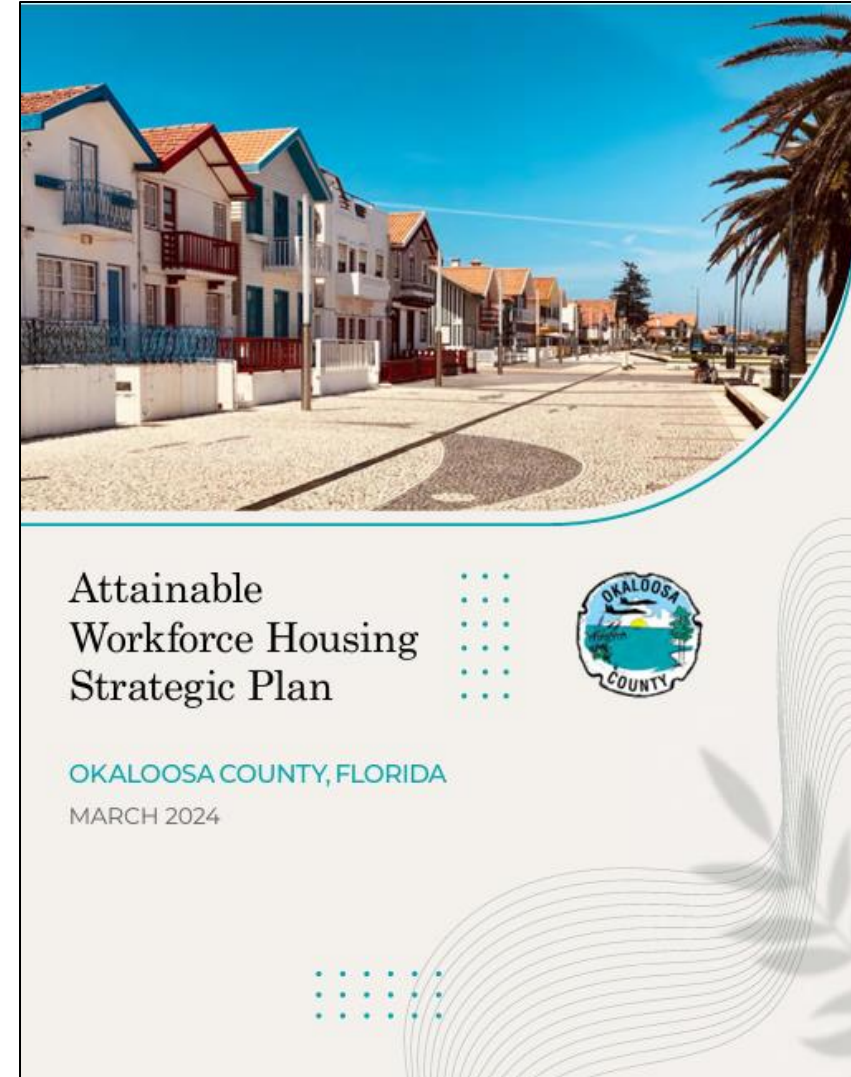
## HURLBURT FIELD OFF-BASE COMMUTER LOCATIONS



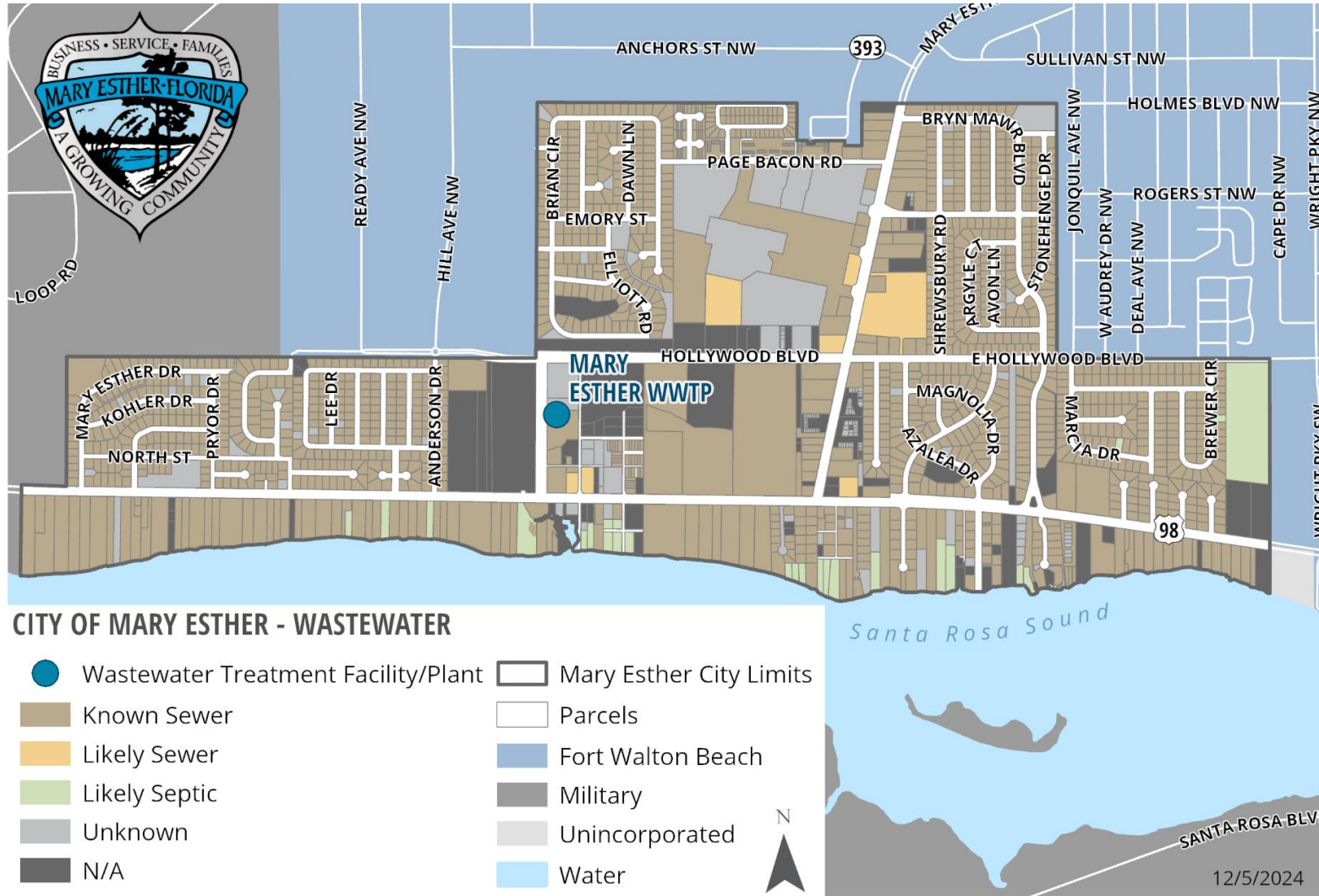
Adopt or endorse strategies from the Okaloosa County Attainable Workforce Housing Strategic Plan

Ideas discussed:

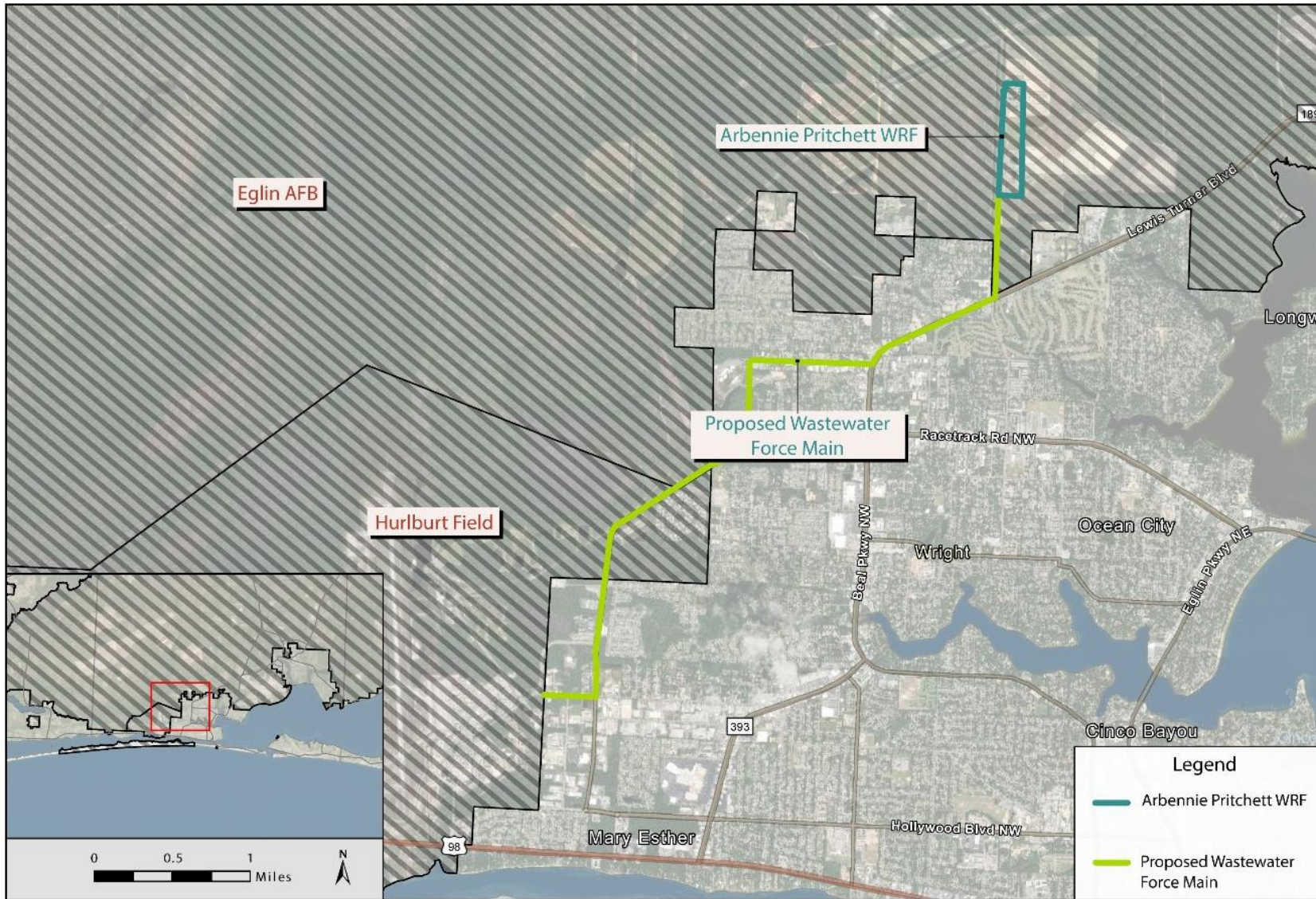
- Community Land Trust
- Density Bonuses
- Create High Density Land Use Category
- Accessory Dwelling Unit Permissions
- Allow ½ Unit Counts for smaller units
- Reduce Parking Requirements
- Targeted redevelopment

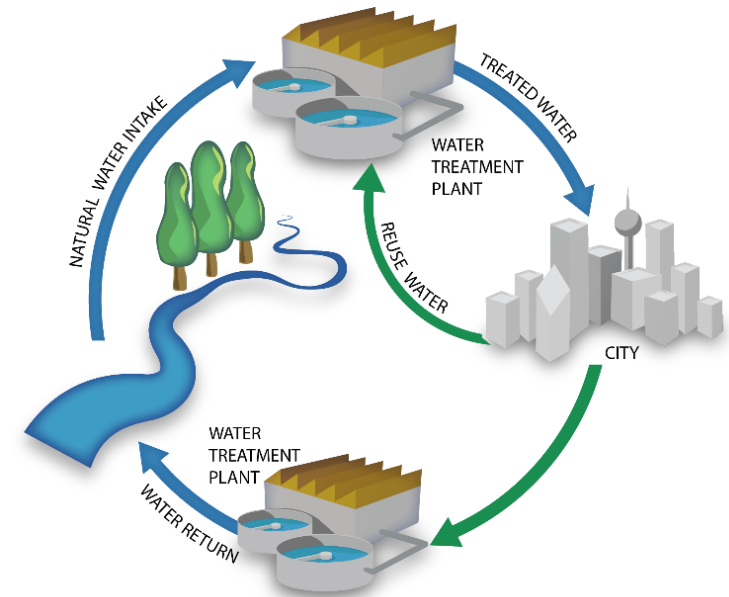
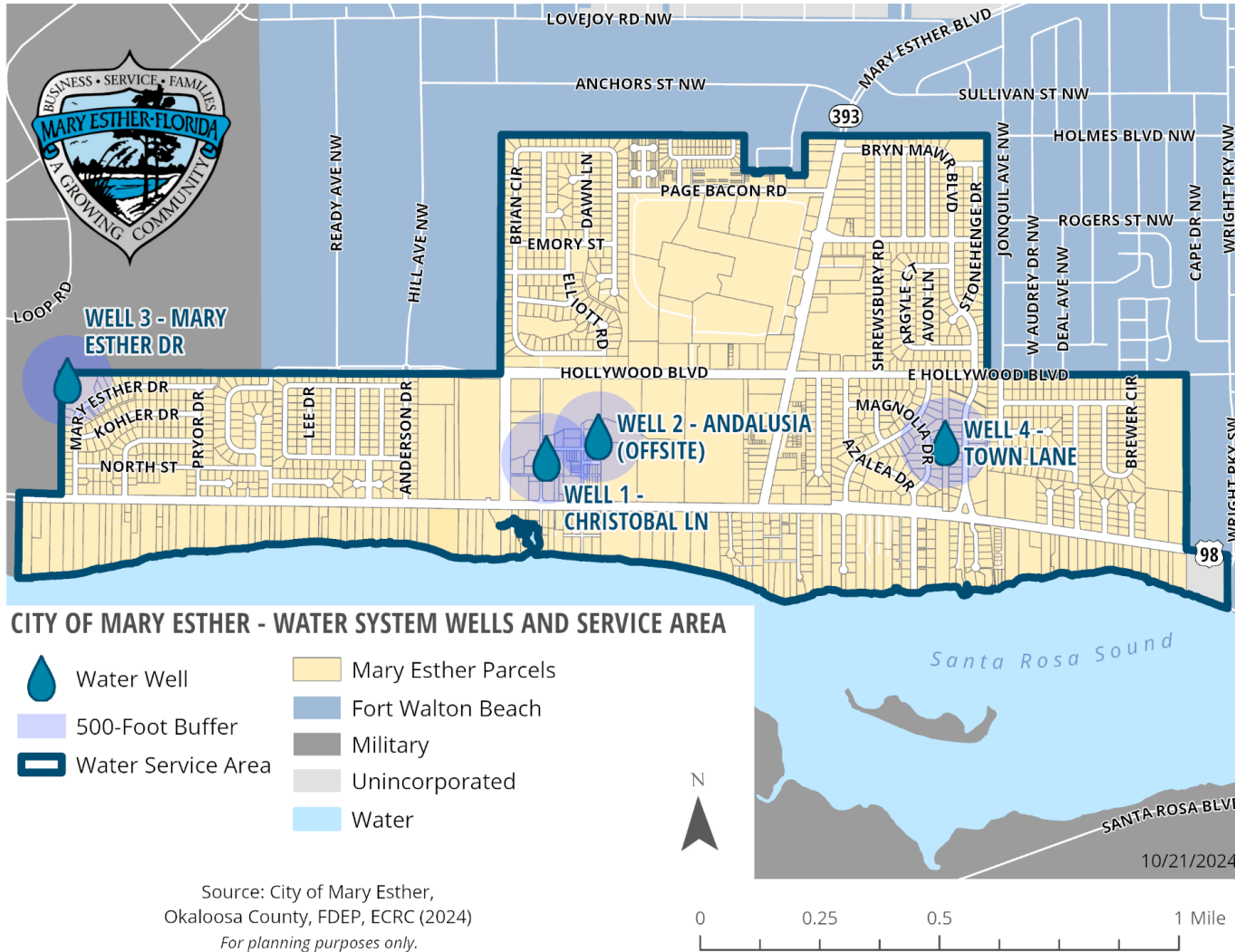


# Infrastructure Element

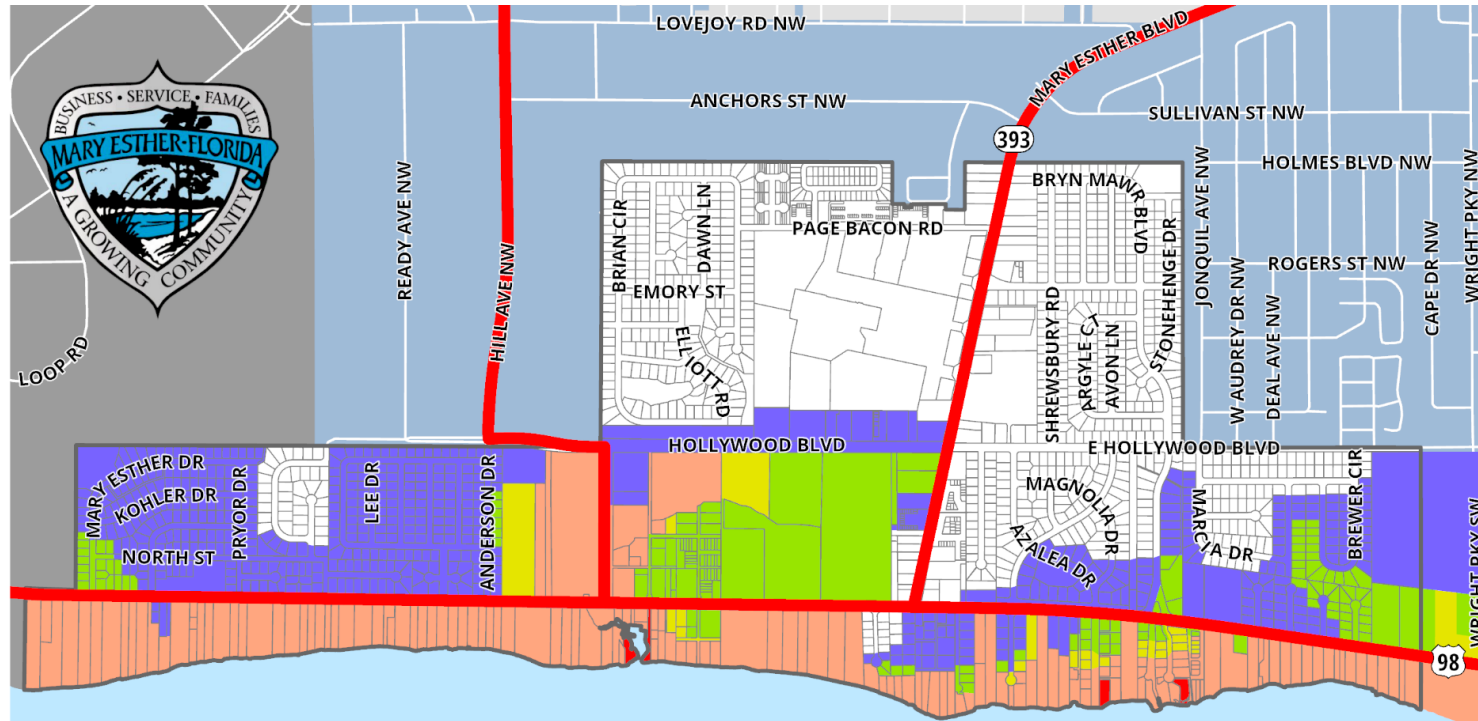


# Infrastructure Element





# Coastal Management and Conservation

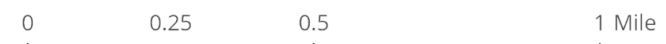


## CITY OF MARY ESTHER - EVACUATION ZONES AND ROUTES

- Evacuation Route
- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Mary Esther City Limits
- Mary Esther Parcels
- Fort Walton Beach
- Military
- Unincorporated
- Water



Source: City of Mary Esther,  
Okaloosa County, ECRC (2024)  
*For planning purposes only.*



10/10/2024



# Coastal Management and Conservation





on



### CITY OF MARY ESTHER - ECOLOGICAL ZONES

- Artificial Impoundment/Reservoir
- Coastal Scrub
- Estuarine
- Mesic Hammock
- Mixed Hardwood-Coniferous
- Mixed Hardwood-Coniferous Swamps
- Rural Open
- Salt Marsh
- Sandhill
- Scrub
- Unconsolidated Substrate
- Upland Hardwood Forest
- Urban Uses
- Wet Flatwoods
- Prairies and Bogs
- Mary Esther City Limits
- Fort Walton Beach
- Military
- Unincorporated



Source: City of Mary Esther,  
Okaloosa County, ECRC;  
FL State Wildlife Action Plan (SWAP), 2024  
*For planning purposes only.*  
11/27/2024





**Policy 11.8.2.6** - The City shall continue to enforce the provisions of Ordinance 2004-13 which provides for the use of xeriscape landscaping, water saving devices, promotes the use of native plants, restricts the use of certain plants and accomplishes other things in order to reduce the demand for water and energy.

Potential modification to reflect the *“Florida-Friendly Landscape” Guidance Models for Ordinances, Covenants, and Restrictions* and updated State Statutes



# Recreation and Open Space Element



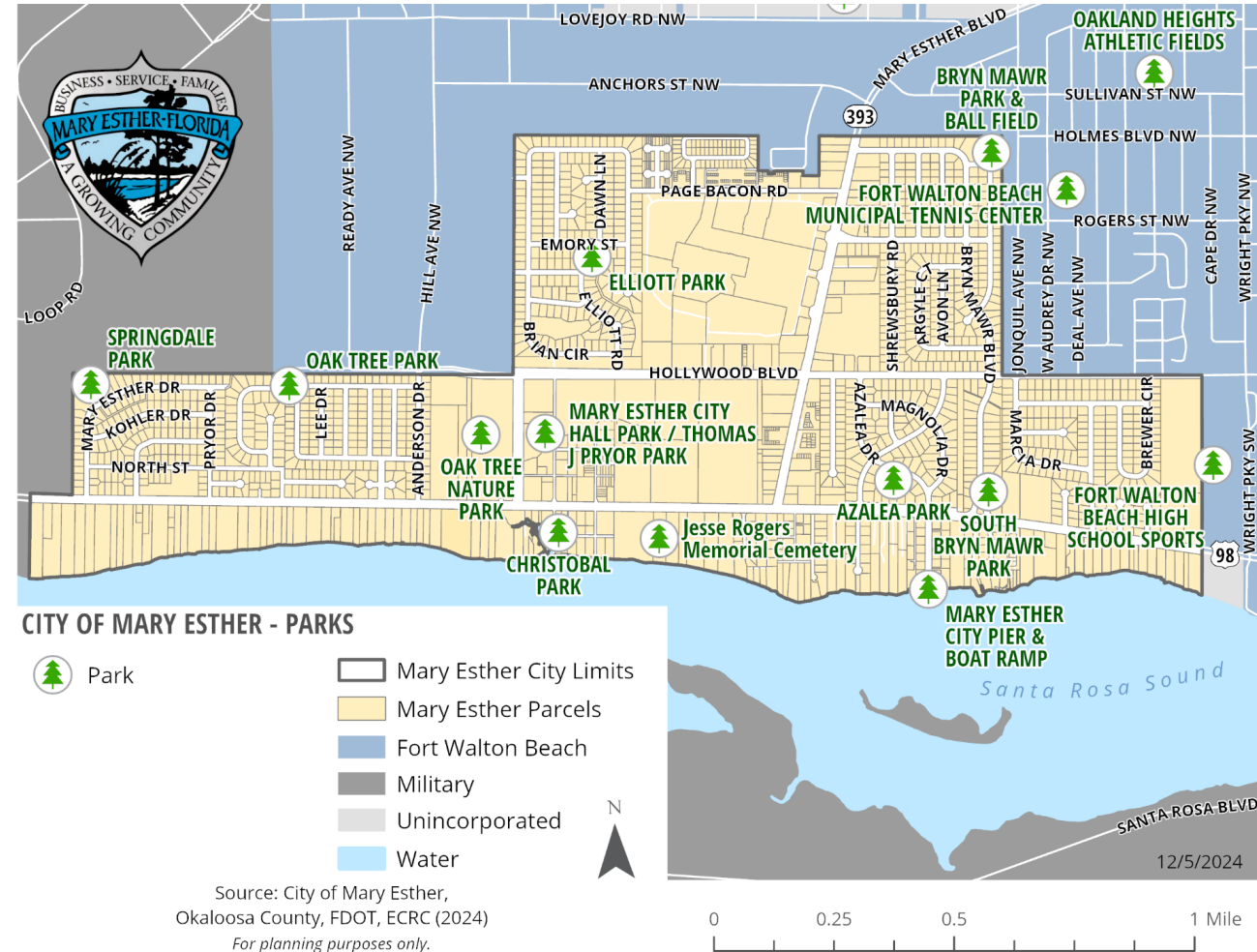
Source: City of Mary Esther, Okaloosa County, FDOT, ECRC (2024)  
For planning purposes only.

# Recreation and Open Space Element

Modify element to reflect upcoming parks plan.

Policy questions:

- Larger more developed parks or smaller and more distributed
  - Including divesting from some smaller parks
- Provision of a community center
- Requirements for developers
- Relocation of existing Community Garden



# Intergovernmental Coordination Element

- Local
  - Fire Protection and Emergency Services
  - Schools
  - County & Neighboring Municipalities
- Regional
  - TPO
  - ECRC
  - MIRR
- State
  - DEP
  - DEO
- Federal
  - Military Installations





# Capital Improvements Element

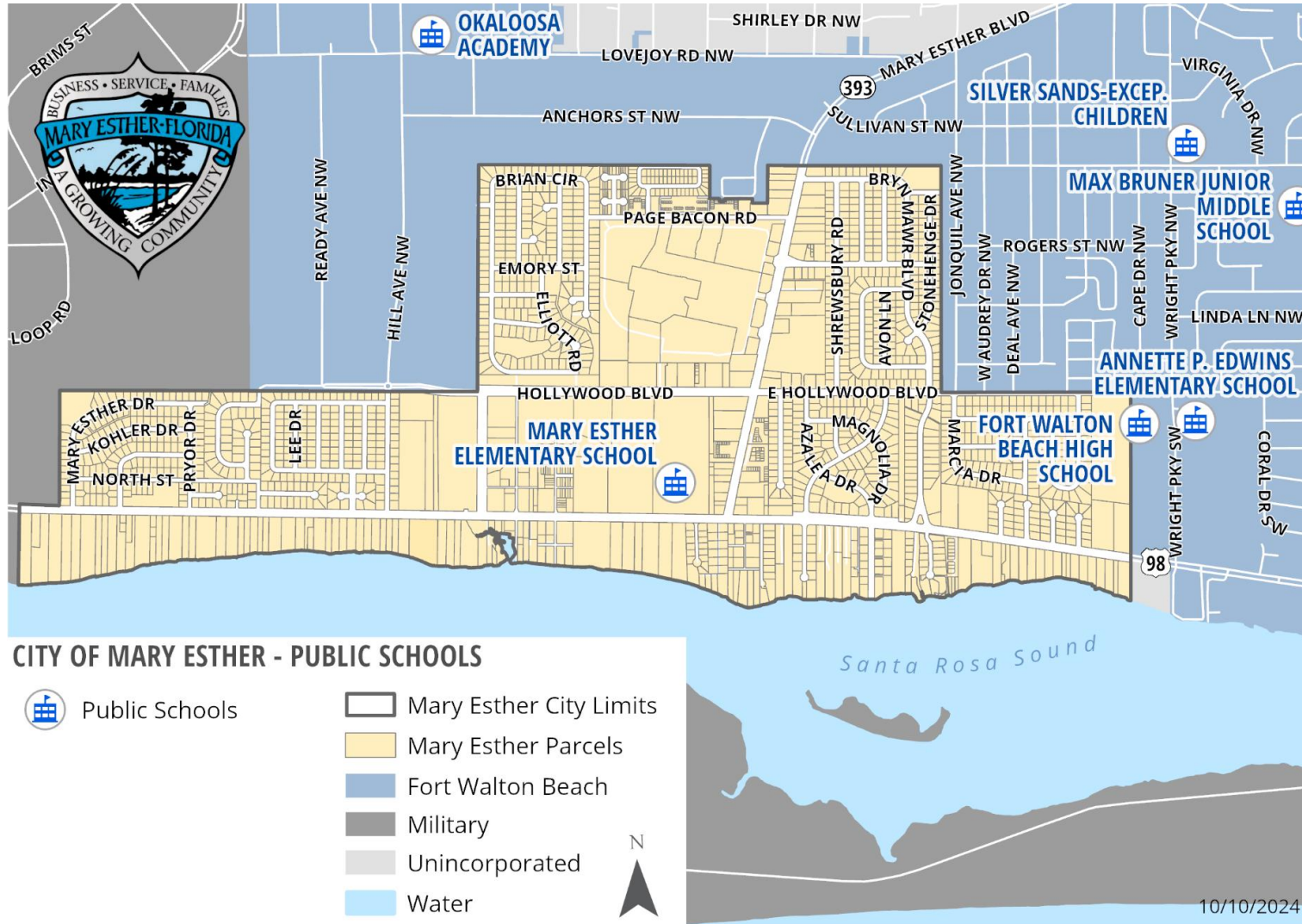
- Inclusion of Updated Capital Improvement plan projects
- Removal of outdated state requirements and references
- Incorporation of upcoming Road Maintenance / Park Plans
- Changes to implementation and planning process

Project	Budget Year					Funding Source	Project Total
	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029		
Advanced Metering Infrastructure (AMI)	\$0	\$650,000	\$0	\$0	\$0	Water Loan	\$650,000
Mary Esther Boulevard Beautification	\$0	\$216,000	\$0	\$0	\$0	General Fund	\$216,000
Public Works Roof Replacement	\$0	\$120,000	\$0	\$0	\$0	General Fund	\$120,000
Oak Tree Nature Park Rehabilitation	\$0	\$180,000	\$0	\$0	\$0	General Fund	\$180,000
Community Facilities Beautification	\$0	\$157,000	\$0	\$0	\$0	General Fund	\$157,000
Highway 98 Water Main Replacement	\$0	\$5,193,983	\$0	\$0	\$0	State Grant	\$5,193,983
Vehicle Replacement	\$0	\$60,000	\$125,000	\$50,000	\$50,000	General Fund	\$285,000
Waterfront Park Development	\$0	\$0	\$20,000	\$0	\$0	General Fund	\$20,000
Oak Tree Park Neighborhood Infrastructure Improvements	\$0	\$0	\$0	\$5,364,618	\$0	Sales Tax Fund, Water and Sewer Loans	\$5,364,618
<b>Funding Total</b>	<b>\$15,794,291</b>	<b>\$12,191,583</b>	<b>\$609,070</b>	<b>\$6,143,142</b>	<b>\$26,041,525</b>	N/A	<b>\$60,779,611</b>

Data Source: City of Mary Esther  
Date Prepared: 11/2024



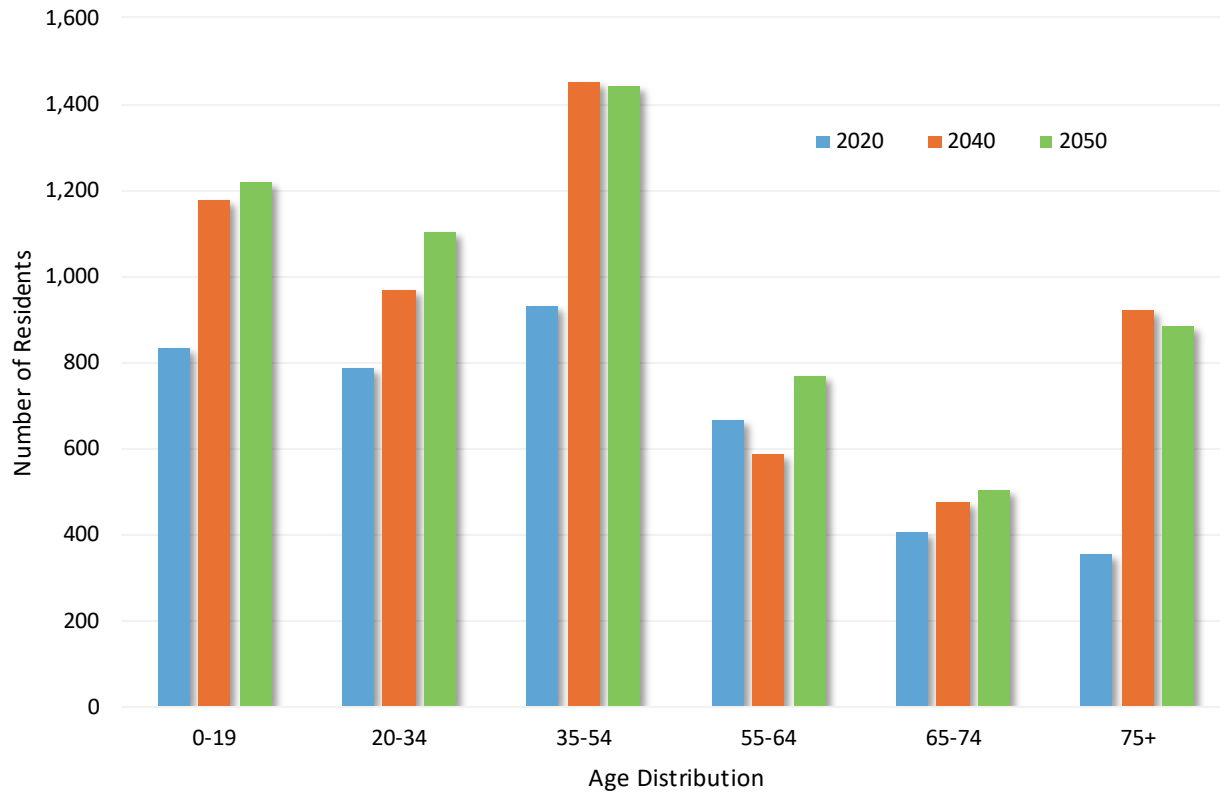
# Public Schools Facilities Element



Source: City of Mary Esther,  
Okaloosa County, ECRC (2024); FGDL (2023)  
*For planning purposes only.*



# Public Schools Facilities Element



- **Statutory Compliance:** Section 163.3177, Florida Statutes, mandates a property rights element in comprehensive plans.
- **Intent:** Ensure property rights are respected while supporting planning objectives.
- **Consequences of Non-Compliance:** Potential state challenges to the comprehensive plan. Delays or obstacles in approving future amendments.
- **Purpose:** Balancing Interests
  - Protect individual property rights.
  - Promote broader community goals, such as:
    - Sustainable development.
    - Environmental protection.
    - Public health and safety.



## Model language provided by the Florida Department of Economic Opportunity (DEO)

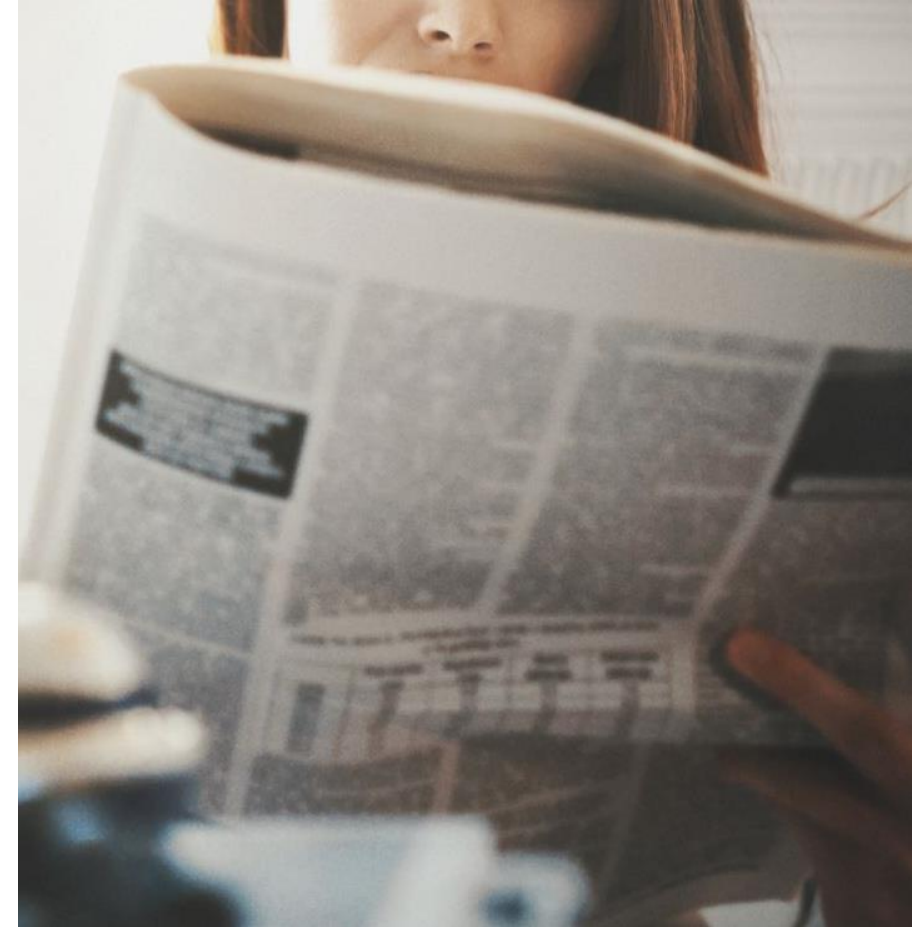
- The City of Mary Esther shall consider the following rights in local decision-making:
  - The right of a property owner to physically possess and control their property.
  - The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
  - The right of a property owner to privacy and to exclude others from their property to protect their possessions and property.
  - The right of a property owner to dispose of their property through sale or gift.

May use the comprehensive plan to include additional guidance for staff and the City Council to use in implementing this plan and ordinances.

- Develop policies outlining how property rights will be evaluated during land-use decisions:
  - Criteria for reviewing development applications.
  - Transparency requirements for decisions impacting property rights.
  - Conflict resolution mechanisms for disputes over property rights.

## General Requirements

- Newspaper Notice for LPA Hearings
- At least 14 days and at least 5 days before hearing  
Notice posted at City Hall at least 7 days before event
- Staff reports are distributed at least 7 days in advance



## Additional Requirements for Rezoning and Variances

- Applicant provides notarized affidavit stating that signs have been posted on the affected property.
- Applicant must provide affidavit showing that they have notified all property owners within a 300' radius by certified mail

This does not reflect current practice.

**Recommendation:** Update comprehensive plan and ordinances to clarify notice requirements and procedures



## Review Committee:

- Mayor,
- City Manager,
- Fire Chief,
- Water and Sewer Supervisor,
- Director of Construction and Maintenance,
- City Clerk
- other key personnel

The committee shall maintain information on development activity, level of service conditions, and other data necessary to accurately evaluate the implementation of the City's Comprehensive Plan. In addition, the committee will monitor and evaluate the CIP on an annual basis.

(Policy 14.A.3.6)





- Annual public meeting with staff and full Council
  - Could be special meeting or agenda item
- Staff will summarize:
  - Progress on implementing Goals, Objectives, and Policies
  - Any changes in state statutes affecting the plan
  - Feedback from the community
  - Recommendations for amendments or updates
- Council will:
  - Direct staff to begin amendment process (if necessary)
  - Set priorities for implementation for the next 12 months



**CITY OF MARY ESTHER**  
195 Christobal Road, North • Mary Esther, Florida 32569  
Telephone (850) 243-3566 • Fax (850) 243-0736

Dear Mr. Harris,

Pursuant to the Florida Department of Commerce letter dated January 18, 2024, we have completed a review of the City's current Comprehensive Plan (CP) and are able to provide the following responses:

- 1. 10 to 20 year Horizon Plan**  
Current CP (Mary Esther Comprehensive Plan: 2000 – Ordinance 90-1) last amended on March 9, 2010. An EAR was completed in 2008. No Horizon Plan was identified in current CP. CP must be amended to reflect a planning horizon timetable.
- 2. Changes to reflect 2021 Property Rights Element**  
The current CP does not contain a Property Rights Element.
- 3. Has the City met all requirements and does the CP still meet City needs?**  
The CP has not been updated since March 2010. The CP must be updated to reflect City conditions to include population estimates, establish a planning horizon, and the various elements of the CP.
- 4. All changes to the CP shall be made by March 1, 2025.**  
Acknowledged. The City Staff and our Planning Consultant have begun to work on changes to the CP.

We look forward to working with the Department in processing the CP update.

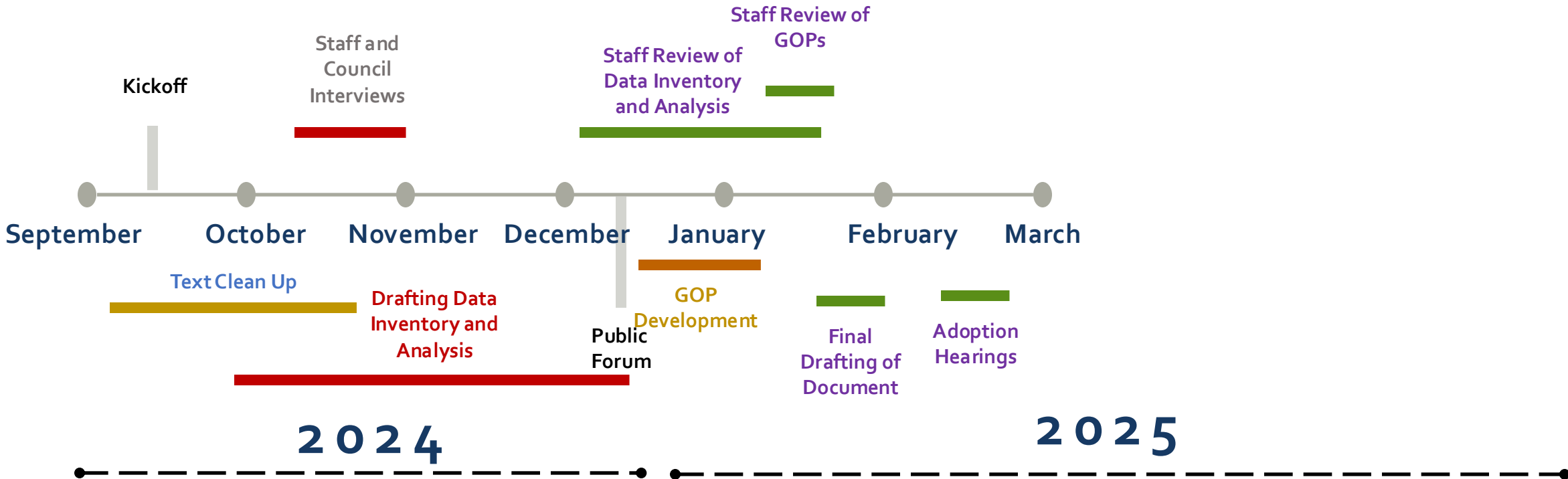
Sincerely,

Kelvin Cherry  
Code Compliance Sr. Officer  
850-243-3566 Ext.119

- Local plans are updated at least every seven years through the Evaluation and Appraisal Report (EAR) process.
  - Local governments should address changes in state requirements and local conditions since the previous Comprehensive Plan update
- The State Comprehensive Plan is reviewed annually.

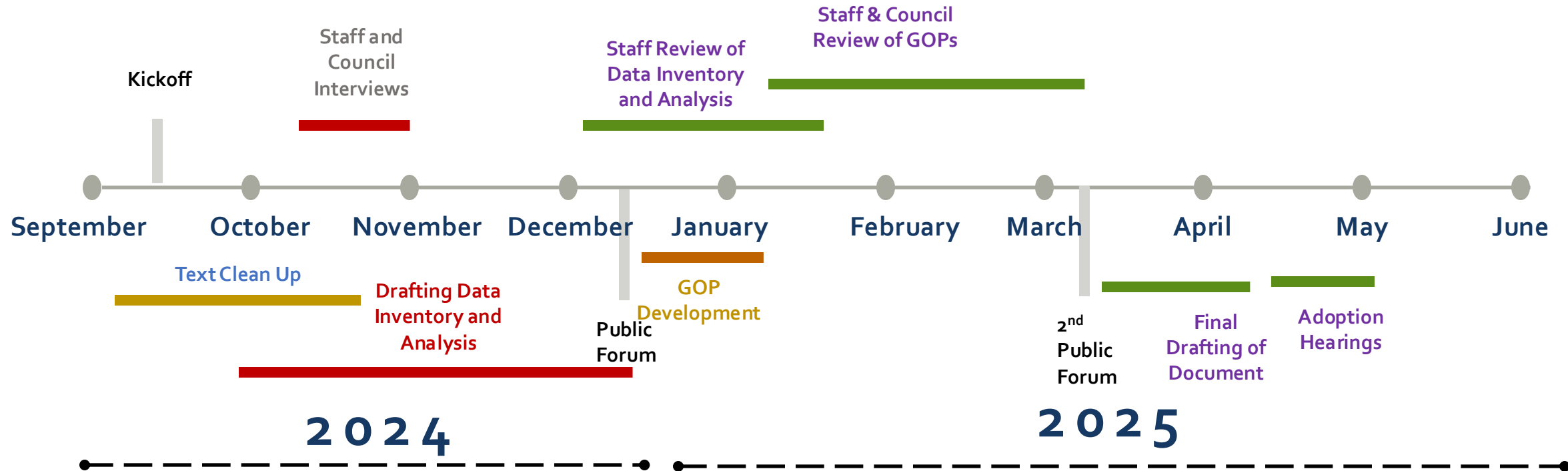


# Timeline





# Timeline



# *Thank You*

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