

Specific Authority 380.065(6)FS. Law Implemented 380.065 FS. History–New 6-1-87.

CHAPTER 28-24 LAND PLANNING - PART II DEVELOPMENTS PRESUMED TO BE OF REGIONAL IMPACT

28-24.001 Airports.

The following development shall be presumed to be a development of regional impact and subject to the requirements of Chapter 380, Florida Statutes: The proposed construction of any airport development project as defined in the Federal Airport and Airway Development Act of 1970, Title 49 United States Code, Section 1701 et seq., involving the location of a new airport, a new runway or a runway extension.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History–New 7-1-73, Formerly 22F-2.01, 27F-2.01, 27F-2.001.

28-24.002 Attractions and Recreation Facilities.

The following developments shall be presumed to be developments of regional impact and subject to the requirements of Chapter 380, Florida Statutes:

- (1) Any sports, entertainment, amusement or recreation facility, including, but not limited to, sports arenas, stadiums, race tracks, tourist attractions and amusement parks, the proposed construction or expansion of which:
 - (a) For single performance facilities:
 - 28-24.001 Airports.
 - 28-24.002 Attractions and Recreation Facilities.
 - 28-24.003 Electrical Generating Facilities and Transmission Lines.
 - 28-24.004 Hospitals.
 - 28-24.005 Industrial Plants and Industrial Parks.
 - 28-24.006 Mining Operations.
 - 28-24.007 Office Parks.
 - 28-24.008 Petroleum Storage Facilities.
 - 28-24.009 Port Facilities.
 - 28-24.010 Residential Developments.
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 - 28-24.016 Attractions and Recreation Facilities.
 - 28-24.017 Hospitals.
 - 28-24.018 Industrial Plants and Industrial Parks.
 - 28-24.019 Mining Operations.
 - 28-24.020 Office Development.
 - 28-24.021 Petroleum Storage Facilities.
 - 28-24.022 Port Facilities.
 - 28-24.023 Residential Developments.
 - 28-24.024 Schools.
 - 28-24.025 Retail, Service, and Wholesale Development.
 - 28-24.026 Hotel or Motel Development.
 - 28-24.027 Recreational Vehicle Development.
 - 28-24.028 Multi-Use Development.
 - 28-24.0281 Airports.

28-24.029 Industrial Plants, Industrial Parks and Distribution, Warehousing or Wholesaling Facilities.

28-24.030 Port Facilities.

28-24.031 Retail and Service Development.

28-24.032 Multi-Use Development.

28-24.033 Port Facilities.

28-24.034 Port Facilities.

28-24.035 Airports.

28-24.036 Port Facilities.

1. Provides parking spaces for more than two thousand five hundred (2,500) cars; or

2. Provides more than ten thousand (10,000) permanent seats for spectators; or

(b) For serial performance facilities:

1. Provides parking spaces for more than one thousand (1,000) cars; or

2. Provides more than four thousand (4,000) permanent seats for spectators. For purposes of this subsection "serial performance facilities" shall mean those using their parking areas or permanent seating more than one time per day on a regular or continuous basis.

(2) The proposed construction of any facility authorized under state law to conduct pari-mutual wagering activities or the proposed expansion of such a facility, which would result in more than a ten percent (10%) increase in parking spaces or permanent seats for spectators.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History--New 7-1-73, Formerly 22F-2.02, 27F-2.02, 27F-2.002.

28-24.003 Electrical Generating Facilities and Transmission Lines.

The following developments shall be presumed to be developments of regional impact and subject to the requirements of Chapter 380, Florida Statutes:

(1) Any proposed steam electrical generating facility with a total generating capacity greater than one hundred (100) megawatts, or a proposed steam addition to an existing electrical generating facility, which addition has a generating capacity of greater than one hundred (100) megawatts; except that this paragraph shall not apply to a facility which produces electricity not for sale to others. Generating capacity shall be measured by the manufacturer's rated "name plate" capacity.

(2) Any proposed electrical transmission line which has a capacity of two hundred thirty (230) kilovolts or more and crosses a county line. Provided, however, that no electrical transmission line shall be considered as falling within this standard if its construction is to be limited to an established right-of-way, as specified in Subsection 380.04(3)(b), Florida Statutes.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History--New 7-1-73, Formerly 22F-2.03, 27F-2.03, 27F-2.003.

28-24.004 Hospitals.

The following development shall be presumed to be a development of regional impact and subject to the requirements of Chapter 380, Florida Statutes: Any proposed hospital which has a design capacity of more than six hundred (600) beds, or whose application for a certificate of need under Section 381.494, Florida Statutes, shows in the statement of purpose and need that such hospital is designed to serve the citizens of more than one county.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History--New 7-1-73, Formerly 22F-2.04, 27F-2.04, 27F-2.004.

28-24.005 Industrial Plants and Industrial Parks.

The following development shall be presumed to be a development of regional impact and subject to the requirements of Chapter 380, Florida Statutes: Any proposed industrial, manufacturing, or processing plant under common ownership, or any proposed industrial park under common ownership which provides sites for industrial, manufacturing, or processing activity, which:

- (1) Provides parking for more than one thousand five hundred (1,500) motor vehicles; or
- (2) Occupies a site greater than one (1) square mile.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History–New 7-1-73, Formerly 22F-2.05, 27F-2.05, 27F-2.005.

28-24.006 Mining Operations.

- (1) The following development shall be presumed to be a development of regional impact and subject to the requirements of Chapter 380, Florida Statutes: Any proposed solid mineral mining operation which annually requires the removal or disturbance of solid minerals or overburden over an area, whether or not contiguous, greater than one hundred (100) acres or whose proposed consumption of water would exceed three million (3,000,000) gallons per day. In computing the acreage for this purpose, a removal or disturbance of solid minerals or overburden shall be considered part of the same operation if it is all located within a circle, the radius of which is one mile and the center of which is located in an area of removal or disturbed solid minerals or overburden.
- (2) As used in this section:
 - (a) The term “overburden” means the natural covering of any solid mineral sought to be mined, including, but not limited to, soils, sands, rocks, gravel, limestone, water or peat.
 - (b) The term “solid mineral” includes, but is not limited to, clay, sand, gravel, phosphate rock, lime, shells (excluding live shellfish), stone and any rare earths contained in the soils or waters of this state, which have theretofore been discovered or may be hereafter discovered.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History–New 7-1-73, Formerly 22F-2.06, 27F-2.06, 27F-2.006.

28-24.007 Office Parks.

The following development shall be presumed to be a development of regional impact and subject to the requirements of Chapter 380, Florida Statutes: Any proposed office park operated under one common property ownership or management, that:

- (1) Occupies more than thirty (30) acres of land; or
- (2) Encompasses more than three hundred thousand (300,000) square feet of gross floor area.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History–New 7-1-73, Formerly 22F-2.07, 27F-2.07.

28-24.008 Petroleum Storage Facilities.

- (1) The following developments shall be presumed to be developments of regional impact and subject to the requirements of Chapter 380, Florida Statutes:
 - (a) Any proposed facility or combination of facilities located within one thousand (1,000) feet of any navigable water for the storage of any petroleum product with a storage capacity of over fifty thousand (50,000) barrels.

- (b) Any other proposed facility or combination of facilities for the storage of any petroleum products with a storage capacity of over two hundred thousand (200,000)barrels.
- (2) For the purpose of this section, “barrel” shall mean forty-two (42)U. S. Gallons.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History–New 7-1-73, Formerly 22F-2.08, 27F-2.08, 27F-2.008.

28-24.009 Port Facilities.

The following development shall be presumed to be a development of regional impact and subject to the requirements of Chapter 380, Florida Statutes: The proposed construction of any water port, except those designed primarily for the mooring or storage of watercraft used exclusively for sport or pleasure of less than one hundred (100)slips for moorings.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History–New 7-1-73, Formerly 22F-2.09, 27F-2.09, 27F-2.009.

28-24.010 Residential Developments.

- (1) The following developments shall be presumed to be developments of regional impact and subject to the requirements of Chapter 380, Florida Statutes: Any proposed residential development that is planned to create or accommodate more than the following number of dwelling units:
 - (a) In counties with a population of less than 25,000 – 250 dwelling units.
 - (b) In counties with a population between 25,000 and 50,000 – 500 dwelling units.
 - (c) In counties with a population between 50,001 and 100,000 – 750 dwelling units.
 - (d) In counties with a population between 100,001 and 250,000 – 1,000 dwelling units.
 - (e) In counties with a population between 250,001 and 500,000 – 2,000 dwelling units.
 - (f) In counties with a population in excess of 500,000 – 3,000 dwelling units. Provided, however, that any residential development located within two (2)miles of a county line shall be treated as if it were located in the less populous county.
- (2) As used in this section, the term “residential development” shall include, but not be limited to:
 - (a) The subdivision of any land attributable to common ownership into lots, parcels, units or interests, or
 - (b) Land or dwelling units which are part of a common plan of rental, advertising, or sale, or
 - (c) The construction of residential structures, or
 - (d) The establishment of mobile home parks.
- (3) As used in this section, the term “dwelling unit” shall mean a single room or unified combination of rooms, regardless of form of ownership, that is designed for residential use by a single family. This definition shall include, but not be limited to, condominium units, individual apartments and individual houses.
- (4) For the purpose of this section, the population of the county shall be the most recent estimate for that county, at the time of the application for a development permit. The most recent estimate shall be that determined by the Executive Office of the Governor pursuant to Section 23.019, Florida Statutes.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History–New 7-1-73, Formerly 22F-2.10, 27F-2.10, 27F-2.010.

28-24.011 Schools.

- (1) The following development shall be presumed to be a development of regional impact and subject to the requirements of Chapter 380, Florida Statutes: The proposed construction of any public, private or proprietary post-secondary educational campus which provides for a design population of more than three thousand (3,000) full-time equivalent students, or the proposed physical expansion of any public, private or proprietary post-secondary educational campus having such a design population, by at least twenty percent (20%) of the design population.
- (2) As used in this section, the term “full-time equivalent student” shall mean enrollment for fifteen (15) quarter hours during a single academic semester. In area vocational schools or other institutions which do not employ semester hours or quarter hours in accounting for student participation, enrollment for eighteen (18) contact hours shall be considered equivalent to one (1) quarter hour and enrollment for twenty-seven (27) contact hours shall be considered equivalent to one (1) semester hour.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History–New 7-1-73, Formerly 22F-2.11, 27F-2.11, 27F-2.011.

28-24.012 Shopping Centers.

The following development shall be presumed to be a development of regional impact and subject to the requirements of Chapter 380, Florida Statutes: Any proposed retail or wholesale business establishment or group of establishments operated under one common property ownership or management, such as a shopping center or trade center, that:

- (1) Occupies more than forty (40) acres of land; or
- (2) Encompasses more than four hundred thousand (400,000) square feet of gross floor area; or
- (3) Provides parking spaces for more than two thousand five hundred (2,500) cars.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.10 FS. History–New 7-1-73, Formerly 22F-2.12, 27F-2.12, 27F-2.012.

28-24.013 Application of Presumptive Thresholds.

The guidelines and standards in Rules 28-24.001 through 28-24.012, F.A.C., shall apply to developers who received authorization to commence development from the local government prior to October 1, 1985.

Specific Authority 380.06(2)(c)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.013.

28-24.014 Application of Banded Thresholds.

- (1) The guidelines and standards in Rules 28-24.015 through 28-24.017, 28-24.019 through 28-24.021, 28-24.023 through 28-24.024, and 28-24.026 through 28-24.027, F.A.C., for developments required to undergo development-of-regional-impact review shall apply to developers who receive authorization to commence development from the local government on or after October 1, 1985.
- (2) The guidelines and standards in Rules 28-24.018, 28-24.022, 28-24.025 and 28-24.028, F.A.C., for developments required to undergo development-of-regional-impact review shall apply to developers who received authorization to commence development for these uses from the local government on or after October 1, 1985 through June 30, 1988.
- (3) The guidelines and standards in Rule 28-24.0281, F.A.C., for developments required to undergo development-of-regional-impact review shall apply to developers who receive authorization to commence development for this use from the local government on or after July 1, 1986 through June 30, 1993.
- (4) The guidelines and standards in Rules 28-24.029, 28-24.031, and 28-24.032, F.A.C., for developments required to undergo development-of-regional-impact review shall apply to

- developers who receive authorization to commence development for these uses from the local government on or after July 1, 1988.
- (5) Pursuant to the requirements of Section 369.307, Florida Statutes, the numerical thresholds for the types of development listed under the guidelines and standards in Rule 28-24.013, and subsections (1), (2), (3), (4), (6), (7), (8), and (9) in Rule 28-24.014, F.A.C., shall be reduced by 50 percent when applied to proposed developments entirely or partially located within the Wekiva River Protection Area where the developer received authorization to commence development from the local government on or after June 17, 1988.
 - (6) The guidelines and standards in Rule 28-24.030, F.A.C., for developments required to undergo development-of-regional-impact review shall apply to developers who receive authorization to commence development for this use from the local government on or after July 1, 1988 until July 5, 1989.
 - (7) The guidelines and standards in Rule 28-24.033, F.A.C., for developments required to undergo development-of-regional-impact review shall apply to developers who receive authorization to commence development for this use from the local government on July 6, 1989.
 - (8) The guidelines and standards in Rule 28-24.034, F.A.C., for developments required to undergo development-of-regional-impact review shall apply to developers who receive authorization to commence development for this use from the local government on or after July 7, 1989 until June 30, 1993.
 - (9) The guidelines and standards in Rules 28-24.035 and 28-24.036, F.A.C., for developments required to undergo development-of-regional-impact review shall apply to developers who receive authorization to commence development for these uses from the local government on or after July 1, 1993.
 - (10)
 - (a) Pursuant to Chapter 93-206, Laws of Florida, the following guidelines and standards shall apply to developments located within urban central business districts and regional activity centers for jurisdictions whose local comprehensive plan is in compliance with Part II of Chapter 163, Florida Statutes. These guidelines and standards apply to developments where the developer received authorization to commence development from the local government on or after the date on which a local government comprehensive plan amendment or ordinance as indicated below becomes effective after the date of adoption of this rule. This amendment shall specifically delineate the boundaries of an urban central business district or a regional activity center encompassing the development area and indicate that these boundaries shall be utilized for increased development-of-regional-impact guidelines and standards, consistent with the criteria of this rule. In order to expedite the use of these guidelines and standards, a local government may submit to the Department of Community Affairs, a proposed ordinance specifically delineating the boundaries of an urban central business district or a regional activity center encompassing the development, consistent with the criteria of this rule. Within thirty (30) days of receipt of the proposed ordinance, the Department of Community Affairs shall determine whether or not the proposed ordinance is consistent with the criteria of this rule. If the proposed ordinance is determined by the Department of Community Affairs to be consistent with the criteria of this rule, then the guidelines and standards for developments within the designated urban central business district or regional activity center shall take effect upon adoption of the ordinance by the local government. The local government shall subsequently adopt the ordinance designation by an amendment to the local government comprehensive plan at the next opportunity for amendment. The following guidelines and standards shall apply to developments within designated urban central business districts and regional activity centers:
 1. For residential, hotel, motel, office, or retail developments, the applicable guidelines and standards shall increase by 50 percent.

2. The applicable multi-use guidelines and standards shall increase by 100 percent, provided that one land use of the multi-use development is residential and the residential development amounts to not less than 35 percent of the jurisdiction's applicable residential threshold.
 3. For a resort or convention hotel development, the applicable hotel guidelines and standards shall increase by 150 percent, when the proposed development is located in a county with a population greater than 500,000, and the local government specifically designates that the proposed resort or convention hotel development will serve an existing convention center of more than 250,000 gross square feet built prior to July 1, 1992.
- (b) If any portion of a proposed development is located outside the delineated urban central business district or regional activity center boundary, then the increased guidelines and standards of subsection 28-24.014(10), F.A.C., shall not apply.
 - (c) The following definitions are provided to clarify terms used in subsection 28-24.014(10), F.A.C., and are not intended to establish or limit the regulatory authority of other agencies or programs.
 1. "Urban Central Business District" means the single urban core area of a municipality with a population of 25,000 or greater, which is located within an urbanized area as identified by the 1990 Census (1990 U.S. Department of Commerce, Bureau of Census publication, Census of Population and Housing Unit Counts (1990 CPH-2) maps, Report No. 11 for the State of Florida). The designated area shall be consistent with the local government comprehensive plan and future land use map intensities, shall contain mass transit service as defined in Chapter 9J-5, F.A.C., and shall contain high intensity, high density multi-use development which may include any of the following: retail; office, including professional and governmental offices; cultural, recreational, and entertainment facilities; high density residential; hotels and motels; or appropriate industrial activities.
 2. "Regional Activity Center" means a compact, high intensity, high density multi-use area designated as appropriate for intensive growth by the local government of jurisdiction and may include: retail; office; cultural, recreational and entertainment facilities; hotels and motels; or appropriate industrial activities. The designated area shall be consistent with the local government comprehensive plan and future land use map intensities; shall routinely provide service to, or be regularly used by, a significant number of citizens of more than one county; contain adequate existing public facilities as defined in Chapter 9J-5, F.A.C., or committed public facilities, as identified in the capital improvements element of the local government comprehensive plan; and shall be proximate and accessible to interstate or major arterial roadways.
 - (d) The guidelines and standards of subsection 28-24.014(10), F.A.C., shall not apply to urban central business district and regional activity centers designated in a local government comprehensive plan prior to the effective date of this rule. Such prior designated areas may propose to utilize the criteria of this rule by following the procedures of paragraph 28-24.014(10)(a), F.A.C. above.
- (11) The banded numerical guidelines and standards in Rules 28-24.015 through 28-24.036, F.A.C., shall be applied as follows:
- (a) A development that is at or below 80 percent of all numerical thresholds shall not be required to undergo development-of-regional-impact review.
 - (b) A development that is between 80 and 100 percent of a numerical threshold shall be presumed to not require development-of-regional-impact review.
 - (c) A development that is at 100 percent or between 100 and 120 percent of a numerical threshold shall be presumed to require development-of-regional-impact review.

(d) A development that is at or above 120 percent of any numerical threshold shall be required to undergo development-of-regional-impact review.

(12) The following chart is intended to illustrate the eighty, one hundred and one hundred twenty percentages of each numerical threshold. In the event of a conflict between the chart and the written thresholds, the written thresholds shall control. Development Threshold Percentage Type/Threshold Unit 80% 100% 120%

Development Type/Threshold Unit	Threshold Percentage		
	80%	100%	120%
(a) Expansion Runway/Terminal (Rule 28-24.015, F.A.C.)	20%	25%	30%
(b) Attraction/Recreation (Rule 28-24.016, F.A.C.)			
1. Single Performance			
a. Parking Spaces	2,000	2,500	3,000
b. Seats	8,000	10,000	12,000
2. Serial Performance			
a. Parking Spaces	800	1,000	1,200
b. Seats	3,200	4,000	4,800
(c) Hospitals – Beds (Rule 28-24.017, F.A.C.)	480	600	720
(d) Industrial (Rule 28-24.018, F.A.C.)			
1. Parking Spaces	2,000	2,500	3,000
2. Acres	256	320	384
(e) Mining (Rule 28-24.019, F.A.C.)			
1. Acres	80	100	120
2. Gallons	2.4M	3.0M	3.6M
(f) Office (Rule 28-24.020, F.A.C.)			
1. Gross Square Feet	240,000	300,000	360,000
2. Acres	24	30	36
3. Gross Square Feet*	480,000	600,000	720,000
(g) Petroleum Storage (Rule 28-24.021, F.A.C.)			
1. Barrels – within 1000 ft. of navigable water	40,000	50,000	60,000
2. Barrel – all others	160,000	200,000	240,000
(h) Ports (Marinas) (Rule 28-24.022, F.A.C.)			
1. Wet Storage or Mooring of Watercraft	80	100	120
2. Dry Storage of Watercraft	120	150	180
3. Wet/Dry Storage or Mooring of Watercraft**	240	300	360
4. Dry Storage of Watercraft in a Marina Constructed and in Operation prior to July 1, 1985	240	300	360
(i) Residential – dwelling units (Rule 28-24.023, F.A.C.)			
1. 25,000 population or less	200	250	300
2. 25,001-50,000 population	400	500	600
3. 50,001-100,000 population	600	750	900
4. 100,001-250,000 population	800	1,000	1,200
5. 250,001-500,000 population	1,600	2,000	2,400
6. 500,001 population or more	2,400	3,000	3,600
(j) Schools (Rule 28-24.024, F.A.C.)			
1. Full Time Equivalent Students	2,400	3,000	3,600
2. Expansion in design population – percentage	16%	20%	24%
(k) Retail (Rule 28-24.025, F.A.C.)			
1. Gross Square Feet	320,000	400,000	480,000
2. Acres	32	40	48
3. Parking Spaces	2,000	2,500	3,000
(l) Hotel/Motel (Rule 28-24.026, F.A.C.)			
1. Rooms	280	350	420
2. Rooms*	600	750	900
(m) Recreational Vehicle – Spaces (Rule 28-24.027, F.A.C.)	400	500	600

(n) Multi-Use – Percentage (Rule 28-24.028, F.A.C.)	104	130	156
(o) Airports (Rule 28-24.0281, F.A.C.) Expansion Runway/Terminal	20	25	30
(p) Industrial Plants, Industrial Parks and Distribution, Warehousing or Wholesaling Facilities (Rule 28-24.029, F.A.C.)			
1. Parking spaces	2,000	2,500	3,000
2. Acres	256	320	384
(q) Port Facilities (Rule 28-24.030, F.A.C.)			
1. Wet Storage or Mooring of Watercraft	120	150	180
2. Dry Storage of Watercraft	160	200	240
3. Wet or Dry Storage or Mooring of Watercraft in areas designated by Governor and Cabinet**	240	300	360
4. Dry Storage of Watercraft in a Marina Constructed and in Operation prior to July 1, 1985	240	300	360
5. Mixture of Wet and Dry Mooring or Storage of Watercraft – Percentage	80	100	120
(r) Retail and Service Development (Rule 28-24.031, F.A.C.)			
1. Gross Square Footage	320,000	400,000	480,000
2. Acres	32	40	48
3. Parking spaces	2,000	2,500	3,000
(s) Multi-Use Developments (Rule 28-24.032, F.A.C.)			
1. Two or more land uses	116	145	174
2. Three or more land uses, one of which is residential with at least 100 dwelling units or 15 percent of the applicable residential threshold, whichever is greater	128	160	192
(t) Port Facilities (Rule 28-24.033, F.A.C.)			
1. Wet Storage or Mooring of Watercraft	120	150	180
2. Dry Storage of Watercraft	160	200	240
3. Wet or Dry Storage or Mooring of Watercraft with all necessary approvals pursuant to Chapters 253, 373, and 403, Florida Statutes, and located outside Outstanding Florida Waters and Class II waters	320	400	480
4. Dry Storage of Watercraft in a Marina Constructed and in Operation prior to July 1, 1985	240	300	360
5. Mixture of Wet and Dry Mooring or Storage of Watercraft – Percentage	80	100	120
(u) Port Facilities (Rule 28-24.034, F.A.C.)			
1. Wet Storage or Mooring of Watercraft	120	150	180
2. Dry Storage of Watercraft	160	200	240
3. Wet or Dry Storage or Mooring of Watercraft with all necessary approvals pursuant to Chapters 253, 373, and 403, Florida Statutes, and located outside Outstanding Florida Waters and Class II waters	320	400	480
4. Dry Storage of Watercraft in a Marina Constructed and in Operation prior to July 1, 1985	240	300	360
5. Mixture of Wet and Dry Mooring or Storage of Watercraft – Percentage	80	100	120
(v) Airports (Rule 28-24.035, F.A.C.) Expansion Runway/Terminal ***	20	25	30

1. Percentages		
2. Gross Square Footage	40,000	50,000
(w) Port Facilities (Rule 28-24.036, F.A.C.)		
1. Wet Storage or Mooring of Watercraft	120	150
2. Dry Storage of Watercraft	160	200
3. Wet or Dry Storage or Mooring of Watercraft with all necessary approvals pursuant to Chapters 253, 373, and 403, Florida Statutes and located outside Outstanding Florida Waters and Class II waters	320	400
4. Dry Storage of Watercraft in a Marina Constructed and in Operation prior to July 1, 1985	240	300
5. Mixture of Wet and Dry Mooring or Storage of Watercraft – Percentage	80	100
6. Wet or Dry Storage or Mooring of Watercraft adjacent to an inland freshwater lake****	120	150
7. Wet or Dry Storage or Mooring of Watercraft of 40 feet in length or less of any type or purpose.*****	40	50

*In counties with population greater than 500,000, and only in geographic areas specifically designated as highly suitable for increased threshold intensity in the approved local comprehensive plan and the comprehensive regional policy plan. **In areas designated by the Governor and Cabinet in the state marina siting plan as suitable for marina construction. ***Expansion of existing terminal facilities at a non-hub or small hub commercial service airport shall not be presumed to be a DRI. ****Except for Lake Okeechobee or any lake which has been designated an Outstanding Florida Water. *****Exceptions to Section 380.0651(3)(e), Florida Statutes, requirements for DRI review shall not apply to any water port or marina facility located within or which serves physical development located within a coastal barrier resource unit on an unbridged barrier island designated pursuant to 16 U.S.C. 3501.

Specific Authority 380.06(2), 380.0651 (Supp. 1988), 369.307 (Supp. 1988)FS. Section 52, Chapter 93-206, Laws of Florida. Law Implemented 380.06 FS. Chapter 93-206, Laws of Florida. History–New 12-31-85, Formerly 27F-2.014, Amended 7-25-89, 1-5-94.

28-24.015 Airports.

- (1) Any of the following proposed airport construction projects shall be presumed to be a development of regional impact:
 - (a) A new airport with paved runways.
 - (b) A new paved runway.
 - (c) A new passenger terminal facility.
- (2)
 - (a) Subject to Section 380.06(2)(d), Florida Statutes, the proposed expansion of an existing runway or terminal facility by 25 percent or more on a commercial service airport or a general aviation airport with regularly scheduled flights shall be a development of regional impact.
 - (b) For the purpose of this rule, runway expansion shall include strengthening the runway when the strengthening will result in an increase in aircraft size, or the addition of jet aircraft utilizing the airport.

- (3) Any airport development 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 shall not be presumed to be a development of regional impact.

Specific Authority 380.0651(3)(a)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.015.

28-24.016 Attractions and Recreation Facilities.

Subject to Section 380.06(2)(d), Florida Statutes, any sports, entertainment, amusement, or recreation facility, including, but not limited to, sports arenas, stadiums, race tracks, tourist attractions, amusement parks, and pari-mutual facilities, the proposed construction or expansion of which:

- (1) For single performance facilities:
- (a) Provides parking spaces for more than 2,500 cars; or
 - (b) Provides more than 10,000 permanent seats for spectators; or
 - 1. Percentages
 - 2. Gross Square Footage 40,000 50,000 60,000
 - (c) Port Facilities (Rule 28-24.036, F.A.C.)
 - 1. Wet Storage or Mooring of Watercraft 120 150 180
 - 2. Dry Storage of Watercraft 160 200 240
 - 3. Wet or Dry Storage or Mooring 320 400 480 of Watercraft with all necessary approvals pursuant to Chapters 253, 373, and 403, Florida Statutes and located outside Outstanding Florida Waters and Class II waters
 - 4. Dry Storage of Watercraft in a 240 300 360 Marina Constructed and in Operation prior to July 1, 1985
 - 5. Mixture of Wet and Dry Mooring 80 100 120 or Storage of Watercraft – Percentage
 - 6. Wet or Dry Storage or Mooring 120 150 180 of Watercraft adjacent to an inland freshwater lake****
 - 7. Wet or Dry Storage or Mooring 40 50 60 of Watercraft of 40 feet in length or less of any type or purpose.*****
- (2) For serial performance facilities:
- (a) Provides parking spaces for more than 1,000 cars; or
 - (b) Provides more than 4,000 permanent seats for spectators; shall be a development of regional impact. For purposes of this subsection, “serial performance facilities” means those using their parking areas or permanent seating more than one time per day on a regular or continuous basis.

Specific Authority 380.0651(3)(b)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.016.

28-24.017 Hospitals.

- (1) Any proposed hospital where the application for a certificate of need under Section 381.494, Florida Statutes, shows in the statement of purpose and need that such hospital is designed to serve the citizens of more than one county shall be presumed to be a development of regional impact.
- (2) Subject to Section 380.06(2)(d), Florida Statutes, any proposed hospital which has a design capacity of more than six hundred (600)beds shall be a development of regional impact.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.0651 FS. History–New 12-31-85, Formerly 27F-2.017.

28-24.018 Industrial Plants and Industrial Parks.

Subject to Section 380.06(2)(d), Florida Statutes, any proposed industrial, manufacturing, or processing plant under common ownership, or any proposed industrial park under common ownership which provides sites for industrial, manufacturing, or processing activity which:

- (1) Provides parking for more than 2,500 motor vehicles; or
- (2) Occupies a site greater than 320 acres, shall be a development of regional impact.

Specific Authority 380.0651(3)(c)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.018.

28-24.019 Mining Operations.

(1) Subject to Section 380.06(2)(d), Florida Statutes, the following development shall be a development of regional impact and subject to the requirements of Chapter 380, Florida Statutes: Any proposed solid mineral mining operation which annually requires the removal or disturbance of solid minerals or overburden over an area, whether or not contiguous, greater than one hundred (100) acres or whose proposed consumption of water would exceed three million (3,000,000) gallons per day. In computing the acreage for this purpose, a removal or disturbance of solid minerals or overburden shall be considered part of the same operation if it is all located within a circle, the radius of which is one mile and the center of which is located in an area of removal or disturbed solid minerals or overburden.

(2) As used in this section:

(a) The term “overburden” means the natural covering of any solid material sought to be mined, including, but not limited to soils, sands, rocks, gravel, limestone, water or peat.

(b) The term “solid mineral” includes, but is not limited to, clay, sand, gravel, phosphate rock, lime, shells (excluding live shellfish), stone and any rare earths contained in the soils or waters of this state, which have theretofore been discovered or may be hereafter discovered.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.0651 FS. History–New 12-31-85, Formerly 27F-2.019.

28-24.020 Office Development.

Subject to Section 380.06(2)(d), Florida Statutes, any proposed office building or park operated under common ownership, development plan, or management, that:

- (1) Encompasses 300,000 or more square feet of gross floor area;
- (2) Has a total site size of 30 or more acres; or
- (3) Encompasses more than 600,000 square feet of gross floor area in counties with a population greater than 500,000 and only in geographic areas specifically designated as highly suitable for increased threshold intensity in the approved local comprehensive plan and in the comprehensive regional policy plan; shall be a development of regional impact.

Specific Authority 380.0651(3)(d)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.020.

28-24.021 Petroleum Storage Facilities.

(1) Subject to Section 380.06(2)(d), Florida Statutes, the following developments shall be developments of regional impact and subject to the requirements of Chapter 380, Florida Statutes:

- (a) Any proposed facility or combination of facilities located within one thousand (1,000) feet of any navigable water for the storage of any petroleum product with a storage capacity of over fifty thousand (50,000) barrels.
- (b) Any other proposed facility or combination of facilities for the storage of any petroleum product, with a storage capacity of over two hundred thousand (200,000) barrels.
- (2) For the purpose of this rule, “barrel” shall mean forty-two (42) U. S. Gallons.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.0651 FS. History–New 12-31-85, Formerly 27F-2.021.

28-24.022 Port Facilities.

Subject to Section 380.06(2)(d), Florida Statutes, the proposed construction of any waterport or marina shall be a development of regional impact, except those designed for:

- (1) The wet storage or mooring of less than 100 watercraft used exclusively for sport, pleasure or commercial fishing.
- (2) The dry storage of less than 150 watercraft used exclusively for sport, pleasure, or commercial fishing.
- (3) The wet or dry storage or mooring of less than 300 watercraft used exclusively for sport, pleasure, or commercial fishing in an area designated by the Governor and Cabinet in the state marina siting plan as suitable for marina construction.
- (4) The dry storage of less than 300 watercraft used exclusively for sport, pleasure, or commercial fishing at a marina constructed and in operation prior to July 1, 1985.

Specific Authority 380.0651(3)(e)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.022.

28-24.023 Residential Developments.

- (1) Subject to Section 380.06(2)(d), Florida Statutes, the following developments shall be developments of regional impact: Any proposed residential development that is planned to create or accommodate more than the following number of dwelling units:
 - (a) In counties with a population of less than 25,000 – 250 dwelling units.
 - (b) In counties with a population between 25,000 and 50,000 – 500 dwelling units.
 - (c) In counties with a population between 50,001 and 100,000 – 750 dwelling units.
 - (d) In counties with a population between 100,001 and 250,000 – 1,000 dwelling units.
 - (e) In counties with a population between 250,001 and 500,000 – 2,000 dwelling units.
 - (f) In counties with a population in excess of 500,000 – 3,000 dwelling units. However, any residential development twenty-five percent of which is located within two (2) miles or less of a county line shall be treated as if it were located in the less populous county.
- (2) As used in this rule the term “residential development” shall include but not be limited to:
 - (a) The subdivision of any land attributable to common ownership into lots, parcels, units or interests, or
 - (b) Land or dwelling units which are part of a common plan of rental, advertising, or sale, or
 - (c) The construction of residential structures, or
 - (d) The establishment of mobile home parks.
- (3) As used in this rule the term “dwelling unit” shall mean a single room or unified combination of rooms, regardless of form of ownership, that is designed for residential use by a single family. This definition shall include, but not be limited to, condominium units, individual apartments and individual houses.
- (4) For the purpose of this rule the population of the county shall be the most recent estimate for that county, at the time of the application for a development permit. The most recent estimate shall be

that determined by the Executive Office of the Governor pursuant to Section 23.019, Florida Statutes.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.0651 FS. History–New 12-31-85, Formerly 27F-2.023.

28-24.024 Schools.

- (1) Subject to Section 380.06(2)(d), Florida Statutes, the following development shall be a development of regional impact: The proposed construction of any public, private or proprietary post-secondary educational campus which provides for a design population of more than three thousand (3,000) full-time equivalent students, or the proposed physical expansion of any public, private or proprietary post-secondary educational campus having such a design population, by at least twenty percent (20%) of the design population.
- (2) As used in this section, the term “full-time equivalent student” shall mean enrollment for fifteen (15) quarter hours during a single academic semester. In area vocational schools or other institutions which do not employ semester hours or quarter hours in accounting for student participation, enrollment for eighteen (18) contact hours shall be considered equivalent to one quarter hour and enrollment for twenty-seven (27) contact hours shall be considered equivalent to one semester hour.

Specific Authority 380.06(2)FS. Law Implemented 380.06, 380.0651 FS. History–New 12-31-85, Formerly 27F-2.024.

28-24.025 Retail, Service, and Wholesale Development.

Subject to the provisions of Section 380.06(2)(d), Florida Statutes, any proposed retail, service, or wholesale business establishment or group of establishments operated under one common property ownership, development plan, or management that:

- (1) Encompasses more than 400,000 square feet of gross area; or
- (2) Occupies more than 40 acres of land; or
- (3) Provides parking spaces for more than 2,500 cars; shall be a development of regional impact.

Specific Authority 380.0651(3)(f)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.025.

28-24.026 Hotel or Motel Development.

Subject to Section 380.06(2)(d), Florida Statutes, the following developments shall be a development of regional impact:

- (1) Any proposed hotel or motel development that is planned to create or accommodate 350 or more units; or
- (2) Any proposed hotel or motel development that is planned to create or accommodate 750 or more units, in counties with a population greater than 500,000, and only in geographic areas specifically designated as highly suitable for increased threshold intensity in the approved local comprehensive plan and the comprehensive regional policy plan.

Specific Authority 380.0651(3)(g)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.026.

28-24.027 Recreational Vehicle Development.

Subject to Section 380.06(2)(d), Florida Statutes, any proposed recreational vehicle development planned to create or accommodate 500 or more spaces shall be a development of regional impact.

Specific Authority 380.0651(3)(h)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.027.

28-24.028 Multi-Use Development.

Subject to Section 380.06(2)(d), Florida Statutes, any proposed development with two or more land uses under common ownership, development plan, advertising or management where the sum of the percentages of the appropriate thresholds identified in Rules 28-24.015 through 28-24.027, F.A.C., for each land use in the development is equal to or greater than 130 percent shall be a development of regional impact. This threshold is in addition to, and does not preclude, a development from being required to undergo development-of-regional-impact review under any other threshold.

Specific Authority 380.0651(3)(i)FS. Law Implemented 380.06 FS. History–New 12-31-85, Formerly 27F-2.028.

28-24.0281 Airports.

- (1) Any of the following airport construction projects shall be presumed to be a development of regional impact:
 - (a) A new commercial service or general aviation airport with paved runways.
 - (b) A new commercial service or general aviation paved runway.
 - (c) A new passenger terminal facility.
- (2)
 - (a) Expansion of an existing runway or terminal facility by 25 percent or more on a commercial service airport or a general aviation airport with regularly scheduled flights shall be presumed to be a development of regional impact.
 - (b) For the purpose of this section, runway expansion shall include strengthening the runway when the strengthening will result in an increase in aircraft size or the addition of jet aircraft utilizing the airport.
- (3) Any airport development 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 shall not be presumed to be a development of regional impact.

Specific Authority 380.0651(3)(a)FS. Law Implemented 380.06 FS. History–New 1-5-94.

28-24.029 Industrial Plants, Industrial Parks and Distribution, Warehousing or Wholesaling Facilities.

Subject to Section 380.06(2)(d), Florida Statutes, any proposed industrial, manufacturing, or processing plant, or distribution, warehousing, or wholesaling facility, excluding wholesaling developments which deal primarily with the general public on-site, under common ownership, or any proposed industrial, manufacturing, or processing activity or distribution, warehousing, or wholesaling activity, excluding wholesaling activities which deal primarily with the general public on-site, which:

- (1) Provides parking for more than 2,500 motor vehicles; or
- (2) Occupies a site greater than 320 acres.

Specific Authority 380.0651(3)(c)FS. Law Implemented 380.06 FS. History–New 7-25-89.

28-24.030 Port Facilities.

Subject to Section 380.06(2)(d), Florida Statutes, the proposed construction of any waterport or marina shall be a development of regional impact, except one designed for:

- (1) The wet storage or mooring of less than 150 watercraft used exclusively for sport, pleasure, or commercial fishing.

- (2) The dry storage of less than 200 watercraft used exclusively for sport, pleasure, or commercial fishing.
- (3) The wet or dry storage or mooring of less than 300 watercraft used exclusively for sport, pleasure, or commercial fishing in an area designated by the Governor and Cabinet in the state marina siting plan as suitable for marina construction.
- (4) The dry storage of less than 300 watercraft used exclusively for sport, pleasure, or commercial fishing at a marina constructed and in operation prior to July 1, 1985.
- (5) Any proposed marina development with both wet and dry mooring or storage used exclusively for sport, pleasure, or commercial fishing, where the sum of percentages of the applicable wet and dry mooring or storage thresholds equals 100 percent. This threshold is in addition to, and does not preclude, a development from being required to undergo development of regional impact review under subsections (1), (2), and (4) of this rule.

Specific Authority 380.0651(3)(e)FS. Law Implemented 380.06 FS. History—New 7-25-89.

28-24.031 Retail and Service Development.

Subject to Section 380.06(2)(d), Florida Statutes, any proposed retail, service or wholesale business establishment or group of establishments which deals primarily with the general public on-site, operated under one common property ownership, development plan, or management that:

- (1) Encompasses more than 400,000 square feet of gross area;
- (2) Occupies more than 40 acres of land; or
- (3) Provides parking spaces for more than 2,500 cars.

Specific Authority 380.0651(3)(f)FS. Law Implemented 380.06 FS. History—New 7-25-89.

28-24.032 Multi-Use Development.

Subject to Section 380.06(2)(d), Florida Statutes, the following development shall be a development of regional impact:

- (1) Any proposed development with two or more land uses where the sum of the percentages of the appropriate thresholds identified in Rules 28-24.015 through 28-24.017, 28-24.019 through 28-24.021, 28-24.023 through 28-24.024, 28-24.026 through 28-24.027 and 28-24.029 through 28-24.031, F.A.C., for each land use in the development is equal to or greater than 145 percent; or
- (2) Any proposed development with three or more land uses, one of which is residential and contains 100 dwelling units or 15 percent of the applicable residential threshold, whichever is greater, where the sum of the percentages of the appropriate thresholds identified in Rules 28-24.015 through 28-24.017, 28-24.019 through 28-24.021, 28-24.023 through 28-24.024, 28-24.026 through 28-24.027 and 28-24.029 through 28-24.031, F.A.C., for each land use in the development is equal to or greater than 160 percent. The thresholds listed in subsections (1) and (2) of this paragraph are in addition to, and do not preclude, a development from being required to undergo development of regional impact review under any other threshold.

Specific Authority 380.06(2)(c), 380.0651(3)FS (Supp. 1988). Law Implemented 380.06 FS. History—New 7-25-89.

28-24.033 Port Facilities.

The proposed construction of any waterport or marina is required to undergo development-of-regional-impact review, except one designed for:

- (1)
 - (a) The wet storage or mooring of fewer than 150 watercraft used exclusively for sport, pleasure, or commercial fishing, or

- (b) The dry storage of fewer than 200 watercraft used exclusively for sport, pleasure, or commercial fishing, or
 - (c) The wet or dry storage or mooring of fewer than 400 watercraft used exclusively for sport, pleasure, or commercial fishing with all necessary approvals pursuant to Chapters 253, 373, and 403, Florida Statutes, and located outside Outstanding Florida Waters and Class II waters. In addition to the foregoing, the Department of Environmental Protection must determine in writing that the marina is located so that it will not adversely impact Outstanding Florida Waters or Class II waters and will not contribute boat traffic in a manner that will have an adverse impact on an area known to be, or likely to be, frequented by manatees. The Department of Environmental Protection determination shall constitute final agency action pursuant to Chapter 120, Florida Statutes.
- (2) The dry storage of fewer than 300 watercraft used exclusively for sport, pleasure, or commercial fishing at a marina constructed and in operation prior to July 1, 1985.
 - (3) Any proposed marina development with both wet and dry mooring or storage used exclusively for sport, pleasure, or commercial fishing, where the sum of percentages of the applicable wet and dry mooring or storage thresholds equals 100 percent. This threshold is in addition to, and does not preclude, a development from being required to undergo development-of-regional-impact review under paragraphs (1)(a) and (1)(b) and subsection (2) of this rule.

Specific Authority 380.0651(3)(e)FS. Law Implemented 380.06 FS. History—New 1-5-94.

28-24.034 Port Facilities.

The proposed construction of any waterport or marina is required to undergo development-of-regional-impact review, except one designed for:

- (1)
 - (a) The wet storage or mooring of fewer than 150 watercraft used exclusively for sport, pleasure, or commercial fishing, or
 - (b) The dry storage of fewer than 200 watercraft used exclusively for sport, pleasure, or commercial fishing, or
 - (c) The wet or dry storage or mooring of fewer than 400 watercraft used exclusively for sport, pleasure, or commercial fishing with all necessary approvals pursuant to Chapters 253, 373, and 403, Florida Statutes, and located outside Outstanding Florida Waters and Class II waters. In addition to the foregoing, the Department of Environmental Protection must determine in writing that the marina is located so that it will not adversely impact Outstanding Florida Waters or Class II waters and will not contribute boat traffic in a manner that will have an adverse impact on an area known to be, or likely to be, frequented by manatees. The Department of Environmental Protection determination shall constitute final agency action pursuant to chapter 120.
- (2) The dry storage of fewer than 300 watercraft used exclusively for sport, pleasure, or commercial fishing at a marina constructed and in operation prior to July 1, 1985.
- (3) Any proposed marina development with both wet and dry mooring or storage used exclusively for sport, pleasure, or commercial fishing, where the sum of percentages of the applicable wet and dry mooring or storage thresholds equals 100 percent. This threshold is in addition to, and does not preclude, a development from being required to undergo development-of-regional-impact review under paragraphs (1)(a) and (1)(b) and subsection (2) of this rule.

Specific Authority 380.0651(3)(e)FS. Law Implemented 380.06 FS. History—New 1-5-94.

28-24.035 Airports.

- (1) Any of the proposed airport construction projects shall be presumed to be a development of regional impact:
 - (a) A new commercial service or general aviation airport with paved runways.
 - (b) A new commercial service or general aviation paved runway.
 - (c) A new passenger terminal facility.
- (2)
 - (a) Expansion of an existing runway or terminal facility by 25 percent or 50,000 square feet, whichever is greater, on a commercial service airport or general aviation airport with regularly scheduled flights shall be presumed to be a development of regional impact. However, expansion of existing terminal facilities at a non-hub or small hub commercial service airport shall not be presumed to be a development of regional impact.
 - (b) For the purpose of this section, runway expansion shall include strengthening the runway when the strengthening will result in an increase in aircraft size or the addition of jet aircraft utilizing the airport.
- (3) Any airport development 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 shall not be presumed to be a development of regional impact.

Specific Authority Section 54, Chapter 93-206, Laws of Florida. Law Implemented Chapter 93-206, Laws of Florida. History—New 1-5-94.

28-24.036 Port Facilities.

The proposed construction of any waterport or marina is required to undergo development of regional impact review, except one designed for:

- (1)
 - (a) The wet storage or mooring of fewer than 150 watercraft used exclusively for sport, pleasure, or commercial fishing, or
 - (b) The dry storage of fewer than 200 watercraft used exclusively for sport, pleasure, or commercial fishing, or
 - (c) The wet or dry storage or mooring of fewer than 400 watercraft used exclusively for sport, pleasure, or commercial fishing with all necessary approvals pursuant to Chapters 253, 373, and 403, Florida Statutes, and located outside Outstanding Florida Waters and Class II waters, or
 - (d) The wet or dry storage or mooring of fewer than 150 watercraft on or adjacent to an inland freshwater lake except Lake Okeechobee or any lake which has been designated an Outstanding Florida Water, or
 - (e) The wet or dry storage or mooring of fewer than 50 watercraft of 40 feet in length or less of any type or purpose. The exceptions to Section 380.0651(3)(e), Florida Statutes, requirements for development of regional impact review shall not apply to any waterport or marina facility located within or which serves physical development located within a coastal barrier resource unit on an unbridged barrier island designated pursuant to 16 U.S.C. 3501. In addition to the foregoing, in order for any exception from requirements for development of regional impact review to apply to a particular waterport or marina development, the Department of Environmental Protection must determine through the issuance of an order that the marina is located so that it will not adversely impact Outstanding Florida Waters or Class II waters and will not contribute boat traffic in a manner that will have an adverse impact on an area known to be, or likely to be, frequented by manatees. Any Department of Environmental Protection order shall constitute final agency action pursuant to Chapter 120, Florida Statutes.
- (2) The dry storage of less than 300 watercraft used exclusively for sport, pleasure, or commercial fishing at a marina constructed and in operation prior to July 1, 1985.

- (3) Any proposed marina development with both wet and dry mooring or storage used exclusively for sport, pleasure, or commercial fishing, where the sum of percentages of the applicable wet and dry mooring or storage thresholds equals 100 percent. This threshold is in addition to, and does not preclude, a development of regional impact review under paragraphs (1)(a), (1)(b), and subsection (2) of this rule.

Specific Authority Section 54, Chapter 93-206, Laws of Florida. Law Implemented Chapter 93-206, Laws of Florida. History—New 1-5-94.