

Tampa Comprehensive Plan Definitions

AASHTO Standards (American Association of State Highway and Transportation Officials): Composed of state highway and transportation officials from all fifty states who develop and improve methods of administration, design, construction, operation and maintenance of our nationwide integrated transportation system.

Abutting: Having common borders or edges.

Accessory Apartments: Independent units contained within or attached to a single-family dwelling. These units have a separate access, kitchen and bathroom and oftentimes are used by single parents and the elderly.

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

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

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

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

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

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

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.

Airport: Tampa International, Peter O. Knight, Plant City and MacDill Air Force Base.

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

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

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

Aquatic Preserve: Submerged lands owned or leased by the State of Florida as identified in Chapter 258, Florida Statutes, which 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.

Area of Influence: Spatial areas in which transit stops and stations typically have the greatest impact on land use and development and from which there is high potential to generate transit ridership. It provides guidance on delineating these areas for the purposes of influencing decisions about private and public investments and services.

Areas of High Aquifer Recharge/Contamination Potential: Areas that, by virtue of their hydrogeologic characteristics, represent a relatively high pollution potential to the underlying Floridan aquifer, and for which DRASTIC indices of 160 or greater have been determined using the U.S. Environmental Protection Agency DRASTIC methodology.

Arterial, Minor: A roadway providing movement along significant corridors of traffic flow. Traffic volumes, speeds and trip lengths are high, although usually not as great as those associated with primary arterials.

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

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

Backlogged Facilities: Roads in the City of Tampa operating at a level of service below LOS D or LOS E, not programmed for construction in the Cost Affordable Plan.

Beach: The zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves.

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

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

Biochemical Oxygen Demand (BOD): shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedures in five (5) days at twenty (20) degrees centigrade, expressed in milligrams per liter by weight.

Brush Transfer Site: That portion of the McKay Bay Solid Waste Transfer Station, or other City site so designated, to be utilized by residential customers

of the City of Tampa who have paid their current month's garbage charge on their utility bill and who are disposing of garden trash or household items from property on which they reside.

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

Building Sewer: shall mean the connecting pipe from a building, beginning five (5) feet outside the inner face of the building wall, to the connection with the service lateral, provided by the City, at the property line.

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

Business Enterprise: Any legal entity other than a joint venture that is organized in any form to engage in lawful commercial transactions.

Capacity Analysis: A determination of a Stormwater Management facility's ability to provide a given Level of Service.

Capacity (traffic): The measure of the ability of a traffic facility to accommodate a stream of moving vehicles, expressed as a rate. Thus, it is the maximum number of vehicles that have a reasonable

expectation of passing over a given roadway in a given time period under the prevailing roadway and traffic conditions.

Capital Budget: The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.

Capital Improvement: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

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

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

Central Business District Periphery: Generally described as the area south of Palm Avenue, west of Ybor Channel, north of the Hillsborough Bay and the Crosstown Expressway and east of Boulevard (for a detailed description of boundaries refer to the Future Land Use Map).

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

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

Class II Waters: Waters deemed suitable for

shellfish propagation or harvesting as classified and specified in Chapter 62-3, FAC.

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

Clean Water Act: (Public Law 95-217) of 1977 modified certain provisions of the Federal Water Pollution Control Act (Public Law 92-500) of 1972. Together with later amendments, this legislation is referred to as the Clean Water Act. This legislation regulates the discharge of pollutants into surface waters and funds water quality activities.

Clear Zone ("CZ"): As defined by the U.S. Air Force, this zone starts at the end of the runway and extends outward 3,000 feet and is 3,000 feet wide (1,500 feet to either side of the runway centerline).

Closed Drainage Basin: A drainage basin with no structural outfall. The discharge from a closed drainage basin is limited to percolation (and other groundwater flow), evaporation and evapotranspiration.

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

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

surge model.

Coastal or Shore Protection Structures: Shore hardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.

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

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

Collector Road (Collector): Collector roads collect and distribute traffic between local roads or arterial roads. Collectors are roadways providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed.

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

Commercial Water Demand: means all potable water service for "for-profit" businesses which sell a product retail or provide a service directly to the consumer.

Community Park: A park located near major roadways and designed to serve the needs of more than one neighborhood.

Community Reinvestment Challenge Fund: Through a public/private partnership effort between the City of Tampa and local lending institutions, the “Challenge Fund” provides reduced cost home improvement loans to Tampa’s home owners and investors.

Compatibility: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other 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 Plan: An official document in ordinance form adopted by the local government setting forth its goal, objectives, and policies regarding the long-term development of the area within its jurisdiction. In the City of Tampa this refers to the text and maps adopted and amended by the Tampa City Council pursuant to Chapter 163.3161, et seq, Florida Statutes, as amended, and is called the Comprehensive Plan for the City of Tampa.

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.

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

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

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 (CLF): 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 City of Tampa Zoning 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, congregate 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 by specifying varying 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 which include the following: - Natural shorelines (other than those included in preservation areas); - Class III Waters; - Freshwater marshes and wet prairies; - Sand-pine scrub; - Hardwood swamps; - Cypress swamps; - Significant wildlife habitat.

Conservation Overlay District: An additional level of design review requirements for historic resources that is superimposed upon existing zoning in specific areas shown on the zoning map.

Conservation Uses: Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or

protection of vegetative communities or wildlife habitats.

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

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

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

Constrained Corridors: While the growth forecast can suggest where transportation projects will be needed, these projects may be limited by physical, environmental or policy constraints. The Tampa Comprehensive Plan have established a number of

corridors as constrained from widening based on the above factors. This means that the addition of two or more through-lanes is not an option on those corridors designated as constrained. Constrained Roadways operating efficiencies may be improved on by including turning, passing or other auxiliary lanes. Bikeways, sidewalks, landscaping, resurfacing and drainage improvements may also be included.

Contour Area (CA): The Contour Area is synonymous with the U.S. Air Force's definition of Noise Contours Lines, which show areas exposed to specified noise levels over a given period of time. The contours are prepared using a computer noise model and are then overlaid onto a base map.

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

Conveyance: Transport of stormwater via pipe and/or open channel system(s).

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.

Courtyard: An unroofed area, surrounded or partially surrounded by a dwelling or other structure.

Deep-Well Injection: The discharge of liquid or other wastes under pressure to deep strata below potable water aquifers.

Demolition by Neglect: The destruction of a building caused by abandonment or lack of maintenance.

Demolition: The complete or constructive removal of any part or whole of a building or structure upon any site when same will not be relocated intact to a new site.

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

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 environmentally sensitive areas or significant upland forest habitats, as defined within the Comprehensive Plan for the City of Tampa, may be entitled to a density credit.

Design Capacity: The amount of flow a storm sewer system is designed to manage, usually expressed in cubic feet per second for flow and cubic feet or acre feet for storage.

Design Criteria: A set of standards, parameters and/or guidelines used to direct the design of a

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building, site, or product toward a predetermined theme or concept.

Design Guidelines: Criteria developed by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings or districts.

Design Review: The process of ascertaining whether modifications to historic structures, settings and districts meet standards of appropriateness established by a governing or advisory review board.

Detention or To Detain: To temporarily store stormwater in such a way as to limit its flow, either to limit downstream impacts or provide treatment to improve water quality.

Detention Basin: A stormwater facility designed to capture and limit stormwater flow (by releasing it at a reduced rate) in order to reduce downstream impacts or to treat stormwater to improve its quality.

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

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

use or extension of the use of land. Includes redevelopment.

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

Dilapidated: Seriously damaged and/or decayed to the extent that major component replacement is required. Visibly serious problems throughout.

Distribution Systems: 12-inch and smaller water mains and appurtenances of the Tampa Water Department.

District: A geographically definable area possessing a significant concentration, linkage or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also be comprised of individual elements separated geographically but linked by associations or history.

Ditch: An open stormwater conveyance facility with side slopes steeper than three unit horizontally to one unit vertically.

Domestic Waste: shall mean all liquid and waterborne pollutants, exclusive of unpolluted water or wastewater or wastes from processes or operations in industrial establishments.

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

Dredge and Fill: The process of excavation or deposition of ground materials by any means,

in local, state or regional jurisdictional waters (including wetlands), or the excavation or deposition of ground materials so as to create an artificial waterway that is to be connected to jurisdictional waters or wetlands (excluding stormwater treatment facilities).

Duplex: A structure containing two single family dwellings attached by a common side or rear wall.

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

Economic Development Land Use Overlay (ED) - This category is used to designate areas and corridors within the City of Tampa which will have qualities that promote redevelopment and development of target industries. The purpose of the policies is to diversify and expand the employment base in the City of Tampa in ways that increase medium income and high quality employment opportunities that achieve the City's economic development, environmental and sustainability objectives. This land use plan overlay is used to designate those areas that are suited for target industry development under one of the development pattern typologies. The category overlays the existing land use category, thereby providing the property owner with an additional development option if minimum criteria can be met. Projects which utilize this overlay must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.

Efficiency: The descriptive measurement of the comparison of production with cost.

Emergency: As defined by the revised City of Tampa Charter to include "...where an essential public service seriously affecting public health and safety furnished, rendered, or performed by any plant, structure, machinery, equipment or facility shall because of an act of God, strike, storm, fire, explosion, riot, public enemy, be rendered impossible".

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

Endangered and Threatened (Listed) Species: Flora and fauna as identified by the U. S. Fish and Wildlife Service's "List of Endangered and Threatened Wildlife and Plants" in 50 CFR 17.11-12. Fauna identified by the Florida Fish and Wildlife Conservation Commission (FWC) in Section 9-27.03-05, FAC, and flora identified by the Department of Agriculture and Consumer Services "Preservation of Native Flora Act," Section 581.185-187, Florida Statutes. Endangered species are so designated due to man-made or natural factors which have placed them in imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

Enterprise Zone: An area designated by the state for economic development through various tax incentives programs to businesses located within the zone.

Environmentally Sensitive Areas: Lands that, by virtue of some qualifying environmental

characteristic (e.g., wildlife habitat), are regulated by either the Florida Department of Environmental Protection, the Southwest Florida Water Management District, or any other governmental agency empowered by law for such regulation.

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

Existing Deficiencies: a shortage of water facilities and capabilities effective 2007.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Expressway: A divided arterial highway for through traffic with full or partial control of access and generally with grade separations at major intersections. (See also, definition of Functional Classification Map in the Transportation Element).

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

Facility Contracts: The Design and Construction Contract and the Operation and Maintenance Contract.

Fair Market Rent: The rent ceiling for a given area as determined at least annually by the U. S. Department of Housing and Urban Development (HUD), including utilities (except telephone),

maintenance, management, and other services that would have to be paid for, privately developed and owned, new constructed, modest rental units, but forward to allow for cost increases from the time of proposal to occupancy.

First Time Home Buyer: An individual or family who has not owned a home during the three-year period preceding the HUD assisted purchase of a home that must be used as the principle residence.

Fiscal Year: A period beginning on any October 1st and ending on the immediately following September 30th.

Fixed-Guideway Transit: Any transit service that uses exclusive or controlled rights-of-way or rails, entirely or 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.

Flight Path: The ground tract of an aircraft in flight.

Flight Path I ("FP I"): This zone extends from the Clear Zone an additional 5,000 feet. The zone is 3,000 feet wide and 5,000 feet long beginning 3,000 feet from the runway endpoint along and centered on the extended runway centerline. The Flight Path I at MacDill is non-standard; it also veers 5,000 feet to the northeast creating a "Y" figure to accurately track the typical flight path at MacDill. This non-standard configuration is shown in the 2008 MacDill Air Force Base Air Installation and Compatible Use Zone Study.

Flight Path II (“FP II”): This zone extends from the outer ends of the FP I an additional 7,000 feet. The zone is 3,000 feet wide and 7,000 feet long beginning 8,000 feet from the runway endpoint along and centered on the extended runway centerline as well as the portion of the FP I that extends northeast.

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

Floor Area Ratio (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 Comprehensive Plan for the City of Tampa, may be entitled to a FAR credit.

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

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

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

into urban and rural categories.

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

Garbage: Every refuse accumulation of animal, fruit or vegetable matter that attends the preparation, use, cooking and dealing in, or storage of edibles, and any other matter of any nature whatsoever, which is subject to decay, putrefaction and the generation of noxious or offensive gasses or odors, or which during or after decay may serve as breeding or feeding material for flies or other germ-carrying animals, or any container of the material defined herein.

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.

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

Group Home: Means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family,

including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

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

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

Handicap: Is a physical or attitudinal constraint that is imposed upon a person, regardless of whether or not that person has a disability (example: some people with disabilities use wheel chairs. Stairs, narrow doorways, and curbs are handicap imposed upon persons with disabilities who use wheel chairs. A handicapped person is not considered to be any individual who is a chronic substance abuser and whose substance abuse prevents employment and constitutes a direct threat to property or the safety of others.)

Handicapped: For purposes of this Element, this term shall refer to any person who due to a physical or mental disability is unable to access and/or participate at public recreation facilities without some reasonable accommodation. Emphasis will be

placed on accessibility of public sites and facilities so as to maximize opportunities for all citizens.

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

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

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

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: Time between buses on a route.

High Occupancy Vehicle (HOV) lanes: These are roadway travel lanes exclusively reserved for vehicles with three or more occupants.

Hillsborough County City-County Planning Commission (HCCCPC): An appointed body of citizens with planning responsibility for Hillsborough County and the municipalities of

Tampa, Temple Terrace and Plant City. The staff for the HCCCPC is shared with the MPO. The HCCCPC recently changed its name to The Planning Commission.

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

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

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

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

Household Items: Those items from a residence, including but not limited to, mattresses, beds, couches, chairs, refrigerators, water heaters, rubbish, etc., and not including garbage, hazardous waste, industrial wastes, building materials and special materials.

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

Housing Code: Standard used to determine whether an old or new structure is fit for human occupancy. The Housing Code is to insure maintenance and improvement of existing housing to meet accepted standards.

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

Housing Inventory: As used in this study, the housing inventory is an aggregate count of the City’s housing stock by type and distribution.

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 choice.

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

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

Housing Unit: A group of rooms or a single room is regarded as a housing unit when it is occupied as separate living quarters, that is, when the occupants

do not live and eat with any other persons in the structure, and when there is either: 1) direct access from the outside of the building or a common hall, or 2) complete kitchen facilities for the exclusive use of the occupants of the household.

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

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

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

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

Identity: The characteristics of being distinct. Having an organization or character different enough from its surroundings to make an object or area stand out on its own.

Impact: To have an effect on.

Impact Fee: A fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new

or expanded facilities required to service that development.

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

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

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

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

Industrial Waste, sanitary sewer: The liquid and waterborne pollutants resulting from processes or operations employed in industrial establishments, as defined in the "Standard Industrial Classification Manual, 1972" Office of Management and Budget of the Federal government, as amended and supplemented under the following divisions:

Division A - Agricultural, forestry and fishing

Division B - Mining

Division D Manufacturing

Division E - Transportation, communication,

electric, gas and sanitary service
Division I – Services

Industrial Wastes, solid waste: A type of waste produced by industrial activity, such as that of factories, mills and mines.

Industrial Water Demand: all water for a facility that manufactures a product for distribution wholesale or supplies a service not directly available to the consumer, or for electric utility companies.

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

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

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

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

Intensity: A measure of land use activity based on density, use, mass, size and impact.

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

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

Labor Force: Defined by the U.S. Bureau of the Census to include all persons classified in the civilian labor force plus members of the Armed Forces.

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

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

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

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

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

Limited Access Facility: A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

Local Planning Agency (LPA): Chapter 75-390 and Chapter 78- 523, Laws of Florida, designate The Planning Commission as the Local Planning Agency (LPA) for 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.

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

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

Low-income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD’s findings that such variations are necessary

because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (NOTE: HUD income limits are updated annually and are available from local HUD offices (This term corresponds to low and moderate income households in the CDBG Program.)

MacDill AFB Flight Path Zone I (“FPZ-I”): This zone extends from the Clear Zone an additional 5,000 feet. The zone is 3,000 feet wide and 5,000 feet long beginning 3,000 feet from the runway endpoint along and centered on the extended runway centerline. It is synonymous with the U.S. Air Force’s definition of an APZ-I zone.

MacDill AFB Flight Path: The area coinciding with the MacDill ABF FPZ I and FPZ II zones.

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

Major Park: means parks of 41-150 acres that serve a minimum radius of three miles, are located on major transportation routes, and attract users based on the availability of a major attraction or natural resource (zoo, lake, river, etc.).

Major Trip Generators: Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

Manhattan Brush Site: That portion of the McKay Bay Solid Waste Transfer Station, or other City site so

designated, to be utilized by residential customers of the City of Tampa who are disposing of garden trash or household items from property on which they reside.

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

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

Marine Habitat: Areas where living marine resources naturally occur, such as mangroves, seagrass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster beds or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore flats, offshore springs, near shore mineral deposits and offshore sand deposits.

Mass Transit: Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

Master Basin Plan or Study: An in-depth

investigation into the drainage needs of a particular drainage basin. Usually limited to large basins where the expected improvements will entail large expenditures and phasing.

McKay Bay Refuse-to-Energy Facility: The solid waste disposal and energy generation facility located at the project site, designed to incinerate up to 1000 tons per day of solid waste and generate up to 22.8 megawatts of electricity. **McKay Bay Refuse-to-Energy Complex:** Those facilities located near the intersection of Clark Street and 34th Street in the City of Tampa which are utilized for the weighing, transfer, handling or disposal of solid waste. The facilities include, but are not limited to, the McKay Bay Refuse-to-Energy Facility, the McKay Bay Solid Waste Transfer Station, the McKay Bay Entrance Facility, parking areas and roads. These facilities are administered by the Office of Environmental Coordination and the Department of Solid Waste and Environmental Program Management.

McKay Bay Solid Waste Transfer Station: The facility located at the McKay Bay Complex where solid waste is transferred from collection vehicles to transfer vehicles to be taken to a disposal or recycling facility.

Mechanism: A process or technique for achieving a result.

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.

Medically Indigent: Those patients who need

health care, not covered by health insurance private or governmental and unable to pay for treatment (frequently the marginally employed).

Minority: A person who is a citizen or lawful permanent resident of the United States who is: a. Black American: With origins in any of the Black racial groups of Africa. b. Hispanic American: Mexican, Puerto Rican, Cuban, Central or South America regardless of race. c. Asian-Pacific American: With origins from Japan, China, Taiwan, Korea, Vietnam, Laos, Cambodia, the Philippines, Samoa, Guam, the U.S. Trust Territories of the Pacific and the Northern Marianas. d. Native American: American Indians of Federally recognized tribes, Eskimos, Aleuts or Native Hawaiians. e. Asian-Indian American: With origins from India, Pakistan and Bangladesh.

Minority Business Enterprise: A business at least 51 percent owned by one or more minority individuals and whose management and daily business operations are controlled by one or more of the protected minority members. In the case of a publicly-owned business, at least 51 percent of the stock is owned by one or more minority individuals.

Mitigate: To offset or avoid negative impacts through avoiding the impact altogether; minimizing the impact by limiting the degree or magnitude of the action or its implementation; rectifying the impact by repairing, rehabilitating or restoring the affected environment; reducing the impact over time by preservation or maintenance over the life of the action; or compensating for the impact by replacing or providing substitute resources.

Mixed Use Development: A development that

combines residential use with commercial and/or office uses within one building or multiple buildings within one lot. The development form is:

- A) Vertical Mixed Use. A single structure with the above floors used for residential and the ground floor for retail/commercial or office/service uses. Office space may be included in the upper floors provide a significant portion of the building is occupied by residential use.
- B) Horizontal Mixed Use – Attached. A single structure which provides retail/commercial or service use in the portion fronting the public or private street with attached residential and office uses behind.
- C) Horizontal Mixed Use – Detached. Two (2) or more structures on one (1) site which provide retail/commercial/office or service uses in the structure(s) fronting the public or private street, and residential and office uses in separate structure(s) behind or to the side.

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

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

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

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

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

Multi-Family High-Rise: A structure over eight stories containing multiple dwelling 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 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 allowing the user opportunities to transfer between modes.

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

Multiple Property Designation: A multiple property nomination to the National Register of Historic Places is a framework for registering a number of significant properties linked by a common property type (properties which share physical or associative characteristics) or historic context (e.g., a major phase in history such as the Florida Boom).

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

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

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

Natural Plant Communities: Naturally-occurring stands of native plant associations exhibiting minimal signs of anthropogenic disturbance. Specific community types can be identified by characteristic dominant plant species composition. Community types found in Tampa include pine

flatwoods, dry prairie, sand pine scrub, sandhill, xeric hammock, mesic hammock, hardwood swamp, cypress swamp, freshwater marsh, wet prairie, coastal marsh, mangrove swamp, coastal strand and marine grassbeds. Descriptions of these community types are provided in the Inventory and Analysis section of the Conservation and Aquifer Recharge Element.

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

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

Natural Streamcourses: Perennial streams that have not been physically altered through dredging, filling, bulkheading, or hardening.

Neighborhood: An integrated area related to a larger community of which it is a part and it may consist of residential districts, a school or schools, shopping facilities, religious buildings and open

spaces.

Neighborhood Commercial: 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 commercial development and low and low medium intensity office uses shall be limited as to the intensity of the described use as provided in applicable development regulations.

Neighborhood Park: A park of 0.01-40 acres which serves a minimum radius of one mile and the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Node: An identifiable grouping of uses subsidiary and dependent upon a larger urban grouping of similar or related uses.

Noise Contour Area: The Noise Contour Area is synonymous with the U.S. Air Force's definition of Noise Contour Lines, which show areas exposed to specified noise levels over a given period of time. The contours are prepared using a computer noise model and are then overlaid onto a base map. The MacDill Air Force Base Noise Contour Lines are accurately depicted in the 2008 MacDill Air Force Base Air Installation Compatible Use Zone Study.

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

Non-contributing Structure: A non-contributing building, site, structure or object does not add to the historic architectural qualities, historic associations or archaeological values for which a property is

significant because a) it was not present during the period of significance b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

Non-point Source Pollution: Pollution that has no readily, discernible or consistent point of origin, but, rather, is generated on an areawide level.

Non-processible Waste: Explosives, hazardous chemicals and radioactive materials, ashes, foundry sand, cesspool and other human waste, human remains and animal carcasses, tree trunk sections, branches and stumps longer than five feet or more than eight inches in diameter, matter or material (other than branches and stumps) longer than five feet or eight inches in diameter, motor vehicles (including major parts such as transmissions, rear ends, springs and fenders), agricultural machinery and equipment, marine vessels and their major parts, any other large machinery or equipment, liquid waste, any matter or material, the incineration of which in the Facility is prohibited by any law, ordinance, rule or regulation of any government or public agency having jurisdiction over the Facility and its operations, non combustible construction material or demolition debris, and any hazardous waste of any kind, such as cleaning fluids, crankcase oils, cutting oils, paints, acids, caustics, poisons, drugs or other materials having the possibility of posing a threat to the health or safety of persons or the operation of the Facility.

NPDES Permit: National Pollutant Discharge Elimination System Permits are issued by the State

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

Objective: A specific, measurable, intermediate end that is achievable and marks progress toward 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. The display of representative samples and the placing of orders for wholesale purposes shall be permitted; however, no merchandise shall be shown, distributed nor delivered on, or from, the premises. No retail sales shall be permitted.

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

- D) Pastoral or recreational open space: areas that serve active or passive recreation needs, e.g., golf courses, recreation/craft centers, federal, state, regional and local parks, forests, historic sites, etc.
- E) Utilitarian open space: those areas not suitable for residential or other development due to the existence of hazardous and/or environmentally sensitive conditions, e.g., airport flight zones, floodplains, lakes and rivers, wetlands, wellfields, etc. This category is sometimes referred to as “health and safety” open space.
- F) Corridor or (linear) open space: areas through which people travel, and which may also serve an aesthetic or leisure purpose. For example, an interstate highway, designated as a scenic highway, may connect point a to point b, but may also offer an enjoyable pleasure drive for the family. This open space is also significant in its ability to connect one residential or leisure area with another.
- G) Blue-gray space: stormwater areas (wet and dry), lakes, borrow pits, rivers, wetlands, wetland setbacks, conservation/preservation easements and areas. This also includes outdoor recreational areas such as: Marinas, pools, campgrounds, vegetated road way buffers, turfblock areas, and outdoor courts. Sidewalks and roadways will not count as blue-gray space.

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

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

Overlay: A district established by ordinance to prescribe special regulations to be applied to a

site in combination with the underlying or base district.

Overriding Public Interest: When determining whether a project or activity is of overriding public interest, taken as a whole, the City shall consider and balance the following factors:

1. The degree to which the project or activity would adversely affect the public health, safety, social and/or economic welfare or the property of others;
2. The degree to which the project or activity would adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats;
3. If the project or activity would be of a temporary or permanent nature;
4. The degree to which the project or activity would adversely affect or enhance significant historical and archaeological resources under the provision of Section 267.067, Florida Statutes;
5. The degree to which the current condition and relative value of functions being performed by areas affected by the proposed project or activity would be degraded; and,
6. The degree to which acceptable measures would mitigate the adverse impacts, which would be caused by that project or activity.

Such determination shall be decided by a majority vote of City Council.

Para-Transit: Transit service other than fixed route system. Examples would be the demand responsive transit and taxis.

Parkland: Dedicated land which is open to the public, free of charge (unless it is leased or dedicated in a DRI or privatized by the City), and accessible via boardwalk or roadway, and contiguous usable

upland property, which has not been timbered or mined (i.e., in its natural condition). Golf courses shall not count as parkland; salt water beaches and ballfields will count as parkland. A fifty (50) foot public river corridor (above and beyond the wetland setback) if approved by the City can count as parkland, and eight (8) foot wide bike paths specifically designed and approved by the City can count as parkland. Open space land shall not be counted as parkland. Parkland shall be counted as open space. The City of Tampa shall require a minimum of 4.3 acres of parkland per 1,000 people.

Parkland Private/Public: Land as described under the definition of parkland which is maintained and used only by the residents located within that designated community.

Passenger/Population Relationships: The relationship between the number of passengers enplaned at Tampa International Airport and the population of the primary air trade area stated in passenger index terms.

Passengers Enplaned Per Departure (Load Factor): The average number of passengers boarding per departure.

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

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

Pedestrian: An individual traveling on foot.

CHAPTER 10

Percolation: The ability of water to pass through a porous medium; in most cases, the soil.

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

Planned Development (PD): Development that is designed as a unit, and which may include only one or a mixture of land uses, and which generally avoids a gridiron pattern of streets, and usually provides common open space, recreation areas or other amenities. Requirements include submission and review of site plans as part of a rezoning.

Playground: A recreation area with play apparatus.

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

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.

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.

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 Wellfield: the site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

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

Precision Instrument Approach: An approach to an airport utilizing an instrument landing system, microwave landing system, global positioning satellite or precision approach radar.

Preservation Areas: Environmentally sensitive

areas which 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.

Pretreatment Standard: shall mean a national categorical pretreatment standard. Any regulation containing pollutant discharge limits promulgated by the EPA in accordance with Section 307(b) and (c) of the Clean Water Act, which applies to a specific category of industrial users.

Private Recreation Sites: Sites and associated facilities owned by private, commercial or non-profit entities which are available to the public for recreational use.

Private Sanitation Services: Any person, firm, or corporation involved in the business of collection and disposal of solid wastes.

Private Wastewater Disposal System: shall mean any facilities for wastewater treatment and disposal not maintained and operated by the Wastewater Department of the City of Tampa.

Processible Waste: Solid waste generated in, or brought into, the McKay Bay Complex, other than non-processible waste.

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

Public Buildings and Grounds: Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

Public Facilities: Publicly owned infrastructure including, transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems.

Public Hazard: a combination of substances and circumstances, which, because of quantity, concentration, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or may pose a substantial present or potential hazard to human health or the environment.

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

Radar Obstruction: Any structure or object of natural growth or use of land which would shield or otherwise interfere with the full coverage of the Airport Surveillance Radar (ASR) Order 6310.6,

provided that such structure, object of natural growth or use of land would not otherwise be screened by an existing structure between it and the ASR antenna.

Receiving Water: The surface water body into which a storm or wastewater discharge flows.

Recreation: The pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreation Facility: A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

Recreational Uses: Activities within areas where recreation occurs.

Recyclable Materials: Materials separated, at the point of generation, by the generator or its agent, and donated or sold by the generator for purposes of recycling; said materials to include, but not be limited to, newsprint, cardboard, aluminum, glass, plastic, and ferrous metals; recyclable materials shall not include, however, any materials once placed in a permitted refuse bin or at curbside.

Recycling: Adaptation of existing unused structures to new uses through rehabilitation, or rehabilitation and reuse of existing abandoned structures for the same use.

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

Redevelopment Project: The process of reconstruction, expansion or renovation of an

existing structure or site which exceed the criteria for rehabilitation projects.

Redevelopment Urban: Activities in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing. Rehabilitation or conservation in a community redevelopment area, or any combination shall be in accordance with a community redevelopment plan and may include the preparation of such a plan. (Refer to Florida Statute Chapter 163).

Regional Park: A park which is designed to serve two or more communities or draw visitors from a regional area.

Regional Waste Water Treatment Plants: Large waste water 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 under Florida Statutes by Interlocal Agreement to develop safe public water supply facilities and operate them in an environmentally safe manner.

Regulatory Authority: A constituted body established under law to control, fix, or adjust the time, amount, degree or rate of the provision of a public or quasi-public service or facility.

Rehabilitation, historic resources: The act or process of returning a property to a state of utility through repair or alteration which make possible an efficient contemporary use while preserving those portions or features of the property which are

significant to its historical, architectural and cultural values (Secretary of the Interior's Standards).

Rehabilitation Project: The restoration or renovation of an existing structure which does not involve significant expansion of the structure or the addition of more than minimal parking spaces. Any project which qualifies as a rehabilitation project shall not be deemed to be a substantial redevelopment.

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

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

Replacement Needs: capital improvements required to correct existing deficiencies.

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

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

Residential Collection: The collection service for

residences.

Residential Uses: Activities within land areas used predominantly for housing.

Residential Water Demand: all water service for single-family non-transient facilities of 3 or fewer dwelling units serviced by a single meter.

Resource Protection Areas: Land or water bodies which are ecologically or economically significant natural resources for which special protective measures have been or need to be established. The City's Resource Protection areas include the following: the Hillsborough River 100-year floodplain, Tampa Bay tidal creeks and associated tidal wetlands, significant and essential wildlife habitat, areas of high aquifer recharge/contamination potential, McKay Bay and Sulphur Springs.

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

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

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

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

Roadway 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.

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

Runway: A defined area on an airport prepared for landing and takeoff of aircraft along its length.

Safe Yield: The volume of groundwater which 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 unanchored mobile homes. No real damage to other structures. Some damage to poorly constructed signs. Storm surge 6 to 8 feet above normal. Low-lying coastal roads inundated, minor

pier damage, some small craft in exposed anchorage torn from moorings.

Category 2 - Winds of 96 to 100 miles per hour. Considerable wind damage to shrubbery and tree foliage, some trees blown down. Major damage to exposed mobile homes. Extensive damage to poorly constructed signs. Some damage to roofing materials of buildings; some window and door damage. No major damage to inland buildings. Considerable damage to piers, marinas and small craft in unprotected anchorage. Storm surge 9 to 11 feet above normal, damage and flooding as described in Category 1.

Category 3 - Winds of 111 to 130 miles per hour. Foliage torn from trees, large trees blown down. Practically all poorly constructed signs blown down. Some damage to roofing material of buildings; some window and door damage. Some structural damage to small buildings. Mobile homes destroyed. Storm surge 12 to 18 feet above normal. Serious flooding along the coast, with larger structures being damaged and small structures destroyed by waves and floating debris.

Category 4 - Winds of 131 to 155 miles per hour. Shrubs and trees blown down. All signs blown down. Extensive damage to roofing materials, windows and doors. Complete failure of roofs on many small residences. Complete destruction of mobile homes. Storm surge 18 to 22 feet above normal. Major damage to lower floors of structures near the coast due to flooding,

waves and floating debris.

Category 5 - Winds greater than 155 miles per hour. Shrubs and trees blown down, considerable damage to roofs of buildings; all signs down. Very severe and extensive damage to windows and doors. Some complete building failures. Small buildings overturned or blown away. Complete destruction of mobile homes. Storm surge greater than 22 feet above normal. Major damage to lower floors of all structures less than 15 feet above sea level within 500 yards of shore.

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

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

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

Sense of Place: The sum of the attributes of any place that give it a unique and distinctive character.

Service Agreement: A contract by common consent between two or more entities (e.g., municipalities,

special authorities) to promote and coordinate programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities and infrastructure set out in the local plan or required by local, State or federal law. Service agreements can be formal or informal in nature though they are almost always formal.

Service Area: shall mean the area within which the Wastewater Department provides complete wastewater collection, treatment, and disposal service, comprising the City and the Intergovernmental Agreement area, as defined in the Intergovernmental Public Sanitary Sewer Agreement between the City and Hillsborough County, dated August 15, 1967, as amended, or as shall hereafter be amended. For the purposes of these regulations, the service area does not include the areas in which wastewater collection systems are operated by other municipalities within Hillsborough County, as well as those portions of Hillsborough County not included in the Intergovernmental Agreement Act as herein above described which discharges the collected wastewaters to the City treatment works.

Service Lateral: Shall mean the connecting pipe that extends from the City's maintained pipelines to a property line and connects to the plumbing or pipelines located on private property.

Service Radius: The radius of the generally circular surrounding land area from which a park, recreation site or facility draws its participants. (Adapted from Outdoor Recreation in Florida definition).

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Services: Means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, State, or federal law.

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

Shall: A directive or requirement.

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).

Should: An expectation.

Significant Parking Facilities: Parking facilities that are owned and operated by the City of Tampa Parking Division with the Central Business District and Ybor City.

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 Florida Fish and Wildlife Conservation Commission's strategic habitat conservation area map, biodiversity hot spot map or Hillsborough County's significant wildlife

habitat map.

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

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

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

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

Slug: shall mean any discharge of water or wastewater in which the concentration of any given pollutant, or the rate of flow, exceeds more than five (5) times the allowable discharge limit of concentration or average rate of flow during a normal working day (i.e., one, two, or three-shift operation) and continues for a period of more than fifteen (15) minutes, or the discharge of any pollutant, including oxygen-demanding pollutants (BOD, etc.), released in a discharge at a flow rate and or pollutant concentration which will cause interference with the treatment works.

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).

Solid Waste: Garbage, refuse, yard trash, construction

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

Special District: A designated land area set up to manage a unique resource (e.g., water, historical) or to encourage the redevelopment of an area to its original or a more desired state.

Special Legislation: Legal action by a legislature designed to regulate or influence the activities of a unique group or area.

Special Services: The collection upon request from residential or commercial customers of certain solid waste placed at curbside in larger quantities than that authorized to be collected upon the ordinary fixed rate. Such collection is only available upon request and for an additional charge.

Special Transportation Area: Special transportation areas and the levels of service within them are to be recommended by appropriate local government entities and approved by the Department (FDOT). Level of Service standards for such areas may range

from A to E to accommodate specific environmental and/or land development issues. Special transportation areas may include central business districts, outlying business districts, and approved Areawide Developments of Regional Impact.

Species of Special Concern: Fauna identified in Section 39-27.03-05 FAC. which warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, 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.

Stabilization: The process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at present (Secretary of the Interior's Standards).

Standard Methods: shall mean the analytical procedures set forth in the latest edition of "Standard Methods for the Examination of Water and Wastewater", published by the American Public Health Association, or "EPA Methods for Chemical Analysis of Water and Wastes", published by the EPA, Water Quality Office, in April, 1971, or subsequent editions.

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

State Water Quality Standards: Numerical and narrative standards that limit the amount of pollutants that may be discharged to Waters of the State, as defined by Chapter 62-302, FAC.

Storage Capacity: the treated water storage at the water treatment plants, the storage at the repumping stations and the storage at the elevated tanks, in million gallons.

Storm Sewer Capacity: The ability of a storm sewer system to manage runoff, expressed in cubic feet per second for flow and cubic feet or acre feet for storage.

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

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

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

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

Stormwater Treatment Facility: A structural Best

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

Strategy: One of several possible overall methods which could lead to the accomplishment of a goal.

Street Furniture: Special elements found in the street right-of-way environment: lighting fixtures, signs, planters, benches, kiosks, fire hydrants, police and fire call boxes, trash receptacles, etc.

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

Streetwall: The physical definition of the edge of street right-of-way, usually formed by buildings, fencings, or landscaping. A strong street wall can be used to provide pedestrian scale and a strong neighborhood identity.

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

Subdivisions: The process of laying out a parcel of

land into lots, parcels, tracts, or other divisions of land as defined in applicable State statutes and local land development regulations.

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

Sunset: A date triggering a review of the effectiveness of a law, after which it may be re-enacted, modified or allowed to expire.

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

Surcharge: Flow out of a stormwater or wastewater facility resulting from flow in excess of its designed capacity at a point upstream from the outfall.

Suspended Solids (SS): shall mean the total solid matter that either floats on the surface of, or is suspended in, water or liquid waste, and which is removable by laboratory filtration.

Swale: An open stormwater conveyance facility with side slopes equal to or greater than three units horizontally to one unit vertically. (Generally very shallow).

Tampa Bay Regional Planning Council (TBRPC): One of eleven independent agencies established by Executive Order of the Governor which produces regional policy plans, reports to local governments on the regional impact of each DRI and provides technical assistance to local governments within

its area. The TBRPC encompasses Pasco, Pinellas, Hillsborough and Manatee Counties.

Tampa Housing Partnership: A public/private partnership association comprised of local lending institutions, Neighborhood Non-profit organizations and other segments of the local housing industry formed to solve Tampa's housing problems.

Tampa Quality District: A policy/program designed to encourage private investment in the maintenance and improvement of declining neighborhoods and in the redevelopment of deteriorating areas through the use of tax and regulatory incentives, and by local participation in related State and federal programs.

Technical Advisory Committee (TAC): Group of technical people which provides technical advice and recommendations to the MPO relative to transportation issues.

Tenant: Any person or entity who rents or leases property from a landlord.

Tenure: The manner, condition or terms by which property is held (i.e., ownership or tenancy).

Terminal: Structures clearly beyond repair, partially collapsed, extensively damaged or destroyed by fire, wind, etc.

Thematic Designation: A thematic group nomination to the National Register is one which includes a finite group of resources related to one another in a clearly distinguishable way. They may be related to a single historical person, event or development force; of one building type or use, or designed by a single architect; of a single archaeological site form or related to a particular

set of archaeological research problems.

Total Maximum Daily Loads (TMDLs) is the maximum amount of a given pollutant that a water body can absorb and still maintain its designated uses.

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

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

Transfer or Connecting Passenger: Passengers deplaning at Tampa International in order to board another flight to their ultimate destination.

Transfer Station: A fixed facility used for removing refuse from collection trucks and other vehicles and placing it in long haul vehicles for transfer to a disposal facility.

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

Transit Emphasis Corridors: Major roadways which will be designed to give public transit a competitive advantage over single-occupant vehicles. In most cases, designated bus pull-outs, bus lanes, and crosswalks will be included in the design.

Transit Station: The area including the platform which supports transit usage and that is owned and/or operated by the transit agency.

Transmission Systems: high service pumps, 16-inch and larger water mains, repumping stations, elevated tanks, and appurtenances of the Tampa Water Department.

Transportation Concurrency Exception Area (TCEA): a specific geographic area or areas delineated in the local government comprehensive plan designed to reduce the adverse impact transportation concurrency may have on urban infill development and redevelopment and the achievement of other goals and policies of the state comprehensive plan, such as promoting the development of public transportation. Under limited circumstances, it allows exception to the transportation concurrency requirement.

Transportation Demand Management: Strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.

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

social activities, or other life sustaining activities.

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

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

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

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

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

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

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

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

Underemployment: The condition in which people in the labor force are employed at less than a regular or full-time job, or at jobs inadequate with respect to their training or economic needs.

Underutilization: Employment of members of a race, ethnic or sex group in a job or job group at a rate below their availability.

Unemployment: Civilians aged 16 and older who were neither at work, nor with a job but not at work during the reference week, but were looking for work during the past four weeks or were available to accept a job.

Unpolluted Wastewater: For purposes of defining the appropriateness of discharge into the sanitary sewer system, any wastewater which is substantially free of pollutants and is discharged from the following:

- Rain down spouts and drains

- Footing drains
- Storm and surface water drains
- Cooling water systems

Unpolluted wastewater shall contain, by definition, none of the following:

- BOD in excess of ten (10) milligrams per liter
- Suspended solids in excess of ten (10) milligrams per liter
- Free of emulsified greases or oils
- Acids or alkalis
- Phenols or other substances imparting taste or odor in receiving waters
- Toxic or poisonous substances
- Noxious or odorous gases
- Temperature in excess of one hundred fifty (150) degrees Fahrenheit

Unpolluted Wastewater shall also mean any wastewaters judged by the Department of Pollution Control of the State of Florida to be admissible to streams and watercourses under the jurisdiction of said Department, and in accordance with the standards of water quality established by said Department for the particular stream or watercourse into which such unpolluted wastewater is to be discharged.

Urban Core: The portion of the river from the Columbus Drive bridge downstream to the Platt Street bridge, which is at the mouth of the river in downtown Tampa.

Urban Design Elements: The four general subject elements of urban design are:

- a) urban form;
- b) open space;
- c) circulation; and
- d) views.

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

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

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

Urban Village: An urban village is a recognized historic district in the city that functions, or has the potential to function, as a smaller, distinctly recognizable community within the city. It is characterized by an urban fabric that is unique to the city, and which can support complementary, mixed use development. The long term goal for urban villages is to provide a living and possibly, a working, environment for those people who are looking for something that has a definite urban flavor which uniquely belongs to Tampa.

Vegetative Communities: Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

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

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

VFR: Visual Flight Rules which pertain to the following weather conditions. Must have at least 3 miles visibility and 1000+ foot ceiling. Pilot is able to fly without the aid of an ILS. Weather conditions

are such that the pilot can “see and be seen”.

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

Views: Refers to the identification, preservation, and visibility (both to and from) the important features of the CBD.

Visual Runway: A runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation indicated on a FAA approved airport layout plan, a military service’s approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.

Wastewater Disposal Charges: The charges made for the conveyance, treatment, and disposal of wastewater and is synonymous with and replaces the term “sewage disposal service charges” as used in antecedent documents.

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

Wastewater Collection System: Wastewater collection system shall mean the public maintained gravity sewers, pumping stations, and force mains that collect and transmit wastewater to the City of Tampa’s wastewater treatment plant.

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

treat wastewater.

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

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-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: Activities that may derive economic or aesthetic benefit by its proximity to a water body.

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 Facility: any appurtenance connected to the water system such as pipes, fittings, pumps, tanks, treatment mechanisms, buildings, valves, hydrants and meters.

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.

Wellhead Protection Area: an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

Wetlands: Lands that are transitional between terrestrial (upland) and aquatic (open water) systems where the water table is usually at or near the surface, or where the land is covered by shallow water, such lands predominantly characterized by hydrophytic vegetation. The presence of hydric soils as determined by the U. S. Soil Conservation Service, and other indicators of regular or periodic inundation, shall be used as presumptive evidence of the presence of a wetland area. The existence and extent of these shall be determined by the jurisdictional limits defined by Chapter 62-4, FAC. and implemented by the Florida Department of Environmental Protection, or as defined within Chapter 40D-4 FAC. and implemented by the Southwest Florida Water Management District, or as defined within the EPC Wetlands Rule, Ch. 1-11, and implemented by the Environmental Protection Commission of Hillsborough County (EPC).

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

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

WMI: Waste Management, Incorporated.

Women Business Enterprise (WBE): A business at least 51 percent owned by one or more women and whose management and daily operations are controlled by one or more women. In the case of a publicly-owned business, at least 51 percent of the stock is owned by one or more women.

Xeriscape Landscaping: Cultivated landscaping utilizing predominantly native, drought tolerant plant species to minimize irrigation requirements.

Xeriscape Principles: Application of xeriscape principles is the intelligent planning and design of any landscape whereby plants are properly selected and grouped, according to soils and micro-climates, such that the use of pesticides, fertilizers and potable water is minimized and drought and freeze are tolerated, and the landscape provides habitat for the appropriate wildlife and also provides pleasure for the gardener and observers. The Seven Principles of Xeriscape are:

Planning and Design: The most critical aspect of the xeriscape concept, an intelligently-planned landscape, applying xeriscape principles, can go far toward reducing water, fertilizer and pesticide use and maintenance, providing habitat, resisting freeze and drought, and providing a rewarding and environmentally compatible Florida lawn. Plantings based

on soils, hydrology, micro-climate, etc. can minimize maintenance while maximizing enjoyment of your yard.

Appropriate Plant Selection - Plant selection plays a large part in determining the yard's watering and maintenance requirements, habitat and aesthetic values, etc. Placing plants with similar watering requirements together will make watering more efficient.

Soil Analysis - Using soils according to their characteristics minimizes the use of soil additives and maximizes the likelihood of optimum garden conditions.

Practical Turf Areas - Once the use of turf is determined appropriate, turf areas, and the appropriate grass type, should be planned in light of soils, watering requirements, the degree of sun or shade, etc.

Efficient Irrigation - Irrigation should be planned such that plants get as much water as they need, but no more. While overhead sprinklers may be appropriate for lawns, drip irrigation may be most efficient for planting areas. Irrigation must be considered in the initial yard plan and design.

Use of Mulches - Mulches help to retain moisture, reduce soil temperature, minimize weeds, and are also attractive.

Appropriate Maintenance - Another important consideration in the yard plan should be long-term maintenance - both how the initial design can minimize maintenance, and also how the plants can

be trimmed and pruned over time to fit the lawn's long range plan.

Zone: Any area established and described on an Airport Zoning Map for which height limits are prescribed by the regulations of the Authority dealing with the height of any structure within 10 nautical miles of an Authority airport.

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

Zoning Conformance: The process by which 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. State law requires that all land development regulations (including zoning) must be in conformance with the specified and implied intent of the long range Comprehensive Plan.

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