

GLOSSARY

A

Accessory Unit A separate and complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling or business.

Activity Center A Future Land Use Plan category under the “Special Designations” major plan classification, applicable to those areas of the county that are now developed or appropriate to be developed for the purpose of encouraging concentrations of employment, housing, cultural, or business development; and for which a formal redevelopment plan has been adopted.

Adaptive Reuse The process of rehabilitating older, abandoned, or underutilized buildings while adapting them to new uses (e.g., converting a strip commercial development to industrial use). For buildings with historic value, preservation of architectural features is often emphasized.

Affordable Housing Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Subsection 420.0004, F.S.

Amendment Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), F.S., and corrections updates, or modifications of current costs in other elements, as provided in Subsection 163.318(2), F.S.

Arterial Road A roadway providing service which is relatively continuous and/or relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

Attached Housing A residential structure containing two or more dwelling units.

B

Basic Industries See *Contributory Industries*.

Bedroom Communities Communities that contain only residential development and the commercial and retail services that meet residents' daily needs, with no contributory industries or other major employers.

Bicycle Facilities/Amenities Improvements and provisions to accommodate or encourage bicycling, including off-road bikeways, shared roadways, bicycle racks, and other bicycle storage facilities.

Bikeway Any road, path, or area which is open to bicycle travel and from which motor vehicles are excluded.

Brownfield An abandoned or underutilized parcel, usually of an industrial nature, where redevelopment is complicated by either real or perceived contamination. Often used as an adjective (i.e., "brownfield development"). Contrast with *Greenfield* and *Grayfield*; see also *Industrial Land*.

Buffer A land area of specified minimum width, together with required planting and landscaping consisting of native vegetation or other species included on an approved species list used to visibly separate one use from another, or to shield or block noise, lights, or other nuisances. A buffer may also contain a barrier such as a berm, wall, or fence, designed to provide screening.

Building Envelope The volume of space for building as defined by the minimum setbacks and the maximum allowable building height.

Buildout A condition in which virtually all of the potentially developable land in a given area has been developed at least once, such that no greenfield areas of 100 or more contiguous acres remain.

Business Services That portion of the *Service Sector* in which services are sold to corporate clients, who may be located within the community or outside of it. Examples include call centers, insurance claims processing, information technology, and other "back office" functions.

C

Capital Improvement Physical assets constructed or purchased to provide, improve or replace a public facility and which are large-scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. Physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements are capital improvements.

Central Business District An area of a community that has historically contained the most important concentration of commercial, employment, and/or government activities, usually developed at high densities and designed for access by pedestrians and transit; a Future Land Use Plan category under the Special Designations major plan classification applicable to such areas, for which a formal redevelopment plan is adopted; or any area delineated as a “central business district” by its local government.

Coastal Construction Control Line (CCCL) A boundary established in Florida’s coastal counties to protect the coastal system from improperly sited and designed structures which can destabilize or destroy the beach and dune system. The CCCL reflects 100-year storm impact zones; structures built seaward of the boundary are subject to state-enforced elevation and construction requirements. Special building permits from the Florida Department of the Environment are required for new construction seaward of the CCCL.

Coastal High Hazard Area (CHHA) The evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government.

Collector Road A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

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

Compatibility A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Comprehensive Plan The compilation of goals, objectives, policies, and maps for the physical, social, and economic development within the community, adopted by ordinance pursuant to Chapter 163, Part II, F.S., as amended, entitled, *The Local Government Comprehensive Planning and Land Development Regulation Act*, and Chapter 9J-5, Florida Administrative Code, and containing all statutorily-required elements.

Connectivity The degree to which direct movements are possible within a transportation network. Networks with high connectivity tend to have more than one path between various locations.

Consumptive Industries Businesses that serve the local resident population, such as grocery stores and dry cleaners. Also called *Reactive* or *Non-Basic Industries*.

Contributory Industries Businesses that earn revenue from consumers based outside of the local area, either by delivering goods or services to them, or by attracting visitors who spend money locally. Also called *Primary* or *Basic Industries*.

Corridor Access Management A collection of techniques that seek to limit slower-moving traffic and turning movements on arterial roadways while preserving access to businesses and residential developments. Examples include land development regulations that establish minimum spacing between driveways and require adjacent businesses to connect parking lots.

Countywide Future Land Use Plan The adopted plan required by Chapter 88-464, Laws of Florida, together with all subsequent amendments. The plan delineates the allowable categories of land uses that may be established on each parcel in the county.

Countywide Plan The compilation of issues, position statements, and strategies to coordinate countywide growth management issues and procedures by providing a framework for land use and intergovernmental coordination serving as an overarching expression of countywide policy.

D

Density The total number of dwelling units in a development divided by the total site area in acres, e.g., 75 dwelling units ÷ 10 acres = a density of 7.5 units per acre. Gross density includes the area necessary for public facilities such as streets, schools, and parks. Net density does not include land area for public facilities.

Density/Intensity Bonus The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Design Standards Guidelines dictating appropriate site and landscape design, architecture, materials, colors, lighting, and signs to protect the aesthetic character of an area.

Development A material change in the use or appearance of an undeveloped parcel of land, such as construction of a structure or structures, or other alteration designed to facilitate a particular use; a structure or other land use created by this process. See also *Greenfield*.

Downtown See *Central Business District*.

Drainage Facilities A system of man-made structures designed to collect, convey, hold, divert, or discharge stormwater, and includes stormwater sewer, canals, detention structures, and retention structures.

Dwelling Unit A single housing unit providing complete, independent living facilities for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

E

Easement A grant of one or more of the property rights by the property owner to and/or for the use by the public, utility, a corporation, another person, or entity.

Economically Productive Land Land that is available for use by a *Contributory Industry* such as manufacturing, business services, or tourism. Amenities such as parks, recreational trails, and natural open space can be considered indirectly economically productive, since they are supportive to the tourism industry. Most residential and commercial land uses are not economically productive because they primarily serve the local population.

Employment Center An area of higher-intensity uses that employ a large concentration of people.

Evacuation Plan For a development in the CHHA creating the need for at least 200 shelter spaces, a description of procedures to be followed after an evacuation order is issued to ensure safe evacuation and sheltering of employees, residents, visitors.

Existing Land Use The actual use with which a given parcel of land is developed, irrespective of its formal land use designation.

Existing Land Use Map An official map that illustrates the actual use for each parcel of land in the county, irrespective of its formal land use designation. For example, a parcel that is designated for residential use, but contains an industrial warehouse, is shown on the map as an industrial use.

F

Floodplain Land which will be inundated by floods known to have occurred or reasonably characteristic of what can be expected to occur from the overflow of inland or tidal waters and the accumulation of runoff or surface waters from rainfall. Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an “A” Zone or “V” Zone on flood insurance rate maps or flood hazard boundary maps are in the floodplain.

Floor Area Ratio (FAR) A mathematical expression of land use intensity calculated by dividing the gross floor area of a building by the area of the lot on which it is located. For example, the FAR of a 10,000 total square foot structure on a one acre site equals: 10,000 square feet ÷ 43,560 square feet (1 acre) = a FAR of 0.23.

Future Land Use A regulatory designation placed that determines how a parcel of land may be developed. Any new development or redevelopment that occurs must conform to the standards of its future land use designation, as established in the community’s comprehensive plan and land development regulations.

Future Land Use Map A graphic representation of the land use categories used in the municipality and their placement on the land adopted as part of the comprehensive plan and used as the regulatory map for implementation of the comprehensive plan and land development regulations.

Future Land Use Plan The adopted plan for a local government required by Chapter 163, Florida Statutes. The plan delineates the allowable categories of land uses that may be established on each parcel in the jurisdiction.

G

Granny Flat A small dwelling unit that is a secondary use on a lot containing a single-family home. Usually located to the rear of the property, the unit may stand alone or be attached to a garage.

Grayfield A vacant or underutilized strip commercial development, characterized by a large amount of surface parking. Abandoned shopping centers are examples of grayfields. Often used as an adjective (i.e., “grayfield redevelopment”). Contrast with *Greenfield* and *Brownfield*; see also *Strip Commercial Development*.

Greenfield One or more parcels of land that have never been developed, often used as an adjective (i.e., “greenfield development”). A farm on the outskirts of a city is an example of a greenfield. Contrast with *Brownfield* and *Grayfield*; see also *Development*.

Guideway Transit A transportation system consisting of train cars, streetcars, or trolley cars travelling along a dedicated track (or *guideway*), which can be located either at-grade or elevated. Types of guideway transit include *Light Rail* and *Monorail* systems.

H

Hazard Mitigation Sustained action taken to reduce or eliminate the long-term risk to people and property from hazards and their effects.

Headway The interval between departure times for a bus, trolley, or other transit route. For example, a bus route with a one-hour headway will depart from a given transit stop once every hour.

High-Tech Industries Businesses that manufacture and/or sell products or provide services derived from relatively new technologies, such as microprocessors, fiber optic communications, computer software, Internet-based services, satellite telemetry, rocket propulsion, etc. High-tech businesses can be found in both the manufacturing and service sectors of the economy.

I

Impact Fee Charges assessed against new development or redevelopment, which partially or wholly cover the cost of providing capital facilities needed to serve the development.

Impervious Surface Ratio (ISR) A mathematical expression of land use intensity, governing the percentage of a parcel that may be covered with buildings, parking lots, and any other surface through which rainfall cannot penetrate.

Induced Traffic A phenomenon in which the amount of vehicle traffic that passes through a particular corridor increases as roadway capacity is increased, such as through the addition of new lanes. This is due partly to drivers adjusting their behavior to take advantage of the new capacity, and partly due to the new development that typically locates along improved roadways.

Industrial Land A parcel or parcels developed with uses that are typically classified as industrial, including manufacturing, warehouses, wholesale distributors, and related businesses; or land with a Future Land Use Plan designation of Industrial Limited or Industrial General, regardless of developed use. In Pinellas County, this land is sought after by many types of businesses that are not traditionally industrial in nature, such as call centers, pharmaceutical companies, research and development firms, software developers, Internet services, financial services, and large office developments, among other uses.

Infill Development Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process; the development of vacant lots or parcels which moves toward completion of the community fabric in otherwise built-up areas, and which fits the existing built context, where public facilities such as sewer systems, roads, schools, recreation areas, and other public or private infrastructure are already in place.

Infrastructure Those man-made structures which service the common needs of the population, such as: sewage disposal systems; potable water systems and wells; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

Intensity The degree to which land is used and/or the density of development. There is no single measure of the intensity of land use. Rather, a land use is relatively more or less intense than another use. A particular use may be more intense due to one or more characteristics such as traffic generated, amount of impervious surface, bulk of the structures, number of employees, density, or nuisances such as pollution, noise, light, etc. Intensity of nonresidential development is commonly defined in terms of *Floor Area Ratio (FAR)* and *Impervious Surface Ratio (ISR)*.

Intensity Bonus See *Density Bonus*

Issue A land use or intergovernmental topic, concern, or matter of countywide significance. Issues provide the foundation upon which are constructed the position statements and the implementation strategies of the Countywide Plan.

J

K

L

Land Assembly Acquisition of multiple parcels and consolidation under one ownership, which may or may not be facilitated by a local government.

Land Development Regulations Adopted ordinances, codes, and regulations that guide and control any aspect of development, including redevelopment, alteration, subdivision of land, landscaping, tree protection, or sign regulation or any other regulation concerning the development of land. This term includes a general zoning code, but does not include a zoning map, an action which results in zoning or rezoning of land, or any building construction standard adopted pursuant to and in compliance with the provisions of Chapter 553 F.S. Land development regulations are intended to protect the health, safety, and welfare of the citizens of the municipality by ensuring that neighbors together with adjacent and neighboring properties are protected from potential negative impacts of developing and using a parcel of land. The purpose of land development regulations is to implement the goals, objectives, and policies of the adopted comprehensive plan.

Land Use A description of how land is occupied or utilized.

Level of Service An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service indicates the capacity per unit of demand for each public facility.

Light Rail A type of *Guideway Transit*, typically powered by overhead electrical wires.

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

Lower-income Households or persons fitting the definition of low-income established in Subsection 420.602(8), Florida Statutes, in which gross income does not exceed 80 percent of the median annual adjusted income for the state; or more generally, households or persons with lower incomes than the majority of residents in their community, as defined by the local government.

M

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

Mitigation Measures taken to offset or improve the negative impacts of development or natural events.

Mixed-use Development A single development containing more than one type of land use or an area of more than one building and use, where the different types of land uses are in close proximity and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

Mobile Home A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities. See Subsection 320.01 F.S., for definitions regarding mobile homes and taxation.

Mobility The ease with which people and goods move through a transportation network.

Monorail A type of *Guideway Transit* that is powered from an electrical source within the guideway itself.

Multifamily Housing Any residential structure containing two or more separate dwelling units.

Multimodal Transportation A network enabling the use of multiple forms of transportation such as private vehicles, various forms of public transit, bicycles, and pedestrian activity.

N

Natural Drainage Features The naturally occurring features of an area which accommodate the flow of stormwater, e.g., streams, rivers, lakes, and wetlands.

Natural Hazard A naturally occurring process that, by virtue of magnitude or frequency, poses a threat to human life and/or property.

Non-Basic Industries See *Consumptive Industries*.

Nonconforming Use A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming.

O

Open Space Undeveloped lands available to the public, which are suitable for passive recreation, preservation, or conservation uses.

P

Park Once Concept A transportation system in which visitors can park their cars on arrival at a destination (e.g., a downtown), then move freely throughout the area on foot or via transit for the duration of their stay.

Parking Standards Guidelines for the provision of vehicular parking areas in relation to development. Parking standards typically dictate the number of parking spaces required, based on the density and/or intensity of the development, and the required design of parking (size and shape of spaces, location of spaces, etc.)

Pedestrian Facilities/Amenities Improvements and provisions to accommodate or encourage pedestrian activity, including sidewalks and other pedestrian ways, crosswalks, and street furniture.

Pedestrian Way Any road, path, or area which is open to foot traffic and from which motor vehicles are excluded.

Personal Services That portion of the *Service Sector* in which services are sold to individual consumers, usually local residents. Examples include hairdressers, lawn care, dentists, and medical professionals.

Planned Redevelopment Area An area or district designated by the local government, for which a formal redevelopment plan has been adopted, and in which planned redevelopment is encouraged.

Position Statement A recommended policy regarding a Countywide Plan issue. A position statement states the perspective of the Pinellas Planning Council with regard to the issue and what should or should not be done to address the issue.

Post-Disaster Redevelopment Plan A compilation of principles and strategies to guide redevelopment of buildings and infrastructure damaged in a disaster event.

Preservation Protection of areas in their present conditions, often of protection of critical environmental features.

Primary Industries See *Contributory Industries*.

Private Recreation Amenities Sites and facilities owned by private, commercial, or non-profit entities available to the public for purposes of recreational use.

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

Public Facilities Publicly-owned transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreation, or health systems or facilities.

R

Reactive Industries See *Consumptive Industries*.

Redevelopment The demolition, removal, and replacement of one or more structures, or the adaptive reuse of an existing structure or structures, including with either activity, an increase in density or intensity or a change to a more appropriate use, with or without land assembly. Redevelopments may be further classified into two groups: *planned* or *partnered redevelopment*, which furthers the objectives of an adopted public or private area plan and contributes positively to community livability and quality of life through conformance with the plan; and *independent redevelopment*, which is entirely initiated by the private sector. See also *Adaptive Reuse*, *Rehabilitation*, and *Revitalization*.

Regional Drainage Facilities Off-site drainage facilities serving multiple properties.

Rehabilitation A type of redevelopment, consisting of the repair, reconstruction, or renovation of existing structures. See also *Adaptive Reuse*, *Redevelopment*, and *Revitalization*.

Revitalization Long-term physical and economic renewal of a neighborhood, district, or community, of which redevelopment is a component. See also *Adaptive Reuse*, *Redevelopment*, and *Rehabilitation*.

S

Seasonal Residents The component of the population made up of those who hold dwelling units for occupancy only during limited portions of the year, and do not consider Pinellas County to be their primary place of residence. See also *Tourists*.

Service Road A roadway adjacent and parallel to a highway or arterial roadway which provides access to abutting properties.

Service Sector Businesses whose function is to provide customers with specialized labor, rather than manufactured products. This sector can be further divided into two categories, *Personal Services* and *Business Services*.

Setback The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Sprawl A form of suburban development characterized by certain traits including:

- Unlimited outward extension of new development.
- Low-density residential and commercial settlements, especially in new-growth areas.
- Leapfrog development jumping out beyond established settlements.
- Fragmentation of powers over land use among many small localities.
- Dominance of transportation by private automotive vehicles.
- No centralized planning or control of land uses.
- Widespread strip commercial development.
- Great fiscal disparities among localities.
- Segregation of specialized types of land uses in different zones.
- Reliance mainly on trickle-down to provide housing to low-income households.

Strategy An action that may be appropriate or necessary to support and implement a Countywide Plan position statement. A strategy identifies the means by which to achieve or assist in implementing a position statement.

Strip Commercial Development Commercial development, usually one lot deep, immediately adjacent and parallel to a collector or arterial roadway, which is designed to be predominantly or exclusively accessed by automobile traffic, and lacks connectivity to surrounding neighborhoods and other developments.

Surface Parking A parking area for motor vehicles that is not covered by a roof and does not have gross building area above or below it.

Surface Water Quality The condition of water exposed to the atmosphere (rivers, lakes, streams, etc.), described by turbidity, dissolved oxygen concentration, and/or biological oxygen demand.

T

Tourist Accommodations An establishment providing overnight dwelling to transient guests for compensation.

Tourist-Oriented Development Businesses and commercial establishments catering primarily to transient visitors.

Tourists Those who visit the county for short periods of time, usually staying in temporary accommodations such as hotels, motels, or the homes of friends or relatives. See also *Seasonal Residents*.

Transfer of Development Rights (TDR) A program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the sending area) to another site (the receiving area) chosen on the basis of its ability to accommodate additional density or intensity beyond maximum allowances.

Transit The movement of persons or goods from one place to another by means of a public transportation system.

Transit-Oriented Development (TOD) A mixed-use community within an average 2000-foot walking distance of a transit stop and core commercial area. TODs mix higher-density residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car.

Transportation-Disadvantaged Residents who are unable to own or operate a private automobile, due to economic status, physical or mental disability, legal status, or other factors.

U

V

W

Wetlands Those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Refer to Rule 9J-5.003, *Florida Administrative Code* for additional explanation.

X

Y

Z