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STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF COMMUNITY PLANNING  
BUREAU OF LOCAL PLANNING  
2555 Shumard Oak Blvd. Tallahassee, Florida 32399  
850/488-4925

**APPLICATION FOR A BINDING LETTER OF  
DEVELOPMENT OF REGIONAL IMPACT STATUS  
UNDER SECTIONS 380.06 and 120.57, FLORIDA STATUTES**

I. Issuance of a binding letter is final agency action and subject to judicial review pursuant to Section 120.68, Florida Statutes. The record on appeal will consist of exhibits, documents or other materials prepared by the applicant and submitted to the Division of Community Planning pursuant to this application plus other information or materials the Division of Community Planning may develop and make part of the record. The Division of Community Planning may provide for a hearing if appropriate under Subsection 9J-2.016(16), Florida Administrative Code. If necessary for the preparation of a complete record, the applicant should request a hearing. The hearing shall be conducted pursuant to provisions of Section 120.57, Florida Statutes, which are appropriate to the issues to be decided. Where the Division determines that information submitted is inadequate for a determination, the binding letter may state that determination.

II. I, \_\_\_\_\_, the undersigned owner or authorized representative of \_\_\_\_\_ hereby request a binding letter of interpretation of DRI status in accordance with Sections 120.57 and 380.06, Florida Statutes. I hereby certify that all information submitted with and pursuant to this application is true and correct to the best of my knowledge and belief and that on this date a copy of the application has been submitted to the appropriate regional planning agency and local government as required in Subsection 9J-2.016(4), Florida Administrative Code.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Street or P.O. Address, City, State, Zip

\_\_\_\_\_  
Phone Number

## **PART I**

Provide the following general information about the proposed development. Any part of this information which is not relevant to a particular type of development may be omitted. A brief statement of the reasons for omitting any of the following information must be included.

### **A. Identify the Development**

1. Name of development, developer, and authorized agent.
2. Has any of this property been the subject of a binding letter, clearance letter, or DRI application for development approval? If yes, please indicate name of development and developer if different than current project.
3. Distance of the development to the nearest adjacent county.
4. Legal description (section, township, and range).
5. Type(s) of development pursuant to Chapter 28-24, Florida Administrative Code (F.A.C.).
6. Present ownership of property.
7. Property owned, optioned or leased by the developer adjacent to or within one-half mile of the proposed site (location and acreage). If yes, describe any physical relationships to the project which is the subject of this binding letter application.

### **B. Describe the Project**

1. Total acreage and proposed acreage breakdown by land use (e.g., commercial, residential, open space, water bodies, etc.).
2. Present and proposed land use and zoning.
3. Number of units, gross square footage, parking spaces, etc., by each applicable development type and each criterion therein pursuant to Chapter 28-24, F.A.C.
4. Gross and net residential density.
5. Proposed phasing of project by time increments, including the amount of development per phase.
6. Project population at buildout and date of buildout.

C. Describe the Regulatory Status

1. Types of permits and approvals applied for, received, required or denied (including zoning and comprehensive plan amendments).
2. Permitting and approval agency(ies) and status of pending permits and approvals.

D. Provide the Following Visual Exhibits

1. General location map.
2. Proposed site plan/preliminary layout of the site.
3. Existing land use map of the area.

E. Provide any other information which you believe should be considered in this determination.

**PART II**

Provide the following information, where applicable, regarding the potential impacts of the proposed project. If there is a question regarding the provision of this information, it is recommended that the applicant contact the Division prior to the submittal of the application.

A. Describe the Potential Impacts on Natural Resources

1. Air Quality:
  - a. Projected source, amount, and type of pollution which will be generated by the development.
  - b. Project location in relation to attainment or non-attainment air quality areas.
2. Water Quality:
  - a. Potential impacts, both in terms of water quality and quantity, to water bodies which will receive discharge from the project and their current state water quality classification (Class II waters, Outstanding Florida Waters, aquatic preserve, etc.).
  - b. Potential impacts to ground water from project pollution, run-off, or salt water intrusion.

3. Site Clearance - Type and amount of vegetation to be disturbed.
4. Impervious Surfaces - Type and amount (e.g., paved surfaces, structural, etc.)
5. Ground and Surface Water:
  - a. Estimated depth to potable and non-potable aquifers. Identify if the aquifers are confining or non-confining.
  - b. Identify the location of existing surface water bodies contained on site or adjacent to the site.
  - c. Indicate if the project is located on a prime recharge area for the Floridan or other potable water aquifer.
6. Stormwater Management:
  - a. Potential impacts to predevelopment drainage conditions.
  - b. Identify the type of storm event that will be controlled at post development, impacts to any regional drainage system (e.g., canals, river basins, etc.), the point(s) of discharge, and the level of treatment to be provided prior to discharge.
  - c. What level of service is required in the local government comprehensive plan? Will this project affect this level of service?
7. Wetlands - Indicate the location and size of wetlands on site or affected by the proposed development and method or source of wetland identification. Provide a site plan indicating the boundary of wetland areas.
8. 100-Year Flood Plain - Percent of land area in flood plain and specify the percent of project in a velocity zone. Provide a site plan indicating the boundary of flood plain area. Include a FEMA FIRM map and indicate the year of publication.
9. Dredge and Fill - Amount required and location, including spoil disposal areas. Provide a site plan indicating the boundary of dredge and/or fill areas. Has any previous dredging and/or filling been done on the site? If so, include copies of appropriate permits.
10. Natural Vegetation - Indicate the types of vegetative communities on the site, using the Florida Land Use and Cover Classification System designations.

11. Endangered, Threatened, or Species of Special Concern Plant and Animal Species:
  - a. Number and species, and indicate if species have been found on site or if potential habitat exists. Describe the methodology used to determine the existence of endangered, threatened, or species of special concern plant and animal species.
  - b. Will this project affect any threatened, endangered, or species of special concern marine life, such as manatees or sea turtles, near but not necessarily on the site?
- B. Describe the Potential Impacts on Historical or Archaeological Sites - Indicate the number and type either on-site or in close proximity. Identify which portions of the development will impact such sites. The Florida Department of State, Division of Historical Resources may be contacted by the applicant to assist in providing this information.
- C. Describe the Potential Impacts on Public Facilities
  1. Wastewater Flow:
    - a. Gallons per day by land use.
    - b. Level, source, and type of treatment.
    - c. On-site or off-site discharge location.
    - d. Permitted, adequate, committed, and available capacity of regional or local treatment facility (if applicable) at buildout of project.
    - e. What level of service is required in the local government comprehensive plan? Will this project affect this level of service?
  2. Water Supply:
    - a. Potable Water - gallons per day by land use and source. What is the permitted, adequate, available, and committed capacity of potable water? What level of service is required in the local government comprehensive plan? Will this project affect this level of service?
    - b. Non-potable Water - gallons per day by land use, source, and availability of supply.
  3. Solid Waste Generated:
    - a. Pounds per day by land use; disposal methods.
    - b. The available capacity of a sanitary landfill or other disposal facility.

- c. What level of service is required in the local government comprehensive plan? Will this project affect this level of service?
  - d. Will this project generate or store any hazardous materials, waste, or effluent? If so, are treatment or storage facilities available?
4. Transportation
- a. Provide trip generation rates, trip distribution, trip assignments, and source of transportation assumptions. Ensure that the most recent version of a source is utilized.
  - b. Provide an analysis of traffic impacts by completing Table I. Complete Table II only if peak hour data is unavailable, and explain why peak hour data is unavailable.
  - c. Describe any proposed improvements to the existing road system and provide legally binding documentation that these improvements are scheduled for completion at buildout of the proposed development. Provide dates by which the facilities are due to be operational.
  - d. In preparing the traffic analysis ensure that the following are included and/or addressed when appropriate:
    - Traffic impact including level of service, peak hour directional trips and split, and daily trips (if peak hour is not used).
    - Traffic impact for 100% occupancy, at buildout, and by phase if the development schedule extend five years or more.
    - The traffic analysis should cover an area within a radius of not less than a half mile and not greater than five miles from the project site.
    - Service volumes or roadway capacities should be derived using acceptable FDOT methodology or definitions. If FDOT sources are not being used, please indicate what source is being used and why.
  - e. Expected increases in water borne traffic, aircraft operations, or other transportation considerations (if applicable).
5. Daily Energy Demand - Source of supply and describe any alternative energy plans.
6. Available Fire and Police Protection, including response time to the site.

7. Available Health and Education Facilities, including proximity to site.
8. Hurricane Preparedness: Public Shelter Space Availability and Evacuation Times - Is this project located within a the hurricane vulnerability zone or the high hazard hurricane evacuation area? If so, are adequate public hurricane shelters available, and will the project impact hurricane evacuation times? Such analysis must be consistent with Rule 9J-2.0256, Florida Administrative Code, Hurricane Preparedness Policy Rule.

D. Describe the Potential Impacts on the Economy of the Region

1. Employment opportunities generated or affected by this proposal.
2. What number of employees are within low and very low income ranges?
3. Availability of housing relative to job opportunities.



**TABLE II**

ROAD SEGMENT	LEVEL OF SERVICE STANDARD	GENERALIZED DAILY MAXIMUM VOLUME (1)	DAILY TRIPS WITHOUT PROJECT (2)	LOS (3)	DAILY TRIPS WITH PROJECT (2)	LOS (3)	PROJECT TRIPS	PROJECTS TRAFFIC % OF GENERALIZED DAILY MAXIMUM VOLUME (1)

10

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(1) Maximum Volume for applicable Level of Service \_\_\_\_\_ standard.  
(C, D or E)

(2) Projected Generalized Daily Traffic on the roadways at buildout of the development in \_\_\_\_\_.  
(Year of Buildout)

(3) Level of Service.

Roadway maximum volumes should be determined using acceptable FDOT sources. If FDOT sources are used, please indicate what source is being used and why.