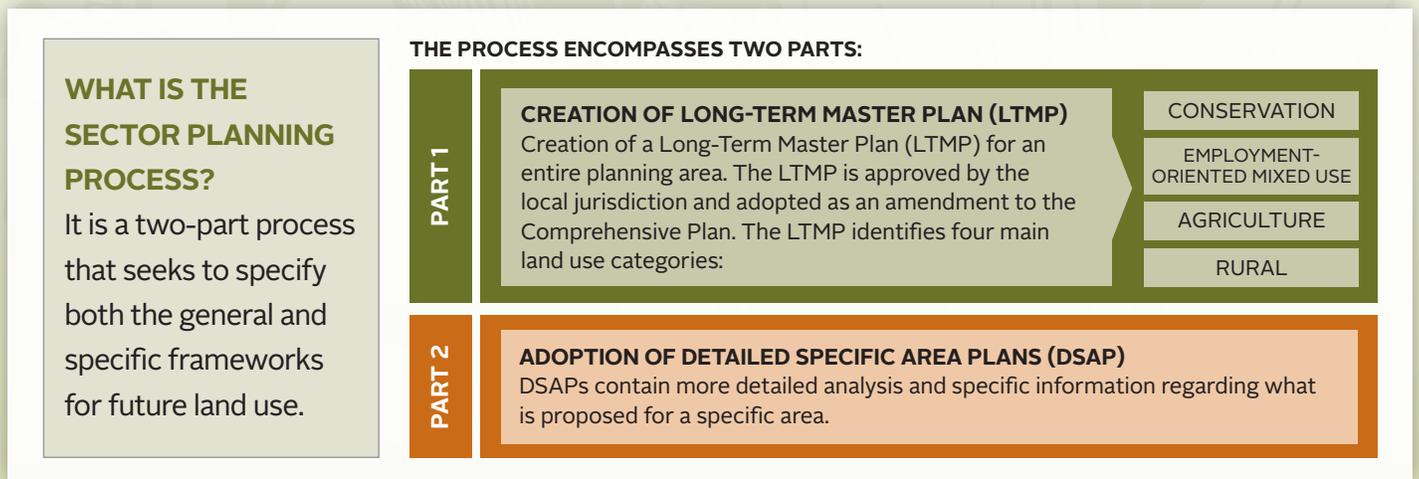


# What is a Sector Plan?

A Sector Plan is a long-range plan for a specific geographic area of at least 15,000 acres in one or more local governmental jurisdictions. Local governments—or combinations of local governments—may adopt Sector Plans into their Comprehensive Plans. Sector Plans are authorized by Section 163.3245 of the Florida Statutes.

## A SECTOR PLAN IS INTENDED TO:

- Promote and encourage long-term planning (50 years) for future land uses to meet conservation, economic development and agricultural needs
- Emphasize regionally significant resources, such as water and wildlife, and public facilities



## WHAT IS A LONG-TERM MASTER PLAN (LTMP)?

A Long-Term Master Plan is a vision document that is reviewed by the state and approved by the local jurisdiction. A LTMP includes maps, illustrations and text supported by data and analyses.

### THE LTMP:

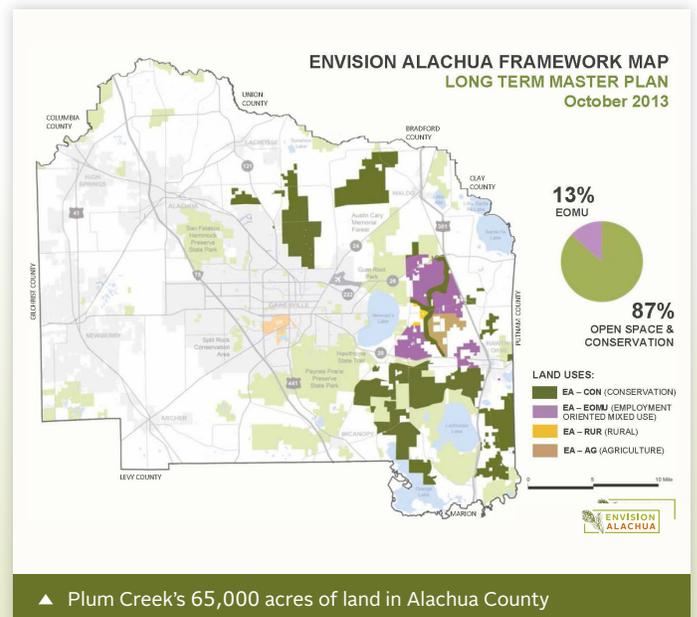
- Features a framework map that generally depicts areas of conservation, employment-oriented mixed use, agricultural and rural land uses and specifies the allowable uses and limits within the four main land use categories
- Generally identifies water supplies, transportation facilities and regionally significant public facilities that will be needed
- Provides general principles and guidelines that describe the type of future land uses that will occur. These guidelines and principles include:
  - » Supporting job creation
  - » Protecting land identified for permanent conservation
  - » Creating quality communities that promote travel by car, transit, bicycling and walking
  - » Limiting urban sprawl
  - » Providing a diversity of housing types

## WHAT ARE DETAILED SPECIFIC AREA PLANS (DSAP)?

A DSAP is prepared for an area of at least 1,000 acres. It includes detailed analyses and policies and identifies the capital improvements needed for future land uses.

### THE DSAP:

- Must be consistent with the Long-Term Master Plan
- Can exceed the planning period for the Comprehensive Plan
- Identifies:
  - » Jobs and economic development activities
  - » How the land uses are distributed
  - » Water resource projects and conservation measures
  - » Transportation facilities and multi-modal transportation opportunities
  - » Public facilities, both regional and project-specific
  - » Housing diversity
  - » Potential impacts as they relate to the surrounding communities



## IS PLUM CREEK USING A SECTOR PLAN TOOL FOR ITS LANDS IN ALACHUA COUNTY?

Yes. Alachua County requested that Plum Creek prepare a master plan for the 65,000 acres it owns in the county. To inform this process, Plum Creek convened Envision Alachua, a community visioning process that started in June 2011. Phase I of Envision Alachua included a series of six Task Force meetings, two Community Workshops held at local churches and a series of four educational forums on related topics. The end product was a document outlining the vision, goals, planning principles and emerging concepts for future uses of Plum Creek lands in Alachua County. The document is available to view and download at [www.EnvisionAlachua.com](http://www.EnvisionAlachua.com). Phase II of Envision Alachua began in the fall of 2012 with another series of Task Force meetings and Community Workshops to further define a Long-Term Master Plan and secure community input for Plum Creek's lands within Alachua County.

### NEXT STEPS

Plum Creek is preparing to submit its Long-Term Master Plan application to Alachua County at the end of 2013. This plan will define the allowable uses for Plum Creek lands to support job creation, conservation and community quality of life. Plum Creek is also preparing Detailed Specific Area Plans (DSAP) for two areas in East Alachua to be submitted in early 2014. These DSAPs will identify in detail how these lands can be developed in accord with the vision. Community input will continue to inform the development of these plans.

### GET INVOLVED AND STAY CONNECTED

Visit [www.EnvisionAlachua.com](http://www.EnvisionAlachua.com) for more information and a calendar of upcoming activities for the Envision Alachua process. Videos and meeting materials are also available to view and download. Follow the process on Facebook at [Facebook.com/EnvisionAlachua](https://www.facebook.com/EnvisionAlachua).



### ABOUT PLUM CREEK

Plum Creek is one of the largest private landowners in the nation, with approximately 6.4 million acres of timberlands in the United States. The company owns 520,000 acres in 21 counties in Florida. Nearly 95,000 acres of those lands are permanently conserved.