



# 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 Developments of Regional Impact
- ❑ Development of Regional Impact Thresholds
- ❑ North Central Florida Developments of Regional Impact
- ❑ 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 Developments of Regional Impact

## Typical Developments of Regional Impact

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

# Types of Developments of Regional Impact

## Other Developments of Regional Impact

- ❑ 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

# Use Exemptions

- ❑ Mining, Hotels and Motels
- ❑ 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

- ❑ Developments of Regional Impact are 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 Section 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	Industrial	
	Sq. Ft.	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 and Suwannee	1,250
Dixie, Gilchrist, Hamilton, Lafayette, Madison, Taylor and Union	625

# Threshold Banding

- ❑ Below 100 Percent – Not a Development of Regional Impact
- ❑ Between 100-120 Percent, Presumed to be a Development of Regional Impact
- ❑ Over 120 Percent – Is a Development of Regional Impact

# Development of Regional Impact Process

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

# North Central Florida Developments of Regional Impact

	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 Developments of Regional Impact

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	Creekside at Beville Run	Withdrawn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	Gainesville Planned Unit Development	Withdrawn

# North Central Florida Developments of Regional Impact

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	Greenways of Gainesville	Withdrawn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	MGIC-Janis Ranch	Withdrawn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

# North Central Florida Developments of Regional Impact

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

# Florida Quality Developments

- ❑ Section 380.061, Florida Statutes
- ❑ Development or Regional Impact-Sized Project
- ❑ Protect Natural Resources
- ❑ Address Cost of Services
- ❑ Protect Quality of Life

# Florida Quality Developments

- ❑ Market as a “Florida Quality Development”
- ❑ Review Coordinated by Florida Department of Economic Opportunity
- ❑ Florida Department of Economic Opportunity and Local Government Must Agree to the Designation
- ❑ Development Order by Florida Department of Economic Opportunity, not Local Government
- ❑ Reviewed as a Development of Regional Impact if Designation Denied

# Summary

- ❑ Impacts to More Than One County
- ❑ Types of Developments of Regional Impact
- ❑ Thresholds
- ❑ Exemptions
- ❑ Development of Regional Impact Process

# Developments of Regional Impact and Florida Quality Developments

For more information

- ❑ Steven Dopp, [dopp@ncfrpc.org](mailto:dopp@ncfrpc.org)  
352-955-2200, ext. 109



## North Central Florida Regional Planning Council

2009 NW 67th Place  
Gainesville, FL 32653-1603  
352.955.2200  
[www.ncfrpc.org](http://www.ncfrpc.org)

