

Developments of Regional Impact

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Development of Regional Impacts

Definition

Florida: 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.

Development of Regional Impacts

Definition

Georgia: Large scale developments that are likely to have effects outside of the local government jurisdiction in which they are located.

Development of Regional Impacts

Definition (of MEPA review, which results in an EIR)

Massachusetts: To provide meaningful review of the potential environmental impacts of Projects for which Agency Action is required



Review Agencies

	Florida	Georgia	Massachusetts
Effective Year	1973	1991	1998 (amended)
Process Name	DRI	DRI	EIR
Responsible Agency	FDCA	GDCA	MEPA
Coordinating Agency	RPC	RTA	MEPA
Required Transportation Review	FDOT District RPC MPO Local govt Local transit	GDOT District RTA RDC Local govt	MHD Central Office MHD District RPC MPO Local govt

Sample Thresholds in Urbanized Areas

	Florida	Georgia	Massachusetts
Residential	3000 du	400 du	*
Retail	400,000 sq.ft.	300,000 sq.ft.	*
Mixed Use			
Residential	2400 du	139 du	*
Retail	200,000 sq.ft.	150,000 sq.ft.	*
Other			3000 ADT / one access
Different for other areas?	Yes	Yes	No



Adequate Public Facility Ordinances

Location	Assessment	Rank among 74
Atlanta	Slightly below average	45
Tampa	Slightly above average	21
Orlando	Significantly above average	8
Charlotte	Above average	11
Triad	Above average	13
Triangle	Slightly above average	25

Source: The Brookings Institution

