

Updated: 11/18/11

DRI THRESHOLDS

TYPE/MEASURE		DRI THRESHOLD
AIRPORTS <i>[SOURCE: Sections 380.0651(3)(a), F.S. & 28-24.035, F.A.C.]</i>		
	EXISTING²	RUNWAY/TERMINAL GATE EXPANSION (%) 25
	NEW	COMMERCIAL/GENERAL AVIATION AIRPORT, RUNWAY OR TERMINAL ANY
ATTRACTION/REC. FACs. <i>[SOURCE: Sections 380.0651(3)(b), F.S. & 28-24.016, F.A.C.]</i>		
	SINGLE PERFORMANCE	PERMANENT SEATS 10,000
		PARKING SPACES 2,500
	SERIAL PERFORMANCE	PERMANENT SEATS 4,000
		PARKING SPACES 1,000
MULTI-SCREEN THEATRE¹		
HOSPITAL¹		
HOTEL/MOTEL¹		
INDUSTRIAL¹		
MARINAS¹		
MULTIPLE LAND USES <i>[SOURCE: Section 380.0651(3)(f), F.S. & 28-24.032, F.A.C.]</i>		
	TWO OR MORE USES (%)	145
	THREE OR MORE USES³ (%)	160
OFFICE <i>[SOURCE: Sections 380.0651(3)(c), F.S. & 28-24.020, F.A.C.]</i>		
	GROSS SQUARE FEET	300,000⁴

RECREATIONAL VEHICLE¹		
RESIDENTIAL <i>[SOURCE: Sections 380.0651(3)(g), F.S. & 28-24.023 F.A.C.]</i>		
	COUNTY POPULATION: Up to 250,000 (Not Applicable in TB Region)	1,000⁵
	COUNTY POPULATION: 250,001 - 500,000 (i.e. Manatee, Pasco)	2,000⁵
	COUNTY POPULATION: 500,001+ (i.e. Hillsborough, Pinellas)	3,000⁵
RETAIL/COMMERCIAL <i>[SOURCE: Sections 380.0651(3)(d), F.S. & 28-24.031, F.A.C.]</i>		
	GROSS SQUARE FEET	400,000
	PARKING SPACES	2,500
SCHOOLS <i>[SOURCE: Sections 380.0651(3)(i), F.S. & 28-24.024, F.A.C.]</i>		
	NEW/NUMBER OF FULL-TIME EQUIVALENCY STUDENTS	5,000⁶
	EXISTING/EXPANSION OF DESIGN POPULATION (%)	20⁶

FOOTNOTES:

- 1 - While Movie Theatre, Hospital, Hotel/Motel, Industrial, Marinas, and Recreational Vehicle land uses have all been removed as independent DRI thresholds over time, these land uses still need to be included and analyzed if part of a *Mixed Use Development of Regional Impact*.
- 2 - Exclusions are granted for: “existing terminal facilities at a nonhub or small hub commercial service airport” (Section 28-24.035(2)(a), F.A.C.); and “project which is proposed for safety, repair or maintenance reasons alone and would not have the potential to increase or change existing types of aircraft activity.” (Section 28-24.035(3), F.A.C.). Expansion would include strengthening of the airport runways to accommodate larger or more frequent aircraft (Section 28-24.035(2)(b), F.A.C.). Renovation, modernization or replacement of airport airside or terminal facilities that may include increases in square footage of such facilities but does not increase the number of gates or change the existing type of aircraft activity is **not** a development of regional impact (Section 380.0651(3)(a)3., F.S.)
- 3 - One of the uses must be residential with a minimum of 100 units or 15 percent of the applicable residential threshold, whichever is greater.
- 4 - The Office threshold increases to 600,000 gross square feet if project is located in a County with population greater than 500,000 and in a “geographic area specifically designated as highly suitable for increased threshold intensity in the approved local comprehensive plan.”
- 5 - If 25 percent of development is located within 2 miles of a less populated county, the residential threshold for that less populated county shall be utilized.
- 6 - DRI thresholds do not apply to educational institutions which are the subject of a “campus master plan adopted by the Board of Regents.”