
Definitions

DEFINITIONS

The following definitions were taken verbatim from either the Florida Statutes (F.S.) 163.3164 or the Code of Federal Regulations (CFR), and should be applied as appropriate to the implementation, administration and enforcement of this Comprehensive Plan.

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 non-cash 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.

Affordable housing means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30% of the amount which represents the percentage of the median adjusted gross annual income for households or persons.

Agricultural uses means 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.

Amendment means any action of the Board of County Commissioners which has the effect of amending, adding, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adopting ordinance, but shall not mean legislative act which only codifies ordinances or make corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in ss 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in ss 163.3187(2), F.S.

Arterial road means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.

Bicycle and pedestrian ways means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

Capital improvements means 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 improvements is generally nonrecurring and may require multi-year financing. For the purpose of this definition, physical assets shall be identified as projects costing \$25,000 or more, and is identified in the capital improvements element.

Clustering means the grouping together of structures and infrastructure on a portion of a development site.

Collector road means 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 means activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Community park means a park located near major roadways, and designed to serve the needs or 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.

Comprehensive Plan (F.S. 163.3164) means a plan that meets the requirements of ss.163.3177 and 163.3178

Concurrency means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System means the procedures and/or process that the County uses to assure that final permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Cone of influence means an area around one or more major waterwells, the boundary of which is determined by the County having specific authority to make such a determination, based on groundwater travel or drawdown depth.

Conservation uses means activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

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.

Detailed Specific Area Plan (DSAP) is a planned unit development zoning district that implements a Sector Plan pursuant to Section 163.3245(3)(b), F.S.

Developer (F.S. 163.3164) means any person, including a governmental agency, undertaking any development.

Drainage basin or stormwater basin means the area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

Educational uses means 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.

Evaluation and appraisal report means an evaluation and appraisal report as adopted by the County Commission in accordance with the requirements of Chapter 163.3191, F.S.

Floor Area Ratio (FAR) means a measurement of the intensity of buildings developed on the site. A floor area ratio is the relationship between the gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor areas (square footage) of all buildings on the site and dividing that figure by the gross land area.

Final Permit means a permit for land development activity which actually authorizes commencement of construction or development activity, specifically including: building permits, final subdivision plat approval, site development plan approval and site improvement plan approval.

Floodprone area 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 means 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.

Goal means the long-term toward which programs or activities are ultimately directed.

Group home means 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 Congregated 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 means 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 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 South Florida Water Management District governing board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural system or their status as current or future sources of potable water.

Historic resources means all areas, districts or sites containing properties listed on the Florida Master Site File, the Natural Register of Historic Places, or designated by the County Commissions as historically, architecturally, or archaeologically significant.

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 system; 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.

Institution includes educational facilities (public or private), preschool and day care facilities, churches, cemeteries without funeral homes, community centers, fraternal lodges, hospitals, religious retreats, assisted living facilities, and all other similar uses.

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.

Land (F.S. 163.3164) means the earth, water, and air, above, below, or on the surface includes any improvements or structures customarily regarded as land.

Land development regulations (F.S. 163.3164) means ordinances enacted by the County Commissioners for the regulations of any aspect of development and includes any zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

Land use (F.S. 163.3164) means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

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.

Local road means a roadway providing service of which is relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

Low income household means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80% of the median annual adjusted gross income for households within the state, or 80% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

Manufacture home means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.

Mineral means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy mineral, and any rare earth, which are contained in the soils or waters of the state.

Mobile home means a structure, transportable in one or more sections, which is eight body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space. In the event that the mobile home owner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his or her discretion either inspect the home to determine the actual length or may assume four feet to be the length of the drawbar, coupling, or hitch.

Moderate income household means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120% of the median annual adjusted gross income for households within the state, or 120% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

Natural drainage features means the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

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.

Neighborhood park means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Non-point source pollution means any source of water pollution that is not a point source.

Objective means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open spaces mean undeveloped lands suitable for passive recreation or conservation uses.

Parcel of land (F.S. 163.3164) means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as , a unit or which has been used or developed as a

unit.

Park means a neighborhood, community, or regional park.

Person (F.S. 163.3164) means an individual, corporation, governmental agency, business trust, estate, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Point source pollution means any source of water pollution that constitutes a discernable, confined, and discrete conveyance, including, but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concreted animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include returns from irrigated agriculture.

Policy means the way in which programs and activities are conducted to achieve an identified goal.

Pollution is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alterations 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 unreasonable interfere with the enjoyment of life or property.

Potable water facilities means a system of structures designed to collect, treat, or distribute potable water, and include water wells, 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.

Private recreation sites means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

Public access means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public facilities means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreation, health systems and facilities, spoil disposal sites, lands that are owned, leased, or operated by a government entity, such as civic and community centers, libraries, police stations, fire stations, and government administration buildings.

Public recreation sites means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

Public transit facilities include transit stations and terminals; transit station parking; park-and-ride lots; intermodal public transit connection or transfer facilities; fixed bus, guideway, and rail stations; and airport passenger terminals and concourses, air cargo facilities, and hangars for the assembly, manufacture, maintenance, or storage of aircraft. The terms “terminals” and “transit

facilities” do not include seaports or commercial or residential development constructed in conjunction with a public transit facility.

Recreation means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

Regional park means a park which is designed to serve two or more communities.

Resident population means 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 means activities within land areas used predominantly for housing.

Roadway functional classification means 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 sub-categorized 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.

Rural sprawl means a piecemeal conversion of lands into small, marginally productive parcels of an awkward and inefficient pattern, featuring narrow frontage, deep irregular shaped parcels without consideration of natural system functions and without consideration of needs for small tract agricultural production or for residential development. Indicators:

1. Allows land use patterns or timing that disproportionately increase the cost in time, money, and energy of providing rural services such as stormwater management and fire and emergency response.
2. Constraints consistently sufficient setbacks between wellheads and septic systems on the same or adjacent parcels for permanently safe on-site water supply and sewage disposal
3. Promotes, allows or designates frontage access that creates dangerous and unnecessary turning movements on main public roads.
4. Promotes, allows or designates unnecessarily wasteful areas devoted to long substandard access to private roads or driveways.
5. Requires unnecessary use of main public roads for short neighborhood trips which minimum subdivision standards would route on internal local access streets.
6. Promotes, allows or designates ribbon patterns of substandard rural parcels along public roads.

7. Fails to adequately protect and conserve natural resources, such as wetlands, flood plains, native vegetation, environmentally sensitive areas, natural groundwater recharge areas, lakes, rivers, shorelines, and other significant natural systems.
8. Functionally constrains raising livestock or crops for small tract agriculture.

Sanitary sewer facilities means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Seasonal population means 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.

Sector Plan is a Comprehensive Plan future land use category approved pursuant to Section 163.3245, F.S., which encourages long term planning for a large defined area. A Sector Plan provides a framework for opportunities for economic development, agriculture and conservation on a landscape scale.

Solid waste means 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, agricultural, or governmental operations.

Solid waste facilities means 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.

Stormwater means the flow of water which results from a rainfall event.

Stormwater facilities means manmade structures that are part of stormwater management 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 62, F.A.C. (1992).

Transit-oriented development means a project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.

Transportation disadvantaged means those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, educations,

shopping, social activities, or other life-sustaining activities.

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 infill (F.S. 163.3164) means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10% of the area.

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 areas; or
- 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:

- a. Leapfrog or scattered development;
- b. Ribbon or strip commercial or other development; or,
- c. Large expanses of predominantly low-intensity, low-density, or single-use development.

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% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, or whichever is greater.

Very-low income household 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% of the median annual adjusted gross income for households within the state, or 50% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, or whichever is greater.

Wellhead protection area means an area designated by the County Commission 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 protections 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 means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do 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, bogs, 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.