

THE BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 23-47

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR TEXT AMENDMENTS TO CHAPTER 5 RECREATION AND OPEN SPACE ELEMENT, THE GLOSSARY, AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

WHEREAS, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with the Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, the Local Planning Agency, on April 20, 2023, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

WHEREAS, on May 23, 2023, the Board of County Commissioners held an initial public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and authorized transmittal of the proposed Amendment to the adopted Comprehensive Plan to the Florida Department of Commerce (DOC), formerly known as the Florida Department of Economic Opportunity, and other agencies to obtain review and comment on the said Amendment; and

WHEREAS, the Board of County Commissioners received a letter of no comment from the DOC; and

WHEREAS, no objections have been received from any reviewing agency; and

WHEREAS, the Board of County Commissioners has considered all comments received; and

WHEREAS, the proposed Amendment is consistent with Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners, on July 11, 2023 held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

WHEREAS, Pasco County was notified by DOC that the adoption Ordinance for this Amendment, Ord. No. 23-24 was transmitted to DOC after the allowable statutory timeframe pursuant to Section 163.3184(3)(c)2., F.S.; and

WHEREAS, the Board of County Commissioners has reconsidered its approval of Ord. No. 23-24; and

WHEREAS, on October 24, 2023, the Board of County Commissioners held a duly noticed public hearing, with a quorum attending and voting, for the purpose of the readoption of the Ordinance for this Amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. ORDINANCE RESCINDED.

Ordinance No. 23-24 is hereby rescinded, is of no further effect, is replaced, and is superseded by this Ordinance.

SECTION 2. CHAPTER 5 RECREATION AND OPEN SPACE ELEMENT.

The Official 2025 Pasco County Comprehensive Plan, Chapter 5 Recreation and Open Space Element, is hereby amended, attached hereto as Exhibit A, and made a part hereof.

SECTION 3. COMPREHENSIVE PLAN GLOSSARY TEXT AMENDMENT.

The Official 2025 Pasco County Comprehensive Plan, Glossary, is hereby amended, attached hereto as Exhibit B, and made a part hereof.

SECTION 4. REPEALER.

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY.

It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this Ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance, and the remainder of Ordinance.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect on upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after the state land planning agency notifies Pasco County that the Plan Amendment package is complete. If timely challenged, this Amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

SECTION 7. LEGISLATIVE FINDINGS OF FACT.

The foregoing Whereas clauses, incorporated herein, are true and correct.

ADOPTED by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting, this 24th day of October, 2023.



Heather Armes, D.C.
Heather Armes, Esq.
Pasco County Clerk & Comptroller

**APPROVED
IN SESSION**

OCT 24 2023
**PASCO COUNTY
BCC**

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Jack Mariano
Jack Mariano, CHAIRMAN

Exhibit A

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Chapter 5 RECREATION AND OPEN SPACE ELEMENT

GOAL REC 1: ENSURE PROVISION OF OUTSTANDING PARKS AND RECREATIONAL FACILITIES DESIGNED TO SATISFY THE ACTIVE AND PASSIVE RECREATIONAL NEEDS OF ALL OF THE COUNTY'S EXISTING AND FUTURE CITIZENS, AND PROMOTE THE HEALTH AND WELFARE OF THE ENTIRE COMMUNITY

OBJECTIVE REC 1.1: LEVEL OF SERVICE AND CONCURRENCY

Achieve and maintain the Level of Service standards for recreation and open space to meet the demands of the existing and future residents of unincorporated Pasco County and residents of those municipalities that collect Pasco County Parks and Recreation Impact Fees. Such residents shall generally reside within 5 miles of the Community or District Park(s) and within 10 miles of the Natural Resources Park(s) that serve such residents.

POLICY REC 1.1.1: LEVEL OF SERVICE STANDARDS FOR COMMUNITY PARKS, DISTRICT PARKS, AND NATURAL RESOURCES PARKS

Pasco County shall continue to implement adopted Level of Service standards for Community Parks, District Parks, and Natural Resources Parks.

- a. Construction of new and expansion of existing Community Parks, District Parks, and Natural Resources Parks, as necessary, shall be based on improvements identified in the 2022-2045 Parks, Recreation, and Natural Resources Capital Plan (as adopted by the LDC) and resolve deficiencies relative to the Level of Service standard for these types of parks.
- b. Future construction and expansion of Community Parks, District Parks, and Natural Resources Parks shall be in areas where the population is under-served by existing parks.

**TABLE 5-1
Park Acreage Level of Service Standards**

Park Type	People Per Park
Community (20-80 upland acres)	20,000
District Park (at least 80 upland acres)	55,000
Natural Resources Park	85,000

POLICY REC 1.1.2: RESOLUTION OF DEFICIENCIES IN RECREATIONAL FACILITIES

Pasco County shall resolve, subject to the availability of appropriate revenues, deficiencies in the level of service recreational facilities.

POLICY REC 1.1.3: CONCURRENCY

Pasco County's Level of Service standards for recreation and open space are shown in Table 5-1. The standards are regulatory in application and comprise the recreation and open space component of Pasco County's concurrency system, providing a Level of Service that Pasco County desires to achieve for parks, recreation, and natural resources.

The concurrency standard for Natural Resources Parks (defined below) is deemed to be satisfied by the payment of parks and recreation impact fees and/or the allocation of Penny for Pasco revenues to Natural Resources Parks. Concurrency requirements are not automatically satisfied for Community Parks and District Parks by the payment of Parks and Recreation Impact Fees and/or the allocation of Penny for Pasco revenues. Specifically, for large area plans and/or master planned communities that are individually or cumulatively with surrounding projects greater than 1000 dwelling units and are either (a) generally located outside of the 5 mile Community Park or District Park service areas in the most recent Capital Plan or (b) significantly exceed the most recent Capital Plan growth assumptions, additional Community Parks or District Parks may be required to satisfy the level of service standards in the Comprehensive Plan. Community Parks and District Parks are defined below.

POLICY REC 1.1.5: COMMUNITY PARK

A Community Park is a County-owned public recreation space that contains 20-80 upland acres, with the exact acreage determined based on the existing and future population in the service area. The Level of Service standard for a Community Park is 1 per up to 20,000 population.

POLICY REC 1.1.6: DISTRICT PARK

A District Park is the largest facility-based park that contains at least 80 upland acres. The following parks shall be considered District Parks, which are less than 80 acres: Veterans Memorial, J. Ben Harrill, Magnolia Valley, Connerton, and John S Burks Memorial. A full-service District Park shall have one indoor recreation center, and sports field complexes and other recreation facilities and programs as needed. The Level of Service standard for a District Park is 1 per 55,000 population.

POLICY REC 1.1.7: NATURAL RESOURCES PARKS

Natural Resources Parks are the areas that provide opportunities for those recreational activities that are compatible with the maintenance of natural conditions. A full-service Natural Resources Park shall provide basic service amenities, such as parking and restrooms, and low-impact recreation amenities, which include but are not limited to trails, picnic areas, campground, fishing piers, boat ramps. The Level of Service standard for a full-service Natural Resources Park is 1 per 85,000 population.

POLICY REC 1.1.8: PROVISION OF NEIGHBORHOOD PARKS

Neighborhood parks shall be addressed through County coordination with the municipalities, District School Board of Pasco County, the County's Neighborhood Park Ordinance, and through consideration of implementation of municipal service taxing units (MSTUs), municipal service benefits units (MSBUs), or community development districts for neighborhood park development and maintenance.

POLICY REC 1.1.9: SPECIAL USE FACILITIES

The needs for special use facilities such as an aquatic facility, skate park, BMX park, dog park, etc. shall be evaluated and may be collocated within a District Park.

POLICY REC 1.1.10: MAINTENANCE OF EXISTING PARKS AND RECREATION FACILITIES

Parks and recreation facilities shall continue to be maintained in a safe and aesthetically pleasing manner.

OBJECTIVE REC 1.2: COORDINATION

Communicate with municipalities, the District School Board of Pasco County, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, community development districts, and County residents to prevent overlapping of recreational programs and facilities in adjacent areas and to maximize efficient use of facilities.

POLICY REC 1.2.1: COORDINATION OF PARK FACILITIES AND RECREATIONAL SERVICES

Pasco County shall pursue coordination of park facilities and services with municipalities, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and others providing similar services.

POLICY REC 1.2.2: COORDINATION OF PARKS AND RECREATIONAL FACILITIES WITH SCHOOLS

Pasco County shall pursue coordination with the District School Board of Pasco County for the collocation and joint use of parks, libraries, and schools.

POLICY REC 1.2.3: PARKS AND RECREATION COORDINATION COMMITTEE

Pasco County shall consider the establishment of a coordination committee through the reactivation of the former Pasco County Parks and Recreation Advisory Board or establishment of a similar committee. The committee should include representatives from the County, municipalities, the District School Board of Pasco County, and other recreational providers. The purpose of the committee is to coordinate the various park and recreational plans and activities within Pasco County.

POLICY REC 1.2.4: MARKETING OF PARKS AND RECREATION SYSTEM

Pasco County shall market the parks and recreation system through the County's Public Communication Manager using the internet, radio, television, signage, and literature to enhance public awareness of the County's diverse parks and recreation system.

OBJECTIVE REC 1.3: FUNDING OPPORTUNITIES

Provide funding for the park and recreation infrastructure needed to support existing and new residential development in a manner that is comprehensive, economical, and efficient.

POLICY REC 1.3.1: IMPACT FEE FOR PARKS AND RECREATION

The Pasco County Parks and Recreation Impact Fee shall be based on an Impact Fee Study and continue to be collected for the acquisition, design, and development of new parks and recreation facilities identified in the Capital Plan in order to meet the demands of future residential development.

POLICY REC 1.3.2: PARK AND RECREATION EXPENDITURE PRIORITIES

In the allocation of the County's general funds for parks and recreation, Pasco County shall prioritize expenditures as follows:

Priority 1: Operation, maintenance, and renovation to existing County parks and recreation facilities.

Priority 2: Acquisition and development of new parks and recreation facilities and expansion of existing park facilities.

POLICY REC 1.3.3: PARK AND RECREATION GRANTS AND COOPERATIVE AGREEMENTS

The County shall continue to aggressively pursue State and Federal grants and cooperative agreements with other governmental, quasi-governmental, nonprofit, and civic organizations for parks and recreation facilities.

POLICY REC 1.3.4: BONDING AND MUNICIPAL SERVICE TAXING UNITS

Pasco County should consider the use of bonding and municipal service taxing units to provide for the funding of capital and maintenance improvements and expansion of parks and recreation facilities.

POLICY REC 1.3.5: USER FEES

Parks and recreation user fees shall be evaluated to determine if they are appropriate to recover a portion or all of the cost of programs associated with the fee.

POLICY REC 1.3.6: AFFORDABLE PARKS AND RECREATIONAL OPPORTUNITIES

The County shall continue to offer, and support partners in offering, affordable parks and recreational programs reaching all income and socioeconomic populations.

POLICY REC 1.3.7: SPONSORSHIPS AND CORPORATE/BUSINESS AGREEMENTS

Pasco County shall explore opportunities with corporations and businesses to assist in the financing of the operation, maintenance, development, and programs of the Pasco County parks and recreation system.

POLICY REC 1.3.8: ALTERNATIVE FINANCING OPTIONS

Pasco County shall explore alternatives to ad valorem revenue to assist with the financing of the operation, maintenance, development, and programs of the Pasco County parks and recreation system, including financing by special districts.

POLICY REC 1.3.9: ADDITIONAL FINANCIAL RESOURCES

Pasco County shall pursue additional financial resources, as necessary and where available, consistent with this Objective.

OBJECTIVE REC 1.4: PRIVATE DEVELOPMENT

Maximize private development assistance in providing parks and recreational opportunities to meet current and future parks and recreational demands.

POLICY REC 1.4.1: REQUIREMENTS FOR ADEQUATE LAND FOR NEIGHBORHOOD PARKS

Pasco County shall continue to implement Land Development Regulations that require private developers to provide land, construct, and maintain neighborhood parks as part of new developments or redevelopment activities that contain 25 dwelling units or more

POLICY REC 1.4.2: INCENTIVES FOR PROVISION OF ADEQUATE LAND AND IMPROVEMENTS FOR PARKLAND

Pasco County shall consider the adoption of additional incentives for private developers to provide adequate land and improvements for any useable upland dedicated to Pasco County for parks. These incentives may include, but are not limited to, density bonuses or transfer of development rights.

POLICY REC 1.4.3: PROVISIONS OF IMPACT FEE OFFSETS AND CREDITS FOR PRIVATE PARK IMPROVEMENTS

Pasco County shall continue to implement the Parks and Recreation Impact Fee Ordinance and its requirements and standards for impact fee offsets and credits for private parkland donation and development where such donation and development is consistent with the 2022-2045 Capital Plan for parks and recreation facilities as such plan may be amended from time to time.

OBJECTIVE REC 1.5: SALTWATER AND FRESHWATER ACCESS

Provide public access to all existing and future saltwater and freshwater beaches and shores.

POLICY REC 1.5.1: PUBLIC BEACH AND COASTAL/ShORELINE ACCESS

Pasco County shall maintain and, as funding permits, increase the quantity and quality of public beach and coastal/shoreline access.

POLICY REC 1.5.2: PUBLIC BEACH AND COASTAL/ShORELINE ACCESS POINTS

Pasco County shall continue coordination with the State to ensure that all existing public beach access points owned/operated by the State are maintained or improved. The County shall continue coordination with the Florida Department of Environmental Protection and the Southwest Florida Water Management District for the acquisition of additional coastal lands for conservation and appropriate recreation.

POLICY REC 1.5.3: MAINTENANCE OF BOATING ACCESS POINTS

Pasco County shall maintain and, as funding permits, increase the quantity and quality of public boating access points.

POLICY REC 1.5.4: ACCESS TO ANCLOTE KEY STATE PRESERVE

The feasibility of providing enhanced public access via a ferry or other means to the Anclote Key State Preserve shall be coordinated with the Florida Department of Environmental Protection.

OBJECTIVE REC 1.6: ACCESS AND CONNECTIVITY OF PARKS AND TRAILS

Provide public access and connectivity for all existing and future trails, public parks, and recreational facilities through the Year 2025.

POLICY REC 1.6.1: GENERAL CONNECTIVITY

Pasco County shall promote the linkage and connectivity of parks and recreation, neighborhoods, schools, and libraries by requiring that the design for the development of new or redevelopment of existing parks, schools, libraries, and neighborhoods includes the consideration of trails, bicycle paths, and mass transit linkages.

POLICY REC 1.6.2: CONNECTIVITY OF NEW DEVELOPMENT

The County shall develop implementing land development regulations addressing access and connectivity to the County trail system as shown in the Greenways, Trails, and Blueways (GTB) Map, Map 5-1. Map 5-1 shall not have any regulatory effect until such implementing land development regulations are adopted.

POLICY REC 1.6.3: ACCESSIBILITY FOR THE HANDICAPPED AND ELDERLY

All public recreational facilities shall be developed and improved, as necessary, to ensure that such facilities are accessible to the handicapped and elderly and, at a minimum, meet the Americans with Disabilities Act requirements. Handicapped parking and barrier-free access to public recreational facilities shall be provided.

POLICY REC 1.6.4: PROVISION OF ALTERNATE FORMS OF TRANSPORTATION TO PUBLIC RECREATIONAL FACILITIES

The use of alternate forms of transportation to public recreational facilities shall be encouraged. The development of separate bicycle and pedestrian accesses and bicycle racks for parks shall be considered.

POLICY REC 1.6.5: TRAILS/GREENWAYS/BUEWAYS

Pasco County recognizes that trails, greenways, and blueways are a component of the overall parks and recreation system of Pasco County. The planning and development of parks will consider the opportunity for connectivity to the overall trail/greenway/blueway system within Pasco County and the adjacent counties.

POLICY REC 1.6.6: GREENWAYS, TRAILS AND BLUEWAYS MASTER PLAN

Pasco County has prepared a Greenways, Trails and Blueways Map, Map 5-1, in coordination with the Parks, Recreation and Natural Resources Department, the Pasco County Metropolitan Planning Organization (MPO), and a citizens' GTB master plan committee. Map 5-1 shows the Metropolitan Planning Organization's trail network, and shall be used as the guiding reference for greenway/trail/blueways connectivity and access, consistent with the current MPO Long Range Transportation Plan.

POLICY REC 1.6.7: WAYFINDING PROGRAM

As new parks are developed, Pasco County shall implement a "wayfinding" signage program for regional and district parks and recreation facilities throughout the County.

OBJECTIVE REC 1.7: CORRIDOR DESIGN STANDARDS

Enhance the visual quality and provide a framework of ideal standards and classifications for roadways to promote interconnectivity of the parks system.

POLICY REC 1.7.1: RECREATIONAL PURPOSE OF PUBLIC ROADWAYS

In recognition that public roadways serve a recreational purpose (also referred to as a linear park), the County shall evaluate the development of design standards to establish a vision for the roadway network.

POLICY REC 1.7.2: IDEAL PARK SYSTEM STREETSCAPES

The County shall consider the development of a classification system for the roadway network that incorporates corridor design standards for each type of roadway that include, at a minimum:

- a. Right-of-way width.
- b. Maximum design speed.
- c. Sidewalk width and location.
- d. Bicycle-lane requirements.
- e. Curb requirements.
- f. Travel-lane width.
- g. Number of lanes required.
- h. Median requirements.
- i. Landscaping requirements.
- j. Parking requirements.

POLICY REC 1.7.3: SCENIC ROADWAYS

The County shall preserve the visual quality of scenic roadways by developing standards for future development along designated scenic roadways, which include at a minimum:

- a. Building setbacks and heights.
- b. Signage, lighting, and outdoor advertising.
- c. Curb cuts and utilities in the right-of-way.
- d. Fences and walls and other structures within the setback.
- e. Minimum tree size, arbor, and supplemental landscaping requirements.

POLICY REC 1.7.4: JOINT PROJECTS

The County shall pursue interlocal agreements and joint projects with municipalities, private agencies, and the Florida Department of Transportation for the implementation and funding of roadway programs for greenways, scenic roadways, and/or other enhancements where appropriate.

OBJECTIVE REC 1.8: GOLF COURSE BEST MANAGEMENT PRACTICES

Golf course development and maintenance shall minimize its impact on the natural environment.

POLICY REC 1.8.1: GOLF COURSE BEST MANAGEMENT PRACTICES

Golf courses within Pasco County shall utilize Best Management Practices in the maintenance of the courses in order to minimize, to the greatest extent possible, adverse impacts on the surrounding environment. The document titled Best Management Practices for Golf Course Maintenance Departments, published by the Florida Department of Environmental Protection in May 1995, shall be used as the guide for defining the minimum level of Best Management Practices.

POLICY REC 1.8.2: GOLF COURSE DEVELOPMENT ENVIRONMENTAL STANDARDS

Pasco County shall encourage new golf course developments to apply the Environmental Principles for Golf Courses in the United States, published by the Golf Course Superintendents Association of America. In addition, the County shall encourage golf course developments to participate in the Audubon Cooperative Sanctuary Program for Golf through the Audubon International organization.

OBJECTIVE REC 1.9: COMMON OPEN SPACE

Protection of lands, defined as open space, from incompatible land uses, and maintenance of the function and value of such lands as resources for passive recreation.

POLICY REC 1.9.1: PRESERVATION OF OPEN SPACE

Pasco County shall continue to define and preserve as open space areas, those areas designated as CON (Conservation Lands) on the Future Land Use Map; jurisdictional wetlands, including any associated buffers which may be established; significant habitats of threatened and endangered species; and any species-management areas for species of special concern. Where appropriate, utilize such areas for passive recreation.

POLICY REC 1.9.2: ACQUISITION OF LANDS ADJACENT TO BAYS, RIVERS, LAKES, AND THE GULF OF MEXICO

Pasco County shall continue to identify and evaluate for acquisition, lands adjacent to bays, rivers, lakes, and the Gulf of Mexico for use as public areas suitable for open space.

OBJECTIVE REC 1.10: CONSERVATION AREAS

Increase utilization of public lands within conservation areas for appropriate recreation and open space activities.

POLICY REC 1.10.1: PUBLICLY OWNED LAND FOR PASSIVE RECREATION OPPORTUNITIES

Pasco County shall encourage the use of publicly owned land within conservation areas for passive recreational opportunities, where appropriate, in settings designed to manage the natural resources on such lands.

POLICY REC 1.10.2: USE OF STATE FUNDS FOR RECREATIONAL RESOURCES

Pasco County shall coordinate with the Florida Department of Environmental Protection and the Southwest Florida Water Management District to facilitate the use of State funds to develop appropriate, recreational resources on land within Pasco County, particularly within the conservation area.

POLICY REC 1.10.3: AGREEMENTS TO ENSURE PASSIVE RECREATIONAL AND OPEN SPACE OPPORTUNITIES

Pasco County shall continue to negotiate and enter into agreements with municipalities, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and other State and Federal agencies to make public properties available to the public for appropriate, passive recreational and open space uses.

POLICY REC 1.10.4: PROHIBITION ON USES IN CONSERVATION AREAS

Publicly and privately provided recreational opportunities within conservation areas shall be limited to passive recreational uses.

OBJECTIVE REC 1.11: MARINE FISHERY MANAGEMENT

Develop and expand the Artificial Reef Program, maximizing recreational water opportunities.

POLICY REC 1.11.1: REFURBISHMENT AND EXPANSION OF EXISTING ARTIFICIAL REEF SITES

Pasco County shall continue to refurbish and expand the three existing artificial reef sites by adding environmentally accepted reef materials, depending on funding availability.

POLICY REC 1.11.2: COMPLETION OF ENVIRONMENTAL STUDIES ON ADDITIONAL REEF SITE LOCATIONS

Pasco County shall continue to conduct environmental studies on additional reef site locations with the intention of adding a new reef site every seven years, depending on funding availability. The County shall coordinate with local colleges, universities, and dive clubs to advise, monitor, and help expand the program.

POLICY REC 1.11.3: MONITORING OF EXISTING FISHERIES

Pasco County shall continue its research and analysis program on current sites to include data collection of site conditions, material placement, fish species (numbers and varieties), water quality, tide variations, and effects on existing fisheries.

POLICY REC 1.11.4: ADDITIONAL AND ALTERNATIVE FUNDING SOURCES FOR THE ARTIFICIAL REEF PROGRAM

Pasco County shall continue to seek additional and alternative funding sources for the Artificial Reef Program.

Exhibit B

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GLOSSARY

Access: The most direct method of travel from a public right-of way to a private parcel of land.

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

Adult Congregate Living Facility: Any building, buildings, section of a building, or other place, whether operated for a profit or not, which undertakes through its ownership or management to provide, for a period of at least 24 hours, housing, food service, and one or more personal services for six or more adults who require such services. Any facility which holds itself out to the public as providing the above services regardless of the number actually served.

Adverse Effect Upon a Natural Community: Direct contamination, destruction, or that which contributes to the contamination or destruction of a natural community, or portion thereof, to the degree that its environmental benefits are eliminated, reduced, impaired, or where there is a resultant threat to its present or future function.

Agricultural Support Uses: Establishments primarily engaged in supplying soil preparation services, crop services, horticultural services, sales and service of agricultural machinery, veterinary and other animal services, and farm labor and management services.

Agriculture: Land areas which are predominantly used for the cultivation of crops and livestock, including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture, groves, feedlots, specialty farms, and silviculture.

AG (Agricultural): A land use classification denoting areas suitable for the practice of agriculture and not requiring urban services.

AG/R (Agricultural/Rural): A land use classification denoting areas suitable for the practice of agriculture and not requiring urban services.

Airport Approach Surface: That portion of the runway that is usable for takeoffs and landings due to obstructions lying outside the clear zone.

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

Airport Hazard Area: Any area of land or water upon which an airport hazard might be established if not prevented pursuant to Chapter 333, Florida Statutes.

Airport Transition Surface: That portion of the runway that is not usable by aircraft for operations due to obstructions outside the clear zone.

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

Airport Obstruction: Any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

Altered Natural Communities: Natural resources which have been substantially affected by development but continue to provide some environmental benefit.

Ambulatory: Persons who are under their own power to walk. Ambulatory persons do not require wheelchairs or excessive use of canes or walkers.

Amusement Park: A permanent, commercial establishment which has, as its principal business, the entertainment of its patrons by a combination of activities, such as rides, games, shows, exhibitions, food, and drink. Single

purpose or single-event facilities, such as movie theaters or sports arenas, shall not be considered amusement parks.

Ancillary Use (also Support Use): A use that is incidental to the main use of the premises and that does not account for more than 15 percent of the total usable site area. A use incidental or subordinate to the principal use of a project and located on the same site.

Annexation: The assimilation of adjacent unincorporated areas of the County by an existing city according to procedures established by law and intergovernmental agreement.

Antiquated Plat: A subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints. Examples include plats with substandard designs for lot size, configuration, roads, or drainage facilities.

Aquatic Preserve: Submerged lands owned 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: A water-bearing layer of rock or soil that will yield water in usable quantity to a well or spring.

Aquifer Recharge Area: Portions of the earth's surface where rain water rapidly percolates through the soil to the aquifer. The actual recharge is the depth of water that enters an aquifer per unit area of the aquifer.

Arterial Road: A route providing service which is relatively continuous and of relatively high traffic volume, long-average trip length, high-operating speed, and high-mobility importance. The primary purpose of arterials is to provide service to major traffic movements; access to abutting property is a subordinate purpose. An arterial street (or road) is also typically characterized by restricted parking, access control, signals at important intersections, and stop signs on the side streets, and typically distributes traffic to and from collector streets or roadways. Arterial roads shall also be consistent with the definition of "Arterial Road" contained in the Florida Administrative Code, Rule 9J-5.003(8). Existing roads classified as arterial are indicated on the adopted, current-year Roadway Functional Classification Map. Roads which are built or proposed subsequent to the adoption of the Comprehensive Plan shall be initially classified as arterial only by action of the Pasco County Growth Management Department. Any such classification shall occur prior to the road being indicated on the current-year Roadway Functional Classification Map as an arterial.

Artificial Waterway: A dredged canal created by man in upland or wetland areas.

AT (Major Attractors): An inactive land use classification that permits unique kinds of land uses, such as stadium, theme parks, etc., which generate such significant off-site impacts that they merit special consideration by the Comprehensive Plan.

Average Daily Flow: The average quantity of water consumed and wastewater generated in gallons-per-day per equivalent residential dwelling unit.

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.

Best Management Practices: Method or combination of methods determined after problem assessment, examination of alternative practices, and appropriate public participation to be the most effective and practicable means of reducing or preventing nonpoint-source pollution to levels compatible with water-quality goals. These measures could include both structural; e.g., sediment/debris basins, wetland impoundment of agricultural runoff, etc., and nonstructural; e.g., street vacuuming, deferred grazing systems, etc., approaches to abatement of nonpoint-source pollution and would vary on a regional and local basis with the nature of the problems, climate, physical characteristics, land use, soil types and conditions, and other factors.

Bicycle and Pedestrian Facilities: Any road, path, or way which is open to bicycle travel and travel afoot, but which excludes motor vehicles. Bicycle paths are not bicycle lanes which are constructed as part of a roadway to be shared by motor vehicles.

Biological Treatment: A water-quality treatment system that utilizes a design water pool in association with water-tolerant vegetation to remove pollutants through settling, absorption by soils, and nutrient uptake by the vegetation.

Blight: An area in which there are a substantial number of deteriorated or deteriorating structures and conditions which endanger life or property by fire or other causes or, two or more of the factors in Section 163.340, Florida Statutes, are present which substantially impairs or arrests the sound growth of a county and are a menace to the public health, safety, morals, or welfare in its present condition and use.

Board of County Commissioners: The elected officials who comprise the legislative body of unincorporated Pasco County.

Buffer Zone: An area which shields a natural community or protected species habitat by limiting development activities, removal of native vegetation, and impervious surfaces.

Bulk Electric Transmission Corridors: "Bulk electric transmission corridors" means rights-of-way and associated easements or other easements used for the placement of an interconnected group of electric lines and associated equipment for the movement or transfer of electricity in bulk between points of delivery where the bulk transmission voltage is 230 kilovolts or above.

Bus Rapid Transit (BRT): Frequent service with a limited number of stops. BRT provides a service that is of a higher speed and quality than an ordinary local fixed-route transit line. BRT is a high-capacity bus transport system often with its own right-of-way or dedicated lanes. BRT stations are typically two to four blocks apart in urban areas, one-half mile to three miles in suburban areas. Service typically runs every ten to 20 minutes during peak hours or 30 to 60 minutes at other times of the day.

Capital Improvement: Any long-term investment of public funds for the acquisition, construction, or improvement of public lands or facilities which, by reason of its size and cost, is nonrecurring in the local budget.

Capital Improvement Plan and Budget: A multiyear schedule of capital improvement projects, including priorities and cost estimates, budgeted to fit the financial resources of the community.

Charges and Sales: Water sales and other user charges are derived from the operation of publicly owned and operated facilities, such as utilities, golf courses, and mass transit. Each type of public facility has a unique rate structure that is periodically evaluated and adjusted.

Class I Waters: Potable water supplies as classified and specified in the Florida Administrative Code, Chapter 17-3.

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

Class III Waters: State waters whose primary use is for recreation, propagation, and maintenance of a healthy, well-balanced population of fish and wildlife as classified and specified in the Florida Administrative Code, Chapter 17-3.

Clustering, Cluster Development: The practice of grouping residential and/or nonresidential uses close together rather than distributing them evenly throughout a project while not exceeding the maximum gross density and Floor Area Ratio ceiling; that is, increasing net density or intensity on the developed portion(s) of a parcel to a value greater than the gross density or intensity on the total parcel.

Coastal Area: Those portions of Pasco County which lie within Hurricane Vulnerability Area Level A as defined by the Tampa Bay Regional Planning Council's Hurricane Evacuation Study. This area shall include water and submerged lands of oceanic water bodies or estuarine water bodies, shorelines adjacent to such water bodies, coastal barriers, living marine resources, main wetlands, water-dependent or water-related facilities on oceanic or estuarine waters, public access facilities to oceanic beaches or estuarine shorelines, and all lands adjacent to such

occurrences where development activities would impact the integrity of the above and all other occurrences within the Pasco County jurisdiction of oceanic or estuarine waters.

Coastal High Hazard Area: Those portions of Pasco County that are within the evacuation zone for a Category I hurricane as established in the Tampa Bay Regional Planning Council's Hurricane Evacuation Study.

Coastal Protection Structures: Any hardening structure, such as seawalls, bulkheads, revetments, rubble-mound 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: Those portions of Pasco County which lie within the Hurricane Vulnerability Area (Evacuation Levels A, B, and C). This area shall include water and submerged lands of oceanic water bodies or estuarine water bodies, shorelines adjacent to such water bodies, coastal barriers, living marine resources, marine wetlands, water-dependent or water-related facilities on oceanic or estuarine waters, public access facilities to oceanic beaches or estuarine shorelines, and all lands adjacent to such occurrences where development activities would impact the integrity of the above; and all other occurrences within the Pasco County jurisdiction of oceanic or estuarine waters.

Collector Road: A route providing service which is of relatively moderate-average traffic volume; moderate-average trip length, and moderate-average operating speed. Traffic movement is a priority, but there is a higher degree of land access than with an arterial road, allowing such a route to collect and distribute traffic between local roads or arterial roads and serve as a linkage between land access and mobility needs. A collector street (or road) is also one which typically collects traffic from local streets and which generally connects with arterials as defined herein. Collectors shall also be consistent with the definition of "Collector Road" contained in the Florida Administrative Code, Rule 9J-5.003(20). Existing roadways classified as collector are indicated on the adopted, current-year Roadway Functional Classification Map. Roads which are built or proposed subsequent to the adoption of the Comprehensive Plan shall be initially classified as collector only by action of the Pasco County Development Services Branch. Any such classification shall occur prior to the road being indicated on the current-year Roadway Functional Classification Map as a collector.

COM (Commercial): A land use classification for a variety of commercial uses, including residential uses that are constructed in combination with commercial uses within a single building of two or more stories, wherein the first floor uses are nonresidential, hotels/motels, compatible light manufacturing, processing, and assembling of goods. No uses which have a primary purpose of distribution of goods shall be permitted in Commercial.

Commercial Infill: A small-scale (five acres or less) type of commercial development or redevelopment that is permitted as an exception under Policy FLU 1.6.1 to the requirement that commercial development may only be permitted within areas designated as Commercial or Town Center on the Future Land Use Map. Infill development or redevelopment is characterized by the following:

1. The infill site is located along a roadway where the predominate existing uses along the roadway in both directions are commercial uses.
2. The infill site does not set a precedent for further strip commercial development because either the site is surrounded by existing, built commercial development; or the geographic features, including physical infrastructure such as roads, adjacent to the site preclude any extension of the commercial use to an adjacent or adjoining property.

Commercial Use: An activity carried out for pecuniary gain, excluding the rental or lease of any permanent residential dwelling unit or its equivalent, such as nursing homes, group homes, boarding houses, etc. This term shall include hotels, recreational vehicle parks, retail, wholesale, and office uses, but specifically excludes those uses described elsewhere in this glossary as agricultural, industrial, or residential.

Comprehensive Emergency Management Plan: A plan that establishes uniform policy and procedures for the effective coordination of response to a wide variety of natural and technological disasters through preparedness, response, recovery, and mitigation.

Comprehensive Plan: The Pasco County Comprehensive Plan, inclusive of all its Elements, Goals, Objectives, Policies, maps, and official amendments, which have been adopted by the Board of County Commissioners pursuant to Chapter 163.3184, Florida Statutes.

Concurrency: The provision of public facilities necessary to accommodate the impacts of new development such that all adopted Levels of Service are maintained during and following the development of all projects.

Cone of Influence: A depression in the potentiometric surface (drawdowns) around a pumping well caused by the withdrawal of water.

Conflicting Zoning: A conflicting zoning exists where a lot or parcel of land is assigned an existing zoning classification which is more intense than the Future Land Use Classification assigned to the lot or parcel. An existing A-R Agricultural-Residential zoning classification within an AG/R (Agricultural/Rural) Future Land Use Classification is an example of a conflicting zoning.

NT (Connerton New Town): A land use classification specifically for the Connerton Development of Regional Impact to create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density development pattern.

Conservation: The planned management and use of natural resources to prevent exploitation, misuse, or neglect.

CON (Conservation Lands): Lands which, due to the presence of nonrenewable natural resources or significant biological productivity, diversity, and scarcity, require special limitations upon development. Some examples include, but are not limited to, natural shoreline, freshwater marshes, alluvial wetlands, shallow grass ponds, freshwater swamps (bay and cypress), Class III waters, and sandpine scrub habitat. Generally, these areas are environmentally sensitive land that must not undergo development.

Conservation Subdivision Open Space: The open space that is created as a part of a rural-residential development where 50 percent or more of the land is designated as undivided, permanent open space and the remaining developable land is subdivided into buildable lots. Permitted uses may include the following: active recreation areas, which do not exceed ten percent of the required minimum open space or five acres, whichever is less; equestrian facilities utilizing Best Management Practices; bike paths and trails; equestrian trails; agricultural uses, including accessory uses; stormwater management systems serving the conservation subdivision, provided the stormwater systems are unfenced and are surrounded by, or adjoin, areas that are improved for use as a recreation area for use by the conservation subdivision residents; and any required landscape buffers. If permitted as a use within the conservation subdivision open space, standards and guidelines for golf courses will be provided in the County's Land Development Code.

Constituent Cities: Incorporated municipalities in Pasco County. They are Port Richey, New Port Richey, San Antonio, Saint Leo, Dade City, and Zephyrhills.

Construction and Demolition Debris: Nonhazardous material generally considered not to be water soluble including, but not limited to, steel, concrete, glass, brick, asphalt material, pipe, gypsum wallboard, and lumber from construction or demolition projects, including rocks, soils, tree remains, trees, and vegetation from land clearing for a construction project. Contamination of construction and demolition debris with any amount of other types of solid waste, including material which is not from the actual construction or demolition of a structure, will cause it to be classified as other than construction or demolition debris.

Construction and Demolition Debris Disposal Facility: Development, as defined in this Comprehensive Plan, consisting of the disposal of construction and demolition debris on land.

Continuing Florida Aviation System Planning Process: Provides the organizational structure for a continuous and comprehensive evaluation of a Statewide, aviation-system development.

Controlled Access Facility: A roadway providing service which is continuous and of relatively high-traffic volume, long-trip length, and high-operating speed. Access is provided primarily at grade-separated interchanges; frontage roads abutting local land use may or may not be provided.

Current-Year Transportation Network: The existing County and State road network with all improvements scheduled for commencement in the current and two following fiscal years.

Dade City Transition Area: The area denoted in the Northeast Pasco Special Area Plan: Planning Profile for the Rural Area, July 2005, Design Structure Graphic.

Deadhead Mileage: The distance to and from the bus garage to the point at which the respective transit route begins and ends.

Density Credit: The amount of dwelling units assigned to a parcel after the application of all applicable density incentives.

Density, Gross: The maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project plus any density incentives as provided herein. This calculation includes within it all internal roadways, parks, rights-of-way, substations, and drainage easements. Consult the text for policies applicable to the computation of gross density.

Density Incentive: An increase in the maximum base density provided by the applicable Pasco County Future Land Use Classification to a developer or landowner as an incentive to achieve a community objective of environmental protection, wetlands protection, preservation of lands within Critical Linkages, or the creation of a preferred development form, such as conservation subdivisions. The amount of the incentive is governed by the land use policy set forth in the Future Land Use Appendix in the Comprehensive Plan.

Department of Natural Resources Shellfish Harvesting Area: Coastal waters classified by the Florida Department of Natural Resources for the harvesting of shellfish. Classifications are based on bacteriological and sanitary surveys which define levels of bacteriological pollution and document all possible sources of pollution, both actual and potential. Waters are classified as follows, pursuant to the Florida Administrative Code, Rule 16B-28.009:

1. Approved: Normally open to shellfish harvesting, may be temporarily closed under extraordinary circumstances; e.g., red tides, hurricanes, and sewage spills.
2. Conditionally Approved: Periodically closed to shellfish harvesting based on predictable pollutorial events.
3. Prohibited: Shellfish harvesting is not permitted due to actual or potential pollution.
4. Unclassified: Shellfish harvesting is not permitted pending bacteriological and sanitary surveys.

Designated Carrier: The agency in each county which is the primary provider of transportation services to the transportation disadvantaged. In Pasco County, the Pasco County Public Transportation is the agency that contracts with operators to provide transportation-disadvantaged services.

Design Standards: Land development regulations that affect the design of a site, structure, or amenity and may include, but not be limited to, such items as color, signage, drainage style, building materials, windows, pavement/sidewalk width, setbacks, vegetative buffers, parking, curb cuts, lighting, signage, and structure height.

Developable Residential Acreage: That portion of the total site area which will be developed for residential use inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Developable residential acreage does not include any lands within the project which are classified as wetlands, CON (Conservation Lands), or water bodies.

Development: The carrying out of any building activity or mining operation, 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 (see Chapter 380.04, Florida Statutes).

Development Order: Any order granting, denying, or granting with conditions an application for a plan amendment, rezoning or subdivision approval, Building Permit, certification, special exception, variance, or any other official action of County government having the effect of permitting the development of land.

Development Permit: Any Building Permit, Zoning Permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Drainage Basin: The area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

Drainage Facility: A system of manmade structures designed to collect, convey, hold, divert, or discharge stormwater and includes stormwater sewers, canals, detention structures, and retention structures.

Dredge and Fill: Dredging is the excavation, by any means, in the waters of the State or United States. Filling is the deposition, by any means, of materials in waters of the State or United States. The landward extent of waters of the State and United States dredge and fill jurisdictional purposes shall be determined as provided in the Florida Administrative Code, Rule 17-4.022; and the Federal Clean Water Act, Section 404, respectively. Dredge and fill jurisdiction shall be prescribed in the Florida Administrative Code, Rules 17-4.028 and 17-12.030; Section 373.414, Florida Statutes, for waters of the State; and the Federal Clean Water Act, Section 404, for waters of the United States.

Dune: A mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune which intercepts the 100-year storm surge.

Dwelling Unit: One or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with working, sleeping, and sanitary facilities for exclusive use of a single family maintaining a household.

Economic Development: The process of improving the economic health of a city, county, region, or the state by bringing together its assets, resources, and political action into a strategy to bring wealth and prosperity to the area.

Effluent: Nonpotable water discharged as waste from domestic or industrial sources.

EC (Employment Center): A land use classification that designates land uses along interstate and other major corridors where development, services, and facilities are programmed to accommodate a range of residential and nonresidential uses, and includes a mix of uses that permits Corporate Business Parks, "Targeted Primary Businesses," higher density residential, and industrial uses. Retail uses are limited to only those uses that support the primary businesses and residences located within the Employment Center. Commercial and/or retail uses that are designed to serve a regional purpose are expressly prohibited.

Endangered and Threatened Species: Flora and fauna, as identified by the United States Fish and Wildlife Service's List of Endangered and Threatened Wildlife and Plants in 50 Code of Federal Regulation 17.11-12; and fauna, identified by the Florida Fish and Wildlife Conservation Commission in the Florida Administrative Code, Chapter 5B-40. Endangered species are so designated due to manmade or natural factors which have placed them in imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

Environmentally Sensitive: Lands which, because some qualifying environmental characteristic, are regulated by the Florida Department of Environmental Protection, the Southwest Florida Water Management District, or any other governmental agency empowered by law for such regulation.

Equivalent Residential Connection: The number of gallons Pasco County demonstrates is the average daily flow for a single residential unit.

Erosion: Wearing away of the land surface by water, wind, ice, or other geologic agents or by the activities of man, animals, or natural catastrophes.

Estuary: A semi-enclosed, naturally existing, coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. "Estuaries" include bays, embayments, lagoons, sounds, tidal streams, and mangrove swamps.

Evacuation Routes: Routes designated by the Pasco County Office of Emergency Management authorities or the regional evacuation plan for the movement of persons to safety in the event of a hurricane.

Exotic Nuisance Plant Species: Plant species that are characterized by the Florida Exotic Pest Plant Council as Categories I or II.

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

Facility: See Public Facilities.

Final Form of Development: The form of rural-residential development within the Rural Character Area that is evidenced by the extent of existing residential subdivisions that are platted and/or constructed in a large-lot residential development pattern.

Fire Flow: The rate of water flow from a hydrant (expressed in gallons per minute) needed to extinguish fires.

Fixed Boundary: A line, separating two or more land use classifications, which is geographically fixed as represented on the official Future Land Use Map and not subject to administrative modification.

Floodplains: Areas which are inundated during a 100-year flood event or identified by the National Flood Insurance Program as an "A" Zone or "V" Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Floodplain; 25-Year; 100-Year: Land elevations which would become inundated by a storm which occurs with a frequency of once every 25 and 100 years, respectively.

Floor Area Ratio: A formula for determining the permitted building area as a multiple of the developable area of the lot. For example, a floor area ratio of one applied to a 20,000-square-foot lot would permit a single-story building of 20,000 square feet ($20k/20k=1$) or a building of any number of floors whose cumulative square footage does not exceed 20,000 square feet.

Floridan Aquifer: The water-bearing layer of rock and/or soil which is the principal source of potable water in Pasco County.

Frontage Road: A collector road (public or private) which has, as its specific function, the diversion of traffic from a parallel facility serving the same area.

Functional Street Classification: The assignment of roads into a classification system by the Florida Department of Transportation or local government, according to the character of service they provide in relation to the total road network. Arterial, collector, and local streets are examples of functional class and may be further subdivided into principal, major, or minor levels, and into urban or rural categories.

Gas Taxes: The State of Florida collects taxes on each gallon of motor fuel sold in Pasco County and then gives \$.02 back to the County as shared revenue. The Board of County Commissioners also approved the maximum of \$.06 in local option gas taxes.

General Obligation Bonds: These bonds are backed by the full faith and credit of the local government and must be approved by voter referendum. General Obligation Bonds offer lower interest rates than other bonds, because they are secured by the taxing power of the local government.

Geographic Information System: A collection of computer hardware, software, geographic data, and personnel designed to efficiently capture, store, update, manipulate, analyze, and display all forms of geographically referenced information (Environmental Systems Research Institute, Redlands, California).

Goal: A generalized statement of intent which reflects the needs and aspirations of the community and its willingness to strive for its accomplishment.

Groundwater: Water beneath the surface of the ground within a zone of saturation, whether or not flowing through known and definite channels.

Hazardous Waste: Solid, liquid, or gaseous matter which, because of its quantity, concentration, or composition, is toxic to humans (see 40 Code of Federal Regulations 261.3).

High-Volume Recharge: Addition of water to the Upper Floridan aquifer which is equal to ten inches per year, per unit area of the aquifer.

Historical and Archaeological Resources: All areas, districts, sites, buildings, structures, and objects listed on the Florida Master Site File, the National Register of Historic Places, or designated by Pasco County as historically, architecturally, culturally, or archaeologically significant.

Historic Preservation Districts: An area delineated by local government, which contains one or more historically significant structures. Historical significance is typically established by an association with a renowned historical figure, a renowned historical event, or an architectural style characteristic of a particular period in history.

Hurricane Vulnerability Area: An area delineated by the Tampa Bay Regional Planning Council Hurricane Evacuation Study, produced by the Tampa Bay Regional Planning Council, that will require evacuation in the event of a Category 3 storm event.

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

Idle-Speed Zone: A designated area within which it has been established that manatees frequently visit or reside and within which all motorboat operations shall exercise a high degree of care for manatee presence and shall not, unless authorized by a valid Federal or State permit, either intentionally or negligently annoy, molest, harass, disturb, collide with, injure, or harm manatees, and shall proceed at the minimum speed that will maintain safe steerageway.

Impact Fees: These fees are charged concurrently with new development and are designated for infrastructure to serve the new development.

Impervious Surface: Surface which 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.

Incompatible Land Use: The use of a parcel of land in a manner which interrupts, conflicts, or otherwise interferes with the use of a neighboring parcel of land such that the neighboring land is impaired for its original intended use.

IH (Industrial-Heavy): A land use classification which designates those areas of Pasco County which (subject to the application of the Goals, Objectives, and Policies of the Comprehensive Plan) are potentially suitable for industrial activities which may have objectionable, external effects, such as noise, vibration, dust, odor, glare, or electronic interference.

IL (Industrial-Light): A land use classification which designates those areas of Pasco County which (subject to the application of the Goals, Objectives, and Policies of the Comprehensive Plan) are potentially suitable for industrial activities which create little or no objectionable, external effect upon neighboring land uses.

Industrial Use: An activity carried out for pecuniary gain which involves the extraction, processing, manufacture, fabrication, or assembly of raw materials into finished goods and the temporary storage of such goods until sale.

Infill Development, Commercial: See Commercial Infill.

Infrastructure: Those manmade structures which serve the common needs of the population, such as, but not limited to, sewage disposal systems, potable water systems, solid waste disposal systems, stormwater systems, utilities, causeways, bridges, streets, wells, piers, docks, breakwaters, bulkheads, seawalls, channels, and roadways.

Intelligent Transportation System: Electronics, communications, or information processing used singly or in combination to improve the efficiency or safety of a surface transportation system.

Intensity: The degree to which a parcel of land is developed based upon use, size, or trip (traffic) generation (see Floor Area Ratio).

Interchange: The intersection of two limited-access highways in which a traveler is able to change from one highway to the other. An interchange may be "full" or "partial" depending upon whether the traveler is afforded the option to move freely from one highway to the other in either direction or only one way.

Intergovernmental Transfers: Many of these funds are not distributed by allocation, but rather require competitive applications. Consequently, funds like Community Development Block Grants are generally nonrecurring and difficult to project for budgeting purposes.

In-Vessel Composting: An enclosed, reactor system commonly used in the stabilization of solid waste or wastewater sludge through biological action.

Irrigation: The controlled application of water to the soil for the purpose of sustaining agriculture, landscape plants, or vegetative ground cover.

Labor Force: The group of people who have a potential for being employed. Normally, everyone above a certain age (around 14 to 16) who are participating workers, that is people actively employed or seeking employment. People not counted include students, retired people, stay-at-home parents, people in prisons or similar institutions, as well as people who simply do not want to work.

Land Development Regulations: For purposes of the Comprehensive Plan, "land development regulations" or "regulations for the development of land" include any County zoning, subdivision, building and construction, or other regulations controlling the development of land.

Level of Service: The performance level of a public facility as determined by its use-capacity ratio.

Level of Service Standard: The use-capacity ratio determined by Pasco County to be the minimum acceptable standard of facility performance.

Light Rail Transit (LRT): LRT provides the opportunity for the passenger rail service to operate on corridors other than traditional heavy rail and integrate with transit-oriented development. LRT tends to run along its own right-of-way and is often separated from road traffic. With electric propulsion, light rail can operate more efficiently and reduce greenhouse gas emissions. LRT stations are typically one-half mile to one mile apart. Service runs every ten minutes or less during peak hours or 15 to 30 minutes at other times of the day.

Limited-Access Facility: A roadway especially designed for through traffic 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 Government Development Agreements: This form of privatization is basically a nondebt financing alternative that gets the private sector directly involved in the financing, building, and the operation of a facility. These agreements must include a phasing schedule showing that public facilities will be available concurrently with the impacts of the proposed development, a description of the public facilities with the general location and approximate date of construction, and the parties responsible for the construction and operation of the facilities until they are deeded to Pasco County.

Local Land Planning Agency: The Pasco County Board of County Commissioners or such other public body as the Pasco County Board of County Commissioners may designate.

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

Lot of Record: Either a lot or contiguous lots which exist as a single ownership at the time of adoption of this Comprehensive Plan and which are part of a subdivision, the plat of which has been recorded in the Pasco County Clerk of the Circuit Court's Office; or any parcel of land not part of a subdivision that has been officially recorded by deed in the Clerk of the Circuit Court's Office, provided such platted lot or parcel was of a size which met the minimum lot area requirement in the zoning district in which the lot or parcel was located at the time of recording, or was recorded prior to the effective date of zoning in the area where the lot is located, or is otherwise consistent

with any substandard lot provisions contained in the land development regulations developed pursuant to Chapter 163.3202, Florida Statutes.

Low Impact Design Standards: The integration of site ecological and environmental protection goals and requirements into all phases of planning and design from the individual residential lot level to the entire watershed.

Low Income: Households whose annual income is between 50 and 80 percent of the median household income for Pasco County as measured by the latest available decennial census. As of 2005, households with annual incomes between \$26,100.00 and \$41,760.00 are considered low income households, based on the adjusted moderate income of \$52,200.00 for a family of four.

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

Marina: An establishment with a waterfront location, which may provide for the refueling of watercraft used for recreation or commercial purposes and providing for repair services for such craft. A marina may also provide for covered and uncovered storage. A marina may include on-shore, as accessory service uses, a food service establishment, laundry, or sanitary facilities, sundries, store, boat sales, and other customary accessory facilities.

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

Marine Wetlands: Areas with a water regime determined primarily by tides, and the dominant vegetation is salt-tolerant, plant species.

MPUD Master Planned Unit Development: A land use classification that provides for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond the Land Development Code requirements, to reduce public investment in provision of services, to encourage flexible and creative site design, and to provide sites for schools, recreation, and other public facilities which provide an areawide benefit to the community.

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

Maximization of Private-Sector Assistance: The implementation of a (or more, as necessary) self-supporting program resulting in private-sector expenditures or land dedication for a public purpose or benefit.

Metropolitan Planning Organization: A transportation-planning board consisting of elected representatives from County and municipal governments that establishes transportation policies for the entire County.

Mining: All functions, work, facilities, and activities in connection with development, extraction, whether primary or secondary; e.g., debris mining or reworking tailings, or possessing of mineral deposits on land and all uses reasonably incident thereto, such as the construction of roads or other means of access, pipelines, waste disposal and storage, and recirculating water systems.

Moderate Income: Households whose annual income is between 80 and 100 percent of the median household income for Pasco County as measured by the latest available decennial census. As of 2005, households with annual incomes between \$41,760.00 and \$52,200.00 are considered moderate income households, based on the adjusted moderate income of \$52,200.00 for a family of four.

MU (Mixed Use): An inactive land use classification denoting areas appropriate for the highest densities and intensities and used to implement the activity centers' concept.

MU (Mixed Use) Development: A MU (Mixed Use) Development is a special class of MPUD Master Planned Unit Development in with a variety of complementary and integrated uses, such as, but not limited to, residential, office retail, public, and recreation in a compact urban form.

Multiple Family: A building containing two or more dwelling units, including units that are located one over another.

Multimodal Transportation: Pertaining to several modes of transportation including, but not limited to, travel by single-occupant car; car- or van-pools; demand-response paratransit; and fixed-route, fixed-schedule, mass transit.

National Ambient Air Quality Standards: Restriction established by the United States Environmental Protection Agency pursuant to the Clean Air Act, Section 109, to limit the quantity or concentration of an air pollutant that may be allowed to exist in the ambient air for any specific period of time. Those air pollutants for which standards exist are carbon monoxide; lead; nitrogen dioxide; ozone; sulfur dioxide; and total, suspended particulates.

Native: Flora and fauna which naturally occur in Pasco County, not to mean naturalized or indigenous species which originate from outside the West Central Florida area.

Natural Communities: Plant communities as characterized by the *Florida Natural Areas Inventory's Guide to Florida's Natural Communities*.

Natural Resources: Biological, geological, or physical features which provide a range of benefits for all citizens of Pasco County. These resources shall include, but not be limited to, bays, rivers, streams, lakes, swamps, springs, marshes, minerals, open-water impoundments, groundwater aquifers, forests, and all naturally occurring fauna thereof.

Neighborhood Commercial: A land use classification describing small-scale retail or service operations that serve the surrounding residential area and have limited impact on the surrounding area in terms of traffic, parking, and hours of operation.

Neighborhood Park: A park designed to serve the population of a single neighborhood and generally accessible by bicycle or by foot.

Neighboring Counties and Cities: Counties are Pinellas, Hillsborough, Polk, Sumter, and Hernando. Cities may include Tarpon Springs, Oldsmar, and Tampa.

Nonattainment: Any area not meeting ambient air quality standards and designated as a nonattainment area under the Florida Administrative Code, Rule 17-2.410, for any of the National Ambient Air Quality Standards' listed air pollutants.

Nonbeneficial Species: A nonnative plant as specified in the following list:

<u>Scientific Name</u>	<u>Common Name</u>
Acacia Macracantha	Acacia
Albizia Julibrissin	Mimosa
Araucaria Heterophylla	Norfolk Pine
Broussonetia Papyrifera	Paper Mulberry
Casuarina Equisetifolia	Australian Pine
Enterolobium Contortisiliquum	Earpod Tree
Grevillea Robusta	Silk Oak
Jacaranda Acutifolia	Jacaranda
Melaleuca Quinquenervia	Punk Tree
Melia Azedrach	Chinaberry
Nerium Oleander	Oleander
Schinus Terebinthifolius	Brazilian Pepper

Nonconforming Uses: A nonconforming use is defined as any existing use of a lot or parcel, at the time of adoption of the plan, which does not conform to the requirements of the Future Land Use Classification depicted on the Future Land Use Map, and as fully set forth in the provisions of the plan relating to that particular Future Land Use Classification. An existing commercial establishment located on a lot or parcel, which has been assigned a residential land use classification, is an example of a nonconforming land use. The existing zoning classification on these properties may or may not be consistent with the existing use of the lot or parcel.

Nonpoint-Source Pollution: Any source of air or water pollution which is not attributable to a discernible, confined, or discrete conveyance.

Northeast Pasco Rural Area: Refers to the area as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series. The intent of this area is to protect the existing rural character of the Northeast Pasco County area and thereby ensure the rural lifestyle is available to future residents.

NT (Connerton New Town): A land use classification specifically for the Connerton Development of Regional Impact to create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density development pattern.

Objective: A specific, measurable, intermediate step which is achievable and marks progress toward a goal.

OF (Office): A land use classification for a variety of office uses that allows for the conversion of existing residential structures to low intensity (residential professional) office uses.

Office Use: Premises used for services, including professional, financial, clerical, administrative, and medical. Retail and manufacturing are excluded.

Open Space: Undeveloped land or water body which is free of structures and equipment except that incidental to the land's open-space uses. For urban land use classifications, which include residential land use classifications, nonresidential land use classifications, and mixed-use land use classifications, open space is a common area under common ownership that may include the following: flood protection, creating a sense of spatial separation for incompatible land uses, areas for agricultural operations, passive recreation, active recreation, conservation uses (not otherwise defined in this Glossary), and historical or archaeological sites. For the rural land use classifications, open space can be of any size, treed, or open grassland. Functions include the providing of flood protection, creating a sense of spatial separation for incompatible land uses, the provision of passive recreation, active recreation, or conservation uses, historical site preservation, and areas for agricultural operations. For the RES-1 (Residential - 1 du/ga) Land Use Classification, which is classified as both a residential land use classification and a rural land use classification when such land is developed as estate lots, one acre or greater in size, or as an MPUD Master Planned Unit Development under Policy FLU 1.1.4, it shall be classified as a rural land use classification for the purposes of this definition. When such RES-1 (Residential - 1 du/ga) land is developed as a cluster residential subdivision MPUD Master Planned Unit Development under Special Provision A, the RES-1 (Residential - 1 du/ga) Land Use Classification definition, it shall be classified as a residential land use classification for the purposes of this definition.

Outstanding Florida Waters: Surface waters which have been deemed to be worthy of special protection as identified in the Florida Administrative Code, Rule 17-3.041.

Overriding Public Interest: An action, by the Pasco County Board of County Commissioners, pursuant to this Comprehensive Plan which will result in a net public benefit to all citizens of the County.

Package Plant: A small, usually temporary, wastewater treatment facility.

Paratransit: Transit services, including ride sharing, car- or van-pools, demand-responsive buses, and other public-transit services which are characterized by their nonscheduled, nonfixed, route nature.

Parcel: Any quantity of land capable of being described with such definiteness that its locations and boundaries may be established and which is designated by its owner or developer as land to be used or developed as a unit.

Parks: Areas dedicated for recreational use, which are characterized by natural and landscape features. They may provide user-oriented and resource-based recreation depending on size, site characteristics, and use.

Pasco County Comprehensive Plan: See Comprehensive Plan.

Pasco County Housing Authority: A quasi-public agency which administers public housing, housing rehabilitation, and rental assistance in Pasco County.

Pasco County Transit System: The name of the system that will provide mass-transit service to Pasco County.

PD (Planned Development): A land use classification that provides for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond the Land Development Code requirements, reduce public investment in provision of services, to encourage flexible and creative site design and provide sites for schools, recreation, and other public facilities which provide an areawide benefit to the community.

Person: An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

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

Policy: A guide to decision making derived from goals and objectives which represents the official position of the Board of County Commissioners.

Pollution: The presence of contaminants in the air, water, or soil, which are known to be harmful or potentially harmful to the health of living beings.

Port: A harbor 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. Pasco County has no ports.

Postdevelopment 100-Year Floodplain Prone Areas: Lands that are delineated on a master site development plan or subdivision plat as flood-prone protection areas that are not a part of a building lot or other developed area.

Postdevelopment Wetlands: Wetlands or portions of wetlands that are not permitted for impacts.

Potable Water: Water which is satisfactory for drinking, culinary, and domestic purposes and meets the requirements of the Florida Department of Environmental Protection.

Potable-Water Facility: A system of structures designed to collect, treat, or distribute potable water inclusive of water wells, treatment plants, reservoirs, and distribution mains.

Potential Transit Service District: The area designated by the Pasco County Transit System as being potentially served by transit (see Map 7-27, Future Public Transit Routes and Facilities [2025 Cost Affordable Plan]).

Premium Transit: High-quality transit mode that typically includes Light Rail or Bus Rapid Transit.

Primary Tributaries: Water bodies shown on the most recent United States Geological Survey's quadrangle sheets as having perennial flow which eventually drain into any permanent open water body.

Private-Water System: A well, spring, cistern, or other similar source of water and appurtenances of piped water for human consumption and other domestic purposes used only by individual, family-living units, including private homes, duplexes, or multiple-family dwellings.

Programmed: A facility which has been officially scheduled for construction in the Capital Improvement Plan and budget.

Project: Any land use or combination of more than one land use, either existing or proposed, for which application for approval has either been submitted or is in the process of being reviewed or which has been issued a

development order. Cultivation or raising of agricultural or other farm or plant products shall not be considered a project. A project shall also constitute a parcel or tract of land which is proposed or exists as a single development with all portions of the parcel or tract being contiguous, except where divided by roadways, railroads, streams, rivers, lakes, or utility transmission corridors.

Property Taxes (Ad Valorem): Property taxes are based on a millage rate (one mill is the equivalent of \$1.00 per \$1,000.00 of assessed value or 0.1 percent) which is applied to the total taxable value of all real property and other tangible, personal property.

Public Service Commission Regulated Systems: Utility systems which come within the jurisdiction of the Public Service Commission; generally, those which serve 100 or more individuals on a daily basis and which charge a fee for service.

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

Public Services: Services provided by Pasco County which may or may not be associated with capital infrastructure, such as, but not limited to, police, fire, health, education, library, and social services.

Public-Water System: A system for the provision to the public of piped water for human consumption if such system has at least 15 service connections or regularly serves at least 25 individuals daily for at least 60 days out of the year.

P/SP (Public/Semipublic): A land use classification for Public/Semipublic facilities and uses.

Public/Semipublic Facilities: Those traditional essential facilities and municipal services which may or may not be provided by the government including, but not limited to, fire protection; law enforcement; recreation services and facilities; utilities, including electricity and gas; water supplies including, but not limited to, reclaimed water and water from aquifer storage and recovery and desalination systems; garbage and trash collection and disposal; waste and sewage collection and disposal; drainage; transportation; education; and health care services. Uses which are conducted entirely by the public sector shall be considered public; uses not entirely public shall be considered semipublic.

- a. **Major Public/Semipublic Facilities:** Those used to designate major existing and planned government owned (Federal, State, and Local, including public authorities) facilities. Power plants that are subject to the Power Plant Siting Act (general 75 megawatts or more), sanitary landfills, wastewater treatment plants larger than four (4) million gallons per day, major utilities transmission corridors occupied by transmission lines of 240 KV or more, other similarly scaled uses, and accessory uses that are customarily incidental.
- b. **Minor Public/Semipublic Facilities:** Roads, sidewalks, libraries, parks, street lights, lift stations, transfer stations, pumping stations, fire stations, police/sheriffs' stations, electric substations, transportation corridors, and other similarly scaled uses. Those facilities with frequent or regular use by residents of the community and have an essential purpose for the health, safety, and welfare of the community, particularly major health care and educational facilities. These facilities include, but are not limited to roads, sidewalks, libraries, parks, governmental office complexes, sports stadiums, parks, athletic fields, post offices, street lights, lift stations, transfer stations, pumping stations, fire stations, police/sheriffs' stations, places of religious assembly, cemeteries, essential services, electric substations, solar facilities, transportation corridors, public or private colleges and universities, public or private hospitals, or health care complexes including a hospital, which are subject to the requirements by the State of Florida including the issuance of a Certificate of Need, and other similar public or semi-public uses and schools, other similarly scaled uses, and accessory uses that are customarily incidental.

In circumstances where this Comprehensive Plan does not establish the major/minor status of a proposed facility, the Planning and Development Administrator shall make that determination based on the size, scale, and impact of the proposed facility. Further delineation of major and minor may be provided in the Land Development Code.

Public-Supply Well: Any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed to convey groundwater from a source bed to the surface by pumping or natural flow for use in a public water-supply system.

Pump Stations: Generally, those components of a water and/or sanitary sewer system which place pipe contents (water or wastewater) under pressure in order to facilitate its travel.

Receiving Water: The surface-water area into which an industrial, domestic, or stormwater-pollution point source enters after appropriate water-quality treatment.

Recovered Water: Wastewater which has been treated and is suitable for nonpotable purposes, such as industrial or agricultural use.

Recreation: Leisure activities or pursuits, especially those that are conducted outdoors.

R/OS (Major Recreation/Open Space): A land use classification for major recreation facilities (see also Recreation, Open Space).

Recreational Services: Organization of leagues for softball, soccer, etc.; organization of activities, such as dances, nature walks, etc.; maintenance of facilities; and providing security (for example, rangers and lifeguards).

Reclamation: Restructuring, reshaping, and restoration of mined lands to a form in which the lands are able to be put to a beneficial use.

Regional Park: A park which is designated to serve two or more communities.

Relocation Housing: Housing which is provided by the County or its agents to households which have been dislocated by some action of the County or its agents.

Remedial Programs: Any program of activities designed to address existing deficiencies, such as rehabilitation is to housing.

RES-1 (Residential1 du/ga) and RES-24 (Residential - 24 du/ga): Land use classifications for residential uses where the stated number indicates the maximum, permissible gross density.

Resident Population: The population of Pasco County based upon permanent, year-round residents and excluding seasonal residents and visitors.

Residential Use: Any occupied structure or part thereof, which is designed exclusively for human habitation on a continuous basis; i.e., having hot and cold running water and adequate facilities for heating, cooking, sleeping, and the sanitary elimination of wastes. Hotels, motels, and temporary lodging facilities are specifically excluded.

ROR (Retail/Office/Residential): An inactive land use classification denoting areas which have developed into mixed use and commercial strips. Future application of this classification will denote areas appropriate for higher intensity, regional-serving, commercial and office uses. This land use classification was removed as an active designation in June 2006.

Revenue Bonds: The money obtained from the issuance of these bonds is used to finance publicly owned facilities, such as a wastewater treatment plant, and then the users of these facilities retire the bond obligations. Because revenue bonds are financed by those directly benefiting from the capital improvement, the capital project is self supporting. Issuance of revenue bonds may be approved by the Board of County Commissioners without voter referendum.

Reverse Frontage Road: Roadways that ensure subdivision lots along arterials have access to a local road. These requirements ensure a safe transition between a residential lot and an arterial. Arterial frontage becomes the rear of the property and the driveway connection is made on an internal road. These requirements manage access by minimizing the number of access points along the arterial roadway.

Rights-of-Way: Land in which the State, County, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

Roadway Functional Classification Map: 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, arterial, collector, and local roads.

Rural Area: Refers to the Northeast Pasco Rural Area as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series. The intent of this area is to protect the existing rural character of the Northeast Pasco County area and thereby ensure the rural lifestyle is available to future residents.

Rural Character Areas: "Rural Character Areas" are defined in Map 2-13: Rural Areas of the Future Land Use Map Series as rural communities and neighborhoods whereby the existing rural development pattern represents the final form of development that deserves and requires special protection from the intrusion of urban uses, densities, and intensities. These areas shall not be treated as "areas in transition" that have the potential for future urbanization.

Rural Neighborhoods: Rural neighborhoods are existing residential areas within the geographic areas defined in the Map 2-13: Rural Areas of the Future Land Use Element and are defined by rural lot sizes that are a minimum of one acre in size and are included within a neighborhood of at least ten dwelling units.

Rural Transition Area: Refers to the area as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series. The intent of this area is to serve as a transition between more urban development and the Northeast Pasco Rural Area.

Sanitary Landfill: Any solid waste land disposal area for which a permit, other than a general permit, is required by Section 403.707, Florida Statutes, and which receives solid waste for disposal in or upon land. The term does not include a land-spreading site, an injection well, a surface impoundment, or a facility for the disposal of construction and demolition debris.

Seasonal Population: The population of Pasco County during the months of December through March when seasonal residents and visitors are at their peak numbers.

Seawall: Manmade wall or embankment, except riprap, which is made to break the force of waves and to protect the shore from erosion.

Section 8 Projects: A Federal rental assistance program.

Sensory Intrusions: Unwanted light, noise, physical access, odor, and other sources of disruptions that may affect the continued viability of residential uses adjacent to nonresidential uses.

Septic Tank: A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil-absorption system.

Setback: Physical distance which serves to minimize the effects of development activity from a structure or natural resource and for which it may be necessary to restrict activities for the area or the physical distance between a structure and the property line.

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 (freshwater).

Significant Habitat of Threatened and Endangered Species: Areas which, due to their function and character, provide viable nesting, foraging, or other critical component of a species' life cycle.

Silviculture: Forestry agriculture, tree farming, or harvesting activities which are conducted for commercial use or conservation management.

Single-Boat Docking Facility: Structure for the uncovered storage of watercraft, which serves a single residential building containing only one dwelling unit on a single building lot.

Single-Family Dwelling Unit: A structure designed for occupancy by a single family or household.

Slow Speed Zone: A designated area within which it has been established that manatees are known to congregate. In a slow speed zone, motorboat operators shall not proceed at a speed greater than is reasonable and prudent to avoid either intentionally or negligently annoying, molesting, harassing, disturbing, colliding with, injuring, or harming manatees, and shall operate such motorboat in accordance with legal requirements and the duty of all persons to use due care under the circumstances.

Sludge: The wet byproduct of wastewater treatment containing suspended solids and semisolids.

Small-Scale Neighborhood Commercial: Commercial uses that are four acres or less in size with no more than 20,000 square feet of gross leasable area.

Socially Disadvantaged Household/Person: Households or persons characterized by poverty, physical, or educational disabilities, or chronic illness.

Solar Facility: A production facility for power which: a) uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed primarily off site; b) consists primarily of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components; c) may include accessory administration or maintenance buildings, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures.

Solid-Waste Facility: Structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Species of Special Concern: Species identified in the Florida Administrative Code, Rule 39-27.005, as amended, 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 it becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data are 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.

Species Management Areas for Species of Special Concern: Any wildlife-management area specifically established pursuant to the provisions of the Florida Administrative Code, Chapter 39-27, as amended, for the purpose of species protection (see also Species of Special Concern).

Stabilization: Methods which break the force of waves, protect the underlying soil from erosion, and consist of riprap, routed vegetation, or other similar appropriate material.

Stormwater Management System: All natural- and artificial-drainage facilities which convey, store, or control the flow of stormwater runoff from one or more drainage basins.

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

Stormwater Utility Fee: A proposed stormwater utility fee, which, if approved by the Board of County Commissioners, would provide funds to solve stormwater quality and quantity problems in Pasco County.

Strategic Planning: The process by which an organization (or a community) envisions its future and develops the necessary procedures and operations to achieve that future. There are three key aspects to this definition. First, envisioning involves the belief that aspects of the future can be influenced or changed by what we do now; we can shape the future versus just preparing for it. Second, strategic planning focuses on the process and not the plan that is produced. It is the process of self examination, the confrontation of difficult choices, and the establishment of priorities that characterize successful strategic planning. The third point is that strategic planning is never complete. The future is always upon us; therefore, the organization is always planning and implementing.

Strip Commercial Uses: Commercial uses adjacent to roadways that are located outside the reasonable zone of influence of the intersection to which they relate. They are characterized by individual curb and median cuts and lack visual landscaped buffers. Strip commercial uses do not include out-parcels in shopping centers, malls, or similar developments where access is provided internally from the shopping center/mall or similarly development or via a system of shared or common driveways.

Structure: In the context of the Future Land Use and Housing Elements, any complete building which is suitable for human occupancy. Building additions or improvements shall not be considered as structures unless they result in increased occupancy; e.g., residents, employees, and customers. In all other contexts, anything which is constructed in a fixed location upon the ground or attached to something in a fixed location upon the ground.

Suburban: In general, refers to development on the periphery of urban areas, predominantly residential in nature with most urban services available.

Surface Water: A recognizably permanent body of water, including swamp or marsh areas, contained within a discernible boundary or bank created naturally or artificially. Water from natural springs shall be classified as surface water when it exits from the spring onto the earth's surface.

Target Businesses: See Target Industry

Target Industry: Targeted businesses are businesses identified by the Enterprise Florida's Qualified Target Industry Tax Refund Program and those targeted businesses identified in the Pasco Economic Development Council Economic Development Target Industry List, as may be amended from time to time.

TC (Town Center): A land use classification that provides for a mix of uses within a development site or within a multiple parcel area to promote employment opportunities near residential areas, to encourage flexible and creative design, to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure. The TC (Town Center) Land Use Classification requires a TND (Traditional Neighborhood Design) or Transit-Oriented Design development form as specified in the Comprehensive Plan.

Traditional Neighborhood Design: A development pattern that is designed on a grid using a system of blocks that are limited in width and length, that are framed by a street system that prioritizes pedestrian activity, and that has buildings and structures that form a consistent, distinct edge, spatially delineating the public street and the private block interior.

Transit Emphasis Corridor: Corridor with high-quality premium modes of transit including, but not limited to, Light Rail or Bus Rapid Transit.

Transit Terminal: The confluence of several routes allowing transfers between them. Terminals are often covered or enclosed and often provide ticket purchase facilities.

Transit-Oriented Design: The creation of compact, walkable communities centered on high-quality, mass transit systems, minimizing dependence upon automobiles.

Transit-Oriented Development (TOD): TOD focuses on creating compact activity centers with housing, jobs, shopping, community services, and recreational opportunities, all within easy walking distance (one-half mile) of a transit station.

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

Transportation Improvement Program: A document which lists city, County, and State roadway improvements expected to be undertaken over a five-year period. The Transportation Improvement Program is updated and adopted annually by the Pasco County Metropolitan Planning Organization and the Florida Department of Transportation.

24-Hour/25-Year Storm: A storm of 24 hours duration which has a probability of occurring at least once in a 25-year period.

Upland: Refers to land at a higher elevation, in general, than the alluvial plain or stream terrace; land above the lowlands along streams; and land absent of wetlands.

Urban: In general, refers to an area having the characteristics of a city; that is, areas which have been completely developed and which are served by a full range of public facilities and services.

Urban Areas: Places with a population of at least 5,000. The applicable boundary encompasses the 1990 urban areas as well as the surrounding geographical area as agreed upon by the Florida Department of Transportation, local government, and Federal Highway Administration. These areas are expected to have medium-density development before the next decennial census (this definition is for use in implementing the Transportation Element policies only).

User Charges: These charges are derived from the operation of publicly owned and operated facilities, such as tennis and racquetball courts. Each type of public facility has a unique rate structure that is periodically evaluated and adjusted.

Vehicle Mile: The movement of one vehicle a distance of one mile in transportation service.

Vehicle Miles Traveled: The summation for all road links on the State Highway System of all vehicle miles traveled, obtained by multiplying the number of peak-hour vehicles traveling each road link by the centerline length in miles of that link.

Viable Neighborhoods: Neighborhoods which are characterized by no permanently vacant housing units or nonresidential structures, temporary vacancy rates of ten percent or less, and property values which are stable or rising.

Water Body: For the purpose of determining permitted density, these shall be defined as those naturally occurring, water-covered lands shown and described in the official Soil Survey of Pasco County as "Perennial Streams" or those waters listed in Appendix A of the Conservation Element section of the Technical Support Document. The water-covered areas listed above shall extend to the ordinary high water line. This definition shall not apply to coastal shoreline areas because, in these areas, only those areas above the mean high water tide line are considered for density purposes. In those cases where a question arises regarding the accuracy of the soil survey or any other water boundary, the question shall be referred to the Southwest Florida Water Management District for final resolution.

Water Course: Hydrologic connections including, but not limited to, water bodies shown on the most recent United States Geological Survey quadrangle sheets as having perennial flow.

Water-Enhanced: Uses which are not water-dependent, but whose value is increased due to location along the water unrelated to increased property values of waterfront property.

Water Quality: The physical, chemical, and biological characteristics of water which interrelate with the propagation of fish, wildlife, and all aquatic life.

Water Dependent: Activities which can be carried out only on, in, or adjacent to water bodies because the use requires access to the water for waterborne transportation, including ports or marinas, recreation; electricity-generating facilities; or water supply.

Water Related: 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.

West Central Florida Metropolitan Aviation System Plan: An aviation system plan for West Central Florida that is part of the Continuing Florida Aviation System Plan and identifies short-range, midrange, and long-range aviation system needs.

Wetland Survey: Approximate delineation of the extent of wetlands as approved by the appropriate jurisdictional government agency.

Wetlands: Lands which 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; lands which are predominately characterized by hydrophytic vegetation identified in the Florida Administrative Code, Rule 17-4.022. The presence of hydric soils as determined by the United States Soil Conservation Service and other indicators of regular or periodic inundation shall be used as supportive evidence of the presence of a wetland area. The existence and extent of these areas shall be determined pursuant to the Florida Administrative Code, Rules 17-12.030 and 17-25.042; Section 373.414, Florida Statutes; and the Federal Clean Water Act, Section 404.

Workforce: The workforce is the employed labor pool, used to describe those working for a single company or industry and generally excluding the employers or managers.

Workforce Housing: Housing available to households earning from 80 to 120 percent of the area's adjusted annual moderate income. As of 2005, workforce housing includes households with annual incomes between \$41,760.00 and \$62,640.00, based on the adjusted moderate income of \$52,200.00 for a family of four.

Zero Lot Line: A development in which one or more sides of each structure rests directly upon the property line.

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 and the location, bulk, height, and coverage of structures within each zone.

(Ord. No. 22-09 , § 2(Exh. B), 3-8-22)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 30, 2023

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller
The East Pasco Governmental Center
14236 6th Street, Suite 201
Dade City, Florida 33523

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 23-47, which was filed in this office on October 26, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh