



North Central Florida Regional Planning Council



Developments of Regional Impact and Florida Quality Developments



**North
Central
Florida
Regional
Planning
Council**

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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

Expedited Review Exemption

- Projects certified for expedited permitting under s. 403.973, Florida Statutes
- Create at least 100 jobs and meet criteria of the Florida Department of Economic Opportunity as to impact on economy
- Must be at or below 100 percent of the numerical thresholds for industrial plants, industrial parks, distribution, warehousing or wholesaling facilities, office development or multi-use projects

Targeted Industry Exemption

- For Targeted, high-quality, high-wage industries identified by the Florida Department of Economic Opportunity under s. 288.106(5), Florida Statutes
- Local government, Florida Department of Economic Opportunity and Developer agree to waive Development of Regional Impact review
- Local government capacity assessment to handle the coordinated state agency review process

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)	Opted Out
3.	AlachuaWest	Denied
4.	Butler Plaza North	Withdrawn
5.	Creekside at Beville Run	Withdrawn
6.	DuPont Maxville Mine	Approved

North Central Florida Developments of Regional Impact

	Name	Action
7.	Foley Land and Timber Company	Approved
8.	Ford Steelbald 249Kv Transmission Line	Approved
9.	Gainesville Planned Unit Development	Withdrawn
10.	Greenways of Gainesville	Withdrawn
11.	Haile Plantation	Completed
12.	Leisure Retreats	Approved

North Central Florida Developments of Regional Impact

	Name	Action
13.	MGIC-Janis Ranch	Withdrawn
14.	Oaks Mall	Completed
15.	Progress Center	Approved
16.	SpringHills	Opted Out
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

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