

2030 COMPREHENSIVE PLAN
ACRONYMS & DEFINITIONS





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ADA:	Americans with Disabilities Act
AED:	Automated External Defibrillator
AGI:	Adjusted Gross Income
ALS:	Advanced Life Support
BLS:	Basic Life Support
CBD:	Central Business District
CCCL:	Coastal Construction Control Line
CHHA:	Coastal High Hazard Area
CITY:	City of Fernandina Beach
CUP:	Consumptive Use Permit
CUPZ:	Coastal Upland Protection Zone
COUNTY:	Nassau County
CRA:	Community Redevelopment Area
DEO:	Department of Economic Opportunity
DEP:	Florida Department of Environmental Protection
DOT:	Florida Department of Transportation
EMS:	Emergency Medical Services
ERU:	Equivalent Residential Unit
ESL:	Environmentally Sensitive Lands/Areas
FAA:	Federal Aviation Administration
FAC:	Florida Administrative Code
FCC:	Federal Communications Commission
FAR:	Floor Area Ratio
FBFRD:	Fernandina Beach Fire-Rescue Department
FBPD:	Fernandina Beach Police Department
FEMA:	Federal Emergency Management Agency
FIRM:	Flood Insurance Rate Map
FLUM:	Future Land Use Map
FS:	Florida Statute
FSUTMS:	Florida Standard Urban Transportation Model Structure
GHG:	Greenhouse Gases
ISO:	Insurance Services Office
LOS:	Levels of Service
LID:	Low Impact Development
NFPA:	National Fire Protection Association
NEFRC:	Northeast Florida Regional Council
NPS:	Non-point Source Pollution
OFW:	Outstanding Florida Waters
PUD:	Planned Unit Development
SCHOOL BOARD:	Nassau County School Board
SHPO:	State Historic Preservation Officer
SLOSH:	Sea, Lake and Overland Surges from Hurricanes
SJRWMD:	St. Johns River Water Management District
STATE:	State of Florida
USACE:	United States Army Corps of Engineers
USDA:	United States Department of Agriculture
QOS:	Quality of Service
VMT:	Vehicle Miles Traveled

Active Recreation – Active recreation refers to a mix of uses that may include the following facilities or facility types: athletic fields, buildings or structures for recreational activities, concession, community garden, courses or courts, children's play area, dog play area, or a bike path.

Adjusted Gross Income – Per F.S., “Adjusted gross income” means all wages, assets, regular cash or noncash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

Affordable workforce housing – (See Housing) *POLICY REFERENCE: 3.03.09 (pg. 3-3)*

ARTPLAN Software – ARTPLAN is software that was developed by the Florida Department of Transportation (FDOT) to aid in determining the multimodal level of service (LOS) of a variety of facilities. This software is primarily used in the planning phase of a transportation project, and it evaluates multiple variables affecting all modes of transportation (automobile, pedestrian, bicycle, and transit) in order to assess the efficiency of the facility. This software allows a more detailed analysis of multimodal operations prior to the preliminary engineering phase of a transportation project. This software is one of the few professionally accepted methodologies for evaluating multimodal LOS. While it builds on the Highway Capacity Manual (HCM) methodologies, it is expanded to account for the entire multimodal system. This approach is beneficial to communities and agencies by providing a more reliable and quantitative multimodal assessment in the planning process.

Buffer – Land area and landscaping provided to separate a use which may have a negative impact on an adjacent use or natural resource. Buffers may include physical barriers, vegetated berms, hedges, landscape cover, walls, fences and land area with dense vegetation and tree canopies. *POLICY REFERENCES: 1.02.05 (pg. 1-3), 1.02.09 (pg. 1-5), 1.07.11 (pg. 1-17), 1.07.12 (pg. 1-18), 1.07.13 (pg. 1-18), 1.09.07 (pg. 1-22), 1.10.01 (pg. 1-22), 2.03.09 (pg. 2-6), 2.13.05 (pg. 2-23), 4.02.05 (pg. 4-3), 4.05.16 (pg. 4-9), 5.04.10 (pg. 5-7), 5.05.12 (pg. 5-9), 5.08.07 (pg. 5-15), 5.08.09 (pg. 5-16), 5.10.01 (pg. 5-18), 5.10.05 (pg. 5-19), 5.11.09 (pg. 5-21), 7.04.10 (pg. 7-6), 9.03.02 (pg. 9-2), 9.03.03 (pg. 9-2)*

Class II and III waters – Class II waters are waters suitable for shellfish propagation or harvesting. Class III waters are waters suitable for fish consumption; recreation, propagation and maintenance of a healthy, well-balanced population of fish and wildlife. Water quality classifications are arranged in order of the degree of protection required, with Class I water having generally the most stringent water quality criteria and Class V the least. However, Class I, II, and III surface waters share water quality criteria established to protect fish consumption, recreation and the propagation and maintenance of a healthy, well-balanced population of fish and wildlife. *POLICY REFERENCES: 4.05.07 (pg. 4-7), 5.07.03 (pg. 5-11), 5.07.04 (pg. 5-11), 5.10.12 (pg. 5-20)*

Coastal Construction Control Line – establishes an area of jurisdiction in which special siting and design criteria are applied for construction and related activities. These standards may be more stringent than those already applied in the rest of the coastal building zone because of the greater forces expected to occur in the more seaward zone of the beach during a storm event. It is an essential element of Florida's coastal management program because it provides protection for Florida's beaches and dunes

while assuring reasonable use of private property. *POLICY REFERENCES: 5.02.08 (pg. 5-2), 5.02.09 (pg. 5-2), 5.02.12 (pg. 5-3), 5.09.05 (pg. 5-17)*

Coastal High Hazard Area – The area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. *POLICY REFERENCES: 1.04.04 (pg. 1-8), 1.04.05 (pg. 1-8), 1.07.03 (pg. 1-13), 1.07.10 (pg. 1-16), 5.04 (pg. 5-6), 5.04.01 – 5.04.05 (pg. 5-6), 5.04.07 – 5.04.09 (pg. 5-6/7), 6.06.02 (pg. 6-5)*

Complete Streets – Streets with safe travel facilities for all users—pedestrians, bicyclists, motorists and transit riders—of all ages and ability levels. Facilities on a complete street include sidewalks, bike lanes, wide shoulders, crosswalks, refuge medians, bus pullouts or special bus lanes, raised crosswalks, audible pedestrian signals, sidewalk bulb-outs or other physical design details to promote mode choice. *POLICY REFERENCES: 2.01.02 (pg. 2-1), 2.05.10 (pg. 2-10)*

Conservation – Activities or conditions designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats. *POLICY REFERENCES: 2.07.03 (pg. 2-12), 2.07.05 (pg. 2-12), 2.12.03 (pg. 2-21), 2.15.03 (pg. 2-25), 3.06.01 (pg. 3-6), 4.03.06 (pg. 4-4), 4.03.08 (pg. 4-4), 4.03.12 (pg. 4-5), 4.03.15 (pg. 4-5), 4.08.01 (pg. 4-12), 5.02 (pg. 5-1), 5.07 (pg. 5-11), 5.07.10 (pg. 5-12), 5.07.12 (pg. 5-12), 5.07.15 (pg. 5-13), 5.08.08 (pg. 5-16), 5.08.11 (pg. 5-16), 5.10.02 (pg. 5-18), 5.10.06 (pg. 5-19), 5.10.07 (pg. 5-19), 5.10.14 (pg. 5-20), 5.11 (pg. 5-20), 5.13 (pg. 5-23), 5.13.01 (pg. 5-23), 5.13.03 (pg. 5-23), 5.13.06 (pg. 5-23), 5.13.07 (pg. 5-23), 5.13.10 (pg. 5-24), 5.14.02 – 5.14.04 (pg. 5-24), 5.14.06 (pg. 5-25), 5.14.07 (pg. 5-25), 5.14.09 (pg. 5-25), 5.15 (pg. 5-25), 5.15.01 – 5.15.03 (pg. 5-25/26), 6.05.01 (pg. 6-5), 6.05.03 (pg. 6-5), 6.06 (pg. 6-5), 6.06.01 (pg. 6-5), 6.06.04 (pg. 6-5), 6.10.02 (pg. 6-8), 7.02.09 (pg. 7-3), 7.03.02 (pg. 7-4), 7.04.04 (pg. 7-4), 7.04.07 (pg. 7-5), 8.03.02 (pg. 8-3), 9.03.06 (pg. 9-2), 10.03.06 (pg. 10-3), 11.01.01 (pg. 11-1), 11.01.08 (pg. 11-2), 11.03.01 (pg. 11-3), 11.08.06 (pg. 11-9), 11.08.07 (pg. 11-9)*

Conservation Lands – Areas designated Conservation in the City’s Future Land Use Map series. *POLICY REFERENCES: 5.14.02 (pg. 5-24), 5.14.03 (pg. 5-24), 5.14.09 (pg. 5-25), 6.06.01 (pg. 6-5)*

Corridor – Transportation pathway allowing movement between activity centers; a corridor may encompass single or multiple transportation routes and facilities, adjacent land uses, and the connecting street network. *POLICY REFERENCES: 1.04.03 (pg. 1-8), 1.04.04 (pg. 1-8), 1.07.10 (pg. 1-16), 2.02.04 (pg. 2-3), 2.02.06 (pg. 2-3), 2.02.07 (pg. 2-4), 2.08.03 (pg. 2-15), 2.08.04 (pg. 2-15), 2.10.05 (pg. 2-18), 2.10.14 (pg. 2-19)*

Cultural Resources – Cultural resources encompass archaeological, historical, traditional, and built environment resources, including but not necessarily limited to buildings, structures, objects, districts, and sites. Not all potentially significant cultural resources are visible or readily apparent:

- Archaeological resources may be buried, without surface features, or inconspicuous to the untrained eye.
- Sites of important events, traditional cultural places, or places associated with an important person may lack obvious physical characteristics.
- Minor or ordinary features such as streetscape elements may constitute part of a larger significant property, such as a potential historic district or landscape.

POLICY REFERENCES: Goal 1 (pg. 1-1), 5.03.05 (pg. 5-4), 5.05.09 (pg. 5-9), 5.07.22 (pg. 5-14), 7.04.04 (pg. 7-4), 7.04.07 (pg. 7-5), Goal 11 (pg. 11-1), 11.01.10 (pg. 11-2), 11.02.01 (pg. 11-3), 11.05 (pg. 11-6)

Designated Historic Structures – Contributing buildings to a National Register or locally designated historic district, or a building individually included on the National Register or in a locally designated historic district. Contributing means a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because it

- a. was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time,
- b. it is capable of yielding important information about the period, or
- c. it independently meets the National Register of Historic Places criteria for evaluation.

POLICY REFERENCES: 11.08 (pg. 11-8), 11.08.02 (pg. 11-9)

Energy Efficiency – The implementation of practices, strategies and technologies that reduce the amount of energy consumed to achieve a desired effect (e.g. use of engines that provide more miles per gallon of gas, use of heating or cooling appliances that produce more BTU's per watt of electricity consumed, patterns of land use that result in lower greenhouse gas emissions per household) *POLICY REFERENCES: 1.01.02 (pg. 1-1), 1.01.06 (pg. 1-2), 1.01.09 (pg. 1-2), 1.02.11 (pg. 1-5), 1.07.06 (pg. 1-14), 2.07 (pg. 2-11), 3.03.13 (pg. 3-4), 3.06 (pg. 3-6), 3.06.01 (pg. 3-6), 3.06.02 (pg. 3-6), 5.13.09 (pg. 5-24), 8.01.03 (pg. 8-2), 11.09.03 (pg. 11-10)*

Environmentally Sensitive Lands/Areas – Any land area and/or water resources that may be determined to contain naturally occurring and relatively unaltered flora, fauna, or geologic conditions. Environmentally sensitive lands may include historical and archaeological resources, wetlands, wetland transition areas, estuarine shoreline areas; 100 year floodplains, open space, dune systems, wildlife habitat, and aquifer recharge areas. *POLICY REFERENCES: 1.02.04 (pg. 1-3), 1.02.05 (pg. 1-3), 1.03 (pg. 1-6), 1.07.11 (pg. 1-17), 1.07.12 (pg. 1-18), 1.09.04 (pg. 1-22), 2.03.09 (pg. 2-6), 5.08.03 (pg. 5-15), 5.08.08 (pg. 5-16), 5.08.13 (pg. 5-17), 5.14.01 (pg. 5-24), 5.14.04 (pg. 5-24), 5.14.07 – 5.14.09 (pg. 5-25), 6.05.02 (pg. 6-5), 6.05.03 (pg. 6-5), 6.06.01 (pg. 6-5), 6.06.04 (pg. 6-5), 7.04.10 (pg. 7-6)*

Equivalent Residential Unit (ERU) – The amount of impervious area located on an average single family residential developed property located within city limits. *POLICY REFERENCES: 4.01.01 (pg. 4-1), 8.05.01 (pg. 8-4)*

Extremely Low Income Housing – (See Housing) *POLICY REFERENCES: 3.03.07 (pg. 3-3), 3.03.09 (pg. 3-3)*

Floor Area Ratio – A measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing that figure by the gross land area. *POLICY REFERENCES: 1.06.07 (pg. 1-11)*

Florida Friendly or Florida Friendly Landscape – means quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance. *POLICY REFERENCES: 3.06.03 (PG. 3-6) 4.03.08 (pg. 4-4), 4.03.10 (pg. 4-4)*

Florida Standard Urban Transportation Model Structure (FSUTMS) – The standard travel demand model used throughout the state of Florida. The current version of FSUTMS is powered by Cube Voyager from Citilabs. *POLICY REFERENCES: 2.05.05 (pg. 2-9)*

Green Building /Sustainable Construction – Construction that promotes reduced energy consumption, utilizes renewable resources, conserves water, promotes the best use of building materials, encourages efficient waste management, conserves natural habitat and focuses on occupant health and environmental quality. Sustainable construction is accomplished through emphasis on siting, design, construction, operation, maintenance, and analysis of the complete building life cycle. *POLICY REFERENCES: 1.01.07 – 1.01.09 (pg. 1-2), 1.02.11 (pg. 1-5), 1.04.05 (pg. 1-8), 3.03.10 (pg. 3-4), 3.06 (pg. 3-6), 3.06.02 (pg. 3-6), 5.13.02 (pg. 5-23), 5.13.07 (pg. 5-23), 8.07.06 (pg. 8-9), 11.09 (pg. 11-10), 11.09.04 (pg. 11-10)*

Green Development /Sustainable Development – A development approach that integrates the following elements: environmental responsiveness, which benefits the surrounding environment; resource efficiency, which involves using resources in the construction and development and operations of buildings and/or communities in ways that are not wasteful; and sensitivity to culture and community, which is to foster a sense of community in design, construction, and operations. *POLICY REFERENCES: 5.13.02 (pg. 5-23), 11.06.03 (pg. 11-7), 11.09 (pg. 11-10)*

Green (or Clean) Technology – Renewable energy and energy efficiency technologies plus other technologies that make use of resources more environmentally benign and/or reduce carbon emissions.

Greenhouse Gases (GHG) – Gases that trap heat in the atmosphere examples include: carbon dioxide (CO₂), Methane (CH₄), Nitrous Oxide (N₂O), and Fluorinated Gases such as hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. *POLICY REFERENCES: 1.01 (pg. 1-1), 2.01 (pg. 2-1), 2.01.04 (pg. 2-1), 2.02.05 (pg. 2-3), 5.12.04 (pg. 5-22), 5.13 (pg. 5-23)*

Historic Resources – Resource(s) with architectural, engineering, archaeological, or cultural remains present in districts, sites, buildings, or structures that possess integrity of location, design, setting, materials, workmanship, feeling and association. Each site should be associated with one or more of the following historical or cultural themes:

- Those that are associated with the events that have made a significant contribution to the broad patterns of history
- Those that are associated with the lives of persons significant in our past
- Those that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction
- Those that have yielded, or may be likely to yield, information important to prehistory or history.

POLICY REFERENCES: 1.02.04 (pg. 1-3), 2.07.02 (pg. 2-12), 11.01 (pg. 11-1), 11.01.02 (pg. 11-1), 11.01.05 (pg. 11-1), 11.01.11 (pg. 11-2), 11.03.01 (pg. 11-3), 11.03.06 (pg. 11-4), 11.05.04 (pg. 11-7), 11.06.05 (pg. 11-7), 11.07.02 (pg. 11-8), 11.11.04 (pg. 11-12)

Housing –

Substandard housing:

- a. Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;

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- b. A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
 - c. A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

POLICY REFERENCES: 1.04.02 (pg. 1-8), 3.01.01 (pg. 3-1), 3.02.01 (pg. 3-2), 3.02.06 (pg. 3-2)

Extremely low income housing – Housing for extremely low income persons. Per F.S., “Extremely low income persons” means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income. *POLICY REFERENCES: 3.03.07 (pg.3-3), 3.03.09 (pg.3-3)*

Very low income housing – Housing for very low income persons. Per F.S., “Very-low-income persons” means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. *POLICY REFERENCES: 3.03.07 (pg.3-3), 3.03.09 (pg.3-3)*

Low income housing – Housing for low income persons. Per F.S., “Low income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. *POLICY REFERENCES: 3.03.07 (pg.3-3), 3.03.09 (pg.3-3)*

Moderate income housing – Housing for moderate income persons. Per F.S., “Moderate income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. *POLICY REFERENCES: 3.03.07 (pg.3-3), 3.03.09 (pg.3-3)*

Affordable workforce housing – means housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For the purposes of this paragraph, the term “statewide median purchase price of a single-family existing home” means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center. *POLICY REFERENCES: 3.03 (pg. 3-3)*

Levels of Service – A qualitative and/ or quantitative measure describing the operational conditions within a given public facility. *POLICY REFERENCES: 1.02.02 (pg. 1-2), 1.02.04 (pg. 1-3),*

2.11.06 (pg. 2-20), 3.01.06 (pg. 3-1), 6.03.04 (pg. 6-3), 7.03 (pg. 7-3- 7-4), 7.05.01 (pg. 7-7), 8.01 (pg. 8-1), 8.02 (pg. 8-2), 8.03 (pg. 8-3), 8.05 (pg. 8-4), 8.06 (pg. 8-7), 10.01.01 (pg. 10-1)

Low income housing – (See Housing) *POLICY REFERENCES:* 3.03.07 (pg. 3-3), 3.03.09 (pg. 3-3)

Low Impact Development (LID) – An approach to land development that uses various land planning and design practices and technologies to simultaneously conserve and protect natural resource systems and reduce infrastructure costs while managing stormwater runoff. LID still allows land to be developed, but in a cost effective manner that helps mitigate potential environmental impacts. The approach includes using engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source. *POLICY REFERENCES:* 1.02.05 (pg. 1-3), 1.02.06 (pg. 1-4), 1.02.09 (pg. 1-5), 1.07.13 (pg. 1-18), 1.07.14 (pg. 1-18), 1.07.15 (pg. 1-19), 1.07.18 (pg. 1-19), 1.10.05 (pg. 1-23), 2.12.05 (pg. 2-21), 4.03.09 (pg. 4-4), 4.03.10 (pg. 4-4), 4.05.06 (pg. 4-7), 4.05.09 (pg. 4-8), 4.05.16 (pg. 4-9)

Media Peonia – One-half (1/2) of a peonia, measured as 46’6” by 46’6”. A media peonia does not constitute a platted lot of record for the purposes of Policy 1.05.04.

Mixed Use – The development of a parcel or structure with two or more different land uses, such as a combination of residential, office, manufacturing, retail, public, entertainment in a single physically integrated structure or group of structures. *POLICY REFERENCES:* 1.01 (pg. 1-1), 1.02.06 (pg. 1-4), 1.02.08 (pg. 1-5), 1.02.09 (pg. 1-5), 1.02.11 (pg. 1-5), 1.04.04 (pg. 1-8), 1.04.05 (pg. 1-8), 1.05.04 (pg. 1-10), 1.06.09 (pg. 1-12), 1.07.01 (pg. 1-13), 1.07.07 (pg. 1-15), 1.07.10 (pg. 1-16), 1.08 (pg. 1-19), 2.03.05 (pg. 2-5), 2.10.09 (pg. 2-18), 2.13.09 (pg. 2-23), 2.13.14 (pg. 2-23), 3.03.10 (pg. 3-4)

Moderate income housing – (See Housing) *POLICY REFERENCES:* 3.03.07 (pg. 3-3), 3.03.09 (pg. 3-3)

Multimodal Network – Means more than one transportation mode which may encompass automobiles, low-speed alternative vehicles, bicycles, community transit services, pedestrians, trucks, trains, ships or boats and airplanes. *POLICY REFERENCES:* GOAL 2

Natural Resources – Include a variety of ecological resources, including beaches, shores, shorelines, dune, estuary systems, rivers, harbors, floodplains, aquifer recharge areas, wetlands, minerals, wildlife habitat, marine habitat, vegetation, and fisheries. *POLICY REFERENCES:* 1.02.04 (pg. 1-3), 1.07.11 (pg. 1-17), 1.07.12 (pg. 1-18), 1.07.14 (pg. 1-18), 2.12.03 (pg. 2-21), 5.06 (pg. 5-10), 5.06.02 (pg. 5-10), 5.14 (pg. 5-24), 5.14.02 (pg. 5-24), 5.15.03 (pg. 5-26), 5.15.04 (pg. 5-26), 6.01.04 (pg. 6-2)

Neighborhood Conservation District – A planning tool aimed at protecting a neighborhood’s distinctive character through a preservation-based design review process and/or planning and zoning controls tailored to address specific development concerns. Neighborhood conservation districts can be used to accomplish a variety of goals: to protect and strengthen certain physical and design characteristics of an area; to reduce conflict and, in some cases, blight and loss of property values caused by incompatible or insensitive development; promote compatible development; and provide residents with more certainty about the future character of their neighborhood. *POLICY REFERENCES:* 1.05.01 (pg. 1-10), 11.01.08 (pg. 11-2), 11.03.01 (pg. 11-3), 11.08.06 (pg. 11-9), 11.08.07 (pg. 11-9)

Net Density – Determined by multiplying the “maximum allowable units per acre” by the “net buildable land area” expressed in acreage. “Net buildable land area” means those contiguous land areas under common ownership proposed for residential development,

minus undevelopable environmentally sensitive areas, including wetlands¹, transitional wetlands¹, floodplains and waters of the state. Lots adjoining an existing right-of-way may calculate half of the width of that right-of-way as part of the “net buildable land area” definition. ¹ Properties with cross jurisdictional wetlands pursuant to 373.414(1)(c) F. S. may calculate wetland and wetland transitional areas as part of the net buildable land area.

POLICY REFERENCES: 1.07.02 (pg. 1-13), 1.07.10 (pg. 1-16)

Non-designated Historic Structures/Neighborhoods – Neighborhoods that may contain a concentration of resources considered historic based on the age of structures in the neighborhood, but that have not been designated through a historic district process or included in the National Register or a local register. For purposes of this definition; historic means fifty years or older. *POLICY REFERENCES: 11.08.08 (pg. 11-9), 11.08.09 (pg. 11-9)*

Non-point Source (NPS) Pollution – NPS pollution cannot be pinpointed to a single source. Over time, pollutants from our everyday activities accumulate on the land. Examples of NPS pollutants include gasoline, fertilizer, pesticides and even soil. NPS pollution is a problem when rainfall or heavy irrigation carries sediments and dissolved chemicals to waterways in stormwater runoff and by leaching or percolating through soil.

POLICY REFERENCES: 5.07.12 (pg. 5-12), 5.07.16 (pg. 5-13), 5.07.17 (pg. 5-13)

Open Space – A parcel of land in a primarily open and/or undeveloped condition that may be suitable for any of the following: natural areas; wildlife and native plant habitat; important wetlands or watershed lands; wetland transition areas; stream or creek corridors; passive or low-impact activities; areas of little or no disturbance; and/or trails for non-motorized activities. *POLICY REFERENCES: 1.02.05 (pg. 1-3), 1.02.10 (pg. 1-5), 1.03.07 (pg. 1-7), 1.04 (pg. 1-7), 1.06.01 (pg. 1-11), 1.06.05 (pg. 1-11), 1.07.04 (pg. 1-13), 1.07.13 (pg. 1-18), 2.04.05 (pg. 2-7), 2.07.03 (pg. 2-12), 2.07.05 (pg. 2-12), 2.07.14 (pg. 2-13), 2.10.14 (pg. 2-19), 3.03.09 (pg. 3-3), 5.01.06 (pg. 5-1), 5.07.19 (pg. 5-13), 5.08.05 (pg. 5-15), 5.10.05 (pg. 5-19), Most of Goal 6, 7.02.09 (pg. 7-3), 7.04.04 (pg. 7-4), 7.04.07 (pg. 7-5), 8.02.03 (pg. 8-2), 8.03.02 (pg. 8-3), 8.05.02 (pg. 8-5), 8.05.10 (pg. 8-6), 8.07.04 (pg. 8-8)*

Parks – An area, in a natural or semi-natural state, set aside for recreation. Parks may include active and/or passive recreation opportunities, and may include open space. *POLICY REFERENCES: 1.02.05 (pg. 1-3), 1.04 (pg. 1-7), 1.04.06 (pg. 1-9), 1.06.05 (pg. 1-11), 1.07.13 (pg. 1-18), 2.01.05 (pg. 2-2), 2.10 (pg. 2-17), 2.10.14 (pg. 2-19), 3.03.09 (pg. 3-3), 5.10.03 (pg. 5-18), 5.14.05 (pg. 5-24), Most of Goal 6, 7.04.04 (pg. 7-4), 7.04.07 (pg. 7-5), 8.02.02 (pg. 8-2), 8.03.03 (pg. 8-3), 8.05.02 (pg. 8-5), 8.05.06 (pg. 8-5), 8.05.08 (pg. 8-5), 8.05.10 (pg. 8-6), 8.07.04 (pg. 8-8), 10.02 (pg. 10-2), 11.06.06 (pg. 11-7), 11.11.04 (pg. 11-12)*

Passive Recreation – Passive recreation means those recreational opportunities afforded by such natural resources as the native flora, fauna, and aesthetic appeal of a natural setting and requiring minimum development to utilize and enjoy such resources, including nature study, hiking, canoeing, picnicking, birding, fishing and other activities which do not involve active disturbance of the environment or excessive clearing and re-contouring of the land. In beach areas, activities such as shelling, fishing, hiking, boating, swimming, picnicking, board sailing, sunbathing, scuba diving and snorkeling are considered passive recreation. *POLICY REFERENCES: 1.07.14 (pg. 1-18), 5.08.05 (pg. 5-15), 6.05.02 (pg. 6-5), 6.06.01 (pg. 6-5), 6.06.02 (pg. 6-5), 6.06.04 (pg. 6-5)*

Pedestrian – A person walking on foot. *POLICY REFERENCES: 1.02.06 (pg. 1-4), 1.04.04 (pg. 1-8), 1.06.09 (pg. 1-12), 1.08 (pg. 1-19), 1.08.01 (pg. 1-19), 1.08.05 (pg. 1-20), 2.01.02 (pg. 2-1), 2.01.05 (pg. 2-2), 2.03.01 (pg. 2-5), 2.03.04 (pg. 2-5), 2.03.05 (pg. 2-5), 2.03.06 (pg. 2-6), 2.03.12 (pg. 2-7), 2.05 (pg. 2-8), 2.05.07 (pg. 2-9), 2.05.09 (pg. 2-10), 2.05.10 (pg. 2-10), 2.05.12 (pg. 2-10), 2.06 (pg. 2-11), 2.07.07 (pg. 2-12), 2.07.09 (pg. 2-13), 2.07.12 (pg. 2-13), 2.07.13 (pg. 2-13), 2.07.14 (pg. 2-13), 2.08.05 (pg. 2-15), 2.09*

(pg. 2-15), 2.09.03 (pg. 2-16), 2.09.09 (pg. 2-16), 2.10 (pg. 2-17), 2.10.01 (pg. 2-17), 2.10.03 (pg. 2-17), 2.10.05 (pg. 2-18), 2.10.07 – 2.10.13 (pg. 2-18/19), 2.12.04 (pg. 2-21), 2.13.02 (pg. 2-22), 2.13.03 (pg. 2-22), 2.13.09 (pg. 2-23), 2.13.10 (pg. 2-23), 2.13.13 (pg. 2-23), 2.13.15 (pg. 2-24), 2.16 (pg. 2-25), 2.16.10 (pg. 2-27), 5.14.05 (pg. 5-24), 5.14.06 (pg. 5-25), 6.01.05 (pg. 6-2), 6.04 (pg. 6-4), 8.05.03 (pg. 8-5), 8.05.06 (pg. 8-5), 8.05.08 (pg. 8-5), 8.07.04 (pg. 8-8), 10.04.07 (pg. 10-4), 11.06.06 (pg. 11-7)

Pedestrian-Friendly – A built environment that emphasizes and is conducive to walking between destinations. A pedestrian-friendly environment may include sidewalks, buffers, street trees, benches, fountains, transit stops, pedestrian-oriented signs and lighting, public art, and buildings that are visually interesting with high levels of transparency and articulation.

Pedestrian-Oriented – A built environment that emphasizes and is conducive to walking between destinations. A pedestrian-friendly environment may include sidewalks, buffers, street trees, benches, fountains, transit stops, pedestrian-oriented signs and lighting, public art, and buildings that are visually interesting with high levels of transparency and articulation. *POLICY REFERENCES:* 1.08.01 (pg. 1-19), 2.13.15 (pg. 2-24)

Pedestrian Scale – Describes an area designed to allow pedestrians to comfortably walk from one location to another and interact with the built environment; an effort to create an appropriate relationship between human beings and the size/function of surrounding buildings; an emphasis on building features and characteristics which can be observed in close proximity, at the speed a pedestrian would travel. *POLICY REFERENCES:* 2.09 (pg. 2-15)

Peonia – Historic platted lot in Old Town, measuring 46’6” by 93’.

Pervious Paving Materials – Porous asphalt, concrete or other surface and a high-void aggregate base that allows for rapid infiltration and temporary storage of rain on, or runoff delivered to, paved surfaces. *POLICY REFERENCES:* 1.02.05 (pg. 1-3), 4.05.08 (pg. 4-8), 5.07.19 (pg. 5-13)

Planned Unit Development – is both a type of building development as well as a regulatory process. A Planned Unit Development is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision. *POLICY REFERENCES:* 1.02.11 (pg. 1-5), 3.01.03 (pg. 3-1)

Point Source Pollution – Water pollution that results from water discharges into receiving waters from easily identifiable points; common point sources are discharges from factories and municipal sewage treatment plants. *POLICY REFERENCES:* 5.07.12 (pg. 5-12), 5.07.16 (pg. 5-13), 5.07.17 (pg. 5-13)

Public Access – The ability of the public to physically reach, enter or use recreation sites, including beaches, shores, and waterways. *POLICY REFERENCES:* 2.04.05 (pg. 2-7), 2.10 (pg. 2-17), 2.11.02 (pg. 2-20), 2.11.03 (pg. 2-20), 2.11.08 (pg. 2-20), Most of 5.01 (pg. 5-5), 5.05.01 (pg. 5-7), 5.05.09 (pg. 5-9), 5.10.12 (pg. 5-20), 6.04.05 (pg. 6-4), 6.07.04 (pg. 6-6), 6.07.05 (pg. 6-6)

Public Facilities – Facilities related to roads, drainage, solid waste, sanitary sewer, potable water, wastewater, parks and recreation, schools, fire/rescue, police, bicycle and pedestrian access, boating, and waterway and shoreline access. *POLICY REFERENCES:* 1.02.03 (pg. 1-2), 1.07.04 (pg. 1-13), 1.08.02 (pg. 1-20), 2.12 (pg. 2-21), 3.01.06 (pg. 3-1), Goal 4 (title only), 5.03.05 (pg. 5-4), 5.04.04 (pg. 5-6), 5.04.10 (pg. 5-7), 5.07.07 (pg. 5-12), 5.07.23 (pg. 5-14), 6.11.03 (pg. 6-9), 7.01.10 (pg. 7-2), 7.02.09 (pg. 7-3), 7.03.01 (pg. 7-3), 7.03.03 (pg. 7-4), 7.03.04 (pg. 7-4), 8.0 (pg. 8-1), 8.01.02 (pg. 8-1), 8.02.02 (pg. 8-2), 8.03 (pg. 8-2), 8.03.01 (pg. 8-3), 8.03.02 (pg. 8-3), 8.05 (pg. 8-4), 8.05.01 (pg. 8-4), 8.05.05 – 8.05.08 (pg. 8-5), 8.07 (pg. 8-8), 8.07.04 (pg. 8-8)

Quality of Service – A user based assessment of how well a service or facility is operating. *POLICY REFERENCES: 1.02.04 (pg. 1-3), 2.01.05 (pg. 2-2), 2.01.06 (pg. 2-2), 2.02.02 (pg. 2-2), 2.03.03 (pg. 2-5), 2.05 (pg. 2-8), 2.05.07 (pg. 2-9), 2.05.09 (pg. 2-10)*

Recreational and Commercial Working Waterfront – A parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in F.S. 509.242(1), or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include public lodging establishments, docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water. As used in this section, the term “vessel” has the same meaning as in F.S. 327.02(39). Seaports are excluded from the definition. *POLICY REFERENCES: 2.11.02 (pg. 2-20), 2.11.04 (pg. 2-20), 5.05.09 (pg. 5-9), 5.05.14 (pg. 5-10), 5.05.15 (pg. 5-10)*

Recreation Facilities – Structures or structured spaces designed for active recreation opportunities, including but not limited to swimming pools, tennis courts, baseball fields, soccer fields, or boat ramps. Recreation facilities may also include spaces designed for community use, such as boardwalks or gazebos, and indoor spaces available for community events. *POLICY REFERENCES: 1.07.09 (pg. 1-16), 1.07.13 (pg. 1-18), 6.01 (pg. 6-1), 6.01.02 (pg. 6-1), 6.02 (pg. 6-2), 6.02.01 (pg. 6-2), 6.02.05 (pg. 6-3), 6.02.06 (pg. 6-3), 6.03 (pg. 6-3), 6.03.02 (pg. 6-3), 6.03.03 (pg. 6-3), 6.03.05 (pg. 6-3), 6.03.06 (pg. 6-4), 6.03.07 (pg. 6-4), 6.04.02 (pg. 6-4), 6.04.05 (pg. 6-4), 6.04.06 (pg. 6-4), 6.06.07 (pg. 6-6), 6.11.02 (pg. 6-9), 8.05.01 (pg. 8-4)*

Resource-based Recreation – Recreation which cannot be located anywhere and instead depends on a combination of elements in the natural or cultural environment. Examples include hiking, fishing, camping, boating, surfing, biking, nature study, and visiting historical or archaeological sites. *POLICY REFERENCES: 5.05.12 (pg. 5-12), 6.01.02 (pg. 6-1)*

Roadway Capacity - The maximum number of vehicles or persons that can pass a point on a roadway in an hour under prevailing roadway, traffic and control conditions. (FDOT) *POLICY REFERENCES: 2.08.05 (pg. 2-15)*

Roadway Level of Service – A quantitative stratification of the “quality of service” of a service or facility into six letter grade levels with “A” describing the highest quality and “F” describing the lowest quality. *POLICY REFERENCES: 2.09.06 (pg. 2-16)*

Special Needs Populations – People who feel they cannot comfortably or safely access and use the standard resources offered in disaster preparedness, relief and recovery, and may require assistance before, during, and/or after a disaster or emergency. These people include but are not limited to those who have physical or mental care needs (blind, deaf, hard-of-hearing, cognitive disorders, mobility limitations), limited or non-English speaking, geographically or culturally isolated, medically dependent, chemically dependent, homeless, frail/elderly, and children. Transients or tourists, those without access to vehicles, and people with pets or service animals are also considered special needs populations for purposes of this plan. *POLICY REFERENCES: 5.03.03 (pg. 5-3), 5.03.04 (pg. 5-4), 5.03.09 (pg. 5-5), 5.04.09 (pg. 5-7)*

Stormwater or Stormwater Runoff – Water that runs off impervious or water-saturated surfaces such as rooftops or pavements during or after precipitation, transporting sediments and dissolved chemicals into nearby waters. *POLICY REFERENCES: 1.02.05 (pg. 1-3), 1.03.05 (pg. 1-7), 1.06.01 (pg. 1-11), 2.03.09 (pg. 2-6), 2.04.05 (pg. 2-8), 2.10.08 (pg. 2-18), Goal 4 (mostly 4.5), 5.05.05 (pg. 5-9), 5.07.12 (pg. 5-12), 5.07.14 (pg. 5-12), 5.07.19 (pg. 5-13), 5.07.20 (pg. 5-13), 5.07.23 (pg. 5-14), 5.08 (pg. 5-14), 5.08.05 (pg. 5-15), 5.08.10 (pg. 5-16), 5.09.01 (pg. 5-17), 5.10.05 (pg. 5-19), 5.10.10 (pg. 5-19), 5.14.09 (pg. 5-25), 6.03.07 (pg. 6-4), 7.03.02 (pg. 7-4), 7.04.04 (pg. 7-4), 7.04.07 (pg. 7-5), 7.04.10 (pg. 7-6), 8.05.01 (pg. 8-4), 8.07.02 (pg. 8-8), 9.03.04 (pg. 9-2), 11.03.06 (pg. 11-4)*

Streetscape – The elements within and along the street right-of-way that define its appearance, identity, and functionality, including adjacent buildings and land uses, street furniture, landscaping, trees, sidewalks, and pavement treatments, among others. *POLICY REFERENCES: 11.06.03 (pg. 11-7)*

Sustainability – Range of activities that meet the needs of the present without compromising the ability of future generations to meet their own needs, recognizing the interdependence and mutual importance of environmental, economic and social concerns to achieve these ends. Such activities include, but are not limited, to the following goals:

- Increased economic opportunities,
- Improved environmental protection or restoration efforts, and
- Improved social conditions for all kinds of people.

POLICY REFERENCES: 1.02 (pg. 1-2), 1.05 (pg. 1-10), 3.06 (pg. 3-6), 8.01.03 (pg. 8-2), 11.09.03 (pg. 11-10)

Sustainable Construction/Green Building – Construction that promotes reduced energy consumption, utilizes renewable resources, conserves water, promotes the best use of building materials, encourages efficient waste management, conserves natural habitat and focuses on occupant health and environmental quality. Sustainable construction is accomplished through emphasis on siting, design, construction, operation, maintenance, and analysis of the complete building life cycle. *POLICY REFERENCES: 1.01.07 (pg. 1-2), 1.01.08 (pg. 1-2), 1.01.09 (pg. 1-2), 1.02.11 (pg. 1-5), 1.04.05 (pg. 1-9), 3.03.10 (pg. 3-4), 3.06 (pg. 3-6), 5.13.02 (pg. 5-23), 5.13.07 (pg. 5-23), 8.07.06 (pg. 8-9), 11.09 (pg. 11-10), 11.09.04 (pg. 11-10)*

Sustainable Development/Green Development – A development approach that integrates the following elements: environmental responsiveness, which benefits the surrounding environment; resource efficiency, which involves using resources in the construction and development and operations of buildings and/or communities in ways that are not wasteful; and sensitivity to culture and community, which is to foster a sense of community in design, construction, and operations. *POLICY REFERENCES: 1.01.05 (pg. 1-1), 5.13.02 (5-23), 11.06.03 (pg. 11-7), 11.09 (pg. 11.10)*

Transition Areas – Areas of the City that are intended to provide for the efficient and orderly shifts between a low intensity land use district and a higher intensity land use district. The transition area shall mitigate or minimize negative incompatible land use impacts by promoting visual and physical compatibility and harmony between adjacent areas. Examples include, where multifamily development is planned adjacent to existing single-family residential uses or where commercial development is planned adjacent to residential uses then, such development should incorporate elements in its site design and architecture which serve to soften its impact and result in an appropriate transition. *POLICY REFERENCES: 1.02.09 (pg. 1-5), 5.08.03 (pg. 5-15), 5.08.10 (pg. 5-16)*

User-oriented Recreation – Recreation that can be provided in a variety of locations and involves activities such as golf, tennis, baseball, basketball, shuffleboard, volleyball, soccer, pool swimming, and playground activities. *POLICY REFERENCES: 6.01.02 (pg. 6-1)*

Very low income housing – (See Housing) *POLICY REFERENCES: 3.03.07 (pg.3-3), 3.03.09 (pg.3-3)*

Water-dependent Uses – Activities which must be carried out in or adjacent to water areas because the use requires access to the water body for: waterborne transportation, recreation-access, electrical generating facilities, or water supply. These include, but are not limited to, commercial marinas, boat ramps/docks, electrical generation plants, and fishing piers. *POLICY REFERENCES: 1.07.12 (pg. 1-18)*

Water-enhanced Uses – Activities that benefit economically from being located on or near the water, but that are neither dependent on direct access to water nor provides goods or services directly related to water-dependent uses. Water-enhanced uses are specifically excluded from definitions of both water-dependent and water-related uses. *POLICY REFERENCES: 5.05.01 (pg. 5-7)*

Water-related Uses – Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. These include, but are not limited to, commercial resorts, campgrounds, fish camps, seafood processing operations, dive ships, and bait and tackle stores. *POLICY REFERENCES: Objective 5 (pg. 5-7), 5.05.01 (pg 5-7), 5.05.02 (pg 5-8)*

Wetlands – Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. *POLICY REFERENCES: 1.03.01 (pg. 1-6), 1.07.14 (pg. 1-18), 4.05.16 (pg. 4-9), Goal 5, 6.06.02 (pg. 6-5), 6.09.07 (pg. 6-8), 6.10.08 (pg. 6-9)*

Wetland Transition Area – An ecological transition zone from uplands to wetlands which is an integral portion of the wetlands ecosystem, providing temporary refuge for wetlands fauna during high water episodes, critical habitat for animals dependent upon but not resident in wetlands, and slight variations of wetland boundaries over time due to hydrologic or climatologic effects; and a sediment and storm water control zone to reduce the impacts of development upon wetlands and wetlands species. Wetland transition areas are commonly protected through the use of buffer requirements. *POLICY REFERENCES: 5.08.03 (pg. 5-15), 5.08.09 (pg. 5-16), 5.08.10 (pg. 5-16)*

Vehicle Miles Traveled (VMT) – The number of vehicle miles traveled within a specified geographic area during a given period of time; one vehicle traveling one mile constitutes one vehicle mile, regardless of its size or the number of passengers. *POLICY REFERENCES: 1.01.03 (pg. 1-1), 1.08 (pg. 1-19), 2.01.03 (pg. 2-1), 2.01.04 (pg. 2-1), 2.02.05 (pg. 2-3), 2.02.08 (pg. 2-4)*