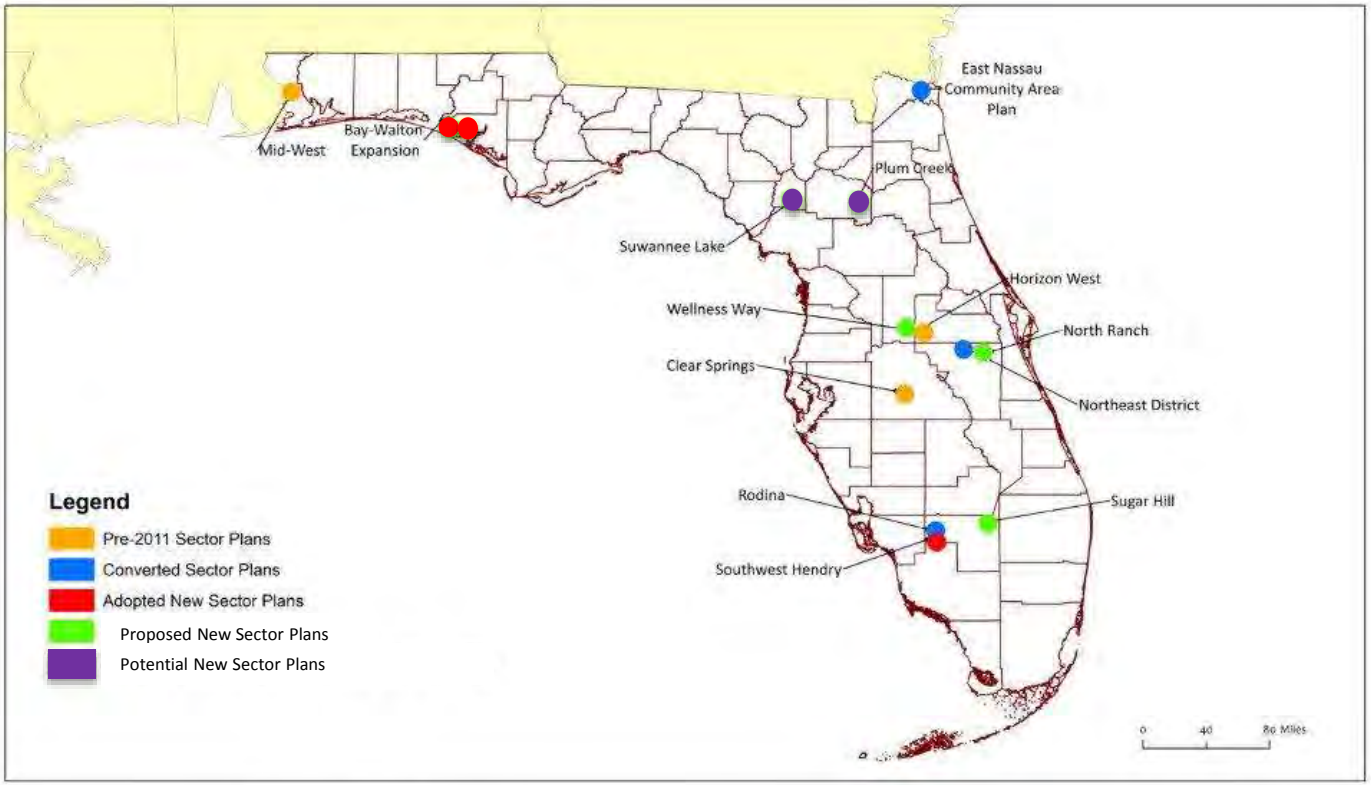
FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Sector Plans

2015

Sector Plans



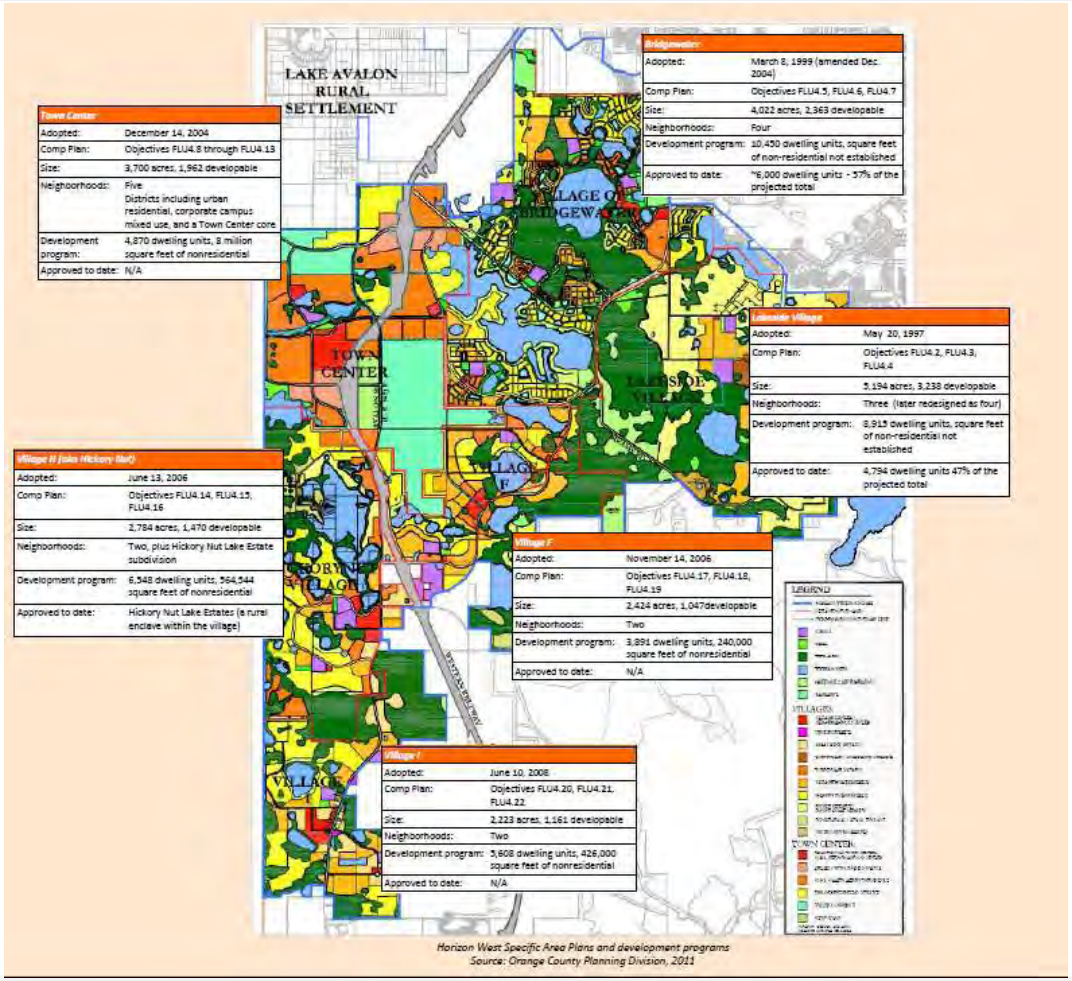
Sector Plans

Division of Community Development

Pre-2011

- Pilot Program
  - **Master Plan was an overlay**
  - **DSAPs adopted in Comp Plan**
- Allowed up to 5 Sector Plans
  - **Horizon West (Orange County)**
  - **West Bay (Bay County)**
  - **Clear Springs (City of Bartow)**
  - **Mid-West (Escambia County)**

Horizon West

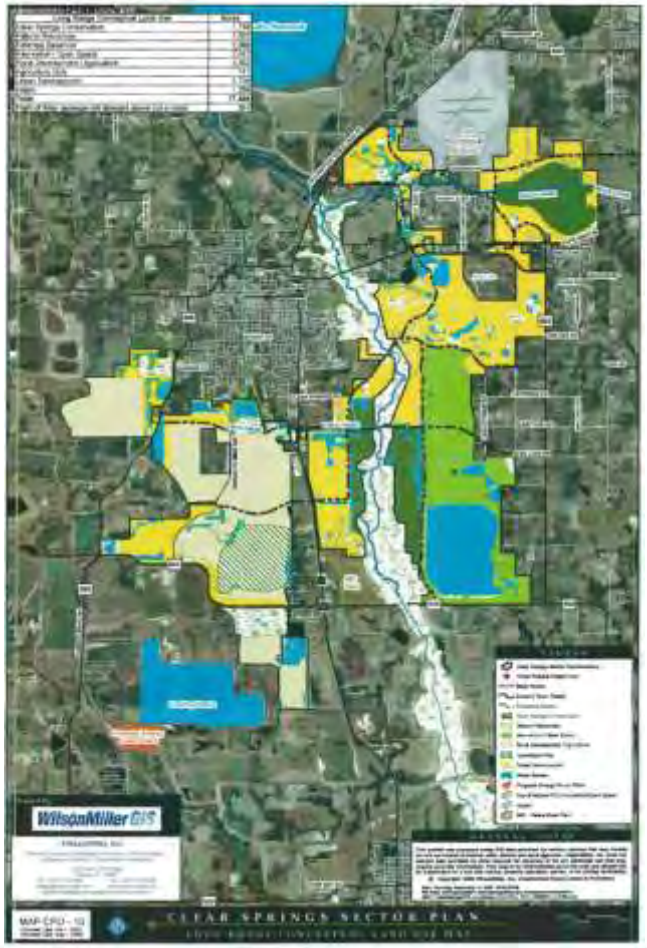


Horizon West Specific Area Plans and development programs
Source: Orange County Planning Division, 2011

West Bay

WestBay
Air, Land & Sea. United.
WestBay Sector Plan
Agricultural / Timberland
Airport / Industrial
Business Center
Preservation Area
Low-Impact Residential
Regional Employment Center
WestBay Center
Village Center (Residential)
Panama City - Bay County International Airport (PFN - Relocation Site)
Panama City Beach
Port Panama City
Panama City
West Bay
Gulf of Mexico
10
20
77
79
388
98
30
231

Clear Springs



Mid-West

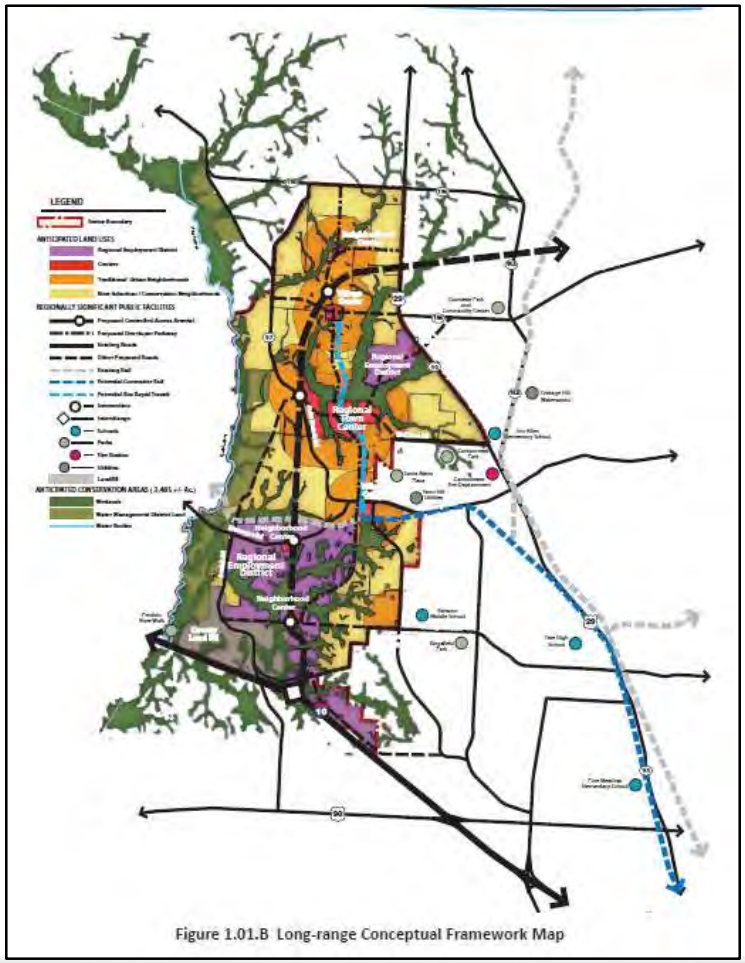
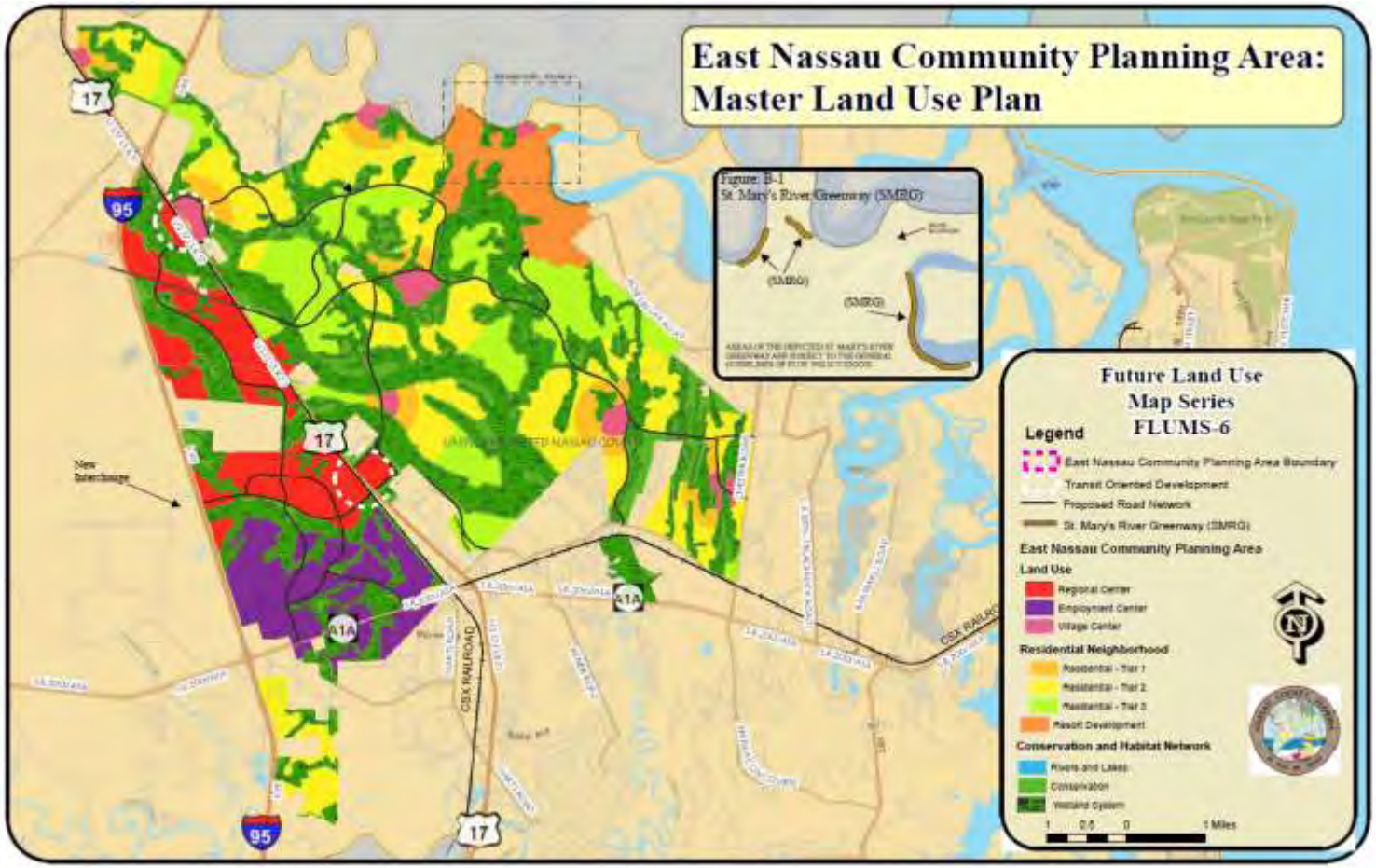


Figure 1.01.B Long-range Conceptual Framework Map

Conversions

- Plan amendments adopted prior to July 1, 2011, and containing at least 15,000 acres may convert to Sector Plans through an agreement with the State Land Planning Agency if consistent with criteria for long-term master plan

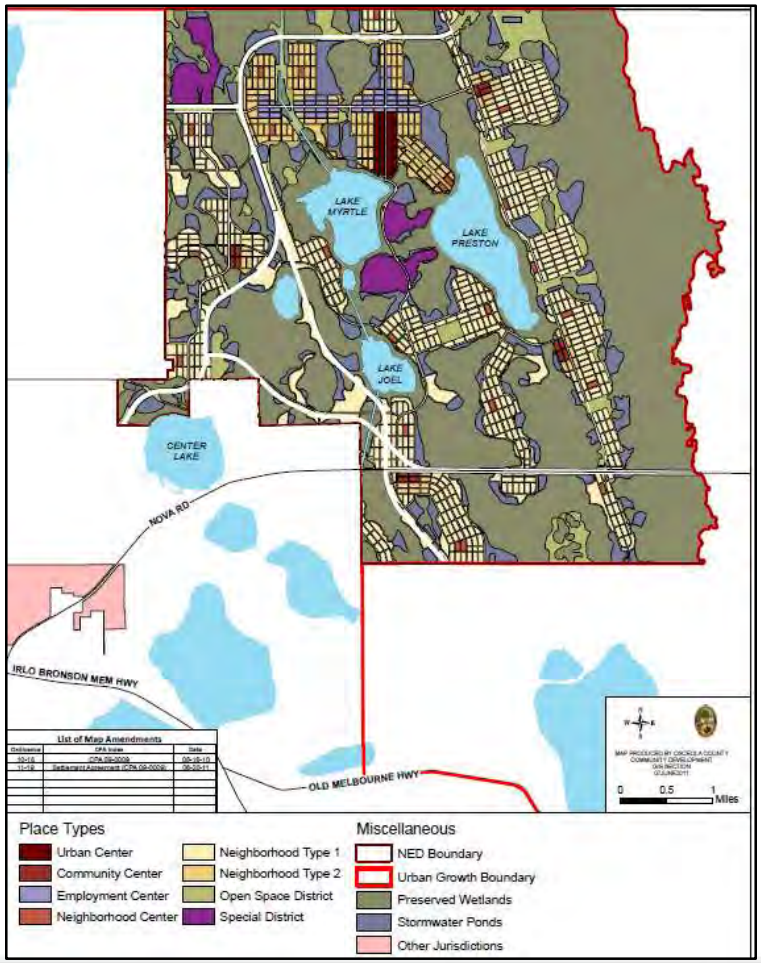
East Nassau Community Planning Area



Rodina

Long Term Designations
Rodina
Community Overlay | Exhibit 1

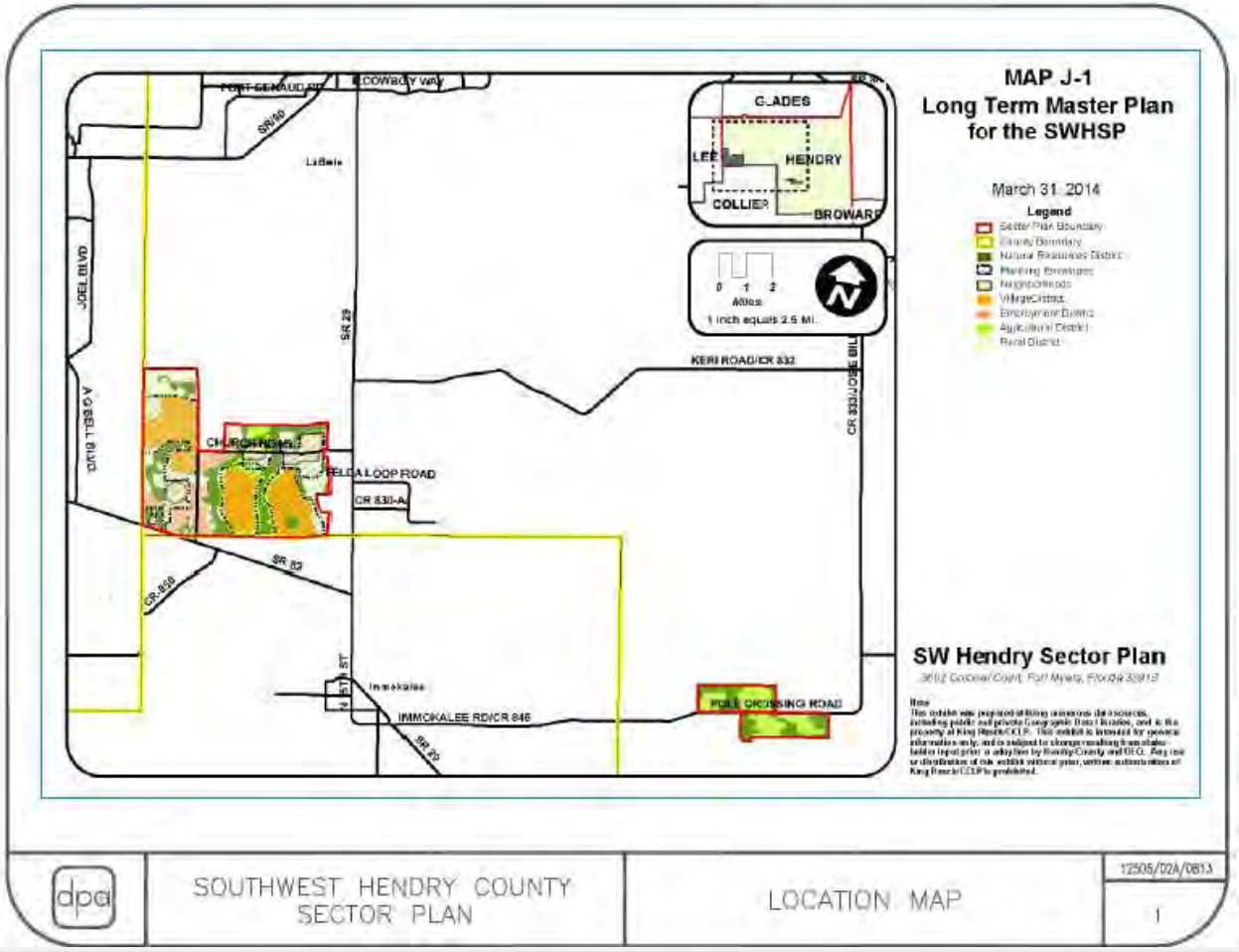
Northeast District



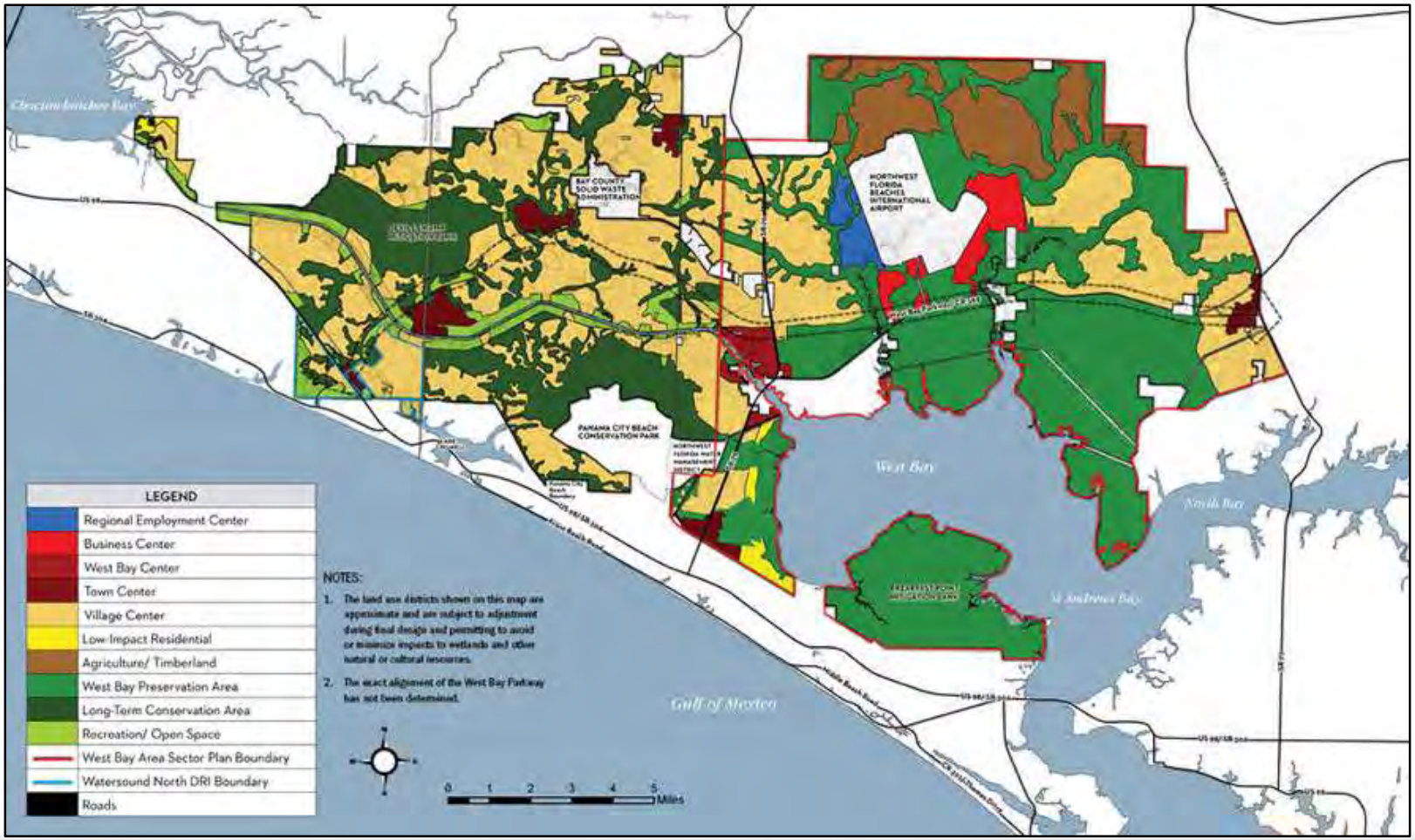
Post 2011Sector Plans

- 3 adopted
  - **Southwest Hendry (In Compliance)**
  - **Bay-Walton (In Compliance)**
  - **Wellness Way (Lake County) (Not yet received by DEO)**
- 2 ORCed with Objections
  - **Sugar Hill (Hendry County) (extended adoption until December 2015)**
  - **North Ranch Sector Plan (Osceola County) Report Issued June 24, 2015**

Southwest Hendry

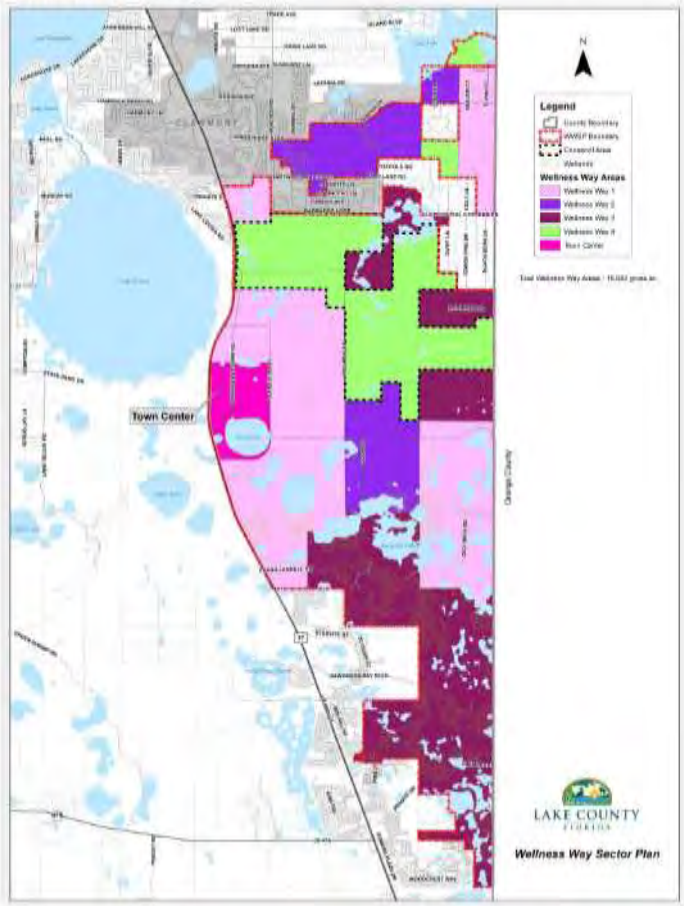


Bay-Walton

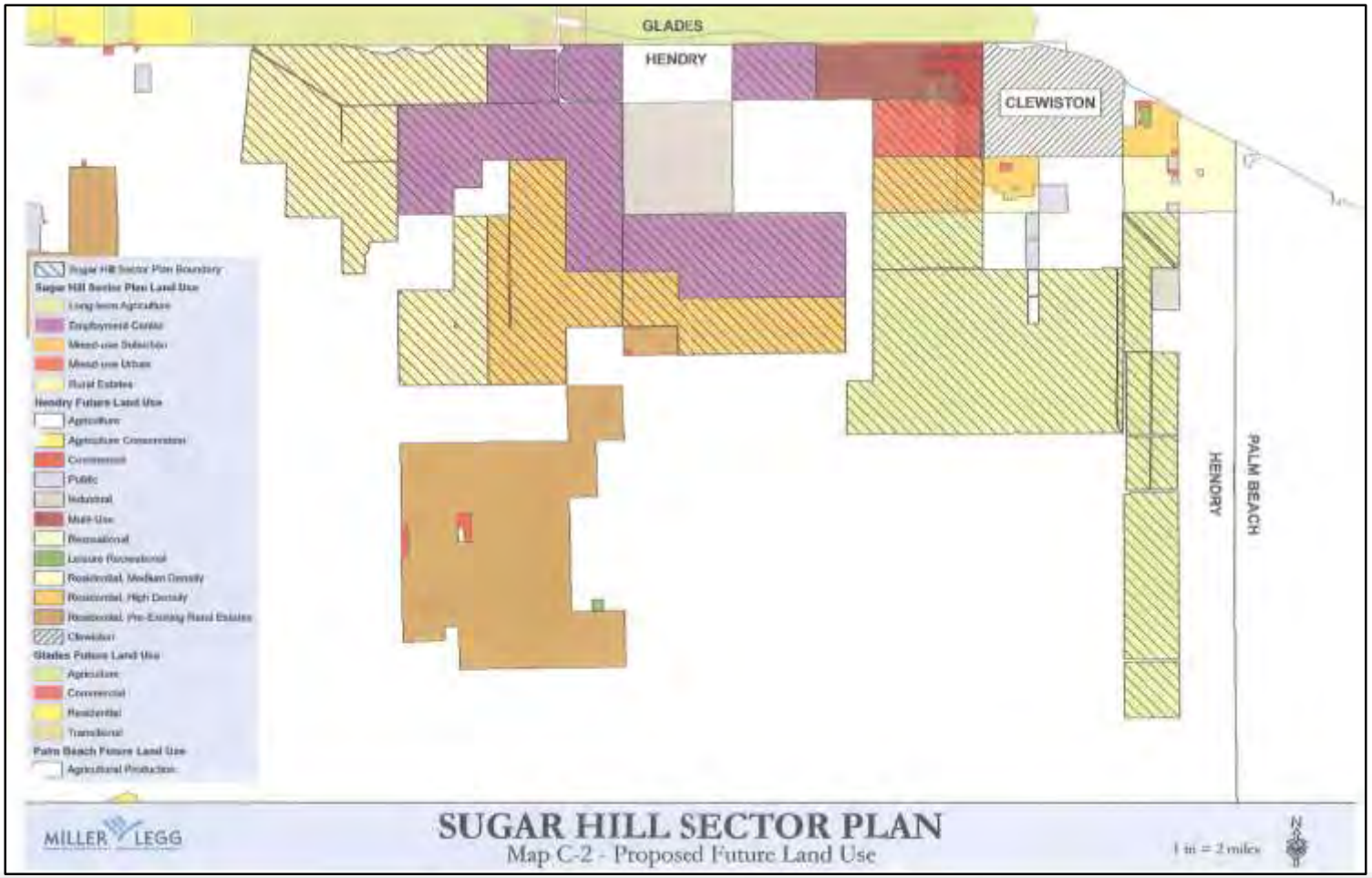

LEGEND
Regional Employment Center
Business Center
West Bay Center
Town Center
Village Center
Low-Impact Residential
Agriculture/ Timberland
West Bay Preservation Area
Long-Term Conservation Area
Recreation/ Open Space
West Bay Area Sector Plan Boundary
Watersound North DRI Boundary
Roads
NOTES:
1. The land use districts shown on this map are approximate and are subject to adjustment during final design and permitting to avoid or minimize impacts to wetlands and other natural or cultural resources.
2. The exact alignment of the West Bay Parkway has not been determined.
0 1 2 3 4 5 Miles
BAY COUNTY SOLID WASTE ADMINISTRATION
NORTHWEST FLORIDA BEACHES INTERNATIONAL AIRPORT
PANAMA CITY BEACH CONSERVATION PARK
West Bay
Gulf of Mexico

Wellness Way

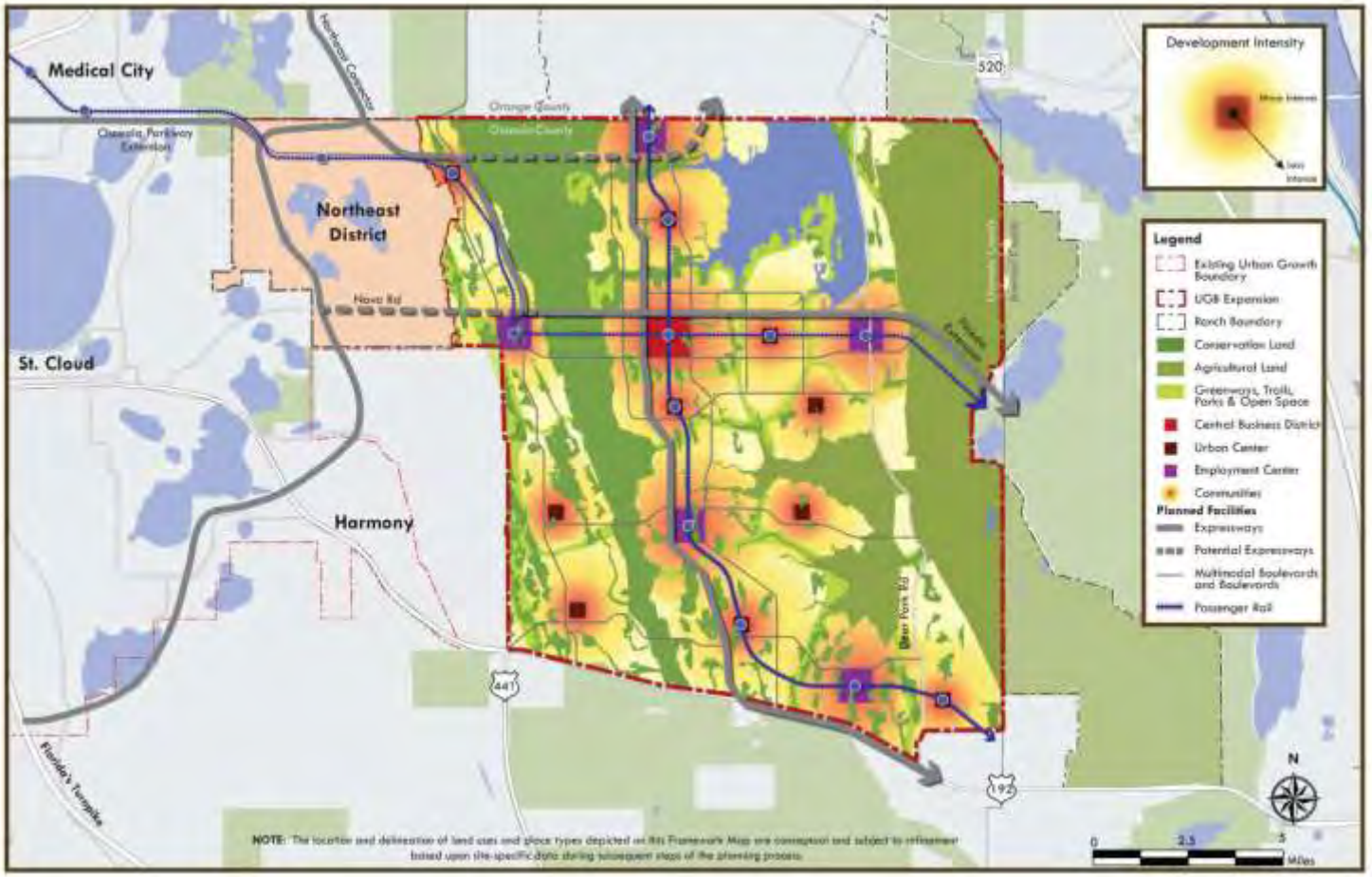
FUTURE LAND USE MAP



Sugar Hill


GLADES
HENDRY
CLEWISTON
PALM BEACH
HENDRY
Sugar Hill Sector Plan Boundary
Sugar Hill Sector Plan Land Use
Long-term Agriculture
Employment Center
Mixed-use Suburban
Mixed-use Urban
Rural Estates
Hendry Future Land Use
Agriculture
Agriculture Conservation
Commercial
Public
Industrial
Multi-Use
Recreational
Leisure Recreational
Residential, Medium Density
Residential, High Density
Residential, Pre-Existing Rural Estates
Clewiston
Glades Future Land Use
Agriculture
Commercial
Residential
Transitional
Palm Beach Future Land Use
Agricultural Production
MILLER LEGG
SUGAR HILL SECTOR PLAN
Map C-2 - Proposed Future Land Use
1 in = 2 miles
N

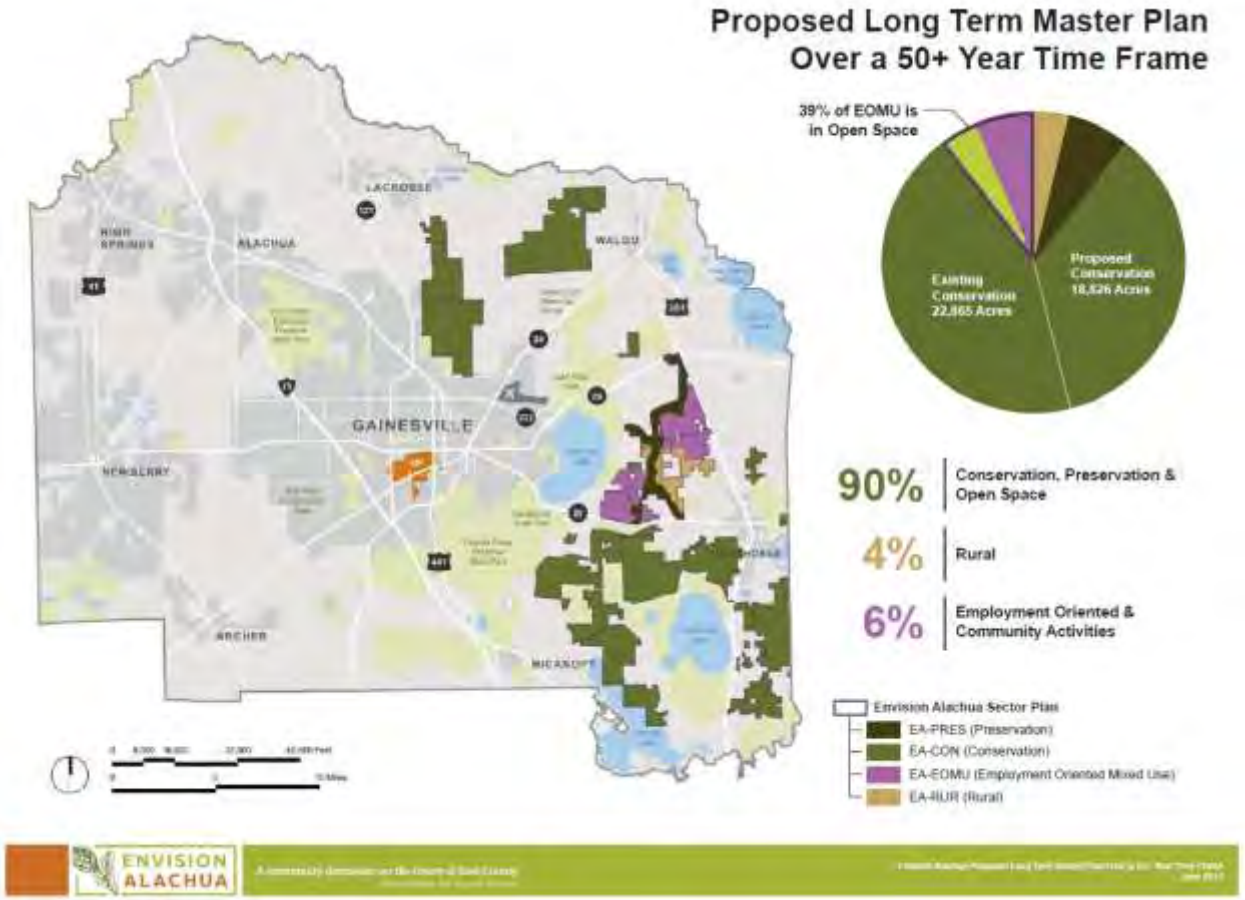
Deseret Ranch



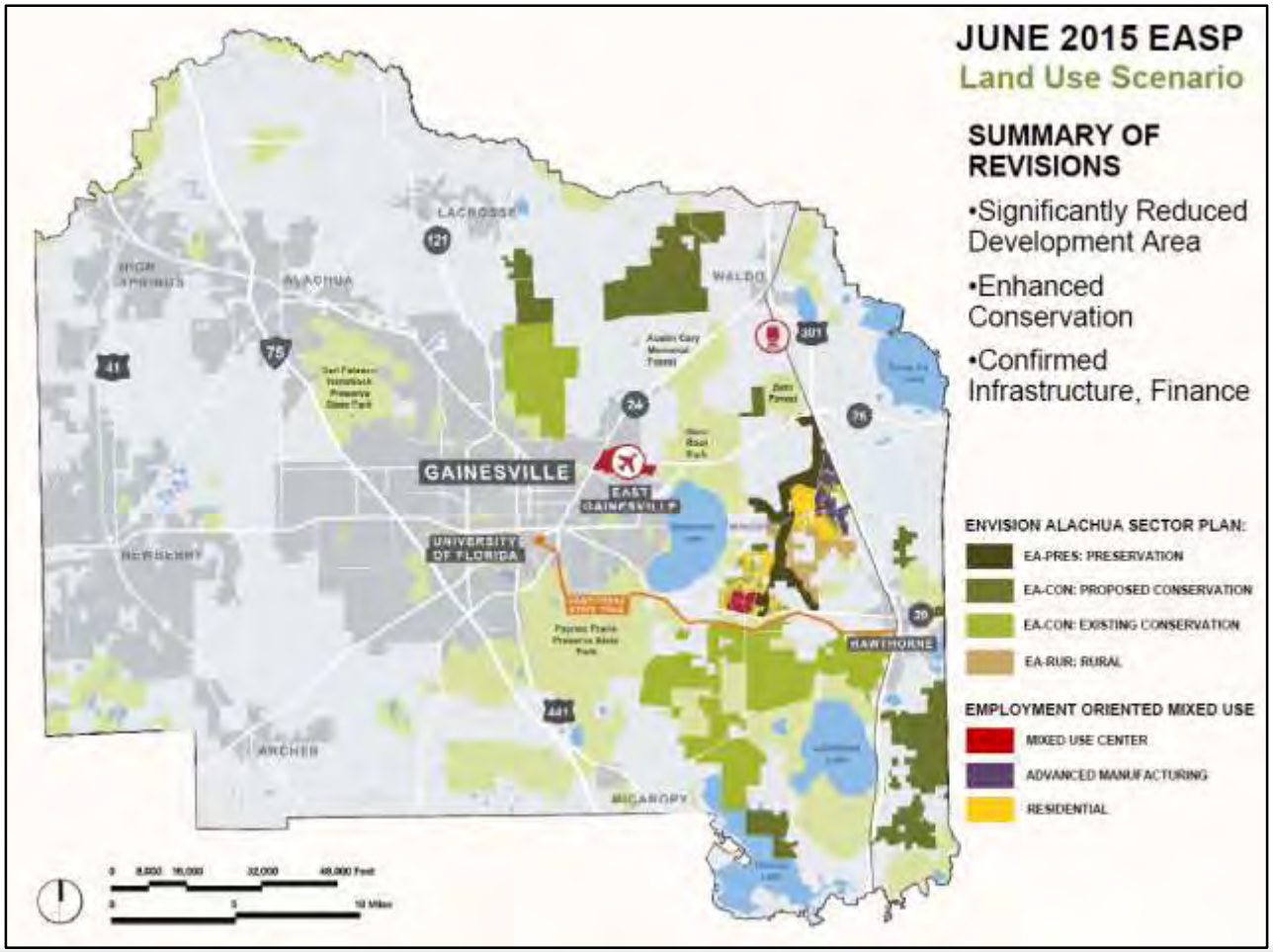
Potential Sector Plans

- Plum Creek – Alachua County
  - **Envision Alachua**
- Suwannee Lakes – Gilchrist County
  - **Legacy Planning**

Plum Creek


Proposed Long Term Master Plan
Over a 50+ Year Time Frame
39% of EOMU is in Open Space
Existing Conservation 22,565 Acres
Proposed Conservation 18,626 Acres
90% Conservation, Preservation & Open Space
4% Rural
6% Employment Oriented & Community Activities
Envision Alachua Sector Plan
EA-PRES (Preservation)
EA-CON (Conservation)
EA-EOMU (Employment Oriented Mixed Use)
EA-RUR (Rural)
LACROSSE
HIGH SPRINGS
ALACHUA
WALDO
GAINESVILLE
NEWBERRY
ARCHER
MICANOPY
ENVISION ALACHUA

Plum Creek


JUNE 2015 EASP
Land Use Scenario
SUMMARY OF REVISIONS
•Significantly Reduced Development Area
•Enhanced Conservation
•Confirmed Infrastructure, Finance
ENVISION ALACHUA SECTOR PLAN:
EA-PRES: PRESERVATION
EA-CON: PROPOSED CONSERVATION
EA-CON: EXISTING CONSERVATION
EA-RUR: RURAL
EMPLOYMENT ORIENTED MIXED USE
MIXED USE CENTER
ADVANCED MANUFACTURING
RESIDENTIAL
GAINESVILLE
EAST GAINESVILLE
UNIVERSITY OF FLORIDA
HAWTHORNE
ALACHUA
WALDO
LACROSSE
ARCHER
MICANOPY
NEWBERRY

Suwannee Lakes

2015 Changes

- Amendments to Sector Plans go through the State Coordinated Review Process
- Public facility analysis for master plan not the same as a FLUM amendment
- Agency review of proposed DSAPs
- Conservation Easements may be based on digital orthophotography
- Conservation Easements can be used for mitigation