

## DRI SUBSTANTIAL DEVIATION CRITERIA SUMMARY

Generally, a change to an approved DRI will automatically require additional regional review if it meets the criteria below. Other types of changes may also require regional review if it is the conclusion of the local government that they are likely to have new or increased regional impacts. In making a substantial deviation determination, current changes are to be considered cumulatively with prior changes that have not had additional regional review. All proposed changes to DRI's should be submitted using Form BRM 08-86, available from the Department of Community Affairs or the Regional Planning Council. See section 380.06(19), Florida Statutes (supp. 1989) for a complete description of these criteria and the review process.

TYPE OF CHANGE	CRITERIA
1. Attractions and Recreation Facilities	5% or 300 space increase in parking, whichever is greater (WIG); or 5% or 1000 person increase in spectators, WIG.
2. Airports	New or 10% expansion of a runway; or new or 20% expansion of a terminal.
3. Hospitals	5% or 60 bed increase in beds, WIG.
4. Industrial	5% or 32 acre increase in development area, WIG.
5. Mines	5% or 10 acre increase in average annual acreage mined, WIG; or 5% or 300,000 gallon increase in average daily water use, WIG; or 5% or 750 acre increase in the size of the mine, whichever is less.
6. Office	5% or 6 acre increase in land, WIG; or 5% or 60,000 gsf increase in floor area, WIG.
7. Chemical or Petroleum Storage Facilities	5%, 20,000 barrel or 7 million pound increase in storage, WIG.
8. Ports/Marinas	Increase of 20 wetslips, 30 dryslips; or 60 wet/dry slips in an area identified for marina expansion in the state marina siting plan; or 5% increase in boat storage capacity, WIG.
9. Residential	5% or 50 d.u. increase, WIG.
10. Commercial	6 acre, 50,000 gsf, 300 parking spaces, or 5% increase of these, WIG.
11. Hotel	5% or 75 unit increase, WIG.
12. Recreational Vehicles	5% or 100 vehicle increase, WIG.
13. Open Space	5% or 20 acre decrease in area, which is less.
14. Multi-use	Sum of increases of each land use as a percent of substantial deviation criteria is 100% or more. (Open space decreases are treated as increases for this purpose).
15. External Vehicle Trips	15% increase over that projected in ADA.
16. Special Protection Areas	Any development of preserves or special protection areas for listed species, primarily dunes or State listed archeological and historical sites. Development of buffers and other protection areas is presumed to be a substantial deviation (380.0651(19)(b)16 and (e)5.b.)
17. Extension of Buildout or Phase	Extension of 5 or more years presumed to be a substantial deviation; of 3 to 5 years presumed not to be a substantial deviation.
18. Changes due to State or Federal Permit Requirements	Presumed not to be a substantial deviation
19. Additional Land	The addition of land to a DRI is presumed to be a substantial deviation
20. New Land Uses	A new land use involving 15% or more of the total DRI acreage is presumed to be a substantial deviation. Less than 15% is presumed not to be a substantial deviation.
21. Multiple Changes	Simultaneous increases and decreases of at least two of the four following approved uses is presumed to be a substantial deviation: industrial/warehouse/wholesale, office, retail, hotel.
22. Other Changes	Any change not specified in 380.06(19)(b) or (c) (summarized in 1-17 above) is presumed to be a substantial deviation.

**NOTE:** Individual or cumulative changes which are 40 to 100% of any of thresholds 1 - 15 above, are presumed not to be substantial deviations.  
Individual or cumulative changes which are less than 40% of any of thresholds 1 - 15 above, and do not exceed any other threshold or involve a buildout extension of less than 3 years are not substantial deviations, unless the DRI is for an Areawide or Downtown application (see 380.06(22) and (25)).