

DRI THRESHOLD SUMMARY

JANUARY, 2005

Prepared by: East Central Florida Regional Planning Council

Generally, a development will require review under Chapter 380 if it meets any of the following criteria. See notes on reverse. Also, see Section 380.0651, Florida Statutes and Chapter 28-24, Florida Administrative Code for complete descriptions of thresholds.

TYPE OF DEVELOPMENT	CRITERIA
Airports	<ul style="list-style-type: none"> ▪ new commercial service or general aviation airport with paved runways; new commercial service or general aviation paved runway; new passenger terminal facility ▪ lengthening of an existing runway by 25% or an increase in the number of gates by 25% percent or three gates, whichever is greater, on commercial service/general aviation airports with regularly scheduled flights (see 380.0651(3)(c) for exemptions)
Attractions and Recreation Facilities	<ul style="list-style-type: none"> ▪ single performance: provides parking for more than 2,500 cars OR more than 10,000 permanent seats ▪ serial performance: provides parking for more than 1,000 cars OR more than 4,000 permanent seats ▪ multiscreen movie theater with at least 8 screens and 2,500 seats if it provides parking for more than 1,500 cars OR has more than 6,000 permanent seats <p>NOTE: Threshold bands are applied only to the 1,500 cars and 6,000 seats criteria. BOTH the theater and the serial performance thresholds are applied to theaters.</p>
Hospitals	<ul style="list-style-type: none"> ▪ one that contains 600 beds or will service citizens of more than one county (as shown in Certificate of Need); all those below 101 beds are exempted
Industrial Plants or Parks Distribution, Warehousing or Wholesaling Facilities	<ul style="list-style-type: none"> ▪ provides parking for more than 2,500 motor vehicles ▪ occupies a site greater than 320 acres
Mining Operations	<ul style="list-style-type: none"> ▪ removes or disturbs more than 100 acres annually ▪ water consumption equals more than three million gallons per day
Office Development	<ul style="list-style-type: none"> ▪ encompasses 300,000 or more sq. ft. of gross floor area ▪ encompasses more than 600,000 sq. ft. of gross floor area in county with population greater than 500,000 and only in geographic area specifically designated as highly suitable for increased threshold intensity in approved local comp plan and comprehensive regional policy plan (see map on reverse)
Petroleum Storage Facility	<ul style="list-style-type: none"> ▪ any facility with storage capacity of over 50,000 barrels located within 1,000 feet of any navigable water ▪ any other facility with storage capacity of over 200,000 barrels ["barrel" = 42 U.S. gallons] ▪ all facilities that are consistent with a comprehensive plan or comprehensive port master plan are exempt.
Port Facilities	<p>All water ports or marinas proposed in a county or municipality that has adopted an acceptable boating facility siting plan or policy are exempt.</p> <p>For other cases, see the wet and dry slip criteria of 380.0651(3)(e), F.S.</p>
Residential	<ul style="list-style-type: none"> ▪ Orange, Brevard counties 3,000 dwelling units ▪ Volusia, Lake, Seminole counties 2,000 dwelling units ▪ Osceola County 1,000 dwelling units
Schools (Post Secondary)	<ul style="list-style-type: none"> ▪ 5,000 full-time equivalent students ▪ 20% student increase in a post secondary facility currently designed for 5,000 FTE students <p><i>Those subject to an approved Section 240.155 master plan are EXEMPT.</i></p>
Retail and Service Development	<ul style="list-style-type: none"> ▪ encompasses more than 400,000 sq. ft. of gross area ▪ provides parking for more than 2,500 cars
Hotel or Motel Development	<ul style="list-style-type: none"> ▪ 350 or more units ▪ 750 or more units in a county with population greater than 500,000 and only in geographic area specifically designated as highly suitable for increased threshold intensity in approved local comp plan and in comprehensive regional policy plan (see map on reverse)
Recreational Vehicle Development	<ul style="list-style-type: none"> ▪ 500 or more spaces
Multi-Use Development	<ul style="list-style-type: none"> ▪ developments with 2 or more land uses where the sum of the threshold percentages is equal to or greater than 145% ▪ developments with 3 or more land uses, one of which includes at least 100 dwelling units or 15% of the residential threshold, whichever is greater, where the sum of the threshold percentages is equal to or greater than 160%

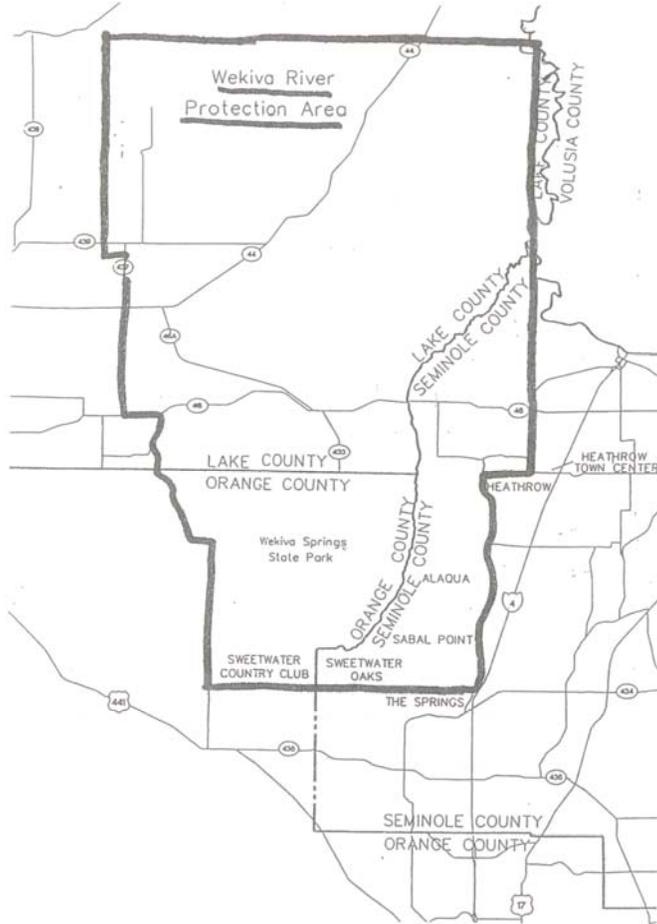
***NOTES:**

A. 380.06(2)(d) and has established threshold "bands" as follows

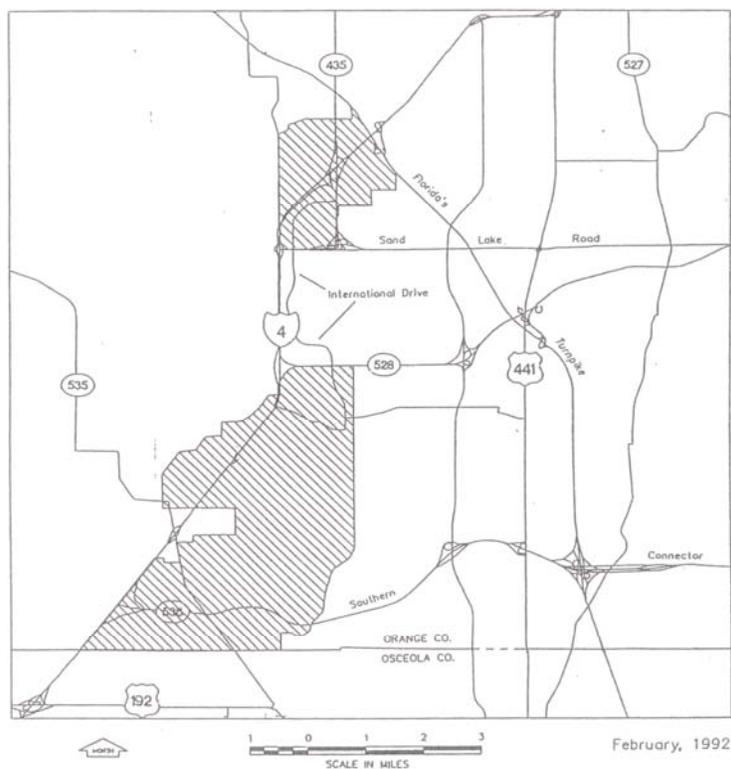
- ◆ if less than or equal to 100% of all thresholds, then no DRI review required
- ◆ if between 100% and 120%, then presumed to be a DRI unless DCA determines otherwise
- ◆ if 120% or greater, then DRI review is required

For multi-use thresholds, bands are applied to 145% (i.e. <145%; 145-174%; >174%) **OR** 160% (i.e. <160%; 160-192%; >192%), as appropriate.

B. All thresholds are 50% of those stated above if within the Wekiva River Protection Area, which includes parts of Lake, Orange and Seminole Counties and is defined in 369-303(a), F.S.



C. Areas suitable for increased Hotel and Office DRI Threshold Intensity per 380.0651(3)(d) and (g)2, F.S.



Areas Suitable for Increased Hotel and Office DRI Threshold Intensity