



# Sector Planning

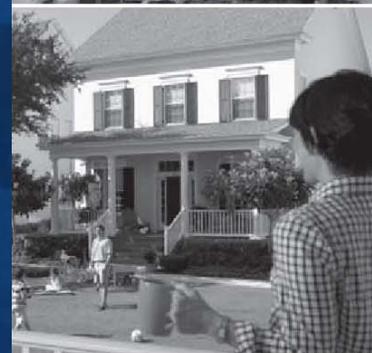
Presented to Lake County Board of County Commissioners

June 13, 2006



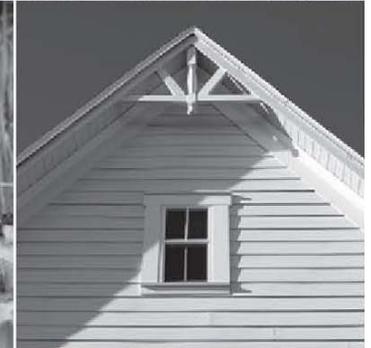
# Why Sector Planning?

- To provide a vision for how a community/area sees itself now and at full build-out
- To support innovative and flexible planning and sustainable development strategies
- To address sprawl and incremental development by evaluating trends and shaping community patterns
- To evaluate impacts to regional resources and facilities



# Why Sector Planning?

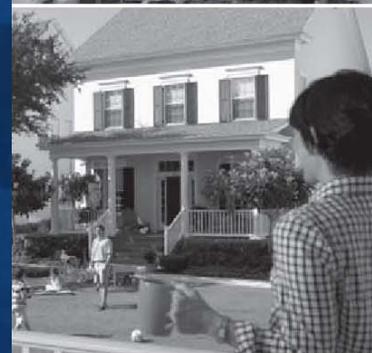
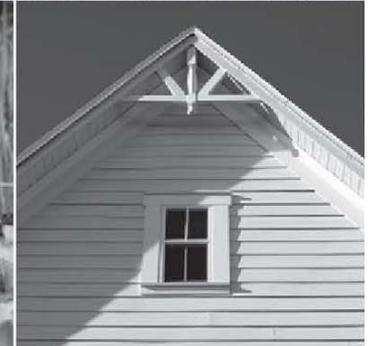
- To allow for middle-range planning for areas smaller than a county comprehensive plan but larger than zoning, PUDs, or DRIs
- To shape Community Patterns, which encompass land use, land ownership, transportation networks, open space, environment, and public realm-  
“place making”



# Defining Sector Plans

Two types:

1. Optional Sector Plan, defined and regulated by Florida Statute Ch. 163.3245
2. Others are defined by a geographical area



# Florida Optional Sector Plans

- Authorized by F.S. 163.3245 in 1996
- Initiated by the local government in agreement with DCA
- Address large geographic areas, or “sectors” (minimum of 5,000 acres)
- Two phases:
  - 1) conceptual, long-term build-out overlay
  - 2) detailed specific area plans
- Sector plan adopted as a comprehensive plan amendment eliminates requirement for DRI process



# Process Per Statute

## 1) Agreement

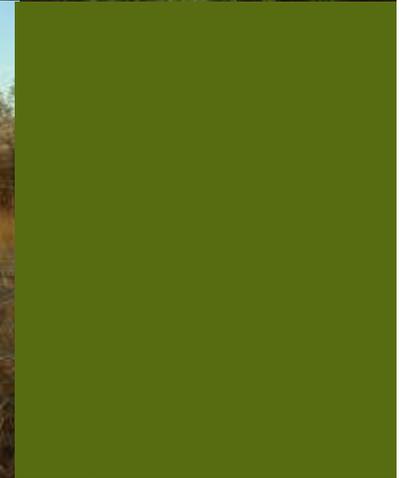
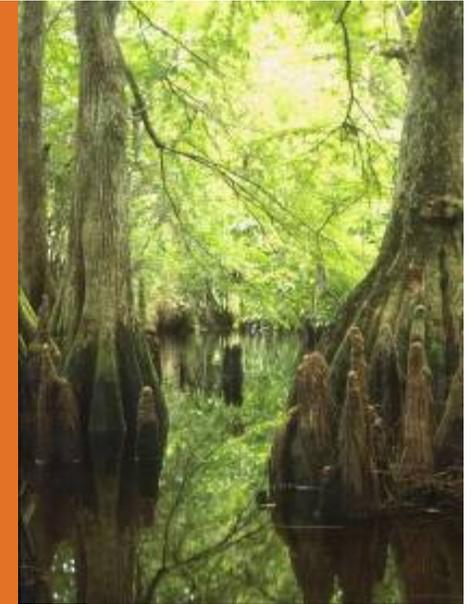
- Defines the geographic area
- Identifies planning issues
- Identifies requirements for intergovernmental coordination

## 2) Conceptual Overlay

- Includes a conceptual framework map
- Conveys design guidelines and principles that address urban form
- Identifies public facilities and natural resources
- Includes procedures for intergovernmental coordination

## 3) Specific Area Plan

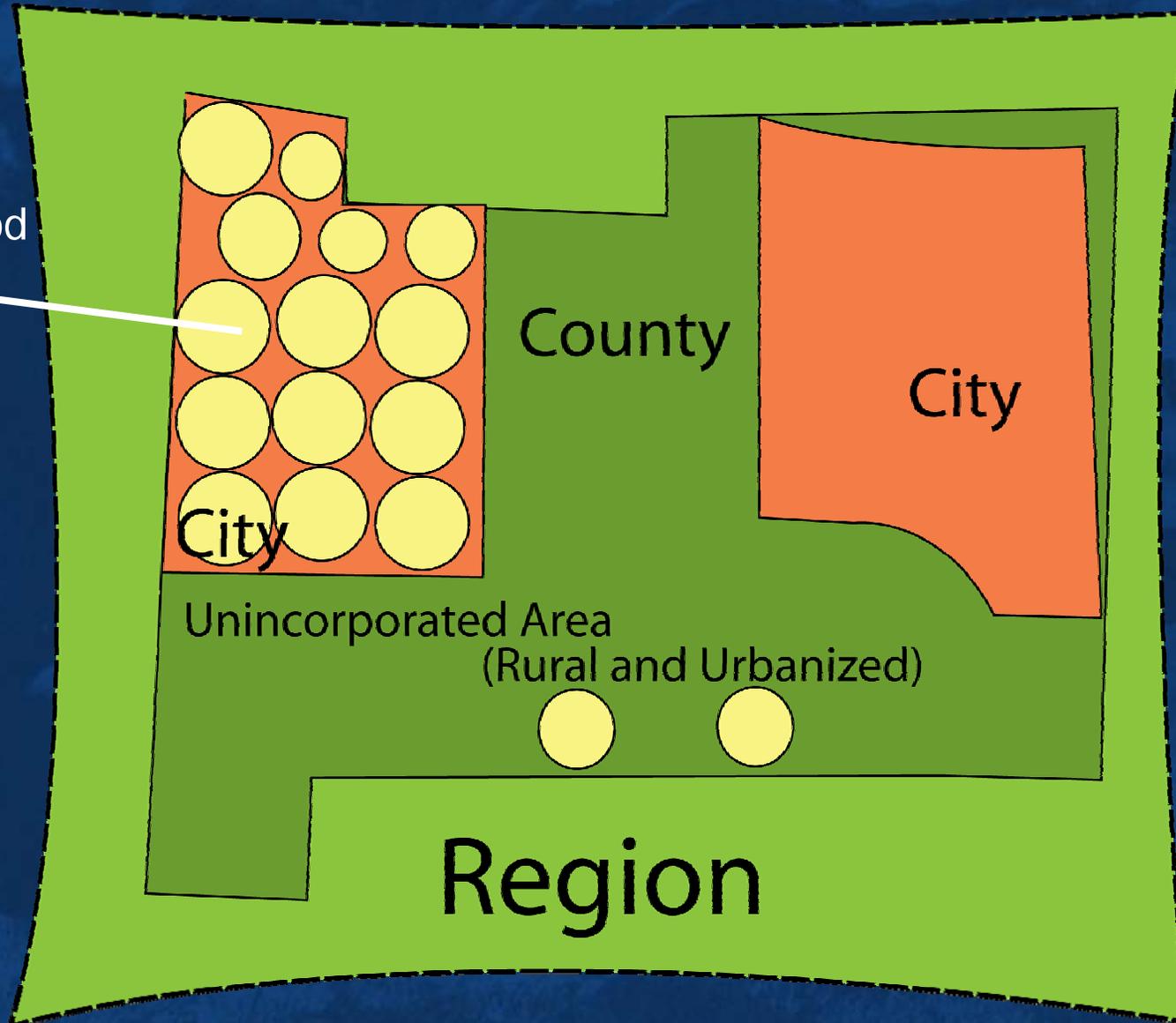
- Minimum of 1,000 acres (within the sector plan)
- Identifies and analyzes the distribution, extent, and location of future uses
- Identifies public facilities and natural resources
- Addresses intergovernmental coordination procedures



# Levels of Planning

Community Pattern

Neighborhood

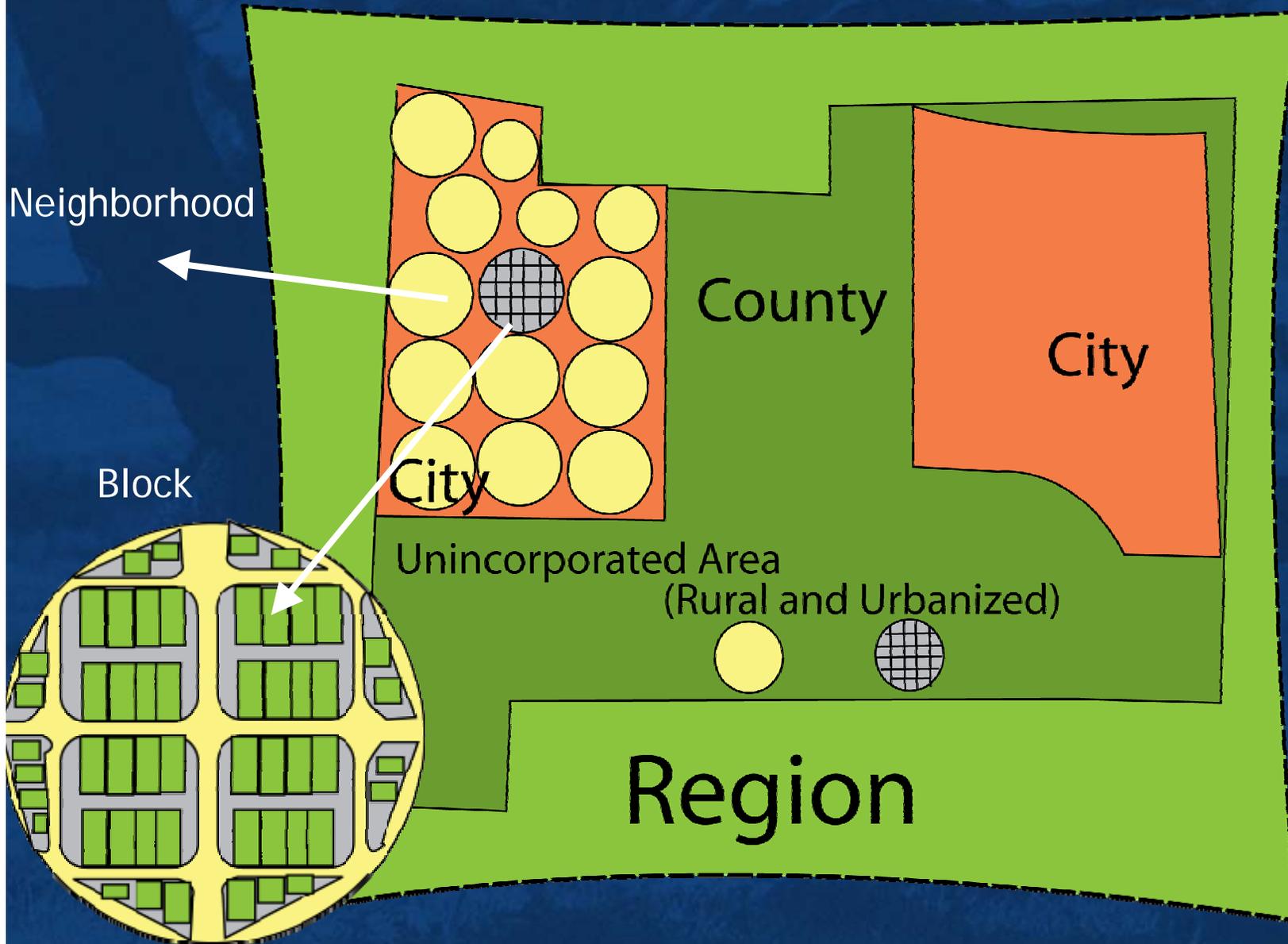


# Levels of Planning

Community Pattern

Neighborhood

Block



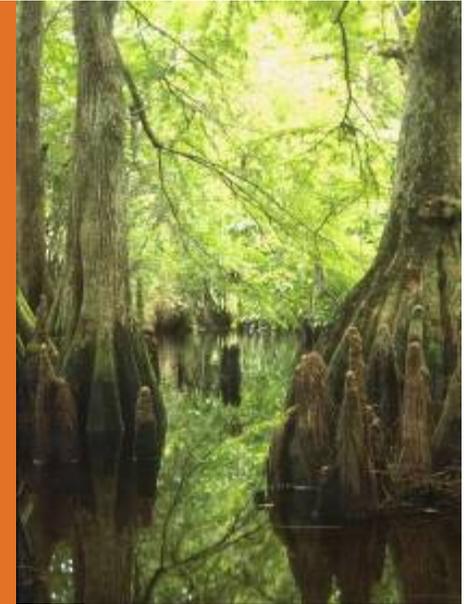
# Types of Plans

## *Comprehensive Plan*

Identifies goals, objectives, and policies for the twenty-year growth and development of a city or county (defined by Florida Statute).

## *Middle-Range Plan*

Area Plan smaller than comprehensive plan but larger than zoning, PUD, or DRI. Provides specific planning for a defined geographic area to shape future development patterns.



# Types of Plans

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## Middle-Range Plans:

### *Sector Plan*

Creates a build-out vision for a defined area via a collaborative comprehensive planning process which includes public and private participation.

### *Framework Study / Small Area Plan*

Recognizes and protects the unique character of an area with a strong identity, viewsheds, and transition from urban centers to rural edges.

### *Corridor Study*

Examines land uses between two geographic points, along a route used for the transport of people or goods. Corridor plans consider both land use and transportation issues.

### *Rural Plan*

Aims to protect the character of rural areas by preserving scenic views, wildlife and natural areas, forests and open fields. Typically encourages clustered development served by water and sewer.



# Sector Plan Projects

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## Optional Sector Plans

- Horizon West
- Bay County
- Palm Beach County
- Clay County

## Other types of plans

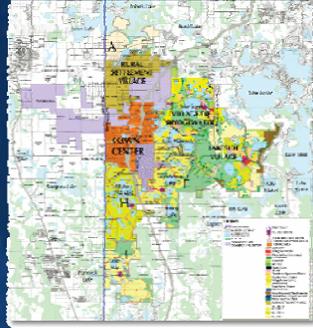
- North Jacksonville Vision and Master Plan
- St. Johns County NW Sector Plan



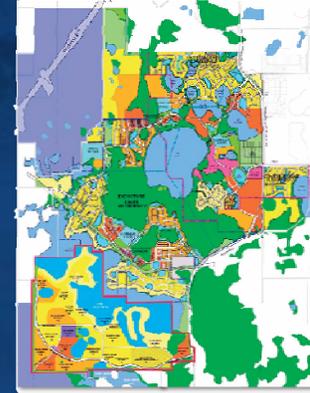
# Horizon West, Orange County



HORIZON WEST PLAN  
ADOPTED



1ST VILLAGE  
APPROVED



- 2000 UNITS BUILT  
- 3000 UNITS IN PERMITTING  
- TOWN CENTER

1993

1995

1996

1997

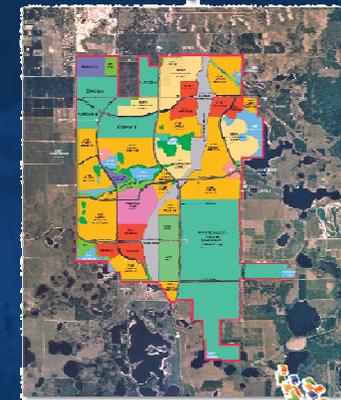
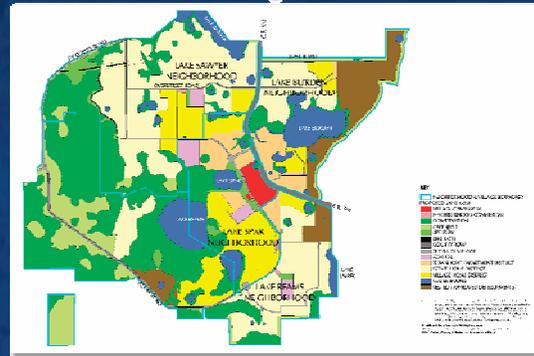
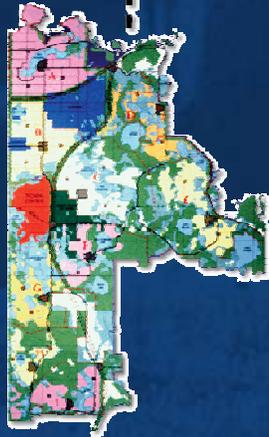
1998

2004

HORIZON WEST CONCEIVED

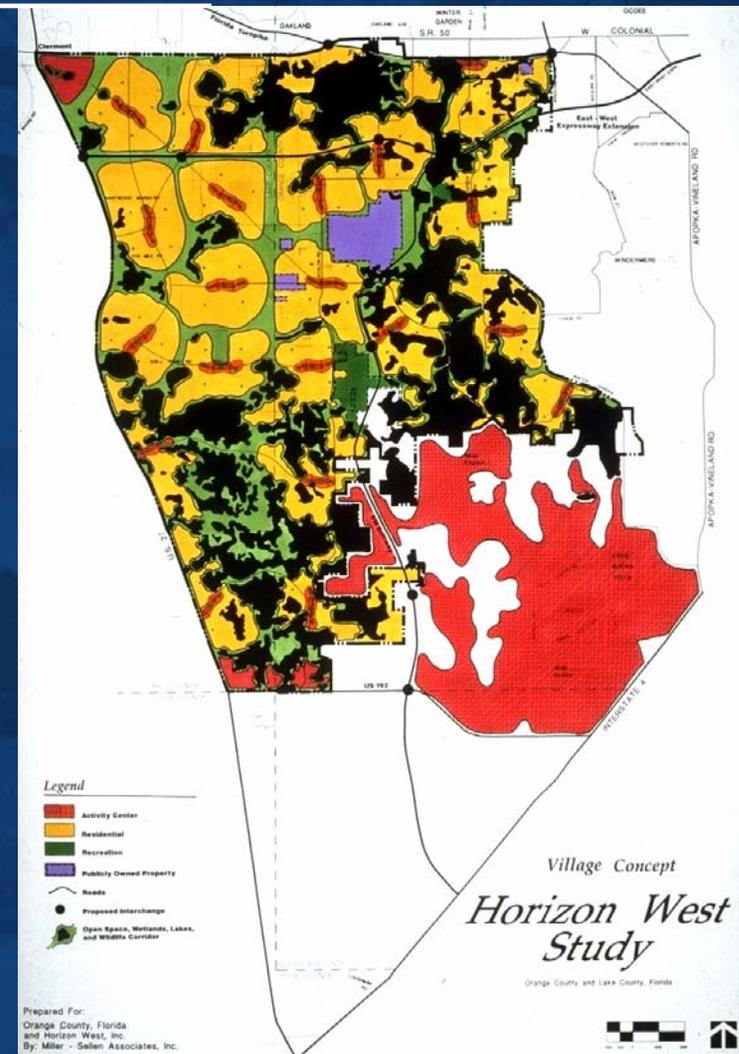
SECTOR PLAN APPROVED

2ND VILLAGE APPROVED



# Horizon West, Orange County

- Located in southwest Orange County
- 66,000+ acre study area (38,000 acres in Orange County)
- Three counties, three cities, one special district involved
- First Florida DCA-approved sector plan
- A public-private partnership
- Used shared visioning and consensus building define and prepare the plan
- Implemented as a comprehensive plan amendment



# Horizon West, Orange County

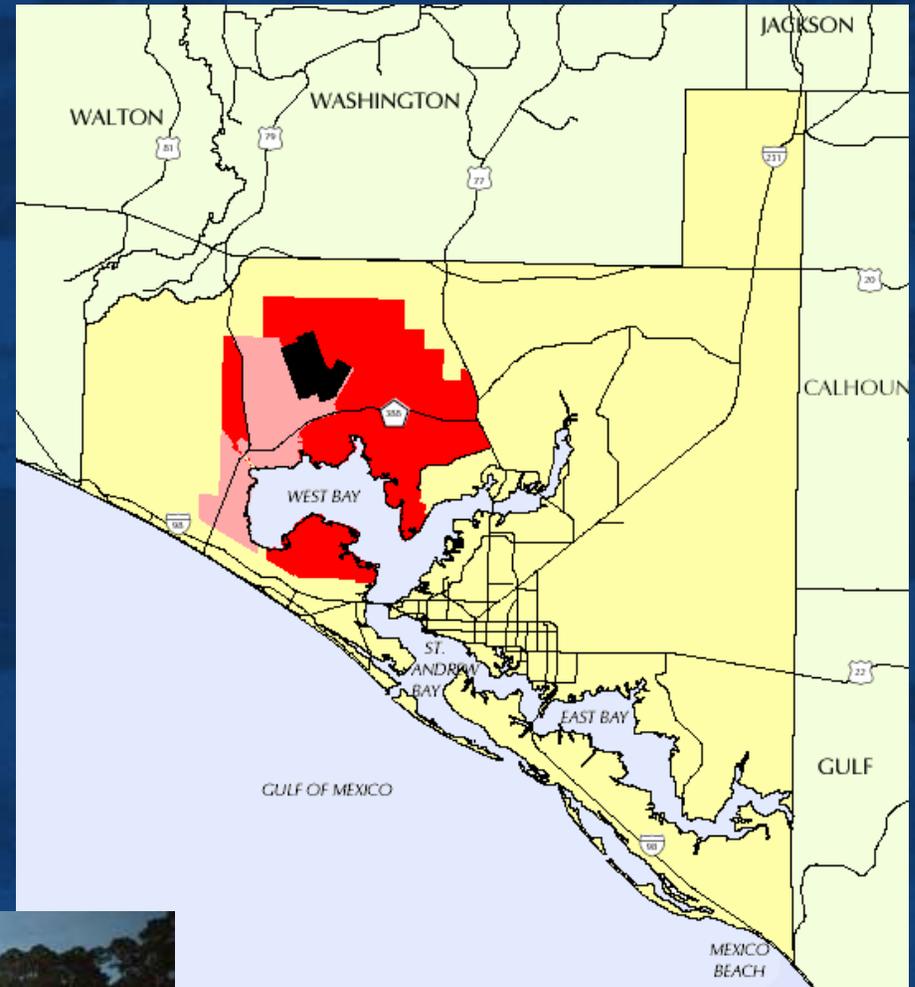
- Village Land Use Classification requires all property to be developed into independent, self-sustaining villages
- Each village to be 1000-3000 acres and contain 2-4 neighborhoods, with a mixed-use village center as prototype
- Each neighborhood to be approx. 500 acres with neighborhood school/park as focal point



Protypical Village as Building Block

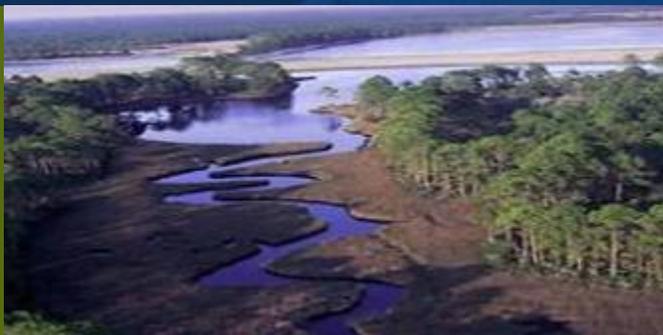
# Bay County

- 75,000 acres around West Bay in Bay County
- Public-private partnership initiated the process in response to proposed relocation of airport
- Aimed to guide growth and direct economic development while protecting critical natural resources
- Florida DCA-approved sector plan



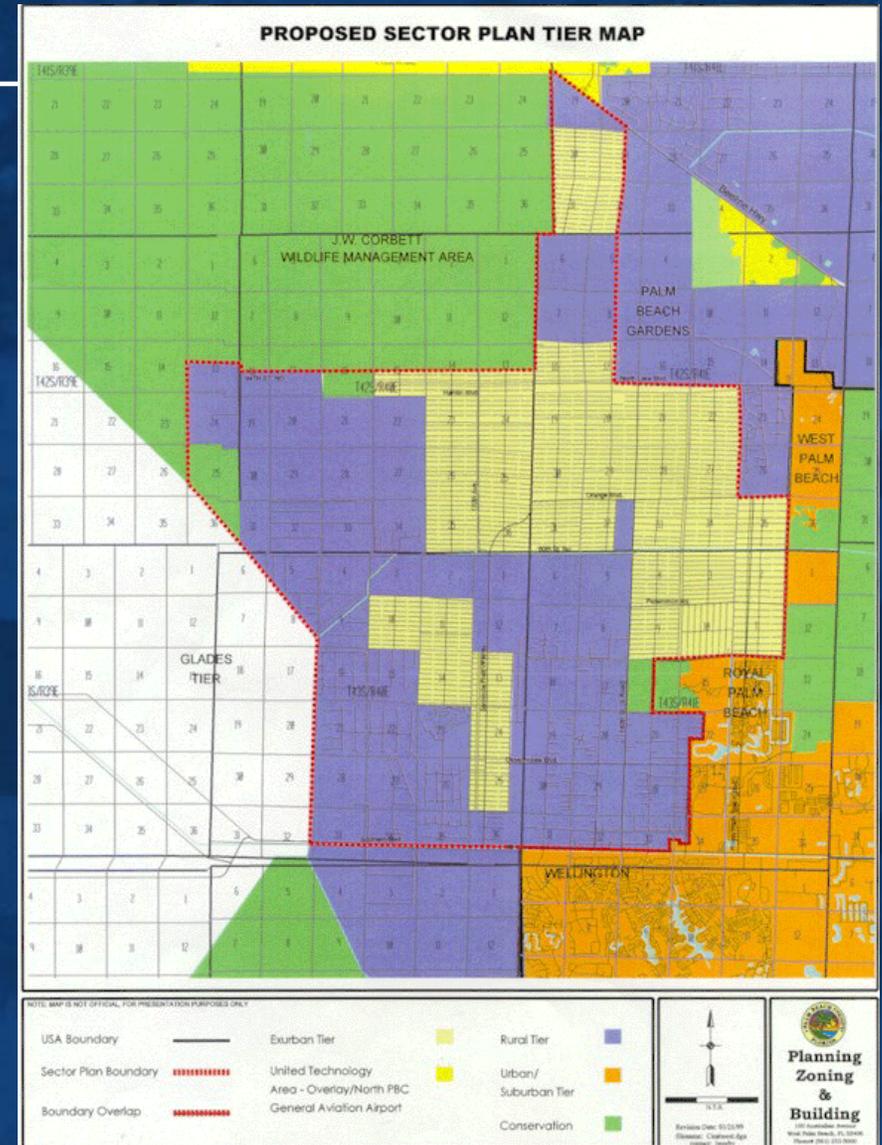
# Bay County

- Plan calls for preservation of conservation area networks bordering West Bay and its tributaries
- Designed an industrial and commercial regional employment center complementary to airport
- Residential villages to be building blocks of neighborhoods, as urban villages and low-intensity villages



# Palm Beach County

- 57,000 acres in central western Palm Beach County, known as Central Western Communities
- Area contained low-density rural residential subdivisions and 13,000 acres of citrus groves
- Population of 32,000 in 1999, projected to grow to 55,000 by 2015
- Primary issues identified:
  - Balancing land uses and preserving rural lifestyle while planning village and town centers
  - Planning for regionally-significant public facilities
  - Planning for preservation of regionally-significant natural resources
- Four years pending comprehensive plan amendment approval



# North Jacksonville Vision & Master Plan



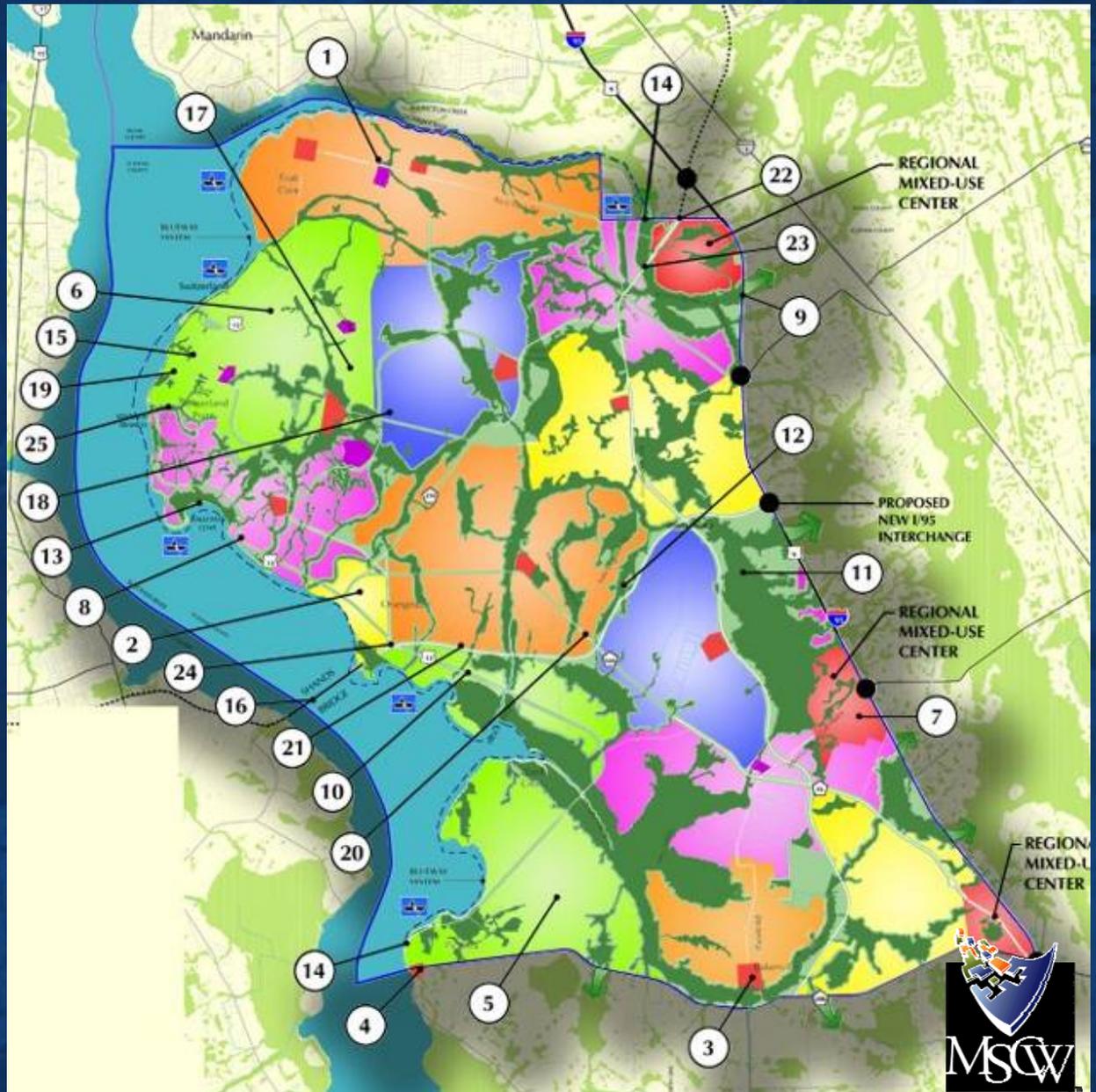
# North Jacksonville Vision & Master Plan

- 147,300 acres, including Jacksonville International Airport, JAXPORT seaport facilities, core industrial base, and critical environmental resources
- Process undertaken to guide growth and protect natural resources
- Used shared visioning and engaged multiple interest groups to develop long-term vision
- Identified hierarchy of places to create a town center and several village centers
- Identified 65,600 acres of critical lands to be preserved, and designated 5,200 acres to comprise greenway system
- Implementing through guidelines rather than comprehensive plan policy



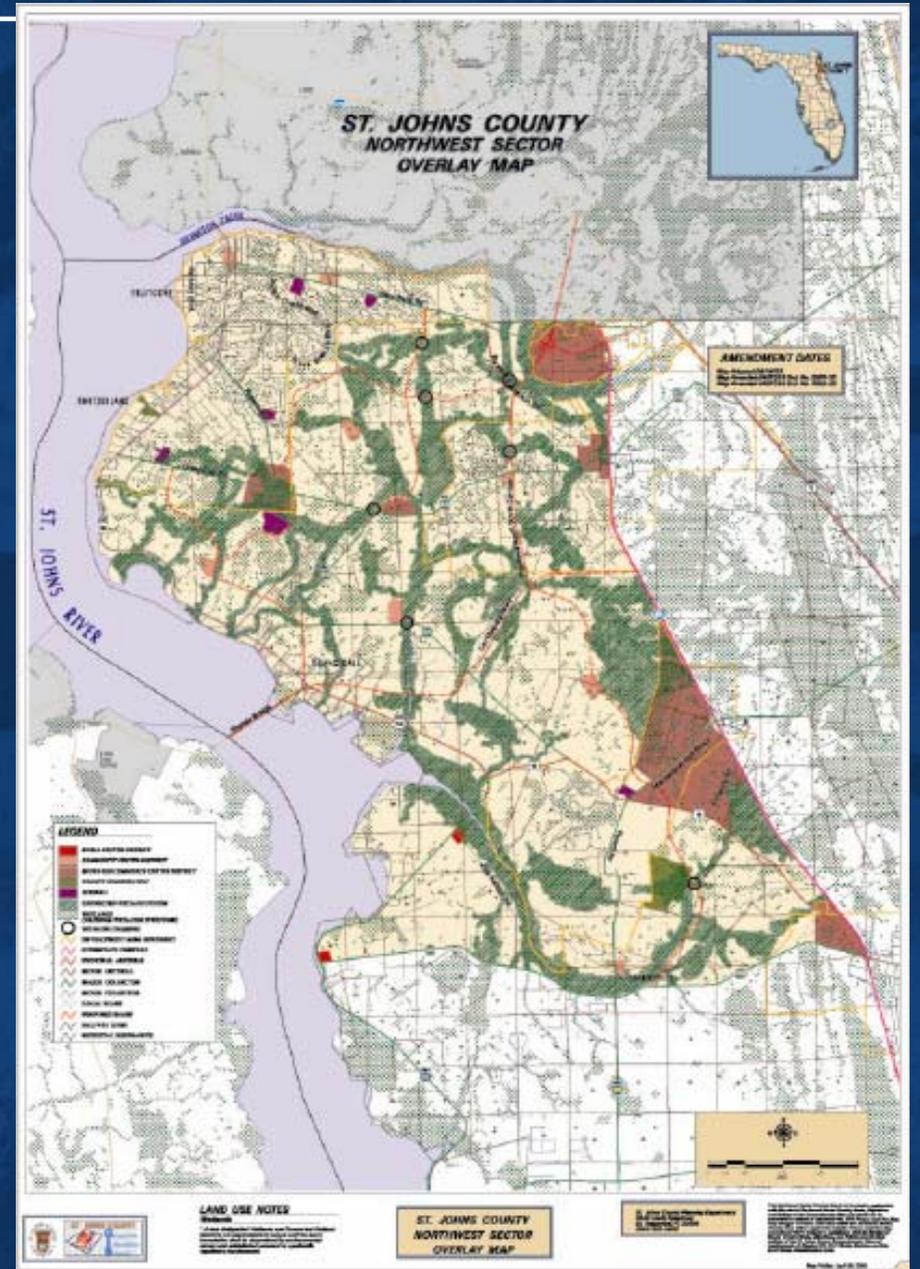
# St. Johns County NW Sector Plan

- 80,000 acres west of I-95 and east of the St. Johns River
- Addressed growth and development pressures in northwest St. Johns County
- Originally 2 corridor studies, turned into sector plan



# St. Johns County NW Sector Plan

- Called for designation of future employment centers, regional mixed-use centers, greenways, greenbelts, and blueways
- Adopted as comprehensive plan amendment



# Lessons Learned

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- Sector planning requires commitment and patience.
- Provide incentives to encourage better design, open space & conservation, and public realm - “place making”.
- Vision must be unique to the area.
- Estimate infrastructure priorities early in process (beyond twenty years).
- Maintaining citizen support for original vision throughout build-out is critical to success.
- Plan must focus on graphic vision.



# Lessons Learned

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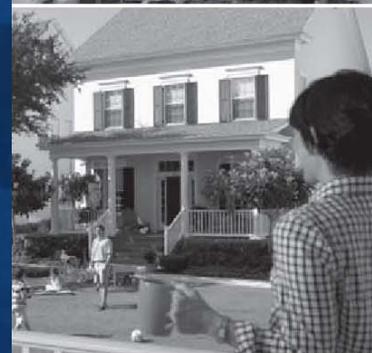
- Plan must include trend analysis context for understanding the vision.
- Plan should address key performance & design guidelines, not policy.
- Plan should lay groundwork for finance mechanism to implement vision.
- Best used in greenfield areas.
- Success strongly influenced by number of properties and property ownership patterns.



# Conclusion

## Sector Plans:

- Create a vision for full build-out
- Combine growth management policy with community patterns in middle-range planning
- Create alternatives in context for incremental development approvals
- Can be initiated publicly or privately, but require public participation and public-private partnership
- Optional sector plans best used in greenfield area





# Current Status

## *Orange County*

- Three villages and Town Center approved

## *Bay County*

- Second SAP in progress

## *Palm Beach County*

- Pending BCC transmittal.

## *North Jacksonville*

- Specific design guidelines being drafted, corridor studies being conducted, implementation ongoing

## *St. Johns County*

- Adopted plan, implementation ongoing

