



## **Future of Hillsborough**

# **Comprehensive Plan for Unincorporated Hillsborough County Florida**

## **DEFINITIONS SECTION**

**As Amended by the Hillsborough County Board of County Commissioners  
June 5, 2008 (Ordinance 08-13)**

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Plan Amendments in Compliance published August 4, 2008 {DCA PA No.  
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## DEFINITIONS

**Accessory Unit/Granny Flat** - A detached subordinate structure(s), the use of which is incidental to that of the principal structure and located on the same lot therewith.

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

**Accountability** - The degree of formal arrangement providing for regular services involving establishment and maintenance of a relationship.

**Active Recreation Facilities** - Recreation facilities which involve the user in a direct form of participation such as baseball, softball, golf or aerobic activities.

**Activity-based Recreation** - Recreation which can be provided almost anywhere for the convenience of the user. Golf, tennis, baseball, archery, skeet and trap shooting and playground activities are included. Also may include less strenuous pastimes such as listening to a band concert in a park, spectator sports or strolling through a zoo. It can always be provided, assuming the availability of space and funds for development.

**Activity Center** - A major concentration of employment and commercial activity, which may be found in suburban as well as in the downtown areas.

**Adaptive Reuse** - Adoption of existing unused structures to new uses through rehabilitation, or rehabilitation and reuse of existing abandoned structures for the same use.

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

**Adjusted Census Urbanized Area Boundary** - An area that encompasses the entire Census Urbanized Area as well as a surrounding geographic area as agreed upon by FDOT, FHWA, and the MPO. The Adjusted Census Urbanized Area boundary is used by FDOT and FHWA to delimit an area within which to designate highways by federal functional classification. It is also used by FDOT in determining highway levels-of-service, access management standards, and interchange site and justification standards. This boundary is sometimes called the FHWA Urbanized Area Boundary.

**Adult Care Facility (ACLF)** - Establishment that provides, on a regular basis, assistance or care for five or more unrelated adults for a period of less than 24 hours a day and which receives a payment, fee or grant for the adults attending the facility, whether or not operated at a profit. (LDC definition)

**Ad Valorem** - Taxation of real property at a millage rate.

**Advanced Secondary Treatment** - Secondary waste treatment plus deep-bed dual media filtration.

**Advanced Wastewater Treatment** - As defined in Chapter 403.086, Florida Statutes, or as amended in the future.

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

**Affordable Housing** - Housing which is available at a price or rent not exceeding 30 percent of a low income household's gross income. Owner occupied housing costs include principal, interest, insurance, and property taxes. Rental housing costs include the contract rent. Low income household is defined as a household with gross income which is at or below 80 percent of median income adjusted for family size, consistent with annually adjusted Department of Housing and Urban Development income guidelines. (LDC Definition) Agency on Bay Management - An alliance of agencies, organizations and interest groups for the management of Tampa Bay. The Agency is an arm of the Tampa Bay Regional Planning Council which provides staff and funding to the Agency.

**Agricultural Land** - Lands with commercially productive soils and/or in viable agricultural production.

**Agriculture** - The science and art of production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise, and includes aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. For the purposes of marketing and promotional activities, seafood shall also be included in this definition.

**Agricultural business products** - The non-consumable products used in the producing, processing, distribution, and marketing of consumable farm products, including, but not limited to, machinery, equipment, and supplies.

**Agriculture and Related Uses** - Use of land, buildings or structures for uses such as but not limited to agriculture, animal production units, processing of agricultural products, agriculture service providers, farm labor housing, agricultural stands, stables-private and stables-public

**Agriculture Market Center** - A region that has a concentration of agriculture production, collection, and/or distribution activities.

**Air Pollution** - The undesirable addition to the atmosphere of substances (gases, liquids and solid particles), which are foreign to the "natural" atmosphere or which occur in quantities exceeding their natural concentrations and interfere

either with one's health, safety, or comfort or with full use and enjoyment of one's property

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

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

**Alafia River Canoe Trail** - State designated canoe trail pursuant to the Florida Recreational Act of 1979 (Section 260.014, Florida Statutes) and the Florida Recreational Trails System Program [Subsection 16D-7.05(9), F.A.C.]. This canoe trail designation includes the Alafia River from, and including, the western limit of the Bell Shoals Road right-of-way to, and including, Aldermans Ford Park.

**American Association of State Highway and Transportation Officials (AASHTO)** - An organization 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.

**Americans with Disabilities Act (ADA)** - Public Law 101-336, prohibits discrimination against people with disabilities in employment, transportation, public accommodation, communications, and activities of state and local government. The ADA focuses on removing barriers that deny individuals with disabilities an equal opportunity to share in and contribute to the vitality of American life. The ADA means access to jobs, public accommodations, government service, public transportation, and telecommunications. In other words, full participation in, and access to, all aspects of society.

**Amnesty Days (Hazardous Waste)** - Voluntary program that allows citizens to bring small quantities of hazardous waste to a central collection facility for proper disposal.

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

**Appropriate** - especially suitable or compatible; proper or fitting; or acceptable or right from a particular viewpoint; adapted to a design.

**Aquatic Preserve** - Submerged lands owned or leased by the State of Florida as identified in Chapter 258, Florida Statutes, that have been set aside in an essentially natural or existing condition for the benefit of future generations.

**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.

**Arbitration** - A process whereby a neutral third party or panel listens to the facts and arguments presented by the parties and renders a decision which may be binding or non-binding. (per Section 44.301, Florida Statutes, 1987).

**Areas of High Aquifer Recharge/Contamination Potential** - Areas that, by virtue of their hydrogeologic characteristics, represent a relatively high aquifer recharge potential in Hillsborough County (i.e., two surface inches or greater of water) and a relatively high contamination potential to the underlying Floridan Aquifer, and for which DRASTIC indices of 160 or greater have been determined using the USEPA DRASTIC methodology.

**Arterial Road (Arterial)** - Arterials provide service which is relatively continuous and of relatively high traffic volume, long trip length, and typically higher operating speed. Arterial roads may have restricted parking, and/or access control, with signals at important intersections and stop signs on the side streets. Arterials serve major through movements between important centers of activity in a metropolitan area and serve a substantial portion of trips entering or leaving the area. Every United State-numbered highway is an arterial road

**Average Daily Traffic (ADT)** - The total number of vehicles passing a point or segment of road (in both directions), over a 24-hour period, and usually measured throughout a year.

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

**Best Available Control Technology (Air Pollution)** - An air quality emission limitation, including a visible emissions standard, based on the maximum degree of reduction of each pollutant emitted that, on a case-by-case basis, taking into account energy, environmental and economic impacts, and other costs, is determined to be achievable through application of production processes and available methods, systems, and techniques (including fuel cleaning or treatment or innovative fuel combustion techniques) for control of each such pollutant. A design, equipment, work practice, operational standard, or combination thereof, may be prescribed instead to satisfy the requirement for the application of this technology.

**Best Management Practice (BMP)** - Method or combination of methods determined after problem assessment, examination of alternative practices, and appropriate public participation, to be the most effective and practicable means of reducing or preventing non-point source pollution to levels compatible with water quality goals. These measures could include both structural (e.g., sediment/debris basins, wetland impoundment of agricultural runoff, etc.) and

non-structural (e.g., street vacuuming, deferred grazing systems, etc.) approaches to abatement of non-point source pollution, and would vary on a regional and local basis depending on the nature of the problems, climate, physical characteristics, land use, soil types and conditions and other factors.

**Bicycle Facilities** - A general term denoting improvements and provisions made to accommodate or encourage bicycling, including parking facilities, mapping all bikeways, and shared roadways not specifically designated for bicycle use.

**Bicycle Lane (Bike Lane)** - A portion of a roadway, 4 feet minimum width, that has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

**Bicycle Pedestrian Advisory Committee (BPAC)** - An ongoing committee appointed by the Hillsborough County Board of County Commissioners. Originally established as the Bicycle Advisory Committee (BAC) in 1977, the BPAC provides input and direction on bicycle-related issues to the Hillsborough County Metropolitan Planning Organization (MPO) and the local governments in Hillsborough County.

**Bicycle and Pedestrian Way** - Any road, path, or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

**Bicycle Route (Bike Route)** - A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and informational markers, with or without a specific bicycle route number.

**Blighted Area** - An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use; 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; tax or special assessment delinquency exceeding the fair value of the land; and diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

**Boarding House** - A building or group of buildings containing in combination three or more lodging units intended primarily for rental or lease for periods of longer than one week, with or without board. No personal care services shall be provided at this facility.

**BOD5** - Five-day biochemical oxygen demand is a test performed to determine the amount of oxygen microorganisms would use during decomposition of organic matter.

**Bona Fide Agriculture** - Good faith commercial agricultural use of the land. (From F.S 193.461)

**Brownfield** - A site which has remained undeveloped or underused due to real or perceived environmental contamination; often a site of previous industrial use.

**Buffer** - Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically and visually separate one use or property from another in order to mitigate the impacts of noise, light, or other nuisance. As the term is used in the Conservation and Aquifer Recharge Element it is an area of undisturbed or appropriately managed vegetation surrounding a natural resource that is utilized to minimize man-induced disturbances, including the secondary impacts of development

**Building Code** - A code that establishes construction standards for new structures and structural improvements.

**Bulk Electric Transmission Corridors** - Rights-of-way and associated easements used for the placement of an interconnected group of electric lines and associated equipment for the movement or transfer of electricity in bulk between points of supply and points of delivery.

**Capacity (Traffic)** - The amount or volume of traffic that a roadway can accommodate at a specified level-of-service.

**Capital Budget** - The portion of each local government's budget which is reserved for 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 capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this element, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

**Capital Improvements Element** - The element of the comprehensive plan that provides the evaluation of the need for public facilities, their costs, the capability of the government to finance and construct improvements and the scheduling of those improvements.

**Capital Improvements Program (CIP)** - A multi-year (usually five or six) schedule of capital improvement projects, including cost estimates and priorities, budgeted to fit financial resources.

**Category A Public Facilities** - Arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities owned or operated by Hillsborough County, all of which are addressed in other elements of this Comprehensive Plan.

**Category B Public Facilities** - Arterial and collector roads, stormwater management, potable water, sanitary sewer, solid waste, and parks and



recreation facilities owned or operated by federal state and municipal governments, independent districts, and private organizations.

**Category C Public Facilities-** Public health and public education facilities owned or operated by federal, state, and municipal governments, independent districts, and private organizations.

**CDBG, Block Grant Program** - The Community Development Block Grant Program is Title I of the Housing and Community Development Act of 1974 (Public Law 93-383).

**Census Tract** - A small statistical subdivision of a county. Tracts generally have stable boundaries. When census tracts are established, they are designed to be relatively homogeneous areas with respect to population characteristics, economic status, and living conditions. Tracts generally have between 2,500 and 8,000 residents.

**Centerline Miles of Roadway** - Length of a roadway as measured along the middle of the road.

**Central Business District (CBD)** - Area within the city which usually contains the major retail, governmental, service, professional, cultural and entertainment uses.

**Certificate of Capacity** - A certification of the determination of capacity issued upon approval of a final development order, such as, a subdivision construction plan, site development plan, DRI Development order, Building Permit, or Development Agreement and requiring the payment of the reservation fee.

**Certificate of Occupancy** - A document issued by an authorized official setting forth that land, a building or structure, legally complied with the Hillsborough County Building Code, the Land Development Code, the Hillsborough County "Future of Hillsborough Comprehensive Plan, and other pertinent local and state requirements and that the same may be used for the purpose stated therein.

**Civic Use** – Uses principally of an institutional nature and serving a public need such as, churches, schools (public and private), libraries, post office, police and fire stations, active recreation facilities, day care center, museums and cultural centers and other similar community facilities.

**Civilian Labor Force** - The civilian labor force consists of persons classified as (a) employed or (b) unemployed (see definitions for (a) and (b).

**Class I Waters** - Potable water supplies as classified and specified in Chapter 62, Florida Administrative Code.

**Class II Waters** - Shellfish propagation or harvesting water as classified and specified in Chapter 62, Florida Administrative Code.

**Class II Waters** - Shellfish propagation or harvesting water as classified and specified in Chapter 17-3, Florida Administrative Code.

**Class III Waters** - Waters deemed suitable for recreation, propagation and protection of fish and wildlife as classified and specified in Chapter 62, Florida Administrative Code

**Cluster Development** - A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features.

**Clustering** - The practice of increasing the acreage of preserved wildlife habitat and/or open space above minimum standards by 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.

**Clustering Ratios** - This is a measure of the achievement by a project in the RP-2 category of a minimally acceptable degree of clustering on-site. The clustering ratio is the ratio of the gross density of the clustered area to the project's gross density. Project gross density in this instance is calculated on the gross density acreage. The gross density of the clustered area is calculated on the total acreage within the clustered area.

**Coastal** - Land next to a bay, river, or creek that is estuarine and/or tidally influenced.

**Coastal Area** - The coastal area includes the coastal waters and adjacent shorelines that are strongly influenced by one another. The coastal area extends inland from the shoreline only to the extent necessary to control shorelands, the uses of which have a direct and significant impact on the coastal waters. The coastal area consists of two parts - the coastal high hazard area (CHHA) and the remaining land area. For mapping purposes, the coastal area is that area proposed for evacuation on the most current evacuation map (See the Coastal Management Element).

**Coastal High Hazard Area (CHHA)** The area below the elevation of the category 1 storm surge line as established by the Tampa Bay Regional Planning Council utilizing the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Coastal Planning Area** - Those portions of Hillsborough County that lie within the Hurricane Vulnerability Zone (All Evacuation Zones). This area shall also include water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to such water bodies; coastal barriers; living marine resources; marine wetlands; water-dependent or water-related facilities on oceanic or estuarine waters, public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where

development activities would impact the integrity of the above-mentioned land or water body.

**Collector Road (Collector)** - Collector roads collect and distribute traffic between local roads and/or arterial roads. Collectors are roadways providing service with relatively moderate traffic volume, moderate trip length, and moderate operating speed.

**Commercial Apartment** - A rental dwelling unit that is located within the same structure commercial retail, service or office use. Commercial apartments shall be located above said commercial retail, service or office uses.

**Commercial Redevelopment and Revitalization Areas** – non-residential areas and corridors in the County with the following challenges-

- high incidence of properties in poor condition or functionally obsolete;
- high incidence of buildings and sites not in compliance with existing development codes;
- high rates of vacancy and abandonment;
- static or declining property values and sales tax receipts;
- high levels of poverty, unemployment, and crime; and
- public facilities in substandard condition or with capacity deficiencies.

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

**Committee** - Ordinary committees are of two types - standing committees (which have a continuous existence) and special committees (which go out of existence as soon as they have completed a specified task). A special (select or ad hoc) committee is a committee appointed, as the need arises, to carry out a specific task, at the completion of which - that is, on presentation of its final report to the assembly - it automatically ceases to exist. The Scott, Foresman Robert's Rules of Order- Newly Revised. pp. 407, 409. 1984.

**Community Activity Centers** - These activity centers designate Transportation Analysis Zone (TAZ) locations for existing and future major regional employment clusters that have more than 1,000 regional commercial or service employees and/or locations around fixed guideway transit stations. It is anticipated that these locations will emphasize a focal point for surrounding neighborhoods that will include a variety of public facilities and services including commercial and office development, integration of viable residential neighborhoods and the redevelopment of areas within the activity center appropriate for higher intensity uses. It is anticipated that regional shopping centers, major office and employment areas, higher educational facilities and professional sports and recreation complexes exist or will develop in higher concentrations. Higher residential densities can also be considered for these areas as services and facilities become available to provide the necessary infrastructure. Existing viable low density residential uses found within or adjacent to the Community Primary Activity Centers should be protected through policies of the Comprehensive Plan. Ultimate limits of the Primary Community Activity Center

shall be coordinated with fixed-guideway transit plans (such as rail or bus rapid transit) where applicable and determined by a Special Area Plan and/or Multimodal District analysis.

**Community Facilities** - For the purpose of this element, community facilities are those facilities such as schools, libraries, community centers, fire and police facilities, and should not include those public facilities defined as such in the capital improvement element.

**Community Gathering Place** - Land within a residential development in excess of public facilities already required, not individually owned, that is designed, improved, and intended for the common use or enjoyment of residents of the development and their guests. Community gathering places shall include but not be limited to civic spaces, greens, parks, tot lots, gardens, public squares, urban plazas, clubhouses, swimming pools, and courts or fields for sports. <sup>i</sup>

**Community Serving Commercial/Community Commercial** - Commercial development and uses of a greater intensity than neighborhood serving commercial uses. Uses include, but are not limited to, warehousing, intensive retail, wholesale, and office uses, and major auto or commercial vehicle sales, service, and repair. The intensity of community serving commercial shall be as provided for in the criteria and development standards for community serving commercial uses. Agriculturally oriented community serving commercial uses include farm machinery sales, service, and repair.

**Compatibility**- Defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. 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 Housing Affordability Strategy (CHAS)** - A planning document prepared to assess the status and condition of the housing stock and to determine the needs of the population for various types of housing. A one and a five year plan is prepared to address the housing and supportive services needs through a variety of local, state, and federal programs. Housing services are outlined to address current and future needs as required by the U. S. Department of Housing and Urban Development

**Comprehensive Plan** - An official document in ordinance form adopted by the local government setting forth its goals, objectives, and policies regarding the long-term development of the area within its jurisdiction. In unincorporated Hillsborough County, this refers to the text and maps adopted and amended by the Board of County Commissioners pursuant to Chapter 163.3161, et seq, FS, as amended, and it is called the Future of Hillsborough - A Comprehensive Plan for Unincorporated Hillsborough County.

**Comprehensive Regional Policy Plan** - The long-range plan of the Tampa Bay Regional Planning Council. This plan is designated to provide guidance for the physical, economic and social development of the Tampa Bay region.

**Composting** - Present-day composting is the aerobic, thermophilic decomposition of organic wastes to a relatively stable humus. The resulting humus may contain up to 25 percent dead or living organisms and is subject to further, slower decay but should be sufficiently stable not to reheat or cause odor or fly problems. In composting, mixing and aeration are provided to maintain aerobic conditions and permit adequate heat development. The decomposition is done by aerobic organisms, primarily bacteria, actinomycetes and fungi.

**Concentration** - The grouping of population in quantities above the norm. It is important to note that the term concentration does not necessarily mean large numbers.

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

**Concurrency Management System** - 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.

**Condominium** - A form of individual ownership of a dwelling unit within a larger complex of units, together with an undivided interest in the common area and facilities which serve the multi-unit project.

**Cone of Influence** - An area around one or more major waterwells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

**Congregate Living Facility** - Any building(s), section of a building, residence, private home, boarding house, home for the aged or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding twenty-four hours, housing, food services and one or more personal care services (as defined by the Hillsborough County Land Development Code) to persons not related to the owner or operator by blood, marriage, or adoption, and licensed, certified or approved by the State Department of Health and Rehabilitative Services. Such facilities shall contain congregated kitchen, dining and living areas only, with separate sleeping rooms. Further, such facilities shall not be used for those persons in need of a structured environment, as defined in applicable development regulations. For purposes of this Future Land Use Element, congregated living facilities shall not be deemed to include boarding/rooming houses; fraternities/sororities; monasteries; convents; hotels/motels; professional residential facilities; or nursing convalescent and extended care

facilities. The facilities may be disaggregated into appropriate sub-categories of specifying varying degrees of intensity in applicable development regulations to permit implementation of plan policies contained in this element. "Placed", as used in this reference to congregate living facilities, shall mean the persons placed, supported or sponsored by, or the residents of a facility licensed by the State of Florida Health and Rehabilitative Services.

**Conservation Areas** - Environmentally sensitive areas that include the following-

- Natural shorelines (other than those included in preservation areas);
- Class III Waters;
- Wetlands, including but not limited to, freshwater marshes and wet prairies, hardwood swamps, and cypress swamps; and
- Significant wildlife habitat.

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

**Consistency** - The regulatory requirement that local comprehensive plans not conflict with state or regional plans, and that the local plan act towards the goals and policies of the state and regional plans.

**Constrained and Deficient Roadway or Facility** - Roadways currently operating below the adopted level-of-service standard, and which cannot be widened by adding through lanes due to significant physical, economic, environmental, policy or social constraints. Alternative transportation modes, transportation system management improvements such as, but not limited to, auxiliary lanes at intersections, bicycle and pedestrian facilities, or intelligent transportation systems, or improvements to parallel roadways will be considered instead of expanding these constrained facilities. A special level of service standard may apply to roadways with this designation.

**Constrained But Not Deficient Roadway or Facility** - Roadways that are not currently operating below the adopted level-of-service standard, and which cannot be widened by adding through lanes due to significant physical, economic, environmental, policy or social constraints. Alternative transportation modes, transportation system management improvements such as, but not limited to, auxiliary lanes at intersections, bicycle and pedestrian facilities, or intelligent transportation systems, or improvements to parallel roadways will be considered instead of expanding these constrained facilities.

**Convenience Commercial** - Small scale commercial developments serving the everyday needs of citizens in immediate surrounding areas including, but not

limited to, convenience stores, newsstands, delicatessens, bakeries and photography studios.

**Conveyance Facilities** - All facilities required for the collection, transmission and pumping of wastewater.

**Coordinating Mechanism** - A document, formally adopted, that proposes or implements action by two or more governments or agencies.

**Corridor** - A broad geographical band that follows a general directional flow connecting major sources of trips that may contain a number of streets, highways, bicycle or pedestrian facilities, and/or transit route alignments.

**Council of Governments** - A not-for-profit corporation of local public officials of counties, municipalities or other governmental subdivision formed by resolutions of the participants for the study, coordination, review and recommendation of actions to members and other public service agencies.

**County** - The primary political and administrative subdivision of a State. In this element the term county refers to Hillsborough County.

**Crime Prevention Through Environmental Design (CPTED)** - Design philosophy that has as its basic premise that the proper design and effective use of the physical environment can lead to a reduction in the incidence and fear of crime, thereby improving the quality of life.

**Crosswalk** - The marked or unmarked portion of a roadway designated for pedestrians to cross the street.

**Deep Bed-Dual Media Filtration** - Filtration process that uses a deep bed (4' or greater) composed of two distinctly different granular substances (such as anthracite coal and sand), as opposed to single media filtration.

**Deep-Well Injection** - The discharge of water or other liquids under pressure to deep strata below potable water aquifers.

**Demand Assessment Surveys** - Surveys conducted to measure the amount, location and frequency of participation in activities. This method generates quantitative demand data that can be compared to the amount of supply to produce quantitative needs data.

**Density** - Variable per unit of land area (e.g., dwelling units per gross acre; persons per square mile)

**Density Bonus, Incentive** - A density increase which may be considered for those large-scale planned development projects which exceed the standard requirements of applicable development regulations.

**Density Credit** - The transfer of development density rights from one piece of one property to another piece of the same property. A project site which contains conservation areas, as defined within the Future of Hillsborough Comprehensive Plan, may be entitled to a density credit.

**Detention or To Detain** - To temporarily store stormwater runoff in such a way as to reduce its flow, for the purpose of either limiting downstream impacts or providing treatment for water quality, or both.

**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; any mining, excavation, landfill or land disturbance, and any nonagricultural use or extension of the use of land. Includes redevelopment.

**Development Encroachment** - Development that occurs within an area that would need to be acquired as right-of-way for future public facilities.

**Development Order** - any order granting, denying, or granting with conditions an application for a building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of the County having the effect of permitting the development of land.

**Development Permit** - Permit that is used to regulate land development.

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

**Dilapidated** - Seriously damaged and/or decayed structures to the extent that major component replacement is required.

Disability - Presence of a physical, mental, or other health condition which has lasted six or more months and which limits or prevents a particular type of activity. Two types of disability were cited on the U.S. Census of Population questionnaire-work disability, which is tabulated for non-institutional persons 16 to 64 years old; and public transportation disability, which is tabulated for non-institutional persons 16 to 64 years old and for non-institutional persons 65 years old and over.



**Drainage Basin or Area** - Surface drainage area which is defined by topographic boundaries that direct stormwater runoff to a common point or receiving waters, and is a subdivision of a watershed.

**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 which is to be connected to jurisdictional waters or wetlands (excluding stormwater treatment facilities).

**Economically Disadvantaged Population** - This term refers to households whose incomes fall below 80 percent of the County median. In 2000, the Hillsborough County's median income was \$44,007; 80 percent of that figure would be \$35,205. Thus, households with incomes of \$35,205 or lower are economically disadvantaged for the purposes of this element. The 2000 income figures are used for consistency with the most recent available 2000 census data on which the data analysis is based.

**Economically Feasible** - When the public benefit attributable to an improvement justifies the cost of the improvement and this cost is fundable.

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

**Effectiveness** - The ability to produce a decided or desired result.

**Efficiency** - The descriptive measurement of the comparison of production with cost.

**Effluent** - Water, after some degree of treatment, flowing out of any treatment device or facility.

**Electrical Power Generating Facility** - An electrical power generating facility is defined consistent with Chapter 403.503, Florida Statutes, as amended, and it means for the purpose of certification, any steam or solar electrical generating facility using any process or fuel, including nuclear materials, and includes associated facilities and those directly associated transmission lines required to connect the electrical power plant to an existing transmission network or rights-of-way to which the applicant intends to connect, except that this term does not include any steam or solar electrical generating facility of less than 75 megawatts in capacity unless the applicant for such a facility elects to apply for certification under this act.

**Electrical Power Generating Facilities Land Use Plan Category (EPGF)** - This land use plan category is used to designate those areas geographically on the Land Use Map including written text in the Land Use Element that are potentially suitable for the construction and operation of future electric power generating facilities and related uses consistent with the requirements of the Future of Hillsborough Comprehensive Plan and all other Federal, State and local laws, rules, regulations, policies and permits. Designation of 'EPGF' does not imply that the Board of County Commissioners will automatically approve a rezoning for a parcel. New development for uses associated with an electrical power generating facility shall be approved through a planned unit development rezoning process. Development in these areas is subject to the Goals, Objectives and Policies of the Conservation and Aquifer Recharge and Coastal Management Elements, when applicable, and the Future Land Use Element of the Future of Hillsborough Plan consistent with applicable development regulations and established locational criteria for specific land use.

**Employed** - As defined by the U.S. Bureau of the Census- "all civilians 16 years old and over who were either (a) at work or (b) were with a job but not at work (because of illness, bad weather, etc.) Excluded from the employed are persons whose only activity consisted of work around the house or volunteer work for religious, charitable, and similar organizations."

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

**Encourage** - To solicit or impel in an indicated direction; to advocate and urge pressingly; to attempt to persuade, inspire; to undertake the accomplishment of with energy or enthusiasm.

**Endangered and Threatened 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 in Section 9-27.03-05, Florida Administrative Code; 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 (see "listed" species).

**Enhanced Roads or Facilities** - Roadways that are not being proposed for additional through lanes, but can be improved to increase the operating efficiency. These improvements may include adding turn lanes at key intersections, signal timing optimization, bicycle facilities, sidewalks, extra landscaping and drainage considerations.

**Environmentally Feasible or Practical** - When the implementation of an improvement, or the improvement itself, will not significantly and permanently degrade the environment.

**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 (FDEP), the Southwest Florida Water Management District (SWFWMD), or any other governmental agency empowered by law for such regulation. These include Conservation and Preservation Areas as defined in the Conservation and Aquifer Recharge Element (CARE) and the Coastal Management and Port Element (CME).

**Equity** - An owner's initial and increasing investment in any property minus liens, such as a mortgage. When a mortgage is paid in full, the owner has 100% equity in the property.

**Essential Wildlife Habitat** - Land or water bodies that, through the provision of breeding or feeding habitat, are necessary to the survival of listed.

**Established Neighborhood** - A neighborhood where platted, or otherwise divided, lands have been at least eighty percent developed and occupied without substantial deterioration since such development.

**Evacuation Routes** - Routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane or other natural or manmade disaster.

**Excessive Mortgage/Rent** - A mortgage/rent for a dwelling unit which exceeds 35% of household income. The magnitude of excessiveness can be evaluated according to the disparity between 35 percent of household income and the actual level which exceeds 35 percent.

**Exclusionary Zoning** - Development regulations which result in the exclusion of low and moderate income and/or minority families, or mobile homes, group homes and other types of congregate living facilities from a community.

**Existing Development** - For purposes of zoning conformance, a development is considered existing if the development received, prior to July 26, 1989, a valid building permit, a certificate of occupancy, a site development plan approval, or subdivision construction plan approval as described in applicable land development regulations. In any proposed development, zoning without the applicable approval as described above may not guarantee conformance with the plan and is not considered existing development.

**Exotic Nuisance Species** - A non-native plant not limited to, but including the following -

<u>Scientific Name</u>	<u>Common Name</u>
<i>Bauhinia variegata</i>	Orchid Tree
<i>Broussonetia papyrifera</i>	Paper Mulberry
<i>Casuarina spp.</i>	Australian Pine
<i>Citrus spp.</i>	Citrus Tree
<i>Dalbergia sissoo</i>	Indian Rosewood
<i>Enterolobium contortisiliquum</i>	Earpod Tree
<i>Eucalyptus spp.</i>	Eucalyptus
<i>Grevillea robusta</i>	Silk Oak
<i>Jacaranda acutifolia</i>	Jacaranda
<i>Melaleuca quinquenervia</i>	Punk Tree
<i>Melia azedarach</i>	Chinabery
<i>Schinus terebinthifolius</i>	Brazilian Pepper

**Expressway** - A divided arterial highway for through traffic with full or partial control of access and generally with grade separations at major intersections.

**Extremely Low Income Households** – A household with an annual income that does not exceed 30% of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.

**Facade** - That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

**Family** - Any number of people related by blood, marriage or adoption or not more five unrelated persons living together as a single housekeeping unit, using a single facility in a dwelling unit for culinary purposes. The term “family” shall not be construed to include a sorority or fraternity, club, rooming house, institutional group or the like.

**Family Members** - For the purpose of this Plan, the term family member refers to an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild of another individual.

**Farm Labor Camp** - The occupancy by farm employees and their families of three or more living accommodations, on one zoning lot without regard to duration, which occurs exclusively in association with the performance of agricultural labor.

**Final Development Order** - A building permit, a subdivision construction plan approval, a site development plan approval, or any other development order which results in an immediate and continuing increased impact upon the infrastructure.

**Fixed-Guideway Transit** - Any transit service that uses exclusive or controlled rights-of-way or rails, entirely or in part. The term includes heavy rail, commuter rail, light rail, monorail, trolleybus, aerial tramway, inclined plane, cable car, automated guideway transit, ferryboats, that portion of motor bus service operated on exclusive or controlled rights-of-way, and high-occupancy-vehicle (HOV) lanes.

**Floating Zone Designation** - A general designation of an activity center on a map whose actual boundaries are defined when a Special Area Plan analysis meeting specified requirements is conducted either by the County or private developer.

**Floodplains** - Areas inundated during a 100-year, or other specified flood event, identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**Floor Area Ratio (FAR)** - The floor area ratio is a measure of development intensity, and it equals the amount of permitted, developable floor area of a building to the area of the lot. For example, a FAR of 3 on a 20,000 square foot lot would allow a three story building with 20,000 square feet on each floor or a variety of similar combinations as long as the total floor area did not exceed 60,000 square feet. This concept is used for regulating the intensity of commercial development in the same way that density is used to measure residential development.

**Floor Area Ratio (FAR) Credit** - The transfer of development intensity rights from one piece of one property to another piece of the same property. A project site which contains environmentally sensitive areas or significant upland forest habitats, as defined within the Future of Hillsborough Comprehensive Plan, may be entitled to an intensity credit.

**Florida Department of Transportation (FDOT)** - Agency granted the legislative authority to develop and maintain state transportation facilities and services.

**Florida Friendly Landscaping** - Landscaping that conserves water and protects the natural environment as promoted by the Florida Yards & Neighborhoods Program. Florida-friendly landscaping is a process of appropriate planning and design, good plant choices, efficient irrigation layout, proper installation, and environmentally friendly maintenance. Nine principles govern Florida-friendly landscaping- 1) Right Plant, Right Place; 2) Water Efficiently; 3) Use Organic Mulch; 4) Recycle; 5) Fertilize Appropriately; 6) Manage Pests Wisely; 7) Provide for Wildlife; 8) Reduce Storm Water Runoff; and 9) Protect the Waterfront.

**Force Main** - A pressurized transmission pipe which carries wastewater from a pump station to the point of discharge.

**Form-Based Codes** - Allows market demand to determine the mix of uses within the constraints of building type set by the community. The community establishes zones of building type and allows building owners to determine the uses. The look and layout of a street is carefully controlled to reflect neighborhood scale, parking standards, and pedestrian accessibility, but building owners and occupants are allowed maximum flexibility to determine how the buildings will be used.

**Foster Care Facility** - A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

**Fugitive Dust** - Particulate matter suspended in the air through land clearing and construction activities.

**Functional Classification** - A system for grouping roads into categories according to the character of service they provide in relation to the total roadway network. The basic functional categories are limited-access facilities, arterial roads, collector roads, and local roads. These hierarchical categories may be further grouped into principal, major, and minor levels and/or urban and rural categories. There are three Functional Classification systems used in Hillsborough County. One, the Federal Functional Classification System, is used by the Florida Department of Transportation and the Metropolitan Planning Organization for funding eligibility and for roadway design and access regulations. The second is, the Hillsborough County System, and is used in various County regulations that apply to Community Plans or regulate, for example, the placement of signs and the placement of residential traffic control devices such as speed humps, etc. The Hillsborough County functional classification is listed in the Transportation Element in Appendix I and shown on Map 2B of Appendix J. The third is the City of Tampa System and is used to regulate where roadway solicitation and vending is or is not allowed.

**Functionally Restored Wetlands** - Hydrologically or biologically altered wetlands that have been restored to natural levels of productivity and species diversity.

**Future Land Use Element** - Long-range development guide to coordinate the various functional plans related to the physical development of the community. This element of the Comprehensive Plan will guide future growth and development.

**Future Land Use Map Series** - The graphic aids intended to depict the spatial distribution of various uses of the land in the County by land use category, subject to the Goals, Objectives, and Policies and the exceptions and provisions of the Future Land Use Element text and applicable development regulations,

including the identification of natural resources, historical sites, soils and other elements as required by Florida Administrative Code Rule 9-J.5.

**G-1 Aquifer Groundwater Classification** - Prime or unique potable water aquifers that should be afforded maximum protection.

**Gateway** - An entrance corridor that heralds the approach of a new landscape and defines the arrival point as a destination.

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

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

**GPCD** - Gallons Per Capita Per Day.

**Granny Flat/Accessory Unit** - A detached subordinate structure(s), the use of which is incidental to that of the principal structure and located on the same lot therewith.

**Gravity Main** - A pipe in which wastewater flows by gravity along descending gradients from source to outlet.

**Green River Corridor** - Lands along a river where structures do not obscure the natural setting and natural vegetation and shoreline are the predominant features.

**Greenway System** - A system of interconnected open space which includes areas, such as but not limited to, recreation, conservation and aquifer recharge lands connected via existing rights of way, existing and extended recreational trails, rivers and other open spaces corridors.

**Gross Density** - The number of dwelling units per gross acre. Gross acreage is the total amount of raw land, including all developable and undevelopable portions thereof.

**Gross Residential Acreage** - The area of a development proposal used for calculating densities

**Group Home** - A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in

size to group homes are included in this definition. Group homes do not include rooming or boarding homes, clubs, fraternities, sororities, monasteries, 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.

**Guideway or Rail Transit** - A grouping of several technologies that are electrically or diesel powered and operated on rails or a beam. This includes, but is not limited to, light-rail, heavy-rail, monorail, and automated guideway systems.

**Handicapped Individual** - Any person who has a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such impairment.

**Hazardous Materials** - A 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** - As defined in 40 CFR 261.3. A waste, or a combination of wastes that because of its quantity, concentration, 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, stored, treated, or otherwise managed.

**Hazardous Waste Generator** - Any person or site whose action or process produces hazardous waste identified or listed in 40 CFR 261 or whose act first causes a hazardous waste to become subject to regulation.

**Headway** - Amount of time between consecutive buses on a route.

**Heavy Industrial Uses** - Heavy industrial uses shall be defined as any facility which emits at least one of the following- 1) 600 pounds or more per year of lead or lead compounds, or; 2) 100 tons or more per year of any other air pollutant subject to regulation under Chapter 403 F.S. or; 3) 10 tons or more per year of any one hazardous air pollutant as defined by the Hillsborough County Environmental Protection Commission, or 4) 25 tons or more per year of any combination of hazardous air pollutant from the listing of the Hillsborough County Environmental Protection Commission Industrial uses that may be considered Heavy Industrial based upon the above criteria- Air curtain incinerators, asphalt plants, concrete batch plants, fabrication facilities (involving open air grit blasting or open air painting), phosphate/nitrate fertilizer



manufacturing; except phosphogypsum stack systems, fiberglass products manufacturing facility, explosive storage and or manufacturing facility, biohazardous waste incinerator, pesticide formulation facility, scrap yard/shredding facility, soil remediation facility, bulk solvent chemical storage and or processing facility, major coating facility (over 50,000 gallons of coating in a year on any substrate), paint/ink manufacturing facility, secondary metals recovery or manufacturing facility, chrome plating facility, asbestos products fabricators or manufacturer, livestock importing/exporting facilities.

**High Occupancy Vehicle (HOV) Lanes** - Roadway travel lanes exclusively reserved for vehicles with multiple, usually three or more occupants

**Hillsborough County Consolidated Plan Document** - The Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level. The Consolidated Plan approach is also the means to meet the submission requirements for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula programs.

**Hillsborough County Metropolitan Planning Organization (MPO)** - An agency created under federal and state law, to provide a forum for cooperative decision making, concerning regional transportation issues. Membership includes elected and appointed officials representing all local jurisdictions and transportation agencies in Hillsborough County. The MPO is staffed by the Hillsborough County City-County Planning Commission.

**Hillsborough River Canoe Trail** – State designated canoe trail pursuant to the Florida Recreational Act of 1979 (Section 260.014, Florida Statutes) and the Florida Recreational Trails System Program [Subsection 16D-7.05(9), F.A.C.]. This canoe trail designation includes the Hillsborough river from, and including, Riverhills Park to, and including, Crystal Springs.

**Historic Resource** - Any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, engineering works, architectural interiors, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the County.

**HOME** - Home Investment Partnership - A partnership among federal, state and local government and the for-profit and non-profit sectors who build, own, manage, finance, and support low-income housing.

**Home Ownership Zone (HOZ) Grants** - The Homeownership Zone Initiative (HOZ) allows communities to reclaim vacant and blighted properties, increase homeownership, and promote economic revitalization by creating entire neighborhoods of new, single-family homes, called Homeownership Zones. This initiative provides Homeownership Zone grants as seed money to lower the cost of building new housing and to stimulate investment in large areas with blighted, under-used lots.

**Household** - An occupied housing unit

**Household Income** - All income earned by each adult member of the family, including gross wages, social security, Worker's Compensation, child support and public assistance.

**Household Income in 1999**- Total money income received in calendar year 1999 by all household members 15 years old and over, tabulated for all households.

**Housing Demand** - The actual ability and willingness of households to rent or buy housing at a given point in time.

**Housing Inventory** - An aggregate count of the housing stock.

**Housing Mix** - The distribution of housing types including single family, duplex, multi-family and mobile homes.

**Housing Need** - The number of housing accommodations required in order to provide all households with decent, safe and sanitary dwelling units which includes a sufficient number of vacant units to create a vacancy rate that will allow housing mobility and housing choices.

**Housing Stock** - The aggregate of individual housing units. This term is used interchangeably with housing inventory in the study.

**Housing Supply** - The amount of housing available for occupancy at a given point in time.

**Housing Unit** - A house, apartment, mobile home or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

**Hurricane Evacuation Clearance** - The amount of time specified in the Tampa Bay Regional Planning Council (TBRPC) Hurricane Evacuation Study and reflected in the County Comprehensive Emergency Management Plan 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 (FDOT), or are identified in the regional hurricane evacuation study for the movement of persons to safety in the event of a hurricane.

**Hurricane Shelter** - A structure designed or approved by local emergency management officials as a place for shelter during a hurricane event.

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

**Hurricane Vulnerability Zone** - The areas delineated by a regional hurricane evacuation study as requiring evacuation in the event of a 100-year or category five hurricane event.

**Immediate Family** - Persons related by blood or marriage, such as parents, spouses, siblings, and children.

**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.

**Impact Fee/Assessment (Parks)** - The amount of property required or the cost related to the impact of residential dwelling units as calculated pursuant to the formula contained in the unincorporated Hillsborough County Park Site Improvement Ordinance.

**Impact** - The negative effect of additional population generated by residential construction on the neighborhood and district park network in a given area.

**Impervious Surface** - A surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

**Incidental Fill:** Any filling not in direct support of upland development but associated with, and secondary to, appropriate minor shoreline activities such as, but not limited to, seawall, berth, bulkhead, boat ramp or dock repair, replacement and/or construction.

**Industrial Reuse** - Consumption of reclaimed water by industrial users for various purposes, such as process, make-up, and feed water.

**Industrial Uses** - The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products

**Infill Development** - Development on scattered vacant sites within the urbanized/ suburbanized area of a community, in a predominately developed area.

**Influent** - Wastewater (raw or partially treated) flowing into a treatment process or treatment plant.

**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; revetments; causeways; marinas; navigation channels; bridges; roadways; parks; fire stations; and libraries.

**Intensity** - A measure of the degree to which land is developed based on density, use, mass, size, impact and traffic generation often expressed in terms of floor area ratio.

**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 Agreement** - Arrangement between or among governments to undertake a course of action guided by written, legal documents.

**Intergovernmental Coordination** - The act of bringing plans, governments or policies into a common condition or action.

**Interim Wastewater Treatment Plant** - A wastewater treatment plant that is under an Interim Wastewater Treatment Agreement with Hillsborough County and/or is scheduled to be discontinued by a project in the Hillsborough County Capital Improvements Program Plan. See also Wastewater Treatment Facility.

**Intermodal** - The movement of goods/passengers between specific origins and destinations by using two or more modes of transportation.

**Intersection** - A place of joining or crossing of streets.

Just Value - In arriving at just valuation of property as required under S. 4, Art. VII of the State Constitution, the property appraiser shall take into consideration the following factors-

1. The present cash value of the property, that a willing purchaser would pay to a willing seller, exclusive of reasonable fees and costs of purchase, in cash or the immediate equivalent thereof in a transaction at arm's length;
2. The highest and best use to which the property can be expected to be put in the immediate future and the present use of the property, taking into consideration any applicable local or state land use regulation and

considering any moratorium imposed by executive order, law, ordinance, regulation, resolution, or proclamation adopted by any governmental body or agency or the Governor when the moratorium prohibits or restricts the development or improvement of property as otherwise authorized by applicable law;

3. The location of said property;
4. The quantity or size of said property;
5. The cost of said property and the present replacement value of any improvements thereon;
6. The condition of said property;
7. The income from said property;
8. The net proceeds of the sale of the property, as received by the seller, after deduction of all the usual and reasonable fees and costs of the sale, including the costs and expenses of financing, and allowance for unconventional or atypical terms of financing arrangements.

When the net proceeds of the sale of any property are utilized, directly or indirectly, in the determination of just valuation of realty of the sold parcel or any other parcel under the provisions of this section, the property appraiser, for the purposes of such determination, shall exclude any portion of such net proceeds attributable to payments for household furnishings or other items of personal property.

**Kitchen Facilities** - Presence of cooking facilities, refrigeration facilities, and piped water, within both occupied and vacant housing units.

**Kitchen Facilities/Lacking Complete Kitchen For Exclusive Use.**

**Labor Force** – The labor force includes all persons in the civilian labor force plus members of the Armed Forces (persons 16 years old and over on active duty with the U.S. Army, Navy, Air Force, Marine Corps, or Coast Guard).

**Land Application** - Treated wastewater, sewage sludge, or other products of wastewater treatment applied to land as a method of treatment and/or disposal.

**Land Density Bonus** - Residential units granted which exceed the otherwise maximum residential density for the development site in exchange for the incorporation of mixed-use or affordable housing as part of the development.

**Land Development Regulations** - Ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, site development review, building construction or sign regulations or any other regulations controlling the development of land.

**Land Use** - How land is occupied or utilized.

**Land Use Category** - A classification used to designate, geographically on a map and/or verbally in text form, which activities are permitted within the area designated.

**Large Facilities** - As they relate to electric transmission lines and facilities, large facilities are facilities which when installed will exceed 75 feet in height or poles greater than 24 inches in diameter at the ground line.

**Leadership in Energy and Environmental Design (LEED)** - Green Building Rating System, developed by the U.S. Green Building Council (USGBC), provides a list of standards for environmentally-sustainable construction.

**Level of Service (LOS)** - An indicator of extent or degree of service which is, or will be, provided by a facility. Level of Service standards, as used in this comprehensive plan, are targets or objectives with which compliance is required. Levels of Service are established using one or more infrastructure standards and may also include use of one or more performance standards.

**Level-of-Service (LOS) (Transportation)** - A qualitative measure describing operational conditions of traffic flow, and its perception by motorists and/or passengers. Six levels-of-service are defined for each type of facility. Roads are given letter designations, from "A" to "F", with level-of-service "A" representing the best operating conditions and level-of-service "F" the worst.

Level-of-Service "A" represents free flow.

Level-of-Service "B" is stable flow, but other vehicles in the flow are noticeable.

Level-of-Service "C" is stable flow, but marks the beginning of the range where individual users become significantly affected by interactions with others in the traffic stream.

Level-of-Service "D" represents high-density, but stable flow.

Level-of-Service "E" represents operating conditions at or near capacity level. All speeds are reduced to a low, but relatively uniform flow.

Level-of-Service "F" is breakdown flow. This exists where the amount of traffic approaching a point exceeds the amount that can traverse the point.

**Light Pollution** - Any adverse effect of artificial light including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste.

**Limited Access Facility** - A roadway especially designed for through traffic that provides an uninterrupted flow at relatively high speeds. Freeways and expressways usually control access through grade-separated interchanges.

**Limited Access Irrigation** - Irrigation of sod farms, forest, fodder crops, pasture land, and other agricultural uses with limited public access with reclaimed water.

**"Listed" Species** - Those species of plants and animals "listed" as Endangered, Threatened or Species of Special Concern by an official state or federal plant or wildlife agency (see Endangered or Threatened Species).

**Little Manatee River Canoe Trail** - State designated canoe trail pursuant to the Florida Recreational Act of 1979 (Section 260.014, Florida Statutes) and the Florida Recreational Trails System Program [Subsection 16D-7.05(9), F.A.C.]. This canoe trail designation includes the Little Manatee River Canoe Trail from, and including, the eastern limit of the U.S. Highway 301 right-of-way to, and including, the Little Manatee River State Recreational Area.

**Livable Community** - Represents the environmental and social quality of an area as perceived by residents, employees, and visitors. This includes safety and health (traffic safety, personal security, and public health), local environmental conditions (cleanliness, noise, air and water quality), the quality of social interactions (neighborliness, respect, community identity and pride), opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources (historic structures, wetlands, traditional architectural styles). Livability is largely affected by conditions in the relationships between the form and design of the public realm, where people naturally interact with each other and their community, including streets, parks, and other public facilities.

**Live/Work Dwelling** - A dwelling unit combining residential use types with commercial or limited industrial use types. This use classification includes but is not limited to- office, live/work facilities, or other similar uses.

**Load Factor** - This is a ratio that compares the number of passengers on a bus to the number of seats available. The load factor is a measure of the utilization of the seating capacity on a bus or route. A load factor greater than 1.0 indicates some passengers must stand because there are not enough available seats.

**Local Comprehensive Emergency Management Plan (CEMP)** - The plan developed by Hillsborough County according to the provisions of Rule 9G-6, Florida Administrative Code, under the authority provided in Section 252.35, Florida Statutes.

**Local Park** - A park that shall have a service area defined by a radius of approximately two (2) to (5) miles and a minimum of ten (10) developable acres, with small parks included in this category provided they are grandfathered. The level of service for local parks is 3.4 acres per 1,000 residents. Local park amenities include some or all of the following improvements-

1. Play apparatus area for pre-school and school age children
2. Multi-purpose court for basketball, volleyball, tennis and playground games
3. Ball diamond for softball, kickball, baseball

4. Open play field for football, soccer and other playground games
5. Restroom/shelter building
6. Off-street parking
7. Internal walkways which are ADA compliant
8. Passive area with shaded seating
9. Landscaping
10. Utilities
11. Support items such as benches, litter receptacles, and water fountains
12. Dog Park amenities

*(Per the Parks Recreation and Conservation Department)*

**Local Planning Agency (LPA)** - Chapter 97-351 and Chapter 78-523, Laws of Florida, designate the Hillsborough County City-County Planning Commission as the Local Planning Agency (LPA) for Hillsborough County and the cities of Tampa, Plant City and Temple Terrace and give it the responsibility of preparing the comprehensive plans for those jurisdictions.

**Local Road** - A roadway carrying relatively low traffic volume. Trip lengths are typically short and through movements are infrequent. The main purpose of a local road is to provide immediate land access, primarily to residential units.

**Long Range Transportation Plan (LRTP) or Needs Assessment** - The official long range transportation (20 year) plan of the MPO, which serves as a blueprint for a comprehensive transportation system in Hillsborough County. This plan defines the major thoroughfares, mass transit system, bicycle and pedestrian system, and surface connections to seaports and airports needed to provide an acceptable level of service through the horizon year. The "Needs Assessment" plan is unconstrained by funding. The "Cost Affordable" plan contains prioritized projects for which there is anticipated funding.

**Lot of Record** - A lot which is part of a subdivision, the plat of which has been recorded in the Office of the Clerk of the Circuit Court of Hillsborough County, or any parcel of land, whether or not part of a subdivision, that has been officially recorded by a deed in the office of the Clerk, provided such lot was of a size which met the minimum dimensions for lots in the zoning district in which it was located at the time of recording, or was recorded prior to the effective date of zoning in the area where the lot is located and met the requirements of the subdivision regulations in effect at the time of the recording.

**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 Density (Recreation)** - The character of an outdoor recreation area which is only extensively used, that is, by relatively few people at any one time in terms of the space required; e.g., wildlife preserves, wilderness areas, etc.



**Low Income** - Household income between 50% and 80% of median.

**Low Income Household** – A household with an annual income that does not exceed 80% of the median family income of the area as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.

**Major Local Roadway** - To assist in determining the amount of commercial development that can be considered in accordance with the locational criteria contained in the plan, the term "major local" will generally refer to local streets (those not shown on the MPO 2015 Long Range Transportation Plan) which have the following characteristics- The roadway will connect at least two or more collector or higher roadways and/or be a primary access road to at least 500 dwelling units from a collector or arterial roadway, (as defined in this Element) . Final determination of the status of a major local road will be made during the review of a request for rezoning

**Manatee Protection Plan** - Guidelines for the protection of the West Indian Manatee formulated by the Florida Department of Environmental Protection (FDEP).

**Man-made Water Bodies** - For the purposes of determining permitted density, these shall be defined as those water covered lands, either existing or to be created as part of a proposed development including land excavation (borrow pits) and lake creation as defined in applicable development regulations, which do not satisfy the definition of "Water Bodies" as defined in this section. Retention and detention ponds required to meet applicable stormwater runoff requirements are not considered man-made water bodies.

**Manufactured Housing** - A factory built structure that is manufactured under the authority of 42 United States Code Sec. 5401 and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. Manufactured housing must bear a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards.

**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 Estuarine Wetlands** - Areas with a water regime determined primarily by tides and where the dominant vegetation is salt tolerant plant species, including those species listed in Chapter 62-4.02, Florida Administrative Code, "Submerged Marine Species."

**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, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore 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, rapid rail transit, light rail transit, fixed guideway transit, express bus, and local fixed route bus.

**Master Pump Station** - A major pumping facility which pumps 600,000 gallons per day or more.

**Mechanism** - A process or technique for achieving a result.

**Median** - A value that divides the total frequency into two equal parts. For example, to say that the median family income in the United States in 1977 was \$16,009 indicated that half of all families had incomes larger than that value, and half had less.

**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 non-adversarial process with the objective of helping the disputing parties reach a mutually acceptable agreement (per Section 44.301, Florida Statutes, 1987).

**MG** - Million Gallons

**MGD** - Millions of Gallons per Day

**Minimum Housing Code** - Standard used to determine whether a structure is safe for human occupancy. The Minimum Housing Code is to insure maintenance and improvement of existing housing to meet accepted standards.

**Mining** - The extraction of earth products for sale or transport off-site including the removal of associated material such as overburden.

**Mitigation** - The abatement or diminution of adverse environmental impacts through corrective action after the impacts have occurred (e. g. compensation, restoration, replacement of ecological value and function, etc.), or through an avoidance or minimizing of impacts prior to occurrence.

**Mixed or Multiple Use** - The mixture of more than one land use within a single building, or within a single project in separate buildings, such uses planned in a

coordinated manner under a single master development plan. Land uses, which when combined constitute mixed or multiple uses, exclude parks, golf courses, schools, and public facilities (fire stations, utility substations, etc.). Land uses, which when combined within a single project constitute mixed or multiple uses include residential, commercial, office and industrial uses.

**Mobile Home/Manufactured Home** - A structure, excluding Park Model/park Trailer as defined by this Code, designed for and limited to single family and duplex usage meeting the Federal Mobile Home Construction and Safety Standards, promulgated by the Department of Housing and Urban Development. Such a structure is complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on piers or a foundations, connections to utilities and the like. Alteration of a manufactured home in any way that changes its intended original usage shall negate its approval for any use. Manufactured homes/mobile homes shall not be allowed to be connected/married unless specifically designed and approved for that purpose as a part of the manufacturing process.

**Mobile Home Park** - A combination of two or more mobile homes on a single zoning lot.

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

**Mode(s)** - The specific method chosen to make a trip. Typical modes are- walk, bicycle, motorcycle, automobile, van, taxi, bus and a variety of rail transit technologies.

**Moderate Income** - Household income between 80% and 120% of the state median household income.

**Moderate Income Household** – For the State Housing Programs, a household that does not exceed 120% of the median income of the area, as determined by the current Florida Statutes.

**Modular Housing** - A dwelling unit constructed on-site in accordance with the state building code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

**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-Family High-Rise** - A structure over eight stories containing multiple dwelling units.

**Multi-Family Housing** - All housing which is designed to accommodate three or more housing units.

**Multi-Family Mid-Rise** - A three to eight story structure containing multiple dwelling units.

**Multi-Family Quadruplex** - A multi-family structure containing four units (may be stacked vertically or not).

**Multi-Modal Facility** - A roadway, including access to a port or airport, or a corridor designed to accommodate safe usage by various modes of transportation (i.e. motor vehicles, transit, bicycles, and pedestrians).

**Multi-Modal Transportation System** - 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.

**Multi-Purpose Outdoor Recreation Facility** - An outdoor recreation facility which is designed for more than one activity use. (e.g., athletic field and racquetball/handball court).

**Multi-Purpose Project** - A structure(s) which contains more than one use, but which lacks either part or all of the integration, scale, and diversity of "Mixed Use developments."

**Multi-Use Path** - A trail physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right of way or within an independent right-of-way

**National Ambient Air Quality Standards (NAAQS)** - Restrictions established by the Environmental Protection Agency (EPA) pursuant to Section 109 of the Clean Air Act to limit the quality or concentration of an air pollutant that may be allowed to exist in the ambient air for any specific period of time. Those air pollutants for which standards exist are- carbon monoxide, lead, nitrogen dioxide, ozone, sulfur dioxide and total suspended particulates.

**Native Species** - Flora and fauna that naturally occur in Hillsborough County; not to mean naturalized or indigenous species that originate from outside the County.

**Natural Access Control Technique** - The physical guidance of people coming and going from a space by the judicious placement of entrances, fences, landscaping, and lighting. This principle helps deter access to a crime target or victim and creates a perception of risk to a perpetrator.

**Natural Aquifer Recharge** - The replenishment of ground water in an aquifer.

**Natural Area** - Land and water that has substantially retained its natural character or land and water that, although altered in character, is important as habitats for plant, animal, or marine life, for the study of its natural, historical, scientific, or paleontological features, or for the enjoyment of its natural features.

**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 Hillsborough County 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 (CARE).

**Natural Preserve** - 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, 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.

**Natural Shorelines** - Shorelines which have not been physically altered through hardening or bulkheading.

**Natural Streamcourses** - Perennial streams that have not been physically altered through bulkheading or hardening.

**Natural Surveillance Technique** - The placement of physical features, activities and people in such a way as to maximize visibility.

**Nature of Relationship** - The equity or responsiveness produced or required by one party in its relationship to another as a result of an agreement.

**Neighborhood** - An integrated area related to the larger community of which it is a part and consisting of residential districts.

**Neighborhood** - For purposes of the Census Bureau's Neighborhood Statistics Program, a neighborhood is a locally defined sub-area of a locality with non-overlapping boundaries. Neighborhoods usually have advisory representatives to present citizen views on municipal matters; where such representation does not exist, areas traditionally recognized can be used.

**Neighborhood Redevelopment and Revitalization Area (NRRA)** - Residential or mixed use areas of the County with the following challenges-

- high incidence of properties in poor condition or functionally obsolete;
- high incidence of buildings and sites not in compliance with existing development codes;
- high rates of vacancy and abandonment;
- static or declining property values and sales tax receipts;
- high levels of poverty, unemployment, and crime; and
- public facilities in substandard condition or with capacity deficiencies.

**Neighborhood Serving Commercial/Neighborhood Commercial** - Retail commercial and office development, usually located on a collector or arterial street at the edge of a neighborhood, serving the daily needs of contiguous neighborhoods, including convenience goods and personal services. Neighborhood serving commercial development shall be limited as to the intensity of the described use as provided in the locational criteria for neighborhood serving commercial uses. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood serving

**NESHAPS Program** - A federal program regulating stationary sources of air pollutants, defined by CAA Section 112 as the National Emission Standards for Hazardous Air Pollutants.

**Net Density** - This refers to the number of dwelling units per net developable acre (total acreage of developable portions of the site) within a given land area.

**New Development** – See definition for development.

**Non-attainment (Air Pollution)** - Any area not meeting ambient air quality standards and designated as a non-attainment area under Section 17-2.410, Florida Administrative Code for any of the NAAQS listed air pollutants.

**Non-Community Water System** - a public water system for provision to the public of piped water for human consumption, which serves at least 25 individuals at least 60 days out of the year, but which is not a community water system; except that a water system for a wilderness educational camp is a non-community water system.

**Non-point Source Pollution** - Water pollution that is not point source pollution, as defined herein.

**Non-Resident** - Not a resident of unincorporated Hillsborough County but a resident of the State of Florida.

**Not In The Labor Force** - All persons 16 years old and over who are not classified as members of the labor force. This category consists mainly of students, workers enumerated in an “off” season who were not looking for work, inmates of institutions, disabled persons, and persons doing only incidental unpaid family work (less than 15 hours during the reference week).

**Number Of Rooms** - A traditional measure of housing-unit size, the number of rooms includes only whole rooms used for living purposes. This measure excludes areas such as bathrooms, porches, balconies, and halls.

**NWHRWF** - Northwest Hillsborough Regional Wellfield

**Objective** - A specific, measurable, intermediate step that is achievable and marks progress towards a goal.

**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.

**On-site Sewage Treatment Disposal System (Septic Tank System)** - A small localized wastewater treatment system which treats wastewater and disposes of the treated wastewater by subsurface soil absorption or evaporation on the site at which the wastewater is generated. These are typically individual or multi-family septic tank systems and do not include conventional community-oriented wastewater treatment facilities.

**Open Space** - Undeveloped lands suitable for passive recreation or conservation uses.

**Outdoor Recreation Activity** - A specific, individual type of outdoor recreation. Activities are divided into two categories- active activities - those which involve some direct and specialized physical manipulation by the participant such as swimming, hiking, or boating and passive activities - those which are mental rather than physical such as sightseeing, nature study or scenic appreciation.

**Outdoor Recreation Demand** - The quantity of outdoor recreation necessary to satisfy all prospective participants during any given time period. Demand is not strictly a matter of desire, but rather of desire tempered by such limiting factors as opportunity, awareness, financial ability, physical ability and competing uses of available time.

**Outfall** - This is the terminal point of a natural or man-made stormwater conveyance system that drains the land.

**Outstanding Florida Waters (OFWs)** - Surface waters that have been deemed to be worthy of special protection as identified in Section 17-3.041, Florida Administrative Code.

**Overcrowding** - A concept of the U. S. Bureau of the Census referring to housing units occupied by more than one person per room (NOTE- bathrooms, halls, foyers and parlors are not considered rooms).

**Overlay Zoning District** - An area where additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered.

**Overriding Public Interest** - Actions required by local, state, or federal government, necessary for the promotion of public safety, health or general welfare.

**Owner** - Any person or entity, including a cooperative or a public housing authority (PHA), having the legal rights to sell, lease, or sublease any form of real property.

**Paratransit** - Transit services, including ridesharing, car or van pools, and demand responsive buses which are characterized by their non-scheduled, non-fixed route nature.

**Para-Transit transit or Demand Responsive Service** - A mode of transportation designed to carry riders to and from specific destinations upon request

**Park** - Regional resource based and various types of public or private, passive or active recreation areas.

**Passenger Trip** - One person traveling in one direction from an origin to a destination.

**Passive Recreation Facilities** - Recreation facilities pursued by the user in a leisurely fashion such as nature walks, fishing or picnicking.

**Pastoral Open Space** - Open space land preserved for the management, protection and prudent use of natural resources present on that land. Resource-based and activity-based recreation is the primary role of these lands.

**Peak Sensitive Lands** - Land that is prone to flooding because the outfall is inadequate to handle the water flow.

**Pedestrian** - A person whose mode of transportation is on foot, including a person "walking a bicycle".

**Pedestrian Generators and Attractors** - Land uses which either generate or attract pedestrian traffic. For example, schools, parks and libraries may be considered attractors of pedestrian traffic and residential areas as generators of pedestrian trips.

**Pedestrian Signals** - Electronic devices used for controlling the movement of pedestrians at signalized mid-block or intersection locations which may include the Walk/Don't Walk or the symbolic Walking Man/Hand message.

**Pedestrian Street** - A street which gives preferential treatment to pedestrians over motor vehicles, usually by restricting or eliminating motor vehicle traffic.



**People-mover** - Electrically powered, generally automated vehicle that serves a limited area (i.e. downtown or airport), with connections to other modes of transportation.

**Performance Standard** - A target or objective that defines or qualifies the desired or required state of operation.

**Permitted Capacity** - A facility's operating capacity allowed by the FDEP Operating Permit issued for the facility.

**Persons-to-Dwelling Unit Conversion Factor** - The impacts of certain groups of people (e.g. adult congregate living facilities) upon the land and supporting infrastructure vary widely from the average. A person-to-dwelling unit conversion factor is a method that assigns weights to these groups of people so that their impacts upon the land and supporting infrastructure can be objectively assessed in comparison to groups of people whose impacts approximate the average.

**Physically Feasible or Practical** - When an improvement can be implemented within the constraints of the surrounding physical environment.

**Plan** - Refers to the adopted Comprehensive Plan for unincorporated Hillsborough County known as the "Future of Hillsborough-A Comprehensive Plan for Unincorporated Hillsborough County".

**Planned** - A future project, event, or land area use that has been anticipated and prepared for, usually with a site plan, a land use plan and/or the Capital Improvement Program and Budget.

**Planned Development (PD)** - Development, governed by the requirements of Hillsborough County's Planned Development districts or revisions thereof, 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.

**Planned Environmental Community ½ (PEC ½)** – This land use plan category is used to designate those area where unique opportunities exist to expand protections of Regional Resources on private land. The PEC ½ category is a transitional land use category appropriate in areas adjacent to a Regional Resource and located within a local government water and wastewater utility service area. A Planned Development will be permitted a density of 1.0 dwelling unit per 2.0 gross acres by providing Regional Resource protections, public access, open space, enhanced wetland buffers, enhanced water quality protections, and wildlife corridors. The specific requirements are outlined in the Implementation section of the Plan. A Planned Development must include an Environmental Management Plan which applies the requirements of the category.

**Planned Village** - The intent of this concept is to avoid urban sprawl through a mixed use, clustered, and planned development of at least 160 acres. Uses

within the planned village shall be appropriately scaled to maximize internal trip capture, shopping and job creation on-site. Projects shall be designed to achieve compact, pedestrian-oriented mixed shopping/office/residential nodes and provide for the efficient use of infrastructure. The capital costs associated with the provision of infrastructure, including, but not limited to, public water, wastewater, parks, and libraries shall be the responsibility of the developer of a planned village and not the responsibility of Hillsborough County.

**Plumbing Facilities** - Presence of toilet facilities, bathing facilities, and piped water, within both occupied and vacant housing units.

**Plumbing Facilities/Lacking Complete Plumbing For Exclusive Use** - Complete plumbing facilities, but also used by another household – All facilities present, but with some or all of the plumbing facilities also regularly used by someone who is not a member of the household. This category also applies if the future occupants of living quarters now vacant would be expected to share the facilities.

**Some but not all plumbing facilities** - Units with one or two but not all three of these- hot and cold piped water, flush toilet, and bathtub or shower.

**No plumbing facilities**

**Point Source Discharge** - Release of degraded water through a discernible, confined or discrete conveyance, including but not limited to pipes, ditches, channels, tunnels, conduits or wells. This term does not include return flows from irrigated agriculture.

**Point Source Pollution** - Water pollution that has as its source a discernible, confined or discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal enclosure.

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

**Pollution** - The presence in the outdoor atmosphere, ground or water, of any substances, contaminants, noise or man-made 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.

**Population** - (1) (noun) The number of inhabitants of an area. (2) (adjective) Referring to data about persons, as in “population characteristics.”, (3) (noun) A group of persons, housing units, or other entities included in a census, or from which samples are taken for statistical measurements.

**Port Facility** - 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** - Water satisfactory for drinking, culinary, human consumption, and other domestic purposes.

**Potable Water Facilities** - a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

**Poverty Level** - A federally defined income classification based on a poverty 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.

**Poverty Status In 1999** - Families and unrelated individuals are classified as above or below the poverty level by comparing their total 1999 income to an income cutoff or “poverty threshold,” as defined by the U.S. Census of Population. The income cutoffs vary by family size, number of children, and age of the family householder or unrelated individual.

**Poverty/Below Poverty Level** (“Poor”) Families or persons who total family income or unrelated individual income in 1999 was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. In certain tabulations, this group is further subdivided into those with income “below 75 percent of poverty level” and “between 75 and 99 percent of poverty level.”

**Preliminary Development Order** - A zoning approval, development of regional impact approval, subdivision approval, board of adjustment approval, borrow pit approval, lake creation approval, land alteration approval, landscaping approval, mining permit and any development order other than a final development order.

**Pre-manufactured Housing** - Conventional housing utilizing pre-manufactured components.

**Preservation Areas** - Environmentally sensitive areas that include the following-

- Aquatic preserves;
- Essential wildlife habitat;
- Class I and II Waters;
- Marine grassbeds;

- 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.

**Primary Tributaries** - Water bodies shown on the most recent U. S. Geological Survey (USGS) quadrangle sheets as having perennial flow which eventually drain into any permanent open water body.

**Private Recreation Sites** - Sites owned by private, commercial or non-profit entities available to the public for recreational use, usually for a fee.

**Private Sector Contributions** - Land or money provided by the private sector to expand the park system.

**Program** - An organized pattern of activities employed to accomplish an objective.

**Programmed** - A facility that has been officially scheduled in the Capital Improvements Program.

**Projects That Promote Public Transportation** - Means projects that directly affect the provisions of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), and office buildings or projects that include fixed-rail or transit terminals as part of the building.

**Promote** - To help forward, advance, or further; to help bring into being; to contribute to the growth or prosperity of.

**Provide** - to make preparation to meet a need; especially to supply something for support, to supply or make available, to have as a condition

**PSI** - Pounds per Square Inch, a measure of pressure

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

**Public Access Reuse** - Irrigation of lands open to public use, such as golf courses, cemeteries, public parks, landscaped areas, and other areas intended for public access, with reclaimed water.

**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 Facility** - The capital improvements and systems of each of the following-arterial and collector roads, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, mass transit, public education and public health facilities.

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

**Public Transportation Disability (persons with)** - Persons who have a health condition which makes it difficult or impossible to use buses, trains, subways, or other forms of public transportation.

**Public/Quasi Public Land Use Category (P/QP)** - This land use plan category is used to recognize major existing and programmed public facilities. This category also accommodates quasi-public uses such as private establishments generally available for public use such as, but not limited to, churches, hospitals, schools, clubs, regional district or community recreation uses or facilities, recreation services and utility and transportation facilities. The Future Land Use Plan Map generally shows major existing or programmed facilities. Development in these areas is subject to the Goals, Objectives and Policies of the Future Land Use Element, and to all applicable development regulations.

**Pump Station** - A pumping facility which discharges flow through a force main.

**Quasi-Public** - Partially supported or operated by a public agency.

**Receiving Areas or Properties** – Those parcels of land identified on the Future Land Use Map series - TDR Sending and Receiving Areas Map as being located within the Receiving Area; or any parcel of land the County deems to meet the criteria established for Receiving Areas.

**Receiving Waters** - Bodies of water, and ancillary facilities thereof, which serve as the receptacles for stormwater discharges. Generally, receiving waters include significant wetland areas, lakes, rivers/streams, other major stormwater conveyance or storage systems, bays, etc.

**Reclaimed Water** - A high-quality effluent which has received additional treatment and is of suitable quality for use in wetland systems, turf irrigation, and industrial facilities.

**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.

**Recreation Services** - A facility providing recreational activities to the general public. Recreation services may include, playing fields and courts (both indoor and outdoor) for a variety of sports, golf driving ranges, zoos, horse racing facilities, and amusement and theme parks.

**Recreational Trails** - A single or multi-use paved or unpaved linear open space which provides public recreational and/or transportation opportunities. The trails may be designated for specific uses such as hiking, nature appreciation, bicycling, running and horseback riding. Canoe trails along rivers are also considered under this definition. Recreational trails can serve as the links to interconnect a greenway system and can provide the public a means to further view and access scenic, environmental, historic, archaeological and cultural resources in the County.

**Recreational Uses** - Activities within areas where recreation occurs.

**Redevelopment** - This is a process that is used in developed areas to rehabilitate, infill, to use underutilized areas more efficiently and/or replace blighted areas by changing the types of uses, intensities or densities of the land uses, usually to achieve an economically higher and best use of the land.

**Regional Activity Center** - This designation refers to the high concentration of government centers, high intensity commercial uses and potential high density residential development that will emphasize the Central Business District of Tampa as the central core of the Tampa Bay Region, as well as the Westshore Area with its major office and employment areas and the University of South Florida area with its higher educational facilities.

**Regional Resource** - A Regional Resource is a large (minimum of 1,000 acres), environmentally significant and verified, publicly-owned park/natural resource area (i.e. ELAPP lands, rivers, streams, bays, and lakes).

**Regional Resource-based Park** - A regional park serves an entire county and is generally occupies a large tract of land. The level of service for regional resource-based parks is 20 acres per 1,000 residents and includes in the calculation those resource-based parks and preserves in Hillsborough County that are

Count-managed and may or may not be owned by the County. This type of park or preserve is typically situated in a natural setting where visitors can enjoy and appreciate the area's natural resources such as bays, estuaries, marshes, creeks, rivers, swamps hammocks, pinelands, scrub, and birds and other wildlife.

**Regional Stormwater Management Facility** - A common, large-scale detention or retention lake system, along with its ancillary collection network, which provides stormwater runoff attenuation and/or treatment for many sites or large tracts of land under various and different ownerships.

**Regional Wastewater Treatment Plants** - Large public wastewater treatment plants designed to service more than a single development.

**Regional Wastewater Treatment Plants** - Large wastewater treatment plants (generally 5 MGD or greater capacity) with the permitted capacity for significant future expansion and higher levels of treatment (AWT).

**Regional Water Supply Authority** - A legal body formed to under Florida Statutes by Interlocal Agreement to develop safe public water supply facilities and operate them in an environmentally safe manner.

**Regulated Roadway** - A roadway that is monitored as part of the County's Transportation Concurrency Management System. The transportation impacts on these roadways of proposed development must be evaluated before a development permit can be issued.

**Rehabilitation Center** - An establishment engaged in the provision of outpatient and inpatient services to correct, cure or assist an individual in adjusting to a physical and/or psychological disability.

**Rehabilitation Loans** - Loans offered specifically for the repair, preservation, and/or improvement of substandard structure.

**Rehabilitation Loans** - Loans offered specifically for the repair, preservation, and/or improvement of substandard structure.

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

**Reserve Area** - Unincorporated County land between a municipal border and a defined reserve area boundary. Within the reserve area, the County and municipality coordinate activities to foster compatibility in land development regulations, procedures, the planning of infrastructure, and delivery of services.

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

**Residential Uses** - Activities within land areas used predominantly for housing.

**Resource Protection Areas** - Land or water bodies that are ecologically or economically significant natural resources for which special protective measures have been, or need to be established. Resource Protection Areas include the following-

- Hillsborough River 100-year floodplain and major tributaries;
- Alafia River 100-year floodplain and major tributaries;
- Little Manatee River 100-year floodplain and major tributaries;
- Tampa Bay and associated tidal wetlands;
- Cockroach Bay Aquatic Preserve;
- Lake Thonotosassa;
- Significant and essential wildlife habitat;
- Areas of high aquifer recharge/contamination potential;
- Public potable water wellfields and their cones of influence; and
- Areas of major phosphate deposits.

**Resource-Based Recreation**- Recreation that is dependent on some particular element or combination of elements of the natural or cultural environment and consists of activities that are limited in both quality and location such as hunting, fishing, camping, boating, water skiing, surfing, nature study or visiting historical and archaeological sites. Resource-based recreation can be provided only to the extent that the supporting natural or historical resources are available.

**Responsiveness** - A measure of the reaction to a problem.

**Retention Or To Retain** - To store stormwater to prevent its discharge into receiving waters or to provide a storage facility for stormwater where no outfall is available.

**Right-of-Way** - 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.

**River** - The open water and wetlands up to the mean annual highwater mark of a naturally occurring, flowing waterbody of considerable volume.



A River in Hillsborough County is the Alafia River, Little Manatee River, Hillsborough River, and Palm River as designated on the official map showing rivers and primary tributaries which is a part of the map series of the Comprehensive Plan.

**River Corridor Policy Overlay** - The Conservation and Aquifer Recharge Element River Resources section “Goals, Objectives and Policies” shall be known as the River Corridor Policy Overlay. Rivers and primary tributaries of the County shall be protected by a combination of Goals, Objectives and Policies as provided for in Care Goals 2, 3, 4, 5 and 6 as the River Corridor Policy Overlay.

**Riverbank** - The rising ground bordering a river which functions as a natural barrier that restricts water flow to a generally established course, under conditions of ordinary water.

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

**Runway Protection Zone (RPZ)** – an area of land, usually trapezoidal in shape, centered about the extended runway centerline. The RPZ’s function is to enhance the protection of people and property on the ground. This is achieved through airport owner control RPZs and includes clearing, and maintaining the area clear of, incompatible objects and activities.

**Rural-Agricultural** - Generally refers to areas that are on the outskirts of rural-residential areas, predominantly agricultural in nature with some associated residential uses and no urban services available. Intensity of development is mostly lower than suburban areas with lots on land five acres or larger.

**Rural-Residential** - Generally refers to areas that are on the periphery of suburban areas, predominantly residential in nature with some associated agricultural uses and no urban services available. Intensity of development is mostly lower than suburban areas with lots on land one acre or larger.

**Safe Yield** - The volume of groundwater that can be withdrawn from public water supply aquifers without resulting in adverse environmental impacts (e.g. saltwater intrusion), while at the same time ensuring an adequate long-term water supply under conditions of historically preceded low rainfall, predictable increases in demand, and events causing significant interruption of the water supply.

**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 un-anchored 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.

**Saltwater Intrusion** - Inward or upward movement of saline water within a surface or groundwater aquifer system.

**Scenic Corridor**- A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property.

**Screenline** - An imaginary line drawn across roadways to identify travel patterns. Used in transportation modeling.

**Shared Roadway** - Any roadway upon which a bicycle lane is not designated and which may be legally used by bicycles regardless of whether such facility is specifically designated as a bikeway.

**Shoulder** - A portion of a highway contiguous to the roadway that is primarily for use by pedestrians, bicyclists, and emergency use of stopped vehicles.

**Shoulder Bikeway** - A type of bikeway where bicyclists travel on the shoulder of the roadway.

**Sidewalk** - An improved walkway intended primarily for pedestrians, usually running parallel to one or both sides of a street.

**Single-Occupant Vehicle (SOV)** - A motor vehicle occupied by one person.

**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).

**Special Transit Service** - Consists of exclusive high occupancy vehicle lanes, express bus service, guideway transit, or other types of preferential transit treatment.

**STAR (Sensitive to Area Residents/Special Treatments are Required) Facilities** - Roadways that are recommended for widening in the Long Range Transportation Plan, and which because of special circumstances, will include special designs and amenities or special treatment to lessen potential impacts to adjacent land uses, the environment or historic areas.

**Septic Tank System** - An on-site wastewater disposal system for individual homes, multi-family residences and commercial facilities where municipal wastewater service is unavailable. The system consists of two major components, a septic tank and a sub-surface wastewater infiltration system (SWIS). The septic tank is an underground tank that provides primary wastewater treatment that consists of the removal of settleable and floatable solids. The clarified effluent from the septic tank flows to the SWIS where it receives physical, chemical and biological treatment as it percolates through the unsaturated soil to the groundwater.

**Sequential Land Use** - A practice whereby lands overlaying valuable mineral resources are protected from intensive urban development until such minerals can be mined, and that land reclaimed for a viable economic use.

**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. Also, a required horizontal distance from the subject land or water area designed to reduce the impact on adjacent land, land uses or cover types located on the subject land or water area.

**Shall** - will have to; must; used in laws, regulations, or directives to express what is mandatory; to require, demand earnestly; ought to, used to express what is inevitable or seems likely to happen in the future.

**Shellfish Harvesting Area** - Coastal waters classified by the Florida Department of Environmental Protection (FDEP) for the harvesting of shellfish. Classifications are based on bacteriological and sanitary surveys that define levels of bacteriological pollution and document all possible sources of pollution, both actual and potential. Waters are classified as follows pursuant to Section 16-B28.009, Florida Administrative Code-

**Approved** - Normally open to shellfish harvesting; may be temporarily closed under extraordinary circumstances (e.g., red tides, hurricanes, sewage spills).

Conditionally approved - Periodically closed to shellfish harvesting based on predictable pollution events.

**Published** - Shellfish harvesting is not permitted due to actual or potential pollution.

**Unclassified** - Shellfish harvesting is not permitted pending bacteriological and sanitary surveys.

**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).

**Shoreline Wildlife Corridor** - Upland areas, that function as wildlife corridors, along the shorelines of natural water bodies important to the function and health of natural systems and wildlife. Shoreline Wildlife Corridors shall be the same area encompassed by the applicable wetland buffer under the Comprehensive Plan.

**Should** - used to express what is probable or expected; used to express obligation.

**Significant Adverse Impact (on a natural resource)** - Direct contamination, alteration or destruction, or that which contributes to the contamination, alteration or destruction, of a natural resource, or portion thereof, to the degree

that its environmental benefits are, or will be, eliminated, reduced, or impaired, such that the activity will cause long term negative impacts on the natural resource. If adequate mitigation or compensation is provided, such activity shall not be considered a Significant Adverse Impact.

**Significant 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 Natural Systems and Land Use Cover Inventory map, developed by the Federal Department of Transportation under contract to the Florida Fish and Wildlife Conservation Commission and incorporated into the 1989 Future of Hillsborough County Comprehensive Plan.

**Species of Special Concern** - Fauna identified in Section 39-27.03-05 Florida Administrative Code that warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation that in the foreseeable future, may result in its becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data is limited or lacking; may occupy such an unusually vital and essential ecological niche that should it decline significantly in numbers or distribution other species would be adversely affected to a significant degree; or has not sufficiently recovered from past population depletion.

**State Water Quality Standards** - Numerical and narrative standards that limit the amount of pollutants that are allowed in Waters of the State, as defined by Chapter 62, Florida Administrative Code.

**Stormwater Runoff** - That portion of precipitation that is not passed into the soil by infiltration, evaporated into the atmosphere, or entrapped by small surface depressions and vegetation, and that flows over the land surface during, and for a short duration following, any rainfall.

**Stormwater Treatment Facility** - A structural best management practice (BMP) designed to reduce pollutant loadings to receiving waters by physically reducing the volume of stormwater discharge. Structural BMPs include, but are not limited to, detention ponds, retention systems, open bottom inlets, undercut ditches, and swales.

**Street Furniture** - Street furniture includes benches (which do not display advertising) and other forms of seating, plant containers, sculptures, fountains, street lights, pedestrian area lighting, drinking fountains, and waste containers.

**Surface Water:** Water upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused. Water from natural springs

shall be classified as surface water when it exits from the spring onto the earth's surface.

**Tampa Bay Regional Planning Council (TBRPC)** - A Florida association of local governments covering a designated four county area that works with the Department of Community Affairs and local governments to resolve contemporary planning problems and issues.

**Tampa Bay Water** - The six member government regional water authority created in 1998 to replace the West Coast Regional Water Supply Authority. This is authorized under, and Tampa Bay Water is held responsible to, Chapter 373.1963 Florida Statutes.

**Target Areas** – Areas that have been targeted in this element for improvement on identified deficiencies such as housing, mass transit, and recreation.

**Tenant** - Any person or entity who rents or leases property from an owner.

**Tenure** - The manner, condition or terms by which property is occupied (i.e. owner or renter occupied)

**Territorial Reinforcement**- The use of physical attributes that express ownership such as fencing, pavement treatments, signage, and landscaping.

**Townhouses** - A multi-level single family attached dwelling unit.

**Traditional Neighborhood Development (TND)** - Traditional Neighborhood Developments (TNDs) are walkable, compact, mixed-use developments characterized by a highly connected street pattern, often based on a grid and as further required in the TND Code section of the Land Development Code. TND's are a development that offers a mixture of- housing types and prices, prominently sited civic or community building(s), and stores/offices/workplaces to provide a balanced mix of activities. Church, civic and school facilities are encouraged. A traditional neighborhood development has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge.

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**Traffic Calming** - Strategies and techniques to decrease the amount and negative impact of traffic, especially in residential areas, while maintaining the same level of mobility.

**Transferable Development Rights or Transfer of Development Rights (TDRs)** - The right(s) to construct one or more dwelling units or another measure of development, such as floor area ratio, that can be severed from one property (sending property) and used to increase the development rights of another property (receiving property).

**Transit Emphasis Corridors** - Major roadways that will be designed to give public transit a competitive advantage over single-occupant vehicles. Design considerations can include designated bus pull-outs, bus lanes, and traffic signal prioritization (TSP) crosswalks will be included in the design.

**Transportation Demand Management (TDM)** - Strategies and techniques that can be used to influence travel demand. These may include ridesharing, public transit use, rescheduling of work-hours, or other behavioral changes aimed at reducing travel.

**Transportation Disadvantaged** - Persons who because of physical or mental disability, income, status, or age or who for other reasons are unable to transport themselves or to purchase transportation and are therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life sustaining activities. In addition children who are handicapped, high-risk or at-risk as defined in s.411.202 are considered transportation disadvantaged.

**Transportation Improvement Program (TIP)** - Short-term (Five-Year) transportation plan or all of Hillsborough County, which includes transportation projects to receive federal, state, and local funds.

**Transportation Management Associations (TMAs)** - Partnerships between business and local government 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 element 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.

**Trip Generators and Attractors** - Land uses that either generate or attract vehicular traffic. For example, residential neighborhoods generate traffic and downtown central business districts attract traffic.

**Unemployed** - As defined by the U.S. Bureau of the Census- “civilians 16 years old and over who (a) were neither ‘at work ‘nor’ with a job but not at work’ during the reference week, (b) were looking for work during the past 4 weeks, and (c) were available to accept a job...”

**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.

**Urban And Rural (Population)** - Urban and rural are type-of-area concepts rather than specific areas outlined on maps. As defined by the Census Bureau, the urban population comprises all persons living in urbanized areas (UA’s) and in places of 2,500 or more inhabitants outside UA’s. The rural population consists of everyone else.

Therefore, a rural classification need not imply farm residence or a sparsely settled area, since a small city or town is rural as long as it is outside a UA and has fewer than 2,500 inhabitants. The terms urban and rural are independent of metropolitan and non-metropolitan designations; both urban and rural areas occur inside and outside SMSA’s.

**Urban Growth Area Joint Agreement or Urban Reserve Area Agreement** - This refers to the extra-territorial provision (actual or proposed) of public facilities from one jurisdiction to another jurisdiction. The provision of public facilities may be a formal, interlocal agreement contingent upon several factors including but not limited to, the ability to review and comment upon development reviews by the jurisdiction providing the public facilities that occur in the other jurisdiction where the community facilities are being provided.

**Urban Sprawl** - Uncontrolled and untimely expansion and spreading out of an urban community into the outlying non-urban areas exemplified by scattered, unplanned, low density development without provisions for facilities and services at levels adopted in the comprehensive plan in locations not consistent with the overall concepts of the plan.

**Utilitarian Open Space** - Open space land reserved from intense development due primarily to public safety constraints such as floodplains, sinkholes, wetlands or drainage ditches.



**Utility Rights-of-Way** - Land dedicated to a public authority for community services, including but not limited to, electricity, telephone, water supply, gas, and wastewater disposal.

**Vehicle Miles of Travel (VMT)** - The product of traffic volume multiplied by the length of travel.

**Vehicles Available** - The total number of automobiles, vans, and light trucks-one ton or less-available at home for the use of members of the household, ascertained for occupied housing units.

**Vertically integrated mixed use development** - Two or more different uses in one building on separate floors in a compact urban form (example- commercial on the first floor with offices or residential on the second floor).

**Very Low Income Household** - A household with an annual income does not exceed 50% of the median income of the area, as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.

**Viable** - Capable of surviving and/or growing; being workable.

**Volume of Traffic** - The number of vehicles passing a given point on a roadway during a given length of time.

**Volume Sensitive Lands** - Lands that drain into areas that do not have a positive outfall. Positive outfall is the condition when the natural or man-made stormwater conveyance system that drains the land is functioning adequately. This includes man-made swales, waterways or other means of conveyance systems. This does not include sheet flow.

**Volume to Capacity Ratio (v/c)** - Ratio of traffic volume to roadway capacity. A value less than or equal to one (1.0) indicates LOS D or better operating conditions. A value greater than one (1.0) indicates LOS E or F operating conditions.

**Walking School Bus** - An organized group of children walking to school with one or more adults.

**Wastewater Treatment Plant, Community (CWWTP)** - A wastewater treatment and disposal service used when permanent service availability is not identified in the County's current six-year Capital Improvements Program, and the Board Of County Commissioners determines that there are special circumstances which allow an applicant to enter into a special agreement with Hillsborough County. As it relates to the urban service area concept, CWWTPs are only allowed to

serve clustered, planned village developments in the rural areas and the Res-2, Res-1 land use categories of the expansion area.

**Wastewater Treatment Plant, Interim (IWWTP)** - A wastewater treatment plant that is under Interim Wastewater Treatment Agreement with Hillsborough County and/or is scheduled to be discontinued by a project in the Hillsborough County six-year Capital Improvements Program. New IWWTPs are permitted only within the designated Urban Service Area.

**Wastewater, Domestic or Sanitary** - A combination of the liquid and water-carried wastes from dwellings, commercial buildings, industries, institutions, and the like together with any groundwater, surface water, and storm water from inflow and/or infiltration; originating as wastes from kitchens, water closets, lavatories, bathrooms, and showers; the strength of which normally fall below the following parameters- biochemical oxygen demand (BOD5) (300 mg/l); total suspended solids (TSS) (300 mg/l); total nitrogen (TN) (40 mg/l), and total phosphates (TP) (12 mg/l).

**Water Bodies** - For the purpose of determining permitted density, these shall be defined to include river, lake, or pond beds and any other permanently or historically water-covered land that occurs naturally at the intended site up to the mean high water level. This definition shall apply for purposes of density credits to areas, defined as environmentally sensitive by regulatory agencies.

**Water Budget** - A formula that can be used to derive estimates of the maximum and minimum limits of a water supply by quantifying all inputs (e.g. precipitation) and outputs (e.g. runoff, consumptive use).

**Water Recharge Areas** - land or water areas through which groundwater is replenished.

**Water Use Permit (WUP)** - A water use permit must be obtained from the Governing Board of the Southwest Florida Water Management District before withdrawal of water shall be commenced for quantities set forth in Rule 40D-2.031.

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

**Water-Dependent Uses** - Activities that can be carried out only on, in or adjacent to water areas because the use requires access to the water body for waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

**Water Enhanced Use** - A use that benefits economically from being located on or near the water but that is neither dependent on direct access to water nor

provides water related goods or services. Water-enhanced uses are specifically excluded from definitions of both water-dependent and water-related uses. The term includes dock side bars, restaurants, hotels, motels, and residential uses.

**Water-Independent Uses** - Activity including, but not limited to, intense urban residential, industrial and commercial uses that could function just as well inland as in a coastal location.

**Water-Related Uses** - Activities that are not directly dependent upon access to a water body but that provide goods and services that are directly associated with water-dependent or waterway uses.

**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, and such lands are predominantly characterized by hydrophytic vegetation. The presence of hydric soils as determined by the U. S. Soil Conservation Service (SCS), and other indicators of regular or periodic inundation, shall be used as evidence of the presence of a wetland area. The existence and extent of these shall be determined by the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection (FDEP), or as defined within Chapter 40D-4 Florida Administrative Code and implemented by the Southwest Florida Water Management District (SWFWMD), or as defined within the Wetlands Rule, Ch. 1-11 and implemented by the Environmental Protection Commission of Hillsborough County (EPC).

**Wildlife** - Any member of the animal kingdom, 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.

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

**Work Disability (persons with)** - Persons who have a health condition which limits the kind or amount of work or prevents working at a job or business.

**Xeriscape** - Landscaping characterized by the use of vegetation that is drought-tolerant or of low water use in character.

**Year Round Farm Laborer** - A worker whose principal income comes from farm labor, and who resides permanently, year round, in Hillsborough County.

**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, use, and coverage of structures within each zone.

**Zoning Conformance** - The process by which the zoning in areas is maintained or changed to carry out the specific intent of the land use plan categories as defined by the Future Land Use Element and the adopted zoning conformance matrix which illustrates which zoning classifications are permitted in which land use plan categories. State law requires that all land development regulations must be in conformance with the specified and implied intent of the long range, Comprehensive Plan.

**Zoning Lot** - A platted or metes and bounds lot which constitutes a single ownership.

**Zoning Ordinance** - An ordinance whose purpose is to control the use, intensity and dimensional characteristics of development for specific locations

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<sup>i</sup> CPA 13-02 – Revisions to Policies related to open space and gathering places.