

# GLOSSARY

**AAA BOND RATINGS** - Bonds which are rated AAA are judged to be of the best quality. They carry the smallest degree of investment risk and are generally referred to as "gilt edge". Interest payments are protected by a large or by an exceptionally stable margin and principal is secure.

**AA BOND RATINGS** - Bonds which are rated AA are judged to be of high quality by all standards. Together with the AAA group they comprise what are generally known as high grade bonds. They are rated lower than the best bonds because margins of protection may not be as large as in AAA securities of fluctuation of protective elements may be of greater amplitude or there may be other elements present which make the long term risks appear somewhat larger than in AAA securities.

**ADJUSTED FOR FAMILY SIZE** – means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

**ADJUSTED GROSS INCOME** – means all wages, regular cash or noncash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

**AD VALOREM TAX** - A tax levied in proportion to the assessed value of taxable property.

**AFFORDABLE HOUSING** - means housing for which monthly gross rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30% of that amount which represents the percentage of median adjusted gross annual income for the households or persons indicated in s. 420.0004, F.S. (1991).

**AGRICULTURAL USES** - Activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

**AIRPORT CLEAR ZONE** - A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

**AIRPORT FACILITY** - Any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of a aft, or privately owned paved runways of 4,000 or more feet in length and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

**AIRPORT OBSTRUCTION** - Any structure, object of natural growth, existing condition, or use of land which obstructs the airspace racked for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

**AMENDMENT** – means any action of a local government which has the effect of amending,

adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning cost, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in Subsection 163.3187(2), F.S. Throughout this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.

**AREAS SUBJECT TO COASTAL FLOODING** - means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation.

**ARTERIAL ROAD** - A roadway providing service which is relatively continuous and or relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

**BEACH** - The zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. "Beach", as used in the coastal management element requirements, is limited to oceanic and estuarine shorelines.

**BEACH SOIL** - Consists of narrow strips of tide-washed sand bordering islands and parts of the mainland. Most areas are covered during storms and daily at high tide. The beach sand has been deposited, mixed and reworked by waves. It is firm or compact when moist and loose when dry. This sand is light gray to white and consists mainly of fine quartz particles in which there are varying quantities of medium to coarse shell fragments.

**BICYCLE AND PEDESTRIAN WAYS** - Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

**CAPITAL BUDGET** - The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

**CAPITAL IMPROVEMENT** - Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

**CENTRAL BUSINESS DISTRICT** - means a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

**CLUSTERING** – means the grouping together of structures and infrastructure on a portion of a development site.

**COASTAL AREA** - means the 35 coastal counties and all coastal municipalities within their boundaries designated by the State land planning agency. These local governments are listed

in the document entitled "Local Governments Required to Include Coastal Management Elements in Their Comprehensive Plans" dated July 1, 1986, and available from the Department upon request. The local governments listed in the document and any other communities that incorporate subsequent to July 1, 1986, and meet the criteria in Chapter 380.24, F.S., shall also be included in the coastal area.

**COASTAL BARRIERS** - Barrier islands, spits, peninsulas, or similar land forms, including the Florida Keys, which front on the Atlantic Ocean, Gulf of Mexico, or Straits of Florida and which separate estuaries or harbors from the open waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida.

**COASTAL HIGH HAZARD AREAS** (also "high-hazard coastal areas") - means the evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government.

**COASTAL OR SHORE PROTECTION STRUCTURES** - Shorehardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.

**COLLECTOR ROAD** - A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

**COMMERCIAL USES** - Activities within land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services.

**COMMUNITY COMMERCIAL** - Community commercial areas are those commercial areas compatible with the type and scale of surrounding land uses.

**COMMUNITY PARK** - A park located near major roadways, and designed to serve the no of more than one neighborhood.

**COMPATIBILITY** – means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

**COMPOSITION** – means the make-up of various land uses by types, extent, intensity, density, or otherwise which are included in a development or land use category.

**CONCURRENCY** - means that the necessary public facilities and services to maintain the adopted level of service standard are available when the impacts of development occur.

**CONCURRENCY MANAGEMENT SYSTEM** - means the procedures and/or process that the all local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

**CONE OF INFLUENCE** - An area around one or more major waterwells, the boundary of which

is determined by the government agency having specific authority to make such a determination based on groundwater travel or drawdown depth.

**CONSERVATION** - Lands and waters within the coastal zone that provide buffer zones for preservation areas, but are not absolutely critical to regional ecological integrity (except in wildlife refuges). However, because of their physical character or present use, these areas require precautions when being converted to development in order to avoid direct or indirect consequences harmful to the public health, safety and welfare. These areas include: Class III waters, smaller groupings of mangrove trees, smaller freshwater swamps, aquatic preserves, river flood plains, wildlife refuges, and marginal lands.

**CONSERVATION USES** - Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

**CURRENTLY AVAILABLE REVENUE SOURCES** – means an existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

**DEEPWATER PORTS** - The ports of Jacksonville, Tampa, Port Everglades, Miami, Port Canaveral, Ft. Pierce, Palm Beach, Port Manatee, Port St. Joe, Panama City, St. Petersburg, and Pensacola.

**DENSITY** – means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

**DEPARTMENT** - The Florida Department of Community Affairs.

**DEVELOPMENT** – has the meaning described in s. 380.04, F.S.

**DEVELOPMENT CONTROLS** – means standards in the comprehensive plan which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps.

**DISTRIBUTION** – means the spatial array of land uses throughout an area.

**DRAINAGE BASIN** -The area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

**DRAINAGE DETENTION STRUCTURE** - A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

**DRAINAGE FACILITIES** - A system of man-made structures designed to collect, convey, hold,

divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

**DRAINAGE RETENTION STRUCTURE** - A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

**DUNE** - A mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune which intercepts the 100-year storm surge.

**EDUCATIONAL USES** - Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

**ENVIRONMENTALLY SENSITIVE LANDS** - means areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993.

**ESTUARY** - A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. "Estuaries" include bays, embayments, lagoons, sounds and tidal streams.

**EVACUATION ROUTES** - Routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

**EVALUATION AND APPRAISAL REPORT** – means an evaluation and appraisal report as adopted by the local governing body in accordance with the requirements of Section 163.3191, Florida Statutes.

**EXOTIC VEGETATION** - A plant that is not native to a particular area. In this area exotic plant species can include the punk tree (*Melaleuca* streetscape project.), Australian pine (*Casuarina* so.) and Brazilian pepper (*Schinus* up.)

**EXTENT** – means the amount of development, including the area or size in acres.

**FACILITY AVAILABILITY** – means whether or not a facility is available in a manner to satisfy the concurrency management system.

**FLOODPLAIN** - means areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on flood insurance rate maps or flood hazard boundary maps.

**FLOODPRONE AREAS** – means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**FOSTER CARE FACILITY** - A facility which houses foster residents and provides a family living

environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

**FUNCTIONAL RELATIONSHIP** – means a complementary and interactive relationship among land uses or development, including at a minimum a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs or workers between land uses or developments.

**FRANCHISE TAXES/FEES** - A charge levied against a corporation or individual by a local government in return for granting a privilege, sanctioning a monopoly or permitting the use of public property.

**GOAL** - The long-term end toward which programs or activities are ultimately directed.

**GROUP HOME** - A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**HAZARDOUS WASTE** - Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

**HIGH RECHARGE AREA or PRIME RECHARGE AREA** – means an area so designated by the appropriate water management district government board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water.

**HISTORICALLY SIGNIFICANT HOUSING** - Homes that are listed in the National Register of Historic Sites or on the Florida Master Site File.

**HISTORIC RESOURCES** - All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

**HURRICANE CLEARANCE TIME** - Clearance time consists of three components: mobilization rate, travel time and queuing or delay time. Mobilization rate refers to the response rate of the evacuating population. Travel related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation.

**HURRICANE SHELTER** – means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

**INDUSTRIAL USES** – means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**INFRASTRUCTURE** – means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**INTENSITY** – means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

**INTERAGENCY HAZARD MITIGATION REPORT** – means the recommendations of a team of federal, state, regional, or local officials which address measures to reduce the potential for future flood losses and which is prepared in response to a Presidential Disaster Declaration.

**LEVEL OF SERVICE** – means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**LIMITED ACCESS FACILITY** – means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

**LOCAL PEACETIME EMERGENCY PLAN** – means the plans prepared by the county civil defense or county emergency management agency addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation.

**LOCAL ROAD** - A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

**LOW INCOME HOUSEHOLD** - has the meaning provided in s. 420.0004, F.S. (1991).

**MAJOR TRIP GENERATORS OR ATTRACTORS** - Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

**MANUFACTURED HOME** – means a residential manufactured home meeting the definition in s. 320.01, F.S. (1992 Supp.).

**MARINE HABITAT** - Areas where living marine resources naturally occur, such as mangroves, seagrass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

**MARINE WETLANDS** - Areas with a water regime dewed primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17-4.02 (17), Florida Administrative Code, "Submerged Marine Species."

**MASS TRANSIT** - Passenger services provided by public, private, or nonprofit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

**MILLAGE** - The tax rate expressed as dollars per \$1,000 of taxable value.

**MINERALS** - All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

**MITIGATION** - To offset or improve negative impacts, through one or more of the following five measures:

1. Avoiding the impact altogether by not taking action or parts of certain action;
2. Minimizing the impact by limiting the degree or magnitude of the action and its implementation;
3. Rectifying the Impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
5. Compensating for the impact by replacing or providing substitute resources or environment.

**MOBILE HOME** - means a structure meeting the definition in s. 320.01, F.S. (1992 Supp.).

**MODERATE INCOME HOUSEHOLD** - has the meaning provided in s. 420.0004, F.S. (1991).

**NATIVE VEGETATION** - Plant life that is indigenous to a particular area or region. See vegetative communities.

**NATURAL DRAINAGE FEATURES** - The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes, and wetlands.

**NATURAL DRAINAGE FLOW** – means the pattern of surface and stormwater drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

**NATURAL GROUNDWATER AQUIFER RECHARGE AREAS or NATURAL GROUNDWATER RECHARGE AREAS or GROUNDWATER RECHARGE AREAS** – means areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

**NATURAL RESERVATIONS** - Areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional, or local government or non-profit agency such as: national parks, state parks, lands puked under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves,



monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

**NEIGHBORHOOD PARK** - A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**NONPOINT SOURCE POLLUTION** - Any source of water pollution that is not a point source.

**OBJECTIVE** - A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**OCEANIC WATERS** - Waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida, but does not include bays, lagoons, or harbors.

**OPEN SPACES** - Undeveloped lands suitable for passive recreation or conservation uses.

**OVERRIDING PUBLIC INTEREST** - In determining whether a project is not contrary to public interest or is clearly in the public interest, the council may consider and balance the following criteria:

1. The degree to which the project will adversely affect the public health, safety, or welfare or the property of others;
2. The degree to which the project will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats;
3. If the project will be of a temporary or permanent nature;
4. The degree to which the project will adversely affect or will enhance significant historical and archaeological resources under the provision of Section 267.067, Florida Statutes; and
5. The degree to which the current condition and relative value of functions being performed by areas affected by the proposed project or activity are degraded.

If a proposed project or activity is unable to otherwise meet the above criteria, the local governing body, in deciding to grant or deny a proposal for development, may consider nearer proposed by or acceptable to the applicant to mitigate adverse effects which may be caused by the project.

**PARATRANSIT** - Transit services, including ridesharing, car or van pools, demand responsive buses, and other public transit service=, which are characterized by their nonscheduled, non-fixed route nature.

**PARK** - A neighborhood, community, or regional park.

**PLAYGROUND** - A recreation area with play apparatus

**POINT SOURCE POLLUTION** - Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

**POLICY** - The way in which programs and activities are conducted to achieve an identified goal.

**POLLUTION** - The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**PORT FACILITY** - Harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings! wharves, docket markets, structures! buildings piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

**POTABLE WATER FACILITIES** - A system of structures designed to collect, treat, or distribute potable water, and includes water well, treatment plants reservoirs, and distribution mains.

**POTABLE WATER WELLFIELD** – means the site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**PRESERVATION** - Areas that need to be protected from any further development. The preservation concept includes consideration of ecologically sensitive flora and fauna, as well as, fragile topographic features. Included are important historical and archaeological sites and any unique environmental features or systems peculiar to the region, such as: Class I and II waters, marine grass beds, coastal marshes with tidal influence, mangrove forests, beach and dune systems fronting the Gulf of Mexico, estuarine beaches, and larger freshwater swamps and marshes.

**PRIVATE RECREATION SITES** – means sites owned by private, commercial, or nonprofit entities available to the public for purposes of recreational use.

**PUBLIC INTEREST** - That which is in the interest of the people of a state as a whole. Some argue that a singular public interest (common good) does not exist but that there are many public interests.

**PUBLIC RECREATION SITES** - Sites owned or leased on a long-term basis by a federal! states regional! or local government agency for purposes of recreational use.

**PUBLIC ACCESS** - The ability of the public to physically reach enter or use recreation sites including beaches and shores.

**PUBLIC BUILDINGS AND GROUNDS** - Structures or lands that are owned, leased or operated by a government entity such as civic and community centers, hospitals libraries, police stations, fire stations, and government administration buildings.

**PUBLIC FACILITIES** -Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities! educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.

**PUBLIC FACILITIES AND SERVICES** – which must be made available concurrent with the impacts of development means those covered by comprehensive plan elements required by Section 163.3177, Florida Statutes, and for which level of service stands must be adopted under Chapter 9J-5, Florida Administrative Code. The public facilities and services are: roads, Rule 9J-5.007(3)(c)1; sanitary sewer, Rule 9J-5.011(2)(c)2.a.; solid waste, Rule 9J-5.011(2)(c)2.b.; stormwater, Rule 9J-5.011(2)(c)2.c.; potable water, Rule 9J-5.011(2)(c)2.d.; parks and recreation, Rule 9J-5.014(3)(c)4.; and mass transit, Rule 9J-5.008(3)(c)1.; if applicable.

**PURCHASE OF DEVELOPMENT RIGHTS** – means the acquisition of a governmentally recognized right to develop land which is severed from the realty and held or further conveyed by the purchaser.

**RECREATION** - The pursuit of leisure time activities occurring in an indoor or outdoor setting.

**RECREATION FACILITY** - A component of a recreation site used by the public such as a trails courts athletic fields or swimming pool.

**RECREATIONAL USES** - Activities within areas where recreation occurs.

**REGIONAL PARK** - A park which is designed to serve two or more communities.

**RELOCATION HOUSING** - Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe, and sanitary and within the financial means of the families or individuals displaced.

**RESIDENT POPULATION** - Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

**RESIDENTIAL USES** - Activities within land areas used predominantly for housing.

**RIGHT-OF-WAY** - Land which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for transportation or utility use.

**ROADWAY FUNCTIONAL CLASSIFICATION** - The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

**RURAL AREAS** – means low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

**SANITARY SEWER FACILITIES** - Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants, and disposal systems.

**SANITARY SEWER INTERCEPTOR** - A sewage conduit which connects directly to and

transmits sewage to, a treatment plant.

**SANITARY SEWER TRUNK MAIN** - A sewage conduit which connects directly to , and transmits sewage to, an interceptor.

**SEASONAL POPULATION** - Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

**SERVICES** - The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

**SHORELINE or SHORE** - The interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.

**SOLID WASTE** - Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agriculture, or governmental operations.

**SOLID WASTE FACILITIES** - Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

**SOLID WASTE PROCESSING PLANT** - A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

**SOLID WASTE TRANSFER STATION** - A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

**SPECIAL CARE FACILITIES** - Those facilities including hospitals, nursing homes, and adult congregate living facilities (ACLF's).

**SPECIES OF SPECIAL STATUS** - A species of special status can be either endangered, threatened or a species of special concern. An endangered species is any species of fish, wildlife or plants which have been designated as such by the Secretary of the Department of Natural Resources. Designation occurs when the continued existence of these species as viable components of the State's resources are determined to be in jeopardy. A threatened species is one which is likely, within the foreseeable future, to become endangered. A species of special concern is a species which does not clearly fit into the Endangered, Threatened, or Rare categories yet which, for certain reasons, warrants special attention.

**STORMWATER** -The flow of water which results from a rainfall event.

**STORMWATER FACILITIES** - means man-made structures that are part of a stormwater

system designed to collect, convey, hold, divert. or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

STORMWATER MANAGEMENT SYSTEM - has the meaning described in Rule 17-40.210(21), FAC (1992).

STRIP COMMERCIAL - Commercial area alignment that runs parallel to an arterial or main roadway in a narrow strip fashion. These developments increase the amount of impervious surface near and next to an already impervious roadway. Space is not utilized to maximize aesthetics and traffic flow patterns in these areas.

SUBSTANDARD HOUSING - Housing that is in deteriorating condition. Poorly maintained homes of inadequate original construction of advanced age, exhibiting signs of sagging roof lines, porches, walls or other indicators of structural decay. Possible demolition weary.

SUFFICIENCY REVIEW – means Department review of an adopted evaluation and appraisal report to determine whether it has been submitted in a timely fashion and whether it contains components in accordance with the prescribed criteria in Section 163.3191, F.S.

SUITABILITY – means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

SUPPORT DOCUMENTATION - Any surveys, studies, inventory maps, data, inventories, listings, or analysis used as bases for or in developing the local comprehensive plan.

TAXABLE VALUE -The value of property, real and personal, within the municipality and not exempt from taxation, expressed in dollars.

TAXES LEVIED - The taxable value multiplied by the millage rate.

TRANSFER OF DEVELOPMENT RIGHTS – means a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

TRANSPORTATION DEMAND MANAGEMENT - means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ride sharing programs, flexible work hours, telecommuting, shuttle services, and parking management.

TRANSPORTATION DISADVANTAGED - Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

**TRANSPORTATION SYSTEM MANAGEMENT** - means improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, including management strategies, and other actions that increase the operating efficiency of the existing system.

**UNIQUE AND IRREPLACEABLE NATURAL RESOURCES** - Natural gas with quantity or quality low enough, that under normal environmental conditions cannot continue to be viable components of the region if stressed or reduced.

**URBAN AREA** - means an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

**URBAN SPRAWL** - means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low intensity or low density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominately low-intensity, low-density, or single-use development.

**UTILITY TAX** - A tax levied by a local government on the consumers of various utilities such as electricity, telephone, gas, cable, etc.

**VACANT HOUSING** - Homes that are unoccupied.

**VEGETATIVE COMMUNITIES** - Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

**VERY LOW-INCOME FAMILY** - means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA) or if not within an MSA within the county in which the person or family resides, whichever is greater.

**VERY LOW-INCOME HOUSEHOLD** - has the meaning provided in s. 420.0004, F.S. (1991).

**WATER-DEPENDENT USES** - Activities which can be carried out only on, in, or adjacent to

water areas because the use requires access to the water body for: waterborne transportation including ports or marinas, recreation, electrical generating facilities, or water supply.

**WATER RECHARGE AREAS** - Land or water areas through which groundwater is replenished.

**WATER-RELATED USES** - Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

**WATER WELLS** - Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.

**WELLHEAD PROTECTION AREA** – means an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield as defined in this chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

**WETLANDS** - Land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bays, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

## **COMMONLY USED ACRONYMS**

ACLF - Adult Congregate Living Facility

ADT - Average Daily Traffic

BEER - Bureau of Economic and Business Research

CARL - Conservation and Recreation Lands Program  
DCA - Department of Community Affairs  
DEP - Department of Environmental Protection  
DOT - Department of Transportation Department  
DRI - Development of Regional Impact  
EPA - Department of Environmental Protection  
FAC - Florida Administrative Code  
FEMA - Federal Emergency Management Agency  
FS - Florida Statutes  
GPCD -Gallons Per Capita Daily  
HUD - Housing and Urban Development  
LOS - Level of Service  
LWCA - Land and Water Conservation Act  
MGD - Million Gallons per Day  
MPO -Metropolitan Planning Organization  
NFIP -National Flood Insurance Program  
NOAA - National Oceanic and Atmospheric Administration  
PCWS - Pasco County Water System  
SCS - Soil Conservation Service  
SLOSH - Sea, Land and Overland Surges from Hurricanes  
SWFWMD - Southwest Florida Water Management District  
SWIM PROGRAM - Surface Water Improvement and Maintenance Program  
USGS - United States Geological Survey