

DEFINITIONS

- 1) “Assisted Living Facility” means a planned residential development that emphasizes social and recreational activities for the elderly where meals, personal care, and supervision of self-administered medication is provided.
- 2) “Affordable housing” means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S.
- 3) “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, as contained in Part I – Goals, Objectives, and Policies). It shall not include: 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 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., or data.
- 4) “Ancillary Plant” Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.
- 5) “Arterial road” means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.
- 6) “Backlog” as used in transportation, means an accumulation of traffic demand on a transportation facility that has yet to be satisfied through facility expansion, construction and other means.
- 7) “Beach” means 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.
- 8) “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.
- 9) “Blighted area” means an area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions that lead to economic distress or endanger life or property by fire or other causes or one or more of the following factors that substantially impairs or arrests the sound growth of the City and is a menace to the public health, safety, morals, or welfare in its present conditions and use and can include one of the following: predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; inadequate and outdated building density patterns; tax or special assessment delinquency exceeding the fair value of the land; inadequate transportation and parking facilities; and diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or an area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area either at present or following proposed construction.
- 10) “Capital budget” means the portion of the City’s budget which reflects capital improvements scheduled for a fiscal year.

- 11) "Capital improvement" 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 improvement is generally non-recurring and may require multi-year financing. For the purposes of this plan, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements or projects that costs more than \$25,000.00.
- 12) "Central Business District" also referred to as "Downtown" means a compact urban core area of a City that serves the primary center for economic activity in the jurisdiction.
- 13) "Clustering" means the grouping together of structures and infrastructure on a portion of a development site.
- 14) "Coastal high hazard areas" (also "high-hazard coastal areas") means the evacuation zone for a Category 1 hurricane as established in the Treasure Coast Regional Planning Council Regional Hurricane Evacuation Study.
- 15) "Coastal planning area" shall be the City's choosing when preparing and implementing all requirements of the coastal management element (except those requirements as related to hurricane evacuation, hazard mitigation, water quality, estuarine pollution, or estuarine environmental quality); however, this area must encompass all of the following where they occur with the local government's jurisdiction; water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuaries; coastal barriers; living marine resources; marine wetlands; water-dependent facilities or water-related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above.
- 16) "Coastal or shore protection structures" means shore-hardening 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 hydrodynamics including beach and dune restoration.
- 17) "Collector road" means a roadway providing service which is relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads and arterial roads.
- 18) "Commercial uses" means activities within land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services.
- 19) "Community Park" means a park located near major roadways, and designed to serve the needs of more than one neighborhood.
- 20) "Community Residential Home" means a dwelling unit that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of an aged person, physically disabled or challenged, or developmentally disabled person.
- 21) "Community Redevelopment" means undertakings, activities, or projects of a City in a community redevelopment area for the elimination and prevention of the development or spread of slums and light, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed,

or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

- 22) "Community Redevelopment area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the City designates as appropriate for community redevelopment.
- 23) "Community Redevelopment Plan" means a plan, as it exists from time to time, for a community redevelopment area.
- 24) "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.
- 25) "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.
- 26) "Comprehensive Emergency Management Plan" means the plans prepared by the Palm Beach County Emergency Management Division addressing weather-related natural hazards and man-made disaster except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and hurricane evacuation.
- 27) "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.
- 28) "Concurrency management system" means the procedures and/or process that the 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.
- 29) "Cone of influence" means an area around one or more major wellheads the boundary of which is determined by government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.
- 30) "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 and quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.
- 31) "Core Facility" Those facilities which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.
- 32) "CRALLS" means Constrained Roadway at Lower Level of Service. These are roadways (e.g., links and major intersections) which are not planned to be widened in terms of width, laneage, or geometrics that can accommodate traffic from density/intensity and location of land uses at the Generally-Adopted Level of Service.
- 33) "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.

- 34) "Density" means an objective measurement of the number of units per net buildable site area.
- 35) "Deteriorated housing" means any units or structures suitable for rehabilitation but in need of major structural or aesthetic repair. This includes units with internal defects such as units lacking complete plumbing/kitchens, and units with external defects.
- 36) "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 land use map.
- 37) "Development order" means any order granting, denying, or granting with conditions an application for a development permit.
- 38) "Dilapidated housing" means any units or structures that do not provide adequate shelter and are beyond repair due to critical structural defects.
- 39) "District Schools" All District owned regular, elementary, middle, high schools, magnet and special educational facilities.
- 40) "Diversified housing" means a diversity in housing, both in terms of types, housing price, and tenure (includes rental and owner units).
- 41) "Downtown revitalization" means the physical and economic renewal of a central business district of a community as designated by local government, and includes both downtown development and redevelopment.
- 42) "Drainage detention structure" means a structure designed to collect and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.
- 43) "Dredging" means a method for deepening streams, swamps, or coastal waters by removing solids from the bottom.
- 44) "Dune" means a mound or ridge of loose sediment, 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.
- 45) "Educational Plant Survey" A study of present educational and ancillary plants and the determination of future needs to provide and appropriate educational program and services for each student.
- 46) "Educational uses" means activities and facilities of public or private primary or secondary schools, vocational and technical schools, charter 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.
- 47) "Eco-tourism" means a nature-based tourism activity that focuses on the marketing of the environment, education of the natural resources and the experience of an unspoiled natural environment without the environment being threatened.
- 48) "Endangered plants" means species of plants native to the state that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened pursuant to the federal Endangered Species Act of 1973.

- 49) "Endangered species" means any species of fish and wildlife naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; overutilization for commercial, sporting, scientific, or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence. (Chapter 372, F.S.)
- 50) "Ensure" or "insure" means to secure or guarantee.
- 51) "Environmentally sensitive lands" means areas of land or water which are determined necessary by the City, based on locally determined criteria, to conserve or protect natural habitats and ecological systems.
- 52) "Estuary" means a semi-enclosed coastal water body of water which has free connection to the open sea and within seawater is measurably diluted with freshwater.
- 53) "Evacuation routes" means roadways leading away from surge zones and flood prone areas to areas of safety. (Palm Beach County Emergency Management)
- 54) "Existing urban service area" means built-up areas where public facilities and services such as sewage treatment systems, roads, schools, and recreation areas are already in place.
- 55) "Fair share housing" means an equitable distribution of housing opportunities (e.g., types, tenure, price range) among jurisdictions countywide and/or regionwide (Treasure Coast Region).
- 56) "Flood plains" 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.
- 57) "Floodprone areas" means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
- 58) "Florida Inventory of School Houses (FISH)" The report of permanent school capacity. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).
- 59) "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.
- 60) "Goal" means the long-term end toward which programs or activities are ultimately directed.
- 61) "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 congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.
- 62) "Hazard mitigation" means any sustained action taken to reduce or eliminate long-term risk to people and property from natural hazards and their effects.

- 63) "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 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.
- 64) "Historic resources" means 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.
- 65) "Household" means one or more persons, related or unrelated, living together in a single housing unit.
- 66) "Hurricane" means a tropical cyclone with sustained winds of at least 74 miles per hour which is generally accompanied by heavy rainfall, thunder, lightning, and tornadoes.
- 67) "Hurricane shelter" means a structure designated by local officials as a place of safe refuge during a storm or hurricane.
- 68) "Hurricane vulnerability zone" (also "areas subject to coastal flooding") means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.
- 69) "Industrial uses" means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.
- 70) "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; causeways; marinas; navigation channels; bridges; and roadways.
- 71) "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.
- 72) "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.
- 73) "Livable community" means one in which is reflected in stable households, low crime, diverse economy, strong tax base, and complete community that accommodates people of all ages, physical conditions, and income.
- 74) "Living marine resources" means oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.
- 75) "Local Mitigation Strategy" means a program that incorporates actions taken to reduce or eliminate the long-term risk to human life and property from natural and manmade hazards and their effects.

- 76) "Local road" means a roadway providing service which is relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.
- 77) "Low income household" means a household whose total annual adjusted gross household income does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA). (Chapter 420, F.S.)
- 78) "Major trip generators or attractors" means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.
- 79) "Manufactured 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. (Chapter 553, F.S.)
- 80) "Marine habitat" means 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.
- 81) "Marine wetlands" means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17-4.020(17) F.A.C., submerged Marine Species.
- 82) "Market rate" means the price at which a commodity is selling in the open market. (Webster's Dictionary)
- 83) "Metropolitan Planning Organization (MPO) means the organization designated by the Governor as responsible together with the State for transportation planning in an urbanized area according to 23 U.S.C. Section 134. This organization is the forum for cooperative decision-making by principal elected officials of general local government.
- 84) "Minerals" means 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.
- 85) "Mobile home" means a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling and when connected to the required utilities which includes the plumbing, heating, air-conditioning, and electrical systems. (Chapter 553, F.S.)
- 86) "Moderate income household" means a household whose total annual adjusted gross household income does not exceed 120 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA). (Chapter 420, F.S.)
- 87) "Multimodal Transportation" means a transportation system incorporates a variety of transportation modes (e.g., car, ships, bus, train, bicycle, pedestrian).
- 88) "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.
- 89) "Natural drainage flow" means the patterns of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

- 90) "Natural groundwater aquifer 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.
- 91) "Neighborhood enhancement" means the physical upgrading and improvement of locally defined neighborhoods through the preparation of a Neighborhood Enhancement Plan as described in Section 163.524, Florida Statutes.
- 92) "Neighborhood park" means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.
- 93) "Nonpoint source pollution" means pollution that is generated over a relatively wide area and may discharge into surface waters through storm drains. Nonpoint pollution includes stormwater runoff, leaking septic systems, and overboard waste from boats and ships.
- 94) "Objective" means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.
- 95) "Oceanic waters" means waters of the Atlantic Ocean excluding estuaries.
- 96) "Open spaces" means undeveloped lands suitable for passive recreation or conservation uses.
- 97) "Point source pollution" means pollution that originates at a particular place, such as a sewerage treatment plant, effluent outfall pipe or other discharge pipes into a water body. Point source pollution is generally the byproduct of a process such as wastewater treatment, manufacturing, or similar activities.
- 98) "Policy" means the way in which programs and activities are conducted to achieve an identified goal.
- 99) "Pollution" is 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.
- 100) "Port facility" means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, 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.
- 101) "Post-Disaster Recovery and Redevelopment" means segments of comprehensive emergency management planning which provide for short- and long-term replacement of structures, infrastructure, facilities, and services damaged or destroyed by a natural or technological disaster.
- 102) "Potable water facilities" means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.
- 103) "Potable water wellfield" means the site of one or more water wells which supply potable water for human consumption to water system which serves at least 15 service connections used by year-around residents or regularly serves at least 25 year-around residents.
- 104) "Public access" means the ability of the public to physically reach, enter or use recreation sites

including beaches and shores.

- 105) "Public buildings and grounds" means structures or lands that area owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.
- 106) "Public School Concurrency Service Area" or "Concurrency Service Area" The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis.
- 107) "Public transit" means passenger services provided by public, private or non-profit entities, such as surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.
- 108) "Regional Park" means a park which is designed to serve two or more communities.
- 109) "Regional planning agency" means the agency designated by the state land planning agency to exercise responsibilities under law in a particular region of the state.
- 110) "Relocation housing" means 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.
- 111) "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.
- 112) "Residential uses" means activities within land areas used predominantly for housing.
- 113) "Right-of-way" means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.
- 114) "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 subcategorized into principal, major or minor levels.
- 115) "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.
- 116) "Sanitary sewer interceptor" means a sewerage conduit which connects directly to, and transmits sewage to, a treatment plant.
- 117) "Sanitary sewer trunk line" means a sewerage conduit which connects directly to, and transmits sewage to, an interceptor.
- 118) "Seagrasses" means a flowering plant that lives underwater. Like land plants, seagrasses produce oxygen. The depth at which seagrasses are found is limited by water clarity because they require light to grow. They are important to ecosystems as they help maintain water clarity by trapping sediments, stabilizing the bottom with their root system, and providing nursery habitat for fish, shellfish and crustaceans.
- 119) "Seasonal population" means part-time inhabitants who utilize, or may be expected to utilize, public facilities and services, but are not residents. Seasonal population shall include tourists, migrant

farmworkers, and other short-term and long-term visitors.

- 120) "Slough" means a wetland which is characterized as a broad shallow channel, inundated with flowing water except during extreme droughts, that are the deepest drainageways within strand swamps and swale system.
- 121) "Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air sanitation, or open spaces; high density of population and overcrowding; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- 122) "Shoreline" or "shore" means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.
- 123) "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.
- 124) "Solid waste facilities" means structure 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.
- 125) "Solid waste processing plant" means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.
- 126) "Solid waste transfer station" means a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.
- 127) "Spoil" means sediments removed during dredging. Spoil may be deposited underwater or on islands created specifically for spoil disposal.
- 128) "Stakeholder" means individuals or businesses that have resided in the Community Redevelopment Area for 360 days prior to the adoption of the Redevelopment Plan.
- 129) "State land planning agency" means the Department of Community Affairs.
- 130) "Storm surge" means the rise in sea water level accompanying the approach of a hurricane. The extent of storm surge varies with the strength of the hurricane, coastal topography, and tides. Storm surge effect is compounded by wind-driven wave action on top of the surge water level.
- 131) "Stormwater" means the flow of water which results from a rainfall event.
- 132) "Stormwater facilities" means manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities, and retention facilities.
- 133) "Stub street" means a short, dead-end street that terminates without connection to another street.
- 134) "Substandard" means any units in structures with major structural or aesthetic defects, including both dilapidated or deteriorated conditions. "Suitability" means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or

development.

- 135) "Suitability" means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.
- 136) "Threatened plants" means species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in such number as to cause them to be endangered. (Chapter 581, F.S.)
- 137) "Threatened species" means any species of fish and wildlife naturally occurring in Florida, which may not be immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment. (Chapter 372, F.S.)
- 138) "Transportation corridor management" means the coordination of the planning of designated future transportation corridors with land use planning within and adjacent to the corridor to promote orderly growth, to meet the concurrency requirements, and to maintain the integrity of the corridor for transportation purposes.
- 139) "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: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.
- 140) "Transportation disadvantaged" means those individuals who because of physical or mental disability, income status, or age area unable to transport themselves or purchase transportation and are therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.
- 141) "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, incident management strategies, and other actions that increase the operating efficiency of the existing system.
- 142) "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.
- 143) "Urban infill" 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.
- 144) "Urban redevelopment" means the demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas or existing urban service areas.
- 145) "Vegetative communities" means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.
- 146) "Very low-income household" means a household whose total annual adjusted gross household income does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA). (Chapter 420, F.S.)

- 147) "Vision" means a description of the intended future physical appearance and qualities of the City.
- 148) "Wastewater" means water contaminated with the byproducts of domestic, commercial, agricultural, and industrial uses.
- 149) "Water-dependent uses" means 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.
- 150) "Water recharge areas" means land or water areas through which groundwater is replenished.
- 151) "Water-related uses" means 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.
- 152) "Water wells" means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.
- 153) "Wetlands" means land where the water table is usually at or near the surface. Some wetlands contain water year-around; others may remain relatively dry for months, becoming moist only during periods of heavy rain. Wetlands are vital habitats for many species of plants and animals; they are protected by local, state, and federal regulations.
- 154) "Xeriscape" means landscape using drought tolerant species to conserve water.