

Alachua County Growth Management Staff Report

SantaFe Village Development of Regional Impact

Background

A development of Regional Impact (DRI) is a proposed development that is of a certain size or intensity as to have a regional impact. The Florida Statutes list thresholds for various uses, such as commercial square footage, to determine if a development is to be considered a DRI. If so, a special review process involving the local government, the Regional Planning Council and state agencies is required.

The Santa Fe Health Park Development of Regional Impact was originally approved by the Alachua County Commission in 1986 as the Alachua General Satellite Campus and encompassed 39 acres. Allowed uses were a rehabilitation hospital, an attached psychiatric hospital and ancillary inpatient rehabilitation facilities. The DRI was amended in 1993 to expand to 155 acres and added beds to the rehab hospital, added a specialty hospital, a nursing home, medical and support offices, a rehabilitation center, a health center, a life care support center and 300 residential dwelling units for assisted life care housing. The Department of Community Affairs filed an appeal to the Florida Land and Water Adjudicatory Commission (FLWAC) on the basis that the amendment did not make adequate provision for transportation, was not consistent with the State Comprehensive Plan and State Land Development Plan, the local government Comprehensive Plan (Alachua County's Plan) or procedural requirements. A stipulated settlement agreement was approved on August 8, 1993 and a revised development order to implement the settlement agreement was adopted on July 19, 1994.

Once a DRI is approved, if a developer wants to alter the development significantly, they must submit an application for a substantial deviation review to the local government and the Regional Planning Council. A substantial deviation to a DRI is subject to the same review process as the initial DRI proposal. In September 2004, SantaFe Healthcare, Inc., AvMed, Inc. and North Central Florida Hospice, Inc., together as owners and developers, submitted a Substantial Deviation Application for Development Approval to the County and North Central Florida Regional Planning Council.

The proposed substantial deviation and associated comprehensive plan amendments will substantially change the nature of this development. Currently the site is approved for and has been developed solely for institutional-type medical uses. The proposed uses include up to 219,700 square feet of commercial, 443,720 square feet of office use, 1,473 residential units, 250 hotels, and up to 52,000 square feet of institutional use.

The proposed comprehensive Plan amendments have been analyzed under a separate report and have been found consistent with the Alachua County Comprehensive Plan. The County Commission transmitted these amendments in May 2010 and DCA had no objections or comments on the proposed amendments. The Regional Planning Council has submitted their report and the recommended Applicant Commitments and Conditions have been incorporated into the Development Order. Staff is recommending approval of the proposed Comprehensive Plan Amendments. Staff finds the attached Development Order consistent with the proposed changes to the Alachua County Comprehensive Plan. If the proposed Plan amendments are approved by the County Commission, then staff recommends approval of the attached Development Order.