Sector Planning

• Section 163.3245, Florida Statutes
• Intended for substantial geographical areas
• Two-step process:
  o Step 1 – Adopt a long-term master plan as part of the comprehensive plan
  o Step 2 – Adopt detailed specific area plans by local development order
Proposed Amendment

- Sugar Hill Sector Plan
- 43,313 acres
- Northeast Hendry County
- Requests approval of:
  - Sector plan goal, objectives, and policies
  - Long-term master plan that establishes a general framework for future detailed specific area plans
Existing Future Land Use Map
Density & Intensity Changes

- 18,000 residential dwelling units
- 25,000,000 SF non-residential
- 46-year planning horizon
- 2014 to 2060
- 58,000 residents
Extrajurisdictional Impacts

• Concern for impacts to Palm Beach County and the cities of Belle Glade, Pahokee, and South Bay
• Major transportation facilities potentially impacted in the Treasure Coast Region include: SR 80, US 27, and US 98
Everglades Restoration

• The CERP is planning to use property south of Lake Okeechobee for storage, treatment and flow of water
• SFWMD identified concerns related to flood protection; pollution; irrigation sources; and ecosystem restoration
• A portion of the sector plan lands have potential for Everglades restoration
Agency Comments

• SFWMD recommends against approval
• FDEP objects to the proposed plan
• FFWCC objects to approval
• FDOT recommends the Florida Department of Economic Opportunity object to the proposed plan
Conclusion

- The plan is inconsistent with SRPP Regional Goal 6.9, Protection and sustainability of the Everglades Ecosystem.
- The plan is inconsistent with SRPP Regional Goals 5.1 and 5.2, which are to reduce the vulnerability of lives and property to disasters.
- This area should remain in agriculture.
Staff Recommendation

- Council should approve the report and authorize its transmittal to the Florida Department of Economic Opportunity and Hendry County