

Updated: 11/18/11

## DRI THRESHOLDS

TYPE/MEASURE		DRI THRESHOLD
<b>AIRPORTS</b> <span style="float: right;"><i>[SOURCE: Sections 380.0651(3)(a), F.S. &amp; 28-24.035, F.A.C.]</i></span>		
	<b>EXISTING<sup>2</sup></b>	RUNWAY/TERMINAL GATE EXPANSION (%) <span style="float: right;"><b>25</b></span>
	<b>NEW</b>	COMMERCIAL/GENERAL AVIATION AIRPORT, RUNWAY OR TERMINAL <span style="float: right;"><b>ANY</b></span>
<b>ATTRACTION/REC. FACs.</b> <span style="float: right;"><i>[SOURCE: Sections 380.0651(3)(b), F.S. &amp; 28-24.016, F.A.C.]</i></span>		
	<b>SINGLE PERFORMANCE</b>	PERMANENT SEATS <span style="float: right;"><b>10,000</b></span>
		PARKING SPACES <span style="float: right;"><b>2,500</b></span>
	<b>SERIAL PERFORMANCE</b>	PERMANENT SEATS <span style="float: right;"><b>4,000</b></span>
		PARKING SPACES <span style="float: right;"><b>1,000</b></span>
<b>MULTI-SCREEN THEATRE<sup>1</sup></b>		
<b>HOSPITAL<sup>1</sup></b>		
<b>HOTEL/MOTEL<sup>1</sup></b>		
<b>INDUSTRIAL<sup>1</sup></b>		
<b>MARINAS<sup>1</sup></b>		
<b>MULTIPLE LAND USES</b> <span style="float: right;"><i>[SOURCE: Section 380.0651(3)(f), F.S. &amp; 28-24.032, F.A.C.]</i></span>		
	<b>TWO OR MORE USES (%)</b>	<b>145</b>
	<b>THREE OR MORE USES<sup>3</sup> (%)</b>	<b>160</b>
<b>OFFICE</b> <span style="float: right;"><i>[SOURCE: Sections 380.0651(3)(c), F.S. &amp; 28-24.020, F.A.C.]</i></span>		
	<b>GROSS SQUARE FEET</b>	<b>300,000<sup>4</sup></b>

<b>RECREATIONAL VEHICLE<sup>1</sup></b>		
<b>RESIDENTIAL</b> <i>[SOURCE: Sections 380.0651(3)(g), F.S. &amp; 28-24.023 F.A.C.]</i>		
	COUNTY POPULATION: Up to 250,000 (Not Applicable in TB Region)	<b>1,000<sup>5</sup></b>
	COUNTY POPULATION: 250,001 - 500,000 (i.e. Manatee, Pasco)	<b>2,000<sup>5</sup></b>
	COUNTY POPULATION: 500,001+ (i.e. Hillsborough, Pinellas)	<b>3,000<sup>5</sup></b>
<b>RETAIL/COMMERCIAL</b> <i>[SOURCE: Sections 380.0651(3)(d), F.S. &amp; 28-24.031, F.A.C.]</i>		
	GROSS SQUARE FEET	<b>400,000</b>
	PARKING SPACES	<b>2,500</b>
<b>SCHOOLS</b> <i>[SOURCE: Sections 380.0651(3)(i), F.S. &amp; 28-24.024, F.A.C.]</i>		
	<b>NEW/NUMBER OF FULL-TIME EQUIVALENCY STUDENTS</b>	<b>5,000<sup>6</sup></b>
	<b>EXISTING/EXPANSION OF DESIGN POPULATION (%)</b>	<b>20<sup>6</sup></b>

**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.”