

DEVELOPMENTS OF REGIONAL IMPACT AND FLORIDA QUALITY DEVELOPMENTS

North Central Florida
Regional Planning Council



Overview

- Definition
- Types of DRIs
- DRI Thresholds
- North Central Florida DRIs
- Florida Quality Developments



Definition

- **Florida Environmental Land and Water Management Act of 1972**
- **Section 380.06, Florida Statutes**
- **Character, Magnitude or Location**
- **Impacts to More Than One County**



Types of DRIs

Typical DRIS

- Industrial and Warehousing
- Office
- Residential
- Retail, Service and Wholesale



Types of DRIs

Other DRIS

- Attractions and Recreation Facilities
- Hotels or Motels
- Mining
- Recreation Vehicle Developments



Use Exemptions

- **Electric Transmission Lines and Power Plants**
- **Hospitals, Nursing Homes
and Assisted Living Facilities**
- **Certain Expansions of Existing Sports Facilities**
- **Petroleum Products Storage Facilities**



Use Exemptions

- **Ports and Marinas**
- **Military Installations**
- **Self-Storage Facilities**
- **Colleges with Campus Master Plans**



Location Exemptions

- Urban Infill Areas
- Urban Infill and Redevelopment Areas
- Urban Service Areas



Location Exemptions

- Designated Dense Urban Land Areas
- Community Redevelopment Areas
- Downtown Revitalization Areas
- Designated Urban Service Boundary Areas



Retail and Service Thresholds

County	Sq. Ft.	Parking
Alachua	400,000	2,500
Bradford, Columbia, Dixie Gilchrist, Hamilton, Lafayette, Madison, Suwannee, Taylor & Union	1,000,000	6,250



Office and Industrial Thresholds

County	Office Sq. Ft.	Industrial Acres	Parking
Alachua	300,000	320	2,500
Bradford, Columbia, Dixie Gilchrist, Hamilton, Lafayette, Madison, Suwannee, Taylor & Union	750,000	800	6,250



Residential Thresholds

County	Dwelling Units
Alachua	2,000
Columbia	1,875
Bradford & Suwannee	1,250
Dixie, Gilchrist, Hamilton, Lafayette, Madison, Taylor & Union	625



Threshold Banding

- **Below 100 Percent – Not a DRI**
- **Between 100-120 Percent, Presumed to be a DRI**
- **Over 120 Percent – Is a DRI**



DRI Process

- **Applicant Submits
Application for Development Approval**
- **Council Prepares Regional Impact Report and
Recommended Conditions**
- **Local Government Holds Public Hearing**



North Central Florida DRIs

Name	Action
1. Advent Christian Village	Approved
2. Alachua General Hospital Satellite Campus	Approved
3. AlachuaWest	Denied
4. Butler Plaza North	Withdrawn
5. Creekside at Beville Run	Pending



North Central Florida DRIs

	Name	Action
6.	DuPont Maxville Mine	Approved
7.	Foley Land and Timber Company	Pending
8.	Ford Steelbald 249Kv Transmission Line	Approved
9.	Gainesville PUD	Withdrawn
10.	Greenways of Gainesville	Withdrawn



North Central Florida DRIs

Name	Action
11. Haile Plantation	Approved
12. Leisure Retreats	Approved
13. MGIC-Janis Ranch	Withdrawn
14. Oaks Mall	Approved
15. Progress Center	Approved



North Central Florida DRIs

Name	Action
16. SpringHills	Approved
17. Suwannee Trails Camp Resort	Abandoned
18. Turkey Creek	Approved



Florida Quality Developments

- Section 380.061, Florida Statutes
- DRI-Sized Development
- Protect Natural Resources
- Address Cost of Services
- Protect Quality of Life



Florida Quality Developments

- **Market as a “Florida Quality Development”**
- **Review Coordinated by DCA**
- **DCA and Local Government Must Agree to the Designation**
- **Development Order by DCA, not Local Government**
- **Reviewed as a DRI is Designation Denied**

