

# DEVELOPMENTS OF REGIONAL IMPACT AND FLORIDA QUALITY DEVELOPMENTS

June 3, 2011



# 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**
- **Industrial, Mining, Hotels and Motels**

# 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	1,000
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.	Santa Fe Village (Formerly Alachua General Hospital Satellite Campus)	Approved
3.	AlachuaWest	Denied
4.	Butler Plaza North	Withdrawn

# North Central Florida DRIs

Name	Action
5. Creekside at Beville Run	Pending
6. DuPont Maxville Mine	Approved
7. Foley Land and Timber Company	Pending
8. Ford Steelbald 249Kv Transmission Line	Approved
9. Gainesville PUD	Withdrawn



# North Central Florida DRIs

Name	Action
11. Greenways of Gainesville	Withdrawn
12. Haile Plantation	Completed
13. Leisure Retreats	Approved
14. MGIC-Janis Ranch	Withdrawn
15. Oaks Mall	Approved

# North Central Florida DRIs

Name	Action
16. Progress Center	Approved
17. SpringHills	Approved
18. Suwannee Trails Camp Resort	Abandoned
19. 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