

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Appropriations Subcommittee on Transportation, Tourism, and Economic Development

BILL: PCS/SB 372 (610204)

INTRODUCER: Appropriations Committee (Recommended by Appropriations Subcommittee on Transportation, Tourism, and Economic Development) and Senator Galvano

SUBJECT: Developments of Regional Impact

DATE: March 21, 2014 **REVISED:** _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Stearns	Yeatman	CA	Favorable
2.	Pingree	Martin	ATD	Fav/CS
3.	Pingree	Kynoch	AP	Pre-meeting
4.			RC	

Please see Section IX. for Additional Information:
 COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

PCS/SB 372 reduces the minimum population and density requirements for counties to qualify as a dense urban land area (DULA). Land development projects are exempt from development of regional impact (DRI) review if they are located in a DULA. This bill would designate an additional 7 counties and 20 municipalities as DULAs. The bill eliminates the adoption of an urban service area as criteria for designation for a DULA.

The bill also exempts any DRI-exempt development from the DRI aggregation criteria.

The bill has an indeterminate, but insignificant fiscal impact.

II. Present Situation:

Development of Regional Impact Background

A DRI is defined in s. 380.06, F.S., as “any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.” Section 380.06, F.S., provides for both state and regional

review of local land use decisions involving DRIs. Regional Planning Councils (RPCs) coordinate the review process with local, regional, state and federal agencies and recommend conditions of approval or denial to local governments. DRIs are also reviewed by the Department of Economic Opportunity (DEO) for compliance with state law and to identify the regional and state impacts of large-scale developments. Local DRI development orders may be appealed by the owner, the developer, or the DEO (the state land planning agency) to the Governor and Cabinet, sitting as the Florida Land and Water Adjudicatory Commission.¹ Section 380.06(24), F.S., exempts numerous types of projects from review as a DRI.

The DRI program was initially created in 1972. Since that time, the state has required all local governments to adopt local comprehensive plans. The Environmental Land Management Study Committee (ELMS III) in 1992 recommended that the DRI program be eliminated in the largest local governments and relegated to an enhanced version of the intergovernmental coordination element (ICE) in their local plans.² After much controversy, this recommendation never fully came to fruition and the DRI program continued. The Legislature has made changes to the DRI program in the past for various reasons.

DRI Review

All developments that meet the DRI thresholds and standards provided by statute³ and rules adopted by the Administration Commission⁴ are required to undergo DRI review, unless the Legislature has provided an exemption, the development is located within a DULA, or is located in a planning area receiving a legislative exemption such as a sector plan or rural land stewardship area.⁵ The types of developments required to undergo DRI review upon meeting the specified thresholds and standards include certain airports, attraction and recreation facilities, office development, retail and service development, multiuse development, residential development, schools, and recreational vehicle development.⁶ The DEO, a RPC, or the local government may request the Administration Commission to increase or decrease the thresholds for part of the local government's jurisdiction or for the entire jurisdiction.⁷ Over the years, the Legislature also has increased the thresholds that determine which projects are subject to DRI review.

Florida's 11 RPCs coordinate the multi-agency review of proposed DRIs. RPCs are recognized as Florida's only multipurpose regional entity that plans for and coordinates intergovernmental solutions to growth-related problems on greater-than-local issues, provides technical assistance to local governments, and meets other needs of the communities in each region.⁸ A DRI review begins by the developer contacting the RPC with jurisdiction over the proposed development to arrange a pre-application conference.⁹ A developer or the RPC may also request other affected

¹ Section 380.07(2), F.S.

² See Richard G. Rubino and Earl M. Starnes, *Lessons Learned? The History of Planning in Florida*. Tallahassee, FL: Sentry Press, 2008. ISBN 978-1-889574-31-8.

³ Section 380.0651, F.S.

⁴ Rule 28-24, F.A.C.

⁵ See the section "DRI Exemptions."

⁶ Section 380.0651, F.S.

⁷ Section 380.06(3), F.S.

⁸ Section 186.502, F.S.

⁹ Section 380.06(7), F.S.

state and regional agencies to participate in the conference and to help identify the types of permits issued by the agencies, the level of information required, and the permit issuance procedures. At the pre-application conference, the RPC is to provide the developer with information about the DRI process and use the pre-application conference to identify issues, coordinate appropriate state and local agency requirements, and otherwise efficiently review the proposed development.

An agreement may also be reached between the RPC and the developer regarding assumptions and methodology to be used in the application for development approval. If an agreement is reached, the reviewing agencies may not later object to the agreed upon assumptions and methodologies unless the project changes or subsequent information makes the assumptions or methodologies no longer relevant. In an effort to reduce paperwork, discourage unnecessary gathering of data, and to coordinate federal, state, and local environmental reviews with the DRI review process, s. 380.06(7)(b), F.S., provides that the developer may enter into a binding written agreement with the RPC to eliminate certain questions from the application for development approval when those questions are found to be unnecessary for DRI review. The reviewing agencies may make only recommendations or comments regarding a proposed development which are consistent with the statutes, rules, or adopted local government ordinances that are applicable to developments in the jurisdiction where the proposed development is located.¹⁰

The RPC also assists with technical planning aspects of the project, which can be beneficial to rural local governments that often have smaller planning staffs. Upon completion of the pre-application conference with all parties, the developer may file an application for development approval with the local government, RPC, and the state land planning agency. The RPC reviews the application for sufficiency and may request additional information (no more than twice) if the application is deemed insufficient.¹¹

Once the RPC determines the application is sufficient or the developer declines to provide additional information, the local government must hold a public hearing on the application for development within 90 days, and must publish notice at least 60 days in advance of the hearing.¹² Within 50 days after receiving notice of the public hearing, the RPC is required to prepare and submit to the local government a report and recommendations on the regional impact of the proposed development.¹³ The RPC is required to identify regional issues¹⁴ and specifically examine whether:

¹⁰ *Id.*

¹¹ Section 380.06(10), F.S.

¹² Section 380.06(11), F.S.

¹³ Section 380.06(12), F.S.

¹⁴ Rule 73C-40.024, F.A.C., states in part: "In preparing the regional report, the regional planning agency shall identify and make recommendations on regional issues. Regional issues to be used in reviewing DRI applications are included in the applicable local government comprehensive plans, the Development of Regional Impact Uniform Standards Rule, the State Comprehensive Plan, and Sections 380.06(12)(a)1., 2., and 3., Florida Statutes. In addition, Strategic Regional Policy Plans adopted by regional planning councils pursuant to Sections 186.507 and .508, Florida Statutes, are a long-range policy guide for the development of the region and shall be used as the basis for regional review of DRIs. The regional planning agency may also identify and make recommendations on other local issues. However, local issues shall not be grounds for or be included as issues in a regional planning agency recommendation for appeal of a local government development order."

- The development will have a favorable or unfavorable impact on state or regional resources or facilities identified in the applicable state (state comprehensive plan) or regional (strategic regional policy plan) plans.
- The development will significantly impact adjacent jurisdictions.

In doing so, the RPC must consider whether the development will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment.¹⁵

Other appropriate agencies may also review the proposed development and prepare reports and recommendations on issues within their jurisdiction. These reports become part of the RPC's report, but the RPC may attach dissenting views.¹⁶ When water management district and Department of Environmental Protection permits have been issued pursuant to ch. 373, F.S., or ch. 403, F.S., the RPC may comment on the regional implications of the permits but may not offer conflicting recommendations.¹⁷

The DEO also reviews DRIs for compliance with state laws and to identify regional and state impacts and to make recommendations to local governments for approving, not approving, or suggesting mitigation conditions.¹⁸ Rule 73C-40, F.A.C., provides the rules of procedure and practice pertaining to DRIs. These rules provide detailed guidelines for how the state land planning agency evaluates the development's impact on:

- Hurricane preparedness;¹⁹
- Conservation of listed plant and wildlife resources;²⁰
- Treatment of archaeological and historical resources;²¹
- Hazardous material usage, potable water, wastewater, and solid waste facilities;²²
- Transportation;²³
- Air quality;²⁴ and
- Adequate housing.²⁵

At the local public hearing on the proposed DRI, concurrent comprehensive plan amendments associated with the proposed DRI must be heard as well. When considering whether the development must be approved, denied, or approved subject to conditions, restrictions, or limitations, the local government considers the extent to which the development is consistent with:

¹⁵ Section 380.06(12)(a), F.S.

¹⁶ Section 380.06(12)(b), F.S.

¹⁷ *Id.*

¹⁸ See Senate Interim Report 2012-114, *The Development of Regional Impact Process*, Sep. 2011.

¹⁹ Rule 73C-40.0256, F.A.C.

²⁰ Rule 73C-40.041, F.A.C.

²¹ Rule 73C-40.043, F.A.C.

²² Rule 73C-40.044, F.A.C.

²³ Rule 73C-40.045, F.A.C.

²⁴ Rule 73C-40.046, F.A.C.

²⁵ Rule 73C-40.048, F.A.C.

- Its comprehensive plan and land development regulations;
- The report and recommendations of the RPC; and
- The state comprehensive plan.²⁶

Local governments are required by s. 163.3177(6)(f), F.S., to adopt a housing element in the local comprehensive plan that expresses principles, guidelines, standards, and strategies related to affordable housing for all current and anticipated future residents.

The local government must render a decision on an application for development within 30 days after the public hearing on the development. Within 45 days after a development order is rendered, the owner or developer of the property or the DEO may appeal the order to the Governor and Cabinet, sitting as the Florida Land and Water Adjudicatory Commission.²⁷ An “aggrieved or adversely affected party” may appeal and challenge the consistency of a development order with the local comprehensive plan.²⁸

Aggregation

The Florida Statutes provide that the impacts of two or more purportedly separate developments that nonetheless share a unified plan of development should be aggregated during the DRI designation process.²⁹ The criteria for identifying projects subject to aggregation include whether:

- The same person owns or controls the developments;
- Common management exists controlling the form of physical development or disposition of the parcels of the developments;
- A reasonable closeness in time exists between the completion of 80 percent of one development and submission of the master plan for the other development;
- A master plan or series of plans or drawings exists that covers the developments; and
- A common advertising scheme or promotional plan is in effect for the developments.

Substantial Deviations

DRIs are designed to be built out over many years, which increases the likelihood that changes to the development will be necessary due to changing market conditions or other reasons. When a developer proposes a change to a previously approved development that creates a reasonable likelihood of either additional regional impact or a regional impact not previously reviewed by the RPC, a substantial deviation exists and the proposed change is subject to further DRI review. If a change qualifies as a substantial deviation and there is no exemption, a notice of proposed change must be made to the RPC and the DEO.³⁰ The notice must include a description of previous individual changes made to the development, including changes previously approved by the local government, and must include appropriate amendments to the development order.³¹

²⁶ Section 380.06(13), F.S. DRIs located in areas of critical state concern (ACSC) must also comply with the land development regulations in s. 380.05, F.S.

²⁷ Section 380.07(2), F.S.

²⁸ Section 163.3215, F.S.

²⁹ Section 380.0651(4), F.S.

³⁰ Section 380.06(19)(e)1., F.S.

³¹ *Id.*

Section 380.06(19), F.S., provides the specific criteria which constitute a substantial deviation and require a development to be subject to additional review.³² The numerical standards are also automatically increased if a project is job-creating or located wholly within an urban infill and redevelopment area. During the 2011 Session, the Legislature increased the substantial deviation standards by approximately 50 percent for attraction or recreational facilities, office development, and commercial development.³³ Section 380.06(19), F.S., also specifies changes that individually or cumulatively with any previous changes are not substantial deviations.

DRI Exemptions

The Legislature has exempted many types of development from DRI review.³⁴ The Legislature has also exempted projects from DRI review within certain counties and municipalities that qualify as a DULA.³⁵ Currently, eight counties and 242 cities meet, or have met, the population and density criteria necessary to qualify as a DULA.³⁶ The exemption for projects within a DULA reflects state policy to encourage development within urban areas, the increased sophistication of local planning staffs and the progress that larger, urban counties and municipalities have made in the area of large-scale land use planning since the DRI program was instituted in 1972. Additionally, the Legislature has provided two alternative large-scale planning tools known as the sector plan³⁷ and rural land stewardship program.³⁸ Large scale projects within a sector plan or rural land stewardship area are exempt from DRI review.

Dense Urban Land Areas

Under current law the following are exempt from DRI review as DULAs:

- Any proposed development in a municipality that has an average of at least 1,000 people per square mile of land area and a minimum total population of at least 5,000;
- Any proposed development within a county, including the municipalities located in the county, that has an average of at least 1,000 people per square mile of land area and is located within an urban service area as defined in s. 163.3164, F.S., which has been adopted into the comprehensive plan;

³² Among the changes that constitute a substantial deviation include a decrease in the area set aside for open space of 5 percent or 20 acres, whichever is less (s. 380.06(19)(b)8., F.S.); a 15 percent increase in the number of external vehicle trips generated by the development above that which was projected during the original DRI review (s. 380.06(19)(b)10., F.S.); and any change which would result in development of any area which was specifically set aside in the application for development approval or in the development order for preservation or special protection of endangered or threatened plants or animals designated as endangered, threatened, or species of special concern and their habitat, any species protected by 16 U.S.C. ss. 668a-668d, primary dunes, or archaeological and historical sites designated as significant by the Division of Historical Resources of the Department of State (s. 380.06(19)(b)11., F.S.).

³³ Ch. 2011-139, L.O.F.; HB 7207 (2011).

³⁴ See s.380.06(24), F.S.; ch. 2011-139, L.O.F., exempted from DRI review- movie theaters; industrial plants, industrial parks, and distribution, warehousing or wholesaling facilities; and hotel or motel development.

³⁵ Section 380.06(29), F.S. (see section Dense Urban Land Areas).

³⁶ The following counties currently qualify as a DULA: Broward, Duval, Hillsborough, Miami-Dade, Orange, Palm Beach, Pinellas, and Seminole. For a complete list of municipalities qualifying as a DULA see <http://edr.state.fl.us/Content/local-government/reports/DULA-21June2013.pdf> (last accessed January 2, 2014).

³⁷ Section 163.3245, F.S.

³⁸ Section 163.3248, F.S.

- Any proposed development within a county, including the municipalities located therein, which has a population of at least 900,000, that has an average of at least 1,000 people per square mile of land area, but which does not have an urban service area designated in the comprehensive plan; or
- Any proposed development within a county, including the municipalities located therein, which has a population of at least 1 million and is located within an urban service area as defined in s. 163.3164, F.S., which has been adopted into the comprehensive plan.³⁹

The Florida Legislature's Office of Economic and Demographic Research (EDR) annually calculates the population and density criteria needed to determine which jurisdictions meet the density criteria to be a DULA by using the most recent land area data from the decennial census conducted by the Bureau of the Census of the United States Department of Commerce and the latest available population estimates. The EDR submits a list of jurisdictions which meet the total population and density criteria to the DEO.⁴⁰

III. Effect of Proposed Changes:

Section 1 amends s. 380.06(29), F.S., and deletes two criteria for the DULA exemption:

- Any proposed development within a county, including the municipalities located in the county that has an average of at least 1,000 people per square mile of land area and is located within an urban service area.
- Any proposed development within a county, including the municipalities located therein, which has a population of at least 900,000, that has an average of at least 1,000 people per square mile of land area, but which does not have an urban service area designated in the comprehensive plan.

In addition, the bill expands the DULA exemption applicable to a development which is located in a county with a population of 1 million and is located in an urban service area adopted into a comprehensive plan so that the exemption would apply to any proposed development in within a county that has a population of at least 300,000 and an average population of at least 400 people per square mile. The bill eliminates the urban service area designation as a criteria of the DULA exemption.

Currently, eight counties and 242 municipalities satisfy the criteria for the DULA exemption. The bill would add seven additional counties and 20 additional municipalities.⁴¹

The bill also exempts any development that qualifies for an exemption from the DRI review under s. 380.06, F.S., from the DRI aggregation criteria.

The bill also makes a technical change to the name of the United States Census Bureau.

Section 2 provides an effective date of July 1, 2014.

³⁹ Section 380.24(a), F.S.

⁴⁰ *Id.*

⁴¹ The seven additional counties are: Brevard, Escambia, Lee, Manatee, Pasco, Sarasota, and Volusia.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

This bill may reduce costs associated with the DRI review process for developers who wish to pursue development projects in a county or municipality that is newly designated as a DULA.

C. Government Sector Impact:

The impact on state and local governments is indeterminate, but expected to be insignificant. Increasing the number of local governments who are exempt from the DRI review process may reduce the workload of the DEO's staff and the staffs of local governments who review these projects.

VI. Technical Deficiencies:

PCS/SB 372 exempts any development that qualifies for an exemption from the DRI review under s. 380.06, F.S., from the DRI aggregation criteria. If the exemption from the DRI aggregation criteria is intended to apply only to DULA developments, a technical amendment is needed.

VII. Related Issues:

None.

VIII. Statutes Affected:

This bill substantially amends section 380.06 of the Florida Statutes.

IX. Additional Information:

- A. **Committee Substitute – Statement of Substantial Changes:**
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Appropriations Subcommittee on Transportation, Tourism, and Economic Development on February 19, 2014:

Exempts any development that qualifies for an exemption under s. 380.06, F.S., from the DRI aggregation criteria set forth in s. 380.0651(4), F.S.

- B. **Amendments:**

None.

This Senate Bill Analysis does not reflect the intent or official position of the bill's introducer or the Florida Senate.
