



North Central Florida Regional Planning Council



Developments of Regional Impact and Florida Quality Developments



**North
Central
Florida
Regional
Planning
Council**

Steven Dopp
Senior Planner

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

- Office
- Residential
- Retail, Service and Wholesale

Types of DRIs

Other DRIS

- Attractions and Recreation Facilities
- 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

Target Industry Exemption

- DRIs exempt where local government, Florida Department of Economic Opportunity and Developer waive review in light of a local government capacity assessment to handle the coordinated state agency review process and qualify for tax incentives under 288.106(5), Florida Statutes.

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	Approved
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 DEO
- DEO and Local Government Must Agree to the Designation
- Development Order by DEO, not Local Government
- Reviewed as a DRI if Designation Denied

Summary

- Impacts to More Than One County
- Types of DRIs
- Thresholds
- Exemptions
- DRI Process
- Questions? Contact Steven Dopp at the Council
(dopp@ncfrpc.org)



North Central Florida Regional Planning Council

2009 NW 67th Place
Gainesville, FL 32653-1603
352.955.2200
www.ncfrpc.org

