From: Zeno-Gonzalez, Ed
To: Mayer, Stephen
Cc: Corvin, Kelly D.
Subject: Stuart 18-03ESR
Date: Tuesday, December 11, 2018 12:47:17 PM
Attachments: image001.png

Good morning Stepehn Mayer,

I am reviewing Stuart 18-03ESR. I do not see the proposed Future Land Use Map (FLUM). However, please remember that for the adopted stage you have to send us of the adopted Future Land Use Map;

I found on your website the City's current FLUM.
http://cityofstuart.us/images/stories/Development/FLU_24_36_20OCT2010_with_CityLimits.pdf

If it is the City's current FLUM, then I noticed that it does not contain a planning horizon. The City could use this amendment also as an opportunity revise the amendment, prior to adoption, to establish a planning horizon that is at least 10 years in the future. The City can incorporate the planning horizon into the future land use policies or to the FLUM- or both approaches will be acceptable.

Planning Horizons:

Chapter 163.3177(5)(a), F.S., requires that comprehensive plans establish at least two (2) planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period.

Please take into consideration that our (DEO) technical assistance comment will not form the basis of a challenge but is offered to strengthen the Village's comprehensive plan or ensure compliance with the provisions of the Community Planning Act. However, will be require a copy of the adopted FLUM.

You can contact us if you have questions, Thank you,

Ed

Ed Zeno-Gonzalez
Planning Analyst
ed.zeno-gonzalez@deo.myflorida.com
(850)-717-8511

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

This email communication may contain confidential information protected from disclosure by privacy laws and is intended for the use of the individual named above. If the reader of this message is not the intended recipient, this is notice to you that any dissemination, distribution or copying of this communication or any attachment to it may be a violation of federal and state privacy laws. If you have received this email in error, please notify the sender immediately by return email and delete this message. Please note that Florida has a