



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Agenda Planning Commission

Tuesday, April 4, 2017

1:30 PM

Council Chambers

I. Call to Order

II. Roll Call

III. Approval of Minutes

[17-2607](#)

Minutes of the March 21, 2017 Regular Meeting

Attachments:

[Minutes](#)

IV. Public Hearings

V. [17-2606](#)

COMPREHENSIVE PLAN UPDATE - DRAFT PLAN

Staff: Jeff Shrum, AICP, Development Services Director

Public Comments Specific to Comprehensive Plan Update

Attachments:

[March 31 2017 Memo to Planning Commission](#)

[Appendix Definitions VIS 01232017](#)

[Written Correspondence 3-31-17 to current date](#)

VI. Audience Participation

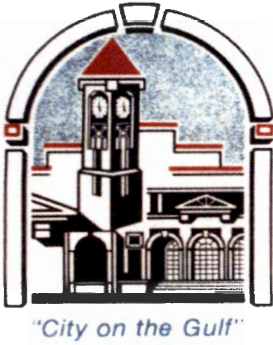
VII. Comments by Planning Division

VIII. Comments by Planning Commission Members

IX. Adjournment

If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.

No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.



**CITY OF VENICE
DEVELOPMENT SERVICES DEPARTMENT**

MEMORANDUM

TO: Planning Commission Members

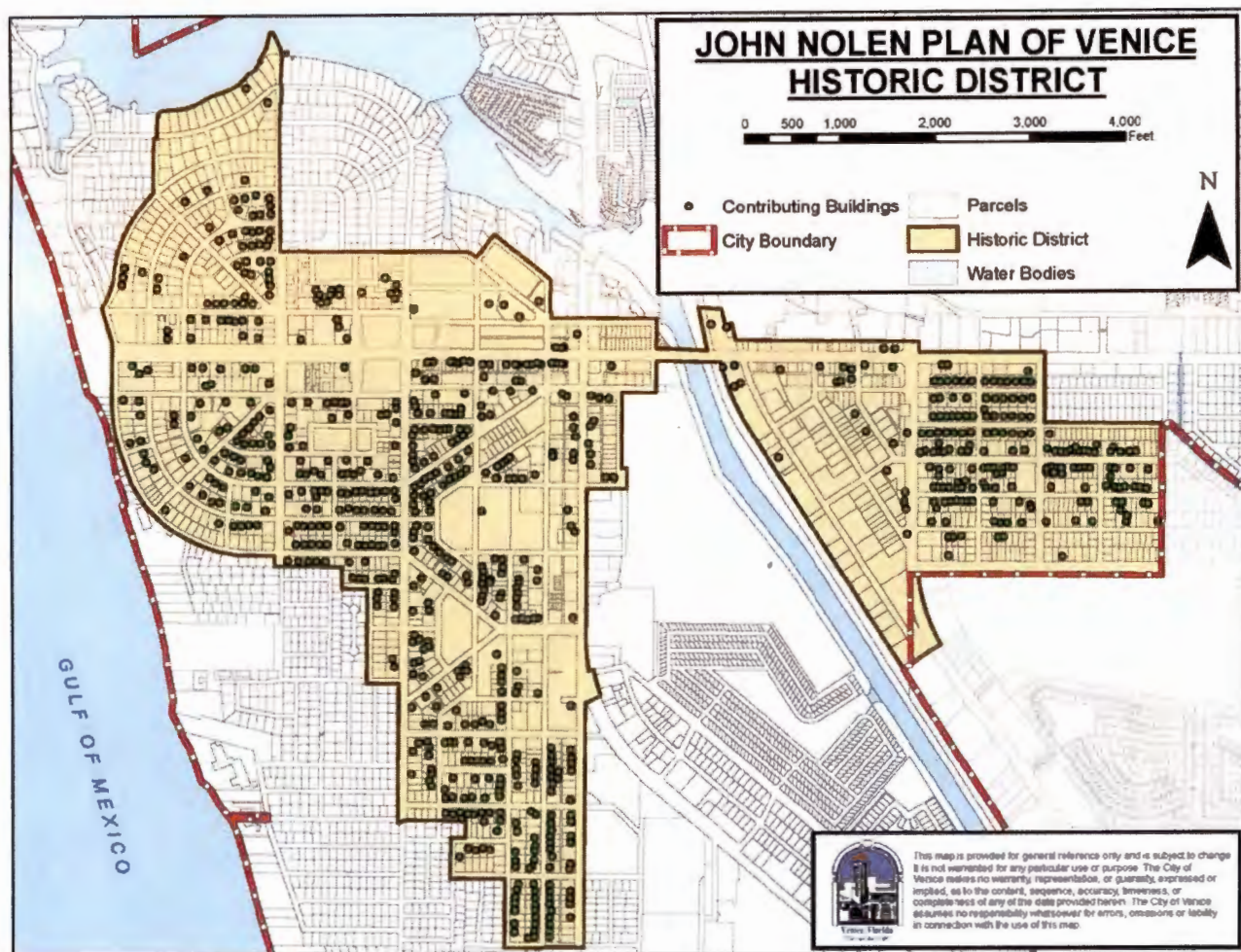
FROM: Jeff Shrum, Development Services Director

SUBJECT: Comprehensive Plan Update – Remaining Discussion Topics for Final Draft Plan

DATE: March 31, 2017

As we have no applications for this April 4, 2017 meeting, we are providing some materials regarding the comprehensive plan update that need further discussion. For this meeting, I am only included the sections of the plan relevant to the revisions/discussion topics for this meeting. I anticipate providing a complete final draft plan for consideration at the April 12, 2017 meeting. The following topics are

1. Map – Potential Historic District (based on the John Nolen Plan of Venice Historic District – submitted for the national register).



2. Changes to Historic Resources Section:

Historical Resources

Intent LU 1.4 - Residential and Non-Residential Development and Planning

The City shall recognize and preserve its historic and architectural character with emphasis of areas identified in the Nolen Plan. (~~Revised, Community Character and Historic Resources Objective 2~~)

Strategy LU 1.4.1 – Historic Preservation

The City shall utilize the City's land development regulations to require that redevelopment projects are consistent with the historical character of the City, specifically regarding:

1. Historic grid street patterns established by the Nolen Plan,
2. Integrated open spaces including parks and pocket parks,
3. Architectural detailing and materials that reflects the existing character of the City, and are compatible with adjacent existing developments.
4. The City recognizes the Nolen Plan has been modified since its inception and there may be situations in the future that warrant additional deviations from this physical plan. This Strategy shall not be construed to limit development and redevelopment activities which are deemed acceptable through a super-majority vote by the City Council.

Strategy LU 1.4.2 – Historical Structures and Economic Viability

The City shall through the Land Development Code and review processes shall ensure that economic viability be evaluated for maintaining and preserving of historic structures.

Strategy LU 1.4.3 – Preserve Existing Structures

The City recognizes the importance of the City's historic structures and wishes to preserve them by use of various means, such as the following:

1. Support efforts of private non-profit organizations to raise funds for adaptive reuse of historic structures.
2. Advising property owners and potential developers of historic structures of the advantages of local, state and federal tax credits for rehabilitation of income-producing historic structures, land trusts, alternative site development standards.
3. Grandfathering legal non-conforming densities, provided that the building is listed as a historic resource on the National Register of Historic Places or greater than 50-years in age, that the building is included in the historic district, and or that the reconstruction is an authentic replica of the original building except for compliance with new building codes.
4. Historic Resource Demolition Alternatives such as project redesign to protect historic resources, alternative site and design standards, documentation of the historical resource through pictures and written report, and adaptive reuse.
5. Pursue Certified Local Government (CLG) designation.

Strategy LU 1.4.4 – Historically Significant Structures

The City shall encourage the preservation of historic structures through adaptive reuse. The City recognizes that for structures in, or eligible to be included in the Historical Register, Local and or National, the existing floor area ratio of the vacant structure may be considered conforming with the underlying land use plan category even if it exceeds the maximum permitted. The City shall develop standards within the Land Development Code and review processes for the preservation of historically significant housing, buildings and neighborhoods within the City including incentives for preservation. See also Map LU-3 for the locations of Historical/Architectural Review and Historic Structures. (Revised Housing Policy 1.11)

Strategy LU 1.4.2 – Preserving the Nolen Plan Layout

The City, through the Land Development Code and review processes, shall protect the original urban design principles of the historic district (Nolen Plan) by ensuring that the form and function of the historic grid, including streets, alleys and right of ways is substantially maintained.

The City recognizes the physical plan has been modified since its inception and there may be situations in the future that warrant additional deviations from this physical plan. This Strategy shall not be construed to limit development and redevelopment activities which are deemed acceptable through a super-majority vote by the City Council.

Strategy LU 1.4.5 – Historic Resources Inventory

The City shall develop and maintain an inventory of historical resources to ensure all applicable resources are considered for federal, state and local historic preservation designation. See also Map LU-3 for the locations of the Historic district and Historic Structures.

Strategy LU 1.4.6 – Archeological and Historical Resources

The City shall preserve and protect significant archaeological sites from incompatible development and require that all land development applications requiring site plan, or subdivision plat review address the occurrence or potential occurrence of historical and archaeological resources within their property boundaries.

3. Future Land Use – compatibility matrix.

Strategy LU 1.2.8 – Compatibility Between Land Uses.

The Land Development Code shall set forth a hierarchy of zoning districts and associated buffering/open space requirements, based on the density and intensity of permitted uses/mitigation techniques and review processes. Figure LU-6 (below) establishes the Compatibility Review Matrix between existing and proposed Future Land Use categories. The LDC shall establish review processes and mitigation standards.

Figure LU-6: FLU Compatibility Review Matrix

FLU Proposed	Adjacent (Existing) FLU									
	LDR	MODR	MEDR	HDR	IP	COMM	GOVT	IND	OS-F	OS-C
	N	N	N	Y	Y	Y	Y	I	N	N
	N	N	N	Y	Y	Y	Y	I	N	N
	N	N	N	N	N	Y	Y	I	N	N
	Y	Y	N	N	N	N	Y	I	N	N
	Y	Y	N	N	N	N	Y	I	N	N
	Y	Y	Y	N	N	N	N	Y	N	Y
	Y	Y	Y	Y	Y	N	N	N	Y	Y
	I	I	I	I	I	Y	N	N	I	I
	N	N	N	N	N	N	N	N	N	N
	N	N	N	N	N	N	N	N	N	N

N	No Compatibility Techniques Required
Y	Compatibility and Mitigation Techniques Required
I	Incompatible; Significant Mitigation Required; Use May Be Prohibited

How to Use:

Compatibility and Mitigation Techniques may be required where a FLU category is proposed (first column) adjacent to an existing FLU category (top row)

Example:

Where an Institutional-Professional (IP) FLU is proposed adjacent to Moderate Density Residential (MODR), Compatibility and Mitigation Techniques shall be required

4. Attainable Housing – discuss cap figure and language associated with or included as part of Strategy LU 1.2.19 Reserve Density and Intensity.

Strategy LU 1.2.18 – Attainable Housing Density Bonus

Within the Medium and High Density Residential Land Use Designations and the Mixed Use Designations, excluding MUR and MUA-R, a development bonus may be granted, if developments provide qualifying Attainable Housing as defined in Strategy HG 1.6.1. Attainable Housing Density Bonuses shall be reviewed as part of a rezoning and accompanying binding development plan and Strategy HG 1.6.3.

Strategy LU 1.2.19 - Reserve Density and Intensity.

In order to encourage development and redevelopment that seeks to facilitate multi-use and mixed use projects within targeted areas of the City, the Mixed Use designations, excluding the MUR, are created to provide for an effective mix of office, service, retail, entertainment, residential, open space and transportation uses that will promote livable areas. Total densities and intensities of development within the respective Mixed Use designations may be increased as follows. Standards for the

application of these densities and intensities, including the implementation shall be provided in the Land Development Code:

1. Non-Residential: 1,000,000 square feet are held in reserve to be allocated by the City Council upon recommendation by the Planning Commission at the time of rezoning and/or site plan.
2. Residential: 500 dwelling units are held in reserve to be allocated by the City Council upon recommendation by the Planning Commission at the time of rezoning and/or site plan.

5. Discuss Mixed use external (Strategy and internal compatibility):

Strategy LU 1.2.19 - Reserve Density and Intensity Strategies LU 1.2.9 through 1.2.15 apply to all mixed use categories excluding MUR

Strategy LU 1.2.9 – Mixed Use Category – Minimum thresholds.

Development and or redevelopment projects within the Mixed Use designations shall not be denied if the individual project does not meet the overall the minimum threshold (percentage) of the category is not achieved.

Strategy LU 1.2.10 - Mixed Use Development Principles.

Mixed-use developments should generally provide non-residential (such as retail, eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form. All uses permitted internal/within a mixed use category shall be deemed to be compatible for the comprehensive plan Future Land Use and in the City's Land Development Code.

Strategy LU 1.2.11 – Mixed Use Designations

Based on the nature of the Mixed Use designations, transitions and/or buffering of uses (i.e. residential to non-residential), shall not be required.

Strategy LU 1.2.12 – Mixed Use Category, Monitoring and Reporting.

The City Planning and Development Services staff shall provide the Planning Commission with an annual update on development activity within the City as a whole, Neighborhoods and the mixed use land use designations. Staff shall develop a tracking mechanism and include the percent development in conjunction with the thresholds of development established within the mixed use land use designations

Strategy LU 1.2.12.a Maximum Thresholds

Development and or redevelopment within the Mixed Use designations shall not exceed the maximum threshold without receiving an amendment to this Comprehensive Plan initiated by the City of Venice or receiving non-residential reserve square footage per Strategy LU 1.2.20.

Strategy LU 1.2.12.b Thresholds Applied

The minimum and maximum thresholds shall be applied on a per Neighborhood basis and not applied on a City-wide basis.

Strategy LU 1.2.10 – Mixed Use Designations – Government Uses.

Government uses shall be permitted within the Mixed Use Designations.

Strategy LU 1.2.11 - Form Based Code.

The City shall adopt a Form Based Code for the Mixed Use designations to achieve the Context Sensitive Design. Until such time as the Form Based Code is adopted, the City shall utilize Form Based Code concepts in its reviews.

Strategy LU 1.2.12 – Mixed Use Development Principles.

Mixed use developments should generally provide non-residential (such as retail, eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed

uses should be arranged in a compact and pedestrian-friendly form. All uses permitted within the respective Mixed Use designation shall be deemed to be compatible and not subject to internal transitions and/or buffering.

Strategy LU 1.2.123 - Mixed Use Development Transitions.

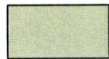
Mixed-use areas are deemed to be compatible with the adjacent land use designations.

Strategy LU 1.2.134 - Mixed Use Development Connectivity.

A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. ~~In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major street, where feasible.~~

Strategy LU 1.2.14 – Mixed Use Designations – Government Uses.

Government uses shall be permitted within the Mixed Use Designations.



Strategy LU 1.2.15 Mixed Use Residential

1. Limited to existing and proposed properties zoned PUD.
2. Consistent with the PUD Zoning, conservation and functional open spaces are required. See also Strategy OS 1.11.1 – Mixed Use Residential District Requirements.
3. Development standards including bulk development standards and housing types are designated at the PUD Zoning level.
4. A variety of residential density ranges are envisioned providing the overall density does not exceed 5.0 dwelling units per gross acre for the subject project/property.
5. Previously approved PUD developments exceeding the standards of this section shall be permitted to retain their currently approved density and intensity, open space percentage, provisions, and other previously approved development standards.
6. Min/Max Percentages as follows:
 - a) Residential: 45% / 50%
 - b) Non-Residential: 0% / 5%
 - c) Open Space (including both Functional and Conservation): 50% (min). Open spaces shall not be less than a minimum 10% conservation or a minimum 10% functional
7. Intensity/Density:
 - a) Residential Density: 1.0 – 5.0
 - b) Non-Residential Intensity (FAR): 0.1 (average) Designation-Wide; 0.25 maximum per individual property. Non-Residential Intensity is based on a maximum of 5% non-residential development within the MUR.

Strategy LU 1.2.16 – Mixed Use Residential Open Space Connectivity

Within the MU-R land use designations, new development shall provide open space connectivity by means of either functional and/or conservation uses. Open space connectivity shall be a minimum of 25 feet wide.

Strategy LU 1.2.17 – Mixed Use Categories, Monitoring and Reporting (applies to all Mixed Use Categories).

The City Planning and Development Services staff shall develop an annual report provide the Planning Commission with an annual update on development activity within the Mixed Use Categories. City as a whole, Neighborhoods and all of the Mixed Use land use designations. Staff shall develop a tracking mechanism and include the percent development in conjunction with the thresholds of development established within the mixed use land use designations

Strategy LU 1.2.12:a Maximum Thresholds

Development and/or redevelopment within the Mixed Use designations shall not exceed the maximum threshold without receiving an amendment to this Comprehensive Plan initiated by the City of Venice or

receiving non-residential reserve square footage per Strategy LU 1.2.20.

Strategy LU 1.2.12.b Thresholds Applied

~~The minimum and maximum thresholds shall be applied on a per Neighborhood basis and not applied on a City-wide basis.~~

Strategy LU 1.2.18 Thresholds Applied

The minimum and maximum thresholds in each of the mixed use categories are not intended to be an allocation of land but are used as a mechanism to determine the density and intensity within each mixed use area and Neighborhood. The intent of this strategy is to eliminate the need to calculate/allocate a vertical mixed use development as a percentage of acreage.

Strategy LU 1.2.18 – Attainable Housing Density Bonus

Within the Medium and High Density Residential Land Use Designations and the Mixed Use Designations, excluding MUR and MUA-R, a development bonus may be granted, if developments provide qualifying Attainable Housing as defined in Strategy HG 1.6.1. Attainable Housing Density Bonuses shall be reviewed as part of a rezoning and accompanying binding development plan and Strategy HG 1.6.3. Any attainable housing bonus approved by the City shall count against the reserve density allocation in Strategy LU 1.2.19.

In order to encourage development and redevelopment that seeks to facilitate multi-use and mixed use projects within targeted areas of the City, the Mixed Use designations, excluding the MUR, are created to provide for an effective mix of office, service, retail, entertainment, residential, open space and transportation uses that will promote livable areas. Total densities and intensities of development within the respective Mixed Use designations may be increased as follows. Standards for the application of these densities and intensities, including the implementation shall be provided in the Land Development Code:

3. Non-Residential: 1,000,000 square feet are held in reserve to be allocated by the City Council upon recommendation by the Planning Commission at the time of rezoning and/or site plan.
4. Residential: 500 dwelling units are held in reserve to be allocated by the City Council upon recommendation by the Planning Commission at the time of rezoning and/or site plan.

6. Definitions and Acronyms -Attached

Cc. Comprehensive Plan Update file

Acronyms & Definitions

Consistent with the information presented in the "Introduction", the use of certain terms, phrases and where appropriate acronyms, may be used to describe specific items.

- A. Interpretation of Conflicts – Conflicts shall be judged under the following guidelines:
 - 1. In the event of any difference of meaning or implication between the text of the Plan and any caption, illustration, graphic, summary table, or illustrative table, the text shall control.
 - 2. In the event of an apparent conflict between the Future Land Use Map and any other map or figure in the adopted Comprehensive Plan, the Future Land Use Map shall control.
- B. Interpretation of Undefined Terms – Terms not otherwise defined in the Comprehensive Plan shall be interpreted first by reference to the relevant provisions of the Community Planning Act Part II, Chapter 163 F.S., or other relevant and appropriate State Statutes if specifically defined therein; secondly, by reference to terminology adopted by City Ordinance; thirdly, by reference to terminology generally accepted by Federal or State agencies; fourthly, by reference to terminology generally accepted by the planning profession; and otherwise according to the latest edition of Webster's New Collegiate Dictionary.

AASHTO Standards (American Association of State Highway and Transportation Officials):

Composed of state highway and transportation officials from all fifty states who develop and improve methods of administration, design, construction, operation and maintenance of our nationwide integrated transportation system.

Abutting: Having common borders or edges

Accessory Use: A use incidental or subordinate to the principal use of a building or project and located on the same site.

Adaptive Use/Adaptive Reuse: The process of converting a building to a use other than which it was originally designed, e.g., changing a factory into commercial, retail use or residential use. Such conversions are accomplished with varying alterations to the building.

Adjacent: To have property lines or portions thereof in common or facing each other across a right-of-way, street or alley.

Advanced Wastewater Treatment: As defined in Chapter 403.086, FS, treatment that will provide a reclaimed water product that contains not more, on a permitted annual average basis, than the following concentrations: 5 mg/l biochemical oxygen demand, 5 mg/l suspended solids, 3 mg/l total nitrogen, 1 mg/l total phosphorous.

Adverse Impact (upon a natural resource): Direct contamination, alteration or destruction, or that contributes to the contamination, alteration or destruction of a natural resource, or portion thereof, to the degree that its present and future environmental benefits are, or will be, eliminated, reduced, or impaired.

Affordable Housing: May also be identified as Attainable Housing; 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 Sec. 420.0004, F.S.

Airport: Venice Municipal Airport.

Amenity: A building, object, area or landscape feature that makes an aesthetic contribution to the environment, rather than one that is purely utilitarian.

American with Disabilities Act (ADA): Public Law 101-336, prohibits discrimination against people with disabilities. The ADA focuses on removing barriers that deny individuals an equal opportunity to have access to jobs, public accommodations, government services, public transportation and telecommunications.

Annexation: The legal method of attaching an area into an area controlled by another form of government.

Aquifer Recharge: The replenishment of groundwater in an aquifer occurring primarily as result of infiltration of rainfall, and secondarily by the movement of water from adjacent aquifers or surface water bodies.

Arterial: See Roadways

Attenuation: To limit stormwater flow to reduce downstream impacts. (See also "detention").

Available to the Public: Any park or facility available to the general public whether for a fee or free of charge.

Backlogged Facilities: Roads in the City of Venice operating at a level of service below LOS D or LOS E, not programmed for construction in the Capital Improvement Plan or Capital Improvement Schedule

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.

Bicycle Lane (Bike Lane): A portion of a roadway which has been designated by striping, signing and pavement markings for the preferential use of bicyclists.

Bikeway: Any road, trail, or right-of-way which is open to bicycle travel, regardless of whether such a facility is designated for the exclusive use of bicycles or is to be shared with other transportation modes.

Block: an area surrounded by streets. Blocks are subdivided into lots that face the street.

Buffer Area: An area, or space, separating an outdoor recreation area from influences which would tend to depreciate essential recreational values of the outdoor recreation area; needed especially in cases such as wilderness areas, where the values involved are fragile or volatile, or where the outside influences are of a particularly harsh and incompatible nature, as in urban or industrial areas, or along a busy highway.

Building: A structure created to shelter any form of human activity, such as an office, house, church, hotel or similar structure. Buildings may refer to a historically related complex such as a courthouse and jail.

Capacity Analysis: A determination of an infrastructure capability including but not limited to transportation resources, parks, water, wastewater, stormwater, etc.

Capacity (traffic): The measure of the ability of a traffic facility to accommodate a stream of moving vehicles, expressed as a rate. Thus, it is the maximum number of vehicles that have a reasonable expectation of passing over a given roadway in a given time period under the prevailing roadway and traffic conditions.

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 non-recurring and may require multi-year financing.

Capital Improvements Program (CIP): A plan for capital expenditures to be incurred each year over a period of years to meet anticipated capital needs. It identifies each planned capital project and estimated resources need to finance the project.

Capital Improvements Schedule (CIS): The City's specific plan for implementation of the CIP.

Character: An attribute, quality, or property of a place, space or object; its distinguishing features.

Class I Waters (including wells): Potable water supplies as classified and specified in Chapter 62-3, FAC.

Class II Waters (including wells): Waters deemed suitable for shellfish propagation or harvesting as classified and specified in Chapter 62-3, FAC.

Class III Waters (including wells): Waters deemed suitable for recreation, propagation and protection of fish and wildlife as classified and specified in Chapter 62-3, FAC.

Clustering: The practice of grouping permitted types of residential and/or non-residential uses close together rather than distributing them evenly throughout a site while remaining at/or below the appropriate gross density ceiling in order to encourage creative site planning and/or protect natural resources.

Coastal High Hazard Area (CHHA): The area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Coastal or Shore Protection Structures: 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 hydrodynamic forces including beach and dune restoration.

Coastal Planning Area (CPA): The area covering the 5 evacuation zones, which fall under the 5-hurricane categories (include off shore areas too, so all of the water, wetlands, and marine resources are included).

Coastal Zone: The coastal waters (containing a measurable percentage of sea water) and the adjacent shore lands, strongly influenced by each other.

Collector Road (Collector): See Roadway.

Commercial Uses: Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Compatibility: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Comprehensive Plan: An official document in ordinance form adopted by the local government setting forth its goal, objectives, and policies regarding the long-term development of the area within its jurisdiction pursuant to Chapter 163.3161, et seq, Florida Statutes, as amended.

Concurrency: The legal requirement that specified public facilities (recreation and open space, potable water, sanitary sewer, solid waste, stormwater management, transportation) to be provided for, by an entity to an adopted level of service.

Concurrency Management System: is a systematic process that provides information on transportation system performance and alternative strategies to alleviate and enhance the mobility of persons or goods.

Conservation Areas: Environmentally sensitive areas which include the following: - Natural shorelines (other than those included in preservation areas); - Class III Waters; - Freshwater marshes and wet prairies; - Sand-pine scrub; - Hardwood swamps; - Cypress swamps; - Significant wildlife habitat.

Conservation Uses: 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.

Conservation: (1) The protection or preservation of material remains of an historic property using scientific techniques; (2) continued use of a site or building with treatment based primarily on its present value; (3) in archaeology, limiting excavations to a minimum consistent with research objectives and with preserving archaeological sites for future scientific endeavor.

Consistency: The regulatory requirement that local Comprehensive Plans not conflict with State or regional plans, and that the local plan furthers the goals and policies of the State and regional plans.

Constrained Corridor or Facility: Roads that the City has determined will not be expanded by the addition of two or more through-lanes because of physical, environmental or policy constraints. Physical constraints primarily occur when intensive land use development is immediately adjacent to roads, thus making expansion costs prohibitive. Environmental and policy constraints primarily occur when decisions are made not to expand a road based on environmental, historical, archaeological, aesthetic or social impact considerations. Constrained Roadways operating efficiencies may be improved on by including turning, passing or other auxiliary lanes. Bikeways, sidewalks, landscaping, resurfacing and drainage improvements may also be included

Constrained Corridors: While the growth forecast can suggest where transportation projects will be needed, these projects may be limited by physical, environmental or policy constraints. The Venice Comprehensive Plan has established a number of corridors as constrained from widening based on the above factors. This means that the addition of two or more through-lanes is not an option on those corridors designated as constrained. Constrained Roadways operating efficiencies may be improved on by including turning, passing or other auxiliary lanes. Bikeways, sidewalks, landscaping, resurfacing and drainage improvements may also be included.

Contributing Structure: A contributing building, site structure or object adds to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria. (National Register Bulletin 14).

Density: A measure of the intensity of development expressed as the average number of dwelling units per unit of area (acre, square mile, etc.). Can also be expressed in terms of population density (i.e., people per acre). Used as a measurement of dwelling units per gross acre of land DU/AC

Deterioration: The process by which structures and their components wear, age and decay in the absence of regular repairs and/or replacement or components which are worn or obsolete.

Development: The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels; any mining, excavation, landfill or land disturbance; and any nonagricultural use or extension of the use of land. It includes redevelopment.

Development Phasing: The process by which a large scale project is built in stages over a period of time, concurrent with the provision of public facilities.

Disability: The term "disability" means, with respect to an individual: A) a physical or mental impairment that substantially limits one or more major life activities of such individual; B) a record of such an impairment; or C) being regarded as having such an impairment. Examples of "Major Life Activities" include: caring for oneself, performing manual tasks, seeing, hearing, learning, and working.

Drainage Basin: Any land area from which the runoff collects at a common point or receiving water.

Dredge and Fill: The process of excavation or deposition of ground materials by any means, in local, state or regional jurisdictional waters (including wetlands), or the excavation or deposition of ground materials so as to create an artificial waterway that is to be connected to jurisdictional waters or wetlands (excluding stormwater treatment facilities).

Dwelling unit: A room or group of rooms forming a single independent habitable unit used for or intended to be used for living, sleeping, sanitation, cooking and eating purposes by one (1) family only; for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis; and containing independent kitchen, sanitary and sleeping facilities.

Easement: A less-than-fee interest in real property acquired through donation or purchase and carried as a deed restriction or covenant to protect important open spaces, archaeological sites, building facades and interiors.

Enclave: A geographical area that is surrounded partially or totally by land managed by another jurisdiction, and for which the management of that area by the governing jurisdiction is impeded because of its inaccessibility.

Endangered and Threatened (Listed) Species: Flora and fauna as identified by the U. S. Fish and Wildlife Service's "List of Endangered and Threatened Wildlife and Plants" in 50 CFR 17.11-12. Fauna identified by the Florida Fish and Wildlife Conservation Commission (FWC) in Section 9-27.03-05, FAC, and flora identified by the Department of Agriculture and Consumer Services "Preservation of Native Flora Act," Section 581.185-187, Florida Statutes. Endangered species are so designated due to man-made or natural factors which have placed them in

imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

Environmentally Sensitive Areas: Lands that, by virtue of some qualifying environmental characteristic (e.g., wildlife habitat), are regulated by either the Florida Department of Environmental Protection, the Southwest Florida Water Management District, or any other governmental agency empowered by law for such regulation.

Essential Wildlife Habitat: Land or water bodies that, through the provision of breeding or feeding habitat, are necessary to the survival of endangered or threatened species, or species of special concern, as determined by the Florida Fish and Wildlife Conservation Commission or the U. S. Fish and Wildlife Service.

Estuary: A body of water formed where freshwater from rivers and streams flow into the ocean, mixing with seawater. Estuaries and the lands surrounding them are places of transition from land to sea, and from freshwater to saltwater.

Estuarine: Of, relating to, or formed in an Estuary.

Expressway: see Roadway

FS: Florida Statutes

FAC: Florida Administrative Code

FGBC: Florida Green Building Coalition

Facility: Transportation infrastructure, such as: roads, mass transit lines and/or terminals, bikeways, sidewalks, rail lines, ports, and airports.

Floodplain: Area inundated during a 100-year, or other specified, flood event or identified by the National Flood Insurance Program (NFIP) as an AE Zone or V Zone on the Flood Insurance Rate Maps (FIRM) or other map adopted by the City for regulation of development within the floodplain.

Floor Area Ratio: Measurement of non-residential development including all buildings, structures or similar as compared the total area of the property or parcel on which it is located. A ratio measured in square feet to the area of a parcel of land, excluding any bonus or transferred floor area. Expressed as FAR

Form: In urban design, the perceived, three- dimensional shape of topography, buildings or landscaping.

Form-Based Codes: A method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm by controlling physical form primarily, with lesser focus on land use, through city or county regulations.

Functionally Classified: 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.

Future Land Use Map: The graphic aid intended to depict the spatial distribution of various uses of the land in the City by land use category, subject to the Goal, Objectives, and Policies and the exceptions and provisions of the Future Land Use Element text and applicable development regulations.

Gateway: Gateways are an architectural feature, hardscape, or landscaping that signifies a transition between one space and another.

Geographic Information System: A computer hardware/software system capable of storing and analyzing geographic information as well as sophisticated image processing.

Greenways: A linear park or open space which connects natural, cultural, recreational and historic resources. It can be hard surfaced pathways that permit different recreational uses such as walking, jogging, and biking, or they can be natural corridors with a simple path along a stream or riverbank. All hard surfaced pathways shall be a minimum of 10 feet wide to meet this use.

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 homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Growth Management: A method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

Hazardous Materials: Any substance or material in a quantity or form that may pose an unreasonable risk to health and safety or to property when stored, transported or used in commerce.

Hazardous Waste: A material identified by the Florida Department of Environmental Protection as a hazardous waste. This may include but is not limited to a substance defined by the Environmental Protection Agency based on the 1976 Resource Conservation and Recovery Act, as amended, as:

- Being ignitable, corrosive, toxic, or reactive;
- Fatal to humans in low doses or dangerous to animals based on studies in the absence of human data;
- Listed in Appendix 8 of the Resource Conservation and Recovery Act as being toxic and potentially hazardous to the environment.

Headway: Time between buses on a route.

Historic Preservation: The act of conservation or recreating the remnants of past cultural systems and activities that is consistent with original or historical character. Such treatment may range from a pure "restoration" to adaptive use of the site but its historic significance is preserved.

Historic Resources: A building, structure, district, area, site, object or document that is of significance in American, State, or local history, architecture, archaeology or culture and is listed or eligible for listing on the Florida Master Site File, the National Register of Historic Places or designated by local ordinance.

HOME: The HOME Investment Partnerships Program which is authorized by Title II of the National Affordable Housing Act. In general, under the HOME Investment Partnerships Program, HUD allocates funds by formula among eligible state and local governments to strengthen public- private partnerships to provide more affordable housing. Generally, HOME funds must be matched by nonfederal resources.

Household: A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit.

Housing: Housing is basically shelter, but it also is privacy, location, environmental amenities, and, for many, an investment. This analysis, however, is limited to the shelter aspect of housing, since there is no accurate way to measure the other components.

Housing Stock: The aggregate of individual housing units within the City. This term is used interchangeably with housing inventory in the study.

Housing Supply: The amount of standard housing available for occupancy at a given price and a given point in time.

Housing Unit: A group of rooms or a single room is regarded as a housing unit when it is occupied as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure, and when there is either: 1) direct access from the outside of the building or a common hall, or 2) complete kitchen facilities for the exclusive use of the occupants of the household.

Human Scale: A combination of qualities in architecture or the landscape that provides an appropriate relationship to human size, enhancing rather than diminishing the importance of people.

Hurricane Evacuation Clearance Time: The amount of time specified in the Hillsborough County Hurricane Evacuation Plan Implementation Guide produced by the Venice Bay Regional Planning Council for the safe evacuation of hurricane- vulnerable areas.

Hurricane Evacuation Routes: The routes designated by County emergency management officials that have been identified with standardized state-wide directional signs by the Florida Department of Transportation, or are identified in the regional hurricane evacuation study for the movement of persons to safety in the event of a hurricane.

Hurricane Shelter Space: At a minimum, an area of twenty square feet per person located within a hurricane shelter.

Impact Fee: A fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded facilities required to service that development.

Impervious: Land surfaces which do not allow (or minimally allow) the penetration of water. An increase in the amount of impervious area will increase the rate and volume of runoff from a given drainage basin.

Impervious Surface: Surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including surfaces such as compacted sand, limerock, shell, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

Income: All income earned by each adult member of the family, including gross wages, social security, Workman's Compensation, child support, and public assistance (exclusive of any amount designated for shelter and utilities).

Industrial Uses: The activities predominantly connected with manufacturing, assembly, processing, or storage of products.

Infill: Development which occurs on scattered vacant lots in a developed area. Development is not considered infill if it occurs on parcels exceeding one half acre or more.

Informal Agreements: are simple non-binding arrangements of cooperation to provide services or facilities among different entities. Informal agreements are not always binding, and they may represent acts of goodwill between communities or other entities.

Infrastructure: 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.

Inlet: A structure which allows stormwater to flow into a conveyance system.

Intent: A specific, measurable, intermediate end that is achievable and marks progress toward a Vision.

Intensity: A measure of land use activity based on density, use, mass, size and impact. May be used synonymously with or measured by FAR

Interchange: A system of interconnecting roadways in conjunction with one or more grade separations, providing for the interchange of traffic between two or more roadways on different levels.

Intergovernmental Coordination: The process in which different levels of government (federal, State, regional, local) act together in a smooth, concerted way to either avoid and/or mitigate adverse impacts that one may impose on the other or to share the responsibilities and benefits of a common service or facility.

Intermodal: Between or including more than one means or mode of transportation.

JPA/ILSBA: Joint Planning Area/Interlocal Service Boundary Agreement

Land Development Regulations: Ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction or sign regulations or any other regulations controlling the development of land. May also be referred to and or include Land Development Code, Zoning Code, Zoning Regulations, or similar.

Land Use Map: The graphic aid intended to depict the spatial distribution of various uses of the land in the City by land use category, subject to the Vision, Intent and Strategies and the exceptions and provisions of the Land Use Element text and applicable development regulations.

Landmark Site: Each designation of a building, structure, object or piece of land as a landmark shall be accompanied by the designation of a landmark site. A landmark site is the location and the grounds, the premises or the setting for the landmark, and it shall be identified through its block and lot number. A landmark site shall only be designated in conjunction with the designation of a landmark.

Landscape: The totality of the built or human- influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

Level of Service (LOS): 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: 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 Planning Agency (LPA): Chapter 75-390 and Chapter 78- 523, Laws of Florida, designate The Planning Commission as the Local Planning Agency (LPA) for the City of Venice and give it the responsibility of preparing the Comprehensive Plans for those jurisdictions.

Local Road: see Roadways

Low and Moderate Income Families: "Lower income families" as defined under the Section 8 Assisted Housing Program or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households".

Low Income Housing Tax Credit Program (LIHTC): The Low Income Housing Tax Credit Program is a Federal program which awards developers a dollar for dollar reduction in income tax liability in exchange for their acquisition and substantial rehabilitation or new construction of low-income rental housing units.

Low-Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (NOTE: HUD income limits are updated annually and are available from local HUD offices (This term corresponds to low and moderate income households in the CDBG Program.)

Maintenance, historic resources: 1) Protective care of an object or building from the climate, chemical and biological agents, normal use and intentional abuse; 2) Ordinary maintenance, as work not requiring a building permit done to prevent deterioration of a building or structure or any part thereof by restoring the building or structure as nearly as practicable to its condition prior to such deterioration, decay or damage.

Manufactured Housing: Manufactured housing 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.

Marina: An establishment with a waterfront location for the dockage of watercraft with more than two wet slips, and/or for the refueling of watercraft used primarily for recreation, and providing minor repair services for such craft. A marina may include on-shore accessory service uses, including food service establishment, laundry or sanitary facilities, sundries store and other customary accessory facilities such as boat livery.

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 beds or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore flats, offshore springs, near shore mineral deposits and offshore sand deposits.

Mass Transit: Passenger services provided by public, private or non-profit 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.

Mediation: A process whereby a neutral third party acts to encourage and facilitate the resolution of a dispute without prescribing what it should be. It is an, informal and nonadversarial process with the objective of helping the disputing parties reach a mutually acceptable agreement.

Mitigate: To offset or avoid negative impacts through avoiding the impact altogether; minimizing the impact by limiting the degree or magnitude of the action or its implementation; rectifying the impact by repairing, rehabilitating or

restoring the affected environment; reducing the impact over time by preservation or maintenance over the life of the action; or compensating for the impact by replacing or providing substitute resources.

Mixed-Use Development: A type of development that combines a mix of uses that may include residential, commercial and/or office uses within one building or multiple buildings with direct pedestrian access between uses.

Mobile Home: Mobile home means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U. S. Department of Housing and Urban Development label certifying that is built in compliance with the federal Manufactured Home Construction and Safety Standards.

Modal Split: The percentage of total person trips utilizing each of the various modes of transportation (i.e., auto, bus, train, bicycle, walk).

Mode: The specific method chosen to make a trip, such as walk or rail transit. Typical modes are, walk, bicycle, motorcycle, automobile, van, taxi, bus and a variety of rail transit technologies.

Moderate Income Household: Means one or more natural persons or a family with total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Multi-Family Dwelling Units: Three or more attached dwelling units either stacked vertically above one another and/or attached by both side and rear walls.

Multi-Modal Transportation System: May also be referred to as Multi-Modal, Multi-Modal system or similar; A comprehensive transportation system including, but not limited to, the following options of mode- choice: fixed-guideway transit, bus, auto, truck, motorcycle, bicycle and pedestrian allowing the user opportunities to transfer between modes.

Multi-Use Trail: A facility physically separated from the road right-of-way for use by non-motorized travelers for transportation or recreation.

National Historic Landmark: Districts, sites, buildings, structures, and objects found to possess national significance in illustrating or representing the history and prehistory of the United States. These landmarks are designated by the Secretary of the Interior. NHLs number less than four percent of the properties listed in the National Register (from National Park Service publication).

Native Species: Flora and fauna that naturally occur in the City of Venice. Not to mean naturalized or indigenous species that originate from outside the County.

Natural Aquifer Recharge: The replenishment of groundwater in an aquifer.

Natural Plant Communities: Naturally-occurring stands of native plant associations exhibiting minimal signs of anthropogenic disturbance. Specific community types can be identified by characteristic dominant plant species composition. Community types found in Venice include pine flatwoods, dry prairie, sand pine scrub, sandhill, xeric hammock, mesic hammock, hardwood swamp, cypress swamp, freshwater marsh, wet prairie, coastal marsh,

mangrove swamp, coastal strand and marine grassbeds. Descriptions of these community types are provided in the Inventory and Analysis section of the Conservation and Aquifer Recharge Element.

Natural Preserve or Natural Reservation: 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, city and county parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands, Save Our Rivers, or Environmental Lands Acquisition and Protection Programs (ELAPP), sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

Natural Shorelines: (other than those included in preservation areas), Class III Waters, Freshwater marshes and wet prairies, Sand pine scrub, Hardwood swamps, Cypress swamps, and Significant wildlife habitat.

Neighborhood: An integrated area related to the City of Venice and used to identify portions of the community and it may consist of residential districts, a school or schools, shopping facilities, religious buildings and open spaces.

Non-Contributing Structure: A non-contributing building, site, structure or object does not add to the historic architectural qualities, historic associations or archaeological values for which a property is significant because a) it was not present during the period of significance b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

NPDES Permit: National Pollutant Discharge Elimination System Permits are issued by the State under delegation from the federal government under the auspices of the Clean Water Act. Permits are issued to entities which may be expected to cause water pollution including the wastewater treatment facility, the Municipal Separate Storm Sewer System (MS4), certain Community Development Districts (CDDs) and construction firms. This permit requires the holder to operate their systems to either specific pollutant limitations or, in certain cases, to the maximum extent practicable.

Office: A structure for conducting business, professional, or governmental activities in which the showing or delivery from the premises of retail or wholesale goods to a customer is not the typical or principal activity. The display of representative samples and the placing of orders for wholesale purposes shall be permitted; however, no merchandise shall be shown, distributed nor delivered on, or from, the premises. No retail sales shall be permitted.

Open Space(s): Undeveloped lands suitable for passive recreation, conservation or stormwater uses. This term is subdivided for inventory purposes into the following:

- Pastoral or recreational open space: areas that serve active or passive recreation needs, e.g., golf courses, recreation/craft centers, federal, state, regional and local parks, forests, historic sites, etc.
- Utilitarian open space: those areas not suitable for residential or other development due to the existence of hazardous and/or environmentally sensitive conditions, e.g., airport flight zones, floodplains, lakes and rivers, wetlands, wellfields, etc. This category is sometimes referred to as "health and safety" open space.
- Corridor or (linear) open space: areas through which people travel, and which may also serve an aesthetic or leisure purpose. For example, an interstate highway, designated as a scenic highway, may connect point a to point b, but may also offer an enjoyable pleasure drive for the family. This open space is also significant in its ability to connect one residential or leisure area with another.

Outfall: Location where stormwater flows out of a given system. The ultimate outfall of a system is usually a receiving water.

Outstanding Florida Waters: Surface waters that have been deemed to be worthy of special protection as identified in Section 62-302.700, FAC. May be referred to as OFW

Overlay: A district established by ordinance to prescribe special regulations to be applied to a site in combination with the underlying or base district.

Park land: May also be referred to as **Functional Open Space**; Dedicated land which is open to the public, free of charge (unless it is leased or dedicated in a DRI or privatized by the City), and accessible via boardwalk or roadway, and contiguous usable upland property, which has not been timbered or mined (i.e., in its natural condition). Golf courses shall not count as parkland; salt water beaches and ballfields will count as parkland. A fifty (50) foot public river corridor (above and beyond the wetland setback) if approved by the City can count as parkland, and eight (8) foot wide bike paths specifically designed and approved by the City can count as parkland. Open space land shall not be counted as parkland. Parkland shall be counted as open space. The City of Venice shall require a minimum of 4.3 acres of parkland per 1,000 people.

Peak Hour Level of Service: is the level of service based on the hourly volume during the peak hour divided by the peak fifteen minute rate of flow within the peak hour.

Peak Hour Peak Direction Level of Service: is the level of service determined by the proportion of traffic during the peak hour traveling in the predominant direction.

Pedestrian: An individual traveling on foot.

Pervious: Land surfaces which allow the penetration of water. A decrease in pervious area will increase the rate and volume of runoff from a given drainage basin.

Planned Unit Development (PUD): A form of development recognized within the City's Land Development Code as a specific implementing zoning district. Development that is designed as a unit, and which may include only one or a mixture of land uses, and which generally avoids a gridiron pattern of streets, and usually provides common open space, recreation areas or other amenities. Requirements include submission and review of site plans as part of a rezoning.

Planned Development: Land that is under unified control and planned and developed as a whole in a single development operation or a definitely programmed series of development operations. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is constructed according to comprehensive and detailed plans which include not only streets, utilities, lots or building sites and the like, but also site plans and floor plans for all buildings as intended to be located, constructed, used and related to each other, and detailed plans for other uses and improvements on the land as related to the buildings.

Playground: A recreation area with play apparatus.

Plaza: The Spanish name for an open square in an urban area, used as a market place, park, or for public assembly.

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 which does or may unreasonably interfere with the enjoyment of life or property.

Port Facility (Harbor): 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.

Potable Water Wellfield: 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.

Poverty Level: A federally-defined income classification based on a property index that takes into account such factors as family size, number of children, and urban vs. rural residents, as well as the amount of income. The cutoff levels are updated every year to reflect changes in the Consumer Price index.

Preservation Areas: Environmentally sensitive areas which may include the following:

- Aquatic preserves;
- Essential wildlife habitat;
- Class I and II Waters;
- Marine grass-beds;
- Coastal strand;
- Coastal marshes;
- Mangrove swamps; and
- State wilderness areas.

Preserve: An area set aside specifically for the protection and safekeeping of certain values within the area, such as game, wildlife, forest, etc. Preserves may or may not be outdoor recreation areas, depending on the use allowed therein.

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: Publicly owned infrastructure including, 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.

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 trail, court, athletic field or swimming pool.

Recreational Uses: Activities within areas where recreation occurs.

Redevelopment: The reuse, demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas, existing urban service areas, or community redevelopment areas.

Rehabilitation, historic resources: The act or process of returning a property to a state of utility through repair or alteration which make possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values (Secretary of the Interior's Standards).

Relocation Housing: 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.

Renovation: Modernization of an old or historic building that may produce inappropriate alterations or elimination of important features and details. When proposed renovation activities fall within the definition of "rehabilitation" for historic structures, they are considered to be appropriate treatments.

Replacement Needs: capital improvements required to correct existing deficiencies.

Residence: Single-family dwellings, duplexes, triplexes, and garage apartments, and all other living units. Each living unit of a duplex or triplex and each garage apartment shall be deemed a separate residence.

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**.

Restoration: The act of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or the replacement of missing earlier work (Secretary of the Interior's Standards).

Retention Basin: A stormwater facility which has no structural outfall and the discharge from which is limited to percolation, evaporation and evapotranspiration.

Reuse: A use for an existing building or parcel of land other than that for which it was originally intended.

Right-of-Way: Land in which the state, a county, or a municipality holds the fee simple title or has an easement dedicated or required for a public use.

Roadway/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. Roadways are generally defined as follows:

- **Freeways/Expressways** are controlled access facilities with grade separated intersections providing for interregional and/or interstate travel at high operating speeds. Typically, expressways accommodate high volumes of traffic.
- **Major Arterials** facilitate relatively long trip lengths at moderate to high operating speeds with somewhat limited access to adjacent properties. Major arterials generally serve major centers of activity in urban areas and have the highest traffic volume corridors.

- **Minor Arterials** provide somewhat shorter trip lengths than major arterials and generally interconnect with and augment major arterial routes at moderate operating speeds, and allowing somewhat greater access to adjacent properties than major arterials.
- **Major Collectors** collect and distribute significant amounts of traffic between arterials, minor collectors and local roads at moderate to low operating speeds. Major collectors provide for more accessibility to adjacent properties than arterials.
- **Minor Collectors** collect and distribute moderate amounts of traffic between arterials, major collectors and local roads at relatively low operating speeds with greater accessibility than major collectors.
- **Local Roads** generally provide access to abutting properties. Local roads possess relatively low traffic volumes, operating speeds and trip lengths and minimal through traffic movements.

Roadway Segment or Link: A portion of a road usually defined at its ends by an intersection, a change in lane or facility type, or a natural boundary.

Saffir/Simpson Hurricane Scale: Describes the degree of hazard and damage potential generally associated with the full range of hurricane intensities. The following describes the five categories of storms accepted for the Gulf and Atlantic coasts.

- Category 1 - Winds of 74 to 95 miles per hour. Damage primarily to shrubbery, trees, foliage and unanchored mobile homes. No real damage to other structures. Some damage to poorly constructed signs. Storm surge 6 to 8 feet above normal. Low-lying coastal roads inundated, minor pier damage, some small craft in exposed anchorage torn from moorings.
- Category 2 - Winds of 96 to 100 miles per hour. Considerable wind damage to shrubbery and tree foliage, some trees blown down. Major damage to exposed mobile homes. Extensive damage to poorly constructed signs. Some damage to roofing materials of buildings; some window and door damage. No major damage to inland buildings. Considerable damage to piers, marinas and small craft in unprotected anchorage. Storm surge 9 to 11 feet above normal, damage and flooding as described in Category 1.
- Category 3 - Winds of 111 to 130 miles per hour. Foliage torn from trees, large trees blown down. Practically all poorly constructed signs blown down. Some damage to roofing material of buildings; some window and door damage. Some structural damage to small buildings. Mobile homes destroyed. Storm surge 12 to 18 feet above normal. Serious flooding along the coast, with larger structures being damaged and small structures destroyed by waves and floating debris.
- Category 4 - Winds of 131 to 155 miles per hour. Shrubs and trees blown down. All signs blown down. Extensive damage to roofing materials, windows and doors. Complete failure of roofs on many small residences. Complete destruction of mobile homes. Storm surge 18 to 22 feet above normal. Major damage to lower floors of structures near the coast due to flooding, waves and floating debris.
- Category 5 - Winds greater than 155 miles per hour. Shrubs and trees blown down, considerable damage to roofs of buildings; all signs down. Very severe and extensive damage to windows and doors. Some complete building failures. Small buildings overturned or blown away. Complete destruction of mobile homes. Storm surge greater than 22 feet above normal. Major damage to lower floors of all structures less than 15 feet above sea level within 500 yards of shore.

Sanitary Landfill: A disposal facility employing an engineered method of disposing of solid waste on land in a manner which minimizes environmental hazards by spreading the solid wastes in thin layers, compacting to the smallest practical volume, and applying cover material as required by state and federal regulations.

Scale: Generally refers to relative size or extent. Scale is determined by a building or other objects relating to its surroundings, by the width of adjacent streets and by buildings as they relate to these streets. Human scale is accomplished when dimensions of adjacent objects or buildings are related to those of the human figure.

Setback: Physical distance that serves to minimize the effects of development activity on an adjacent property, structure or natural resource, and within which it may be necessary to restrict activities for the area. Also, a required horizontal distance from the subject land or water area designed to reduce the impact on adjacent land of land uses or cover types located on the subject land or water area.

Shoreline: Interface of land and water in oceanic and estuarine conditions which follows the general configuration of the mean high water line (tidal water) and the ordinary high water mark (fresh water).

Significant Wildlife Habitat/Wildlife Habitat: Contiguous stands of natural plant communities which have the potential to support healthy and diverse populations of wildlife and which have been identified on the Florida Fish and Wildlife Conservation Commission's strategic habitat conservation area map, biodiversity hot spot map or Hillsborough County's significant wildlife habitat map.

Single Family Attached Dwellings: A structure containing three or more single family dwelling units with both side walls (except end units of building) attached from ground to roof.

Single Family Detached Dwellings: A single family dwelling with open space on all sides.

Single Family Dwelling: A structure containing a single family unit occupying the building from ground to roof.

Site: Any tract, lot or parcel of land or combination of tracts, lots or parcels of land which are in one ownership, or are contiguous and in diverse ownership where development is to be performed as part of a unit, subdivision or project.

Socio-Economic Data: Information about people and economies, such as demographics (age, race, sex, birth rates, etc) and economics (incomes and expenditures of a community or government).

SolidWaste: Garbage, refuse, yard-trash, construction and demolition debris, white goods, special waste, ashes, sludge, or other discarded material including solid, liquid, semi-solid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. The term does not include nuclear source or by-product materials regulated under Chapter 404, Florida Statutes, or under the Federal Atomic Energy Act of 1954, as amended; suspended or dissolved materials in domestic sewage effluent or irrigation return flows, or other regulated point source discharges; regulated air emissions; and fluids or wastes associated with natural gas or crude oil exploration or production. The term includes the specific terms garbage, garden trash, rubbish, and industrial wastes, but excludes hazardous waste as herein defined.

State Housing Initiatives Partnership Program (SHIP): The State Housing Initiatives Partnership Program is created for the purpose of providing funds to local governments as an incentive for the creation of partnerships to produce and preserve affordable housing.

State Water Quality Standards: Numerical and narrative standards that limit the amount of pollutants that may be discharged to Waters of the State, as defined by Chapter 62302, FAC.

Stormwater: Flow of water which results from and which occurs immediately after a rainfall event.

Stormwater Management Facility: A feature which collects, conveys, channels, holds, inhibits or diverts the movement of stormwater.

Stormwater Retention: To store stormwater to provide treatment before discharge into receiving waters or to provide a storage facility for stormwater where no outfall is available.

Stormwater Runoff: That portion of precipitation that flows off the land surface during, and for a short durations following, a rainfall event.

Stormwater Treatment Facility: A structural Best Management Practice (BMP) designed to reduce pollutant loading to a receiving water by either reducing the volume of flow, providing for the biological uptake of pollutants, the limiting the loading of pollutants or allowing pollutants to settle out of stormwater flow.

Strategy: The way in which programs and activities are conducted to achieve an identified Intent. Previously referred to as a "Policy".

Streetscape: The term streetscape refers to that general aggregation of all street-side elements of the urban environment perceived by the pedestrian or motorist. This street-side environment includes such things as street, alleys, parks, sidewalks, and parking lots. Streetscape elements include lighting, paving, traffic safety and control, signage, shelters, recreation and play equipment, street furniture, and other miscellaneous items.

Structure: Any object, constructed or installed by man, including but not limited to buildings, crane, antenna, towers, smoke stacks, utility poles and overhead transmission lines, advertising signs, billboards, poster panels, fences and retaining walls.

Subdivisions: The process of laying out a parcel of land into lots, parcels, tracts, or other divisions of land as defined in applicable State statutes and local land development regulations.

Suburban: Generally refers to development on the periphery of urban areas, predominantly residential in nature with many urban services available. Intensity of development is usually lower than in urban areas.

Support Documents: Any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local Comprehensive Plan.

SWFWMD: Southwest Florida Water Management District.

Townhouses: Two or more single family dwelling units within a structure having common side walls, front and rear yards, and individual entry ways. (See Single-Family-Semi-Detached Dwelling and Single-Family Attached Dwelling.)

Transfer of Development Rights: The transfer of a property's legal development rights either within a property owner's parcel, such as in wetlands density transfers, or offsite.

Transit-Oriented Development (TOD): Moderate and high-density housing concentrated in mixed - use developments located along transit routes. The location, design, and mix of uses in a TOD emphasize pedestrian oriented environments and encourage the use of public transportation.

Transportation Demand Management: 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.

Transportation Disadvantaged: Those individuals who because of physical or mental disability, income, status, or age are unable to utilize regular public or private transportation services and are therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life sustaining activities.

Transportation Improvement Program (TIP): Short-term (five-year) transportation plan for all of Hillsborough County, which includes all projects to receive federal, state and local funds.

Transportation Management Associations (TMAs): Partnerships between business and local government designed to help solve local transportation problems associated primarily with rapid suburban growth. Sometimes called Transportation Management Organizations or TMOs.

Transportation System: This is the sum of all forms or modes of transportation which, taken together, provide for the movement of people and goods in Hillsborough County. The system includes all forms of air, water, and ground transportation.

Transportation Systems Management (TSM): A process for planning and operating a unitary system of urban transportation. This views automobiles, public transportation, taxis, pedestrians, and bicycles as elements of one single urban transportation system. The key objective of TSM is to coordinate these individual elements through operating, regulatory and service policies so as to achieve maximum efficiency and productivity for the system as a whole.

Travel Demand Management (TDM): Low- cost techniques to reduce travel demand. These include ridesharing, public transit use, work-hour rescheduling, high occupancy vehicle lanes and park and ride facilities. The focus of these techniques is primarily on behavioral changes, rather than facility improvement.

Trip Demand: The magnitude of travel occurring between two locations or across a corridor.

Trip Generators and Attractors: These are types of land use which either generate or attract vehicular traffic. As an example, residential neighborhoods generate traffic, and Downtown Central Business Districts attract traffic.

Typologies: The classification of (usually physical) characteristics commonly found in buildings and urban places, according to their association with different categories, such as intensity of development (from natural or rural to highly urban), degrees of formality, and school of thought (for example, modernist or traditional). Individual characteristics form patterns. Patterns relate elements hierarchically across physical scales (from small details to large systems).

Urban Design: A process by which we may shape and regulate the physical form of our cities and towns in response to our human needs.

Urban Form: The integration of all the physical elements of a city into a three dimensional whole.

Urban: Generally refers to an area having the characteristics of a city, with intense development and a full or extensive range of public facilities and services.

Very Low Income Family: A family is very low income if its adjusted income does not exceed 50% of the median income of the area as determined by HUD, with adjustments for family size.

Vision: The long-term end toward which programs or activities are ultimately directed.

Wastewater: shall mean the spent water of the community comprising the liquid and water-carried wastes from residences, commercial buildings, industries and institutions, together with minor quantities of ground and surface waters that are not admitted intentionally.

Wastewater Facility: Shall mean any wastewater treatment plant, pipeline, structure, pumping station, or other facility used to collect, transmit, or treat wastewater.

Wastewater Treatment Plant: Shall mean a plant designed to treat and dispose wastewater for the purpose re-use or safe discharge into the environment.

Wellhead Protection Area: an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, 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: Lands that are transitional between terrestrial (upland) and aquatic (open water) systems where the water table is usually at or near the surface, or where the land is covered by shallow water, such lands predominantly characterized by hydrophytic vegetation. The presence of hydric soils as determined by the U. S. Soil Conservation Service, and other indicators of regular or periodic inundation, shall be used as presumptive evidence of the presence of a wetland area. The existence and extent of these shall be determined by the jurisdictional limits defined by Chapter 624, FAC. and implemented by the Florida Department of Environmental Protection, or as defined within Chapter 40D-4 FAC. and implemented by the Southwest Florida Water Management District, or as defined within the EPC Wetlands Rule, Ch. 1-11, and implemented by the Environmental Protection Commission of Hillsborough County (EPC).

Wildlife Corridors: Contiguous stands of wildlife habitat that facilitate the natural migratory patterns, as well as other habitat requirements (e.g., breeding, feeding), of wildlife.

Wildlife: Any member of the plant and animal kingdoms, with the exception of man, including but not limited to any mammal, fish, bird, amphibian, reptile, mollusk, crustacean, arthropod, or other invertebrate and excluding domestic animals.

Zoning: In general the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones (commercial, industrial, residential, type of residential) and the location, bulk, height, shape, and coverage of structures within each zone.

