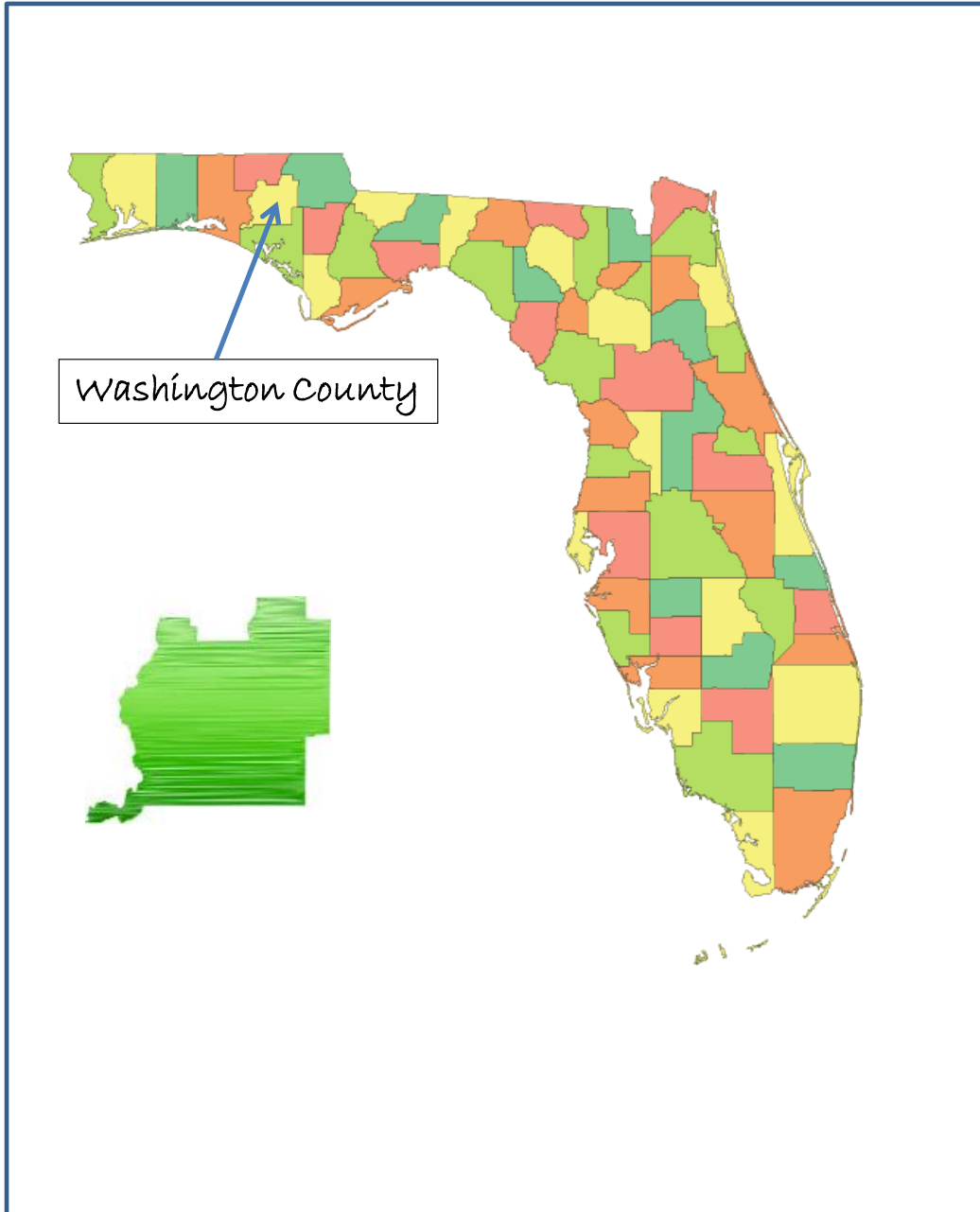


Location Map for Washington County



2010 – 2020 COMPREHENSIVE PLAN
WASHINGTON COUNTY AND THE MUNICIPALITIES OF
CARYVILLE, EBRO, VERNON, AND WAUSAU
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ACKNOWLEDGEMENTS

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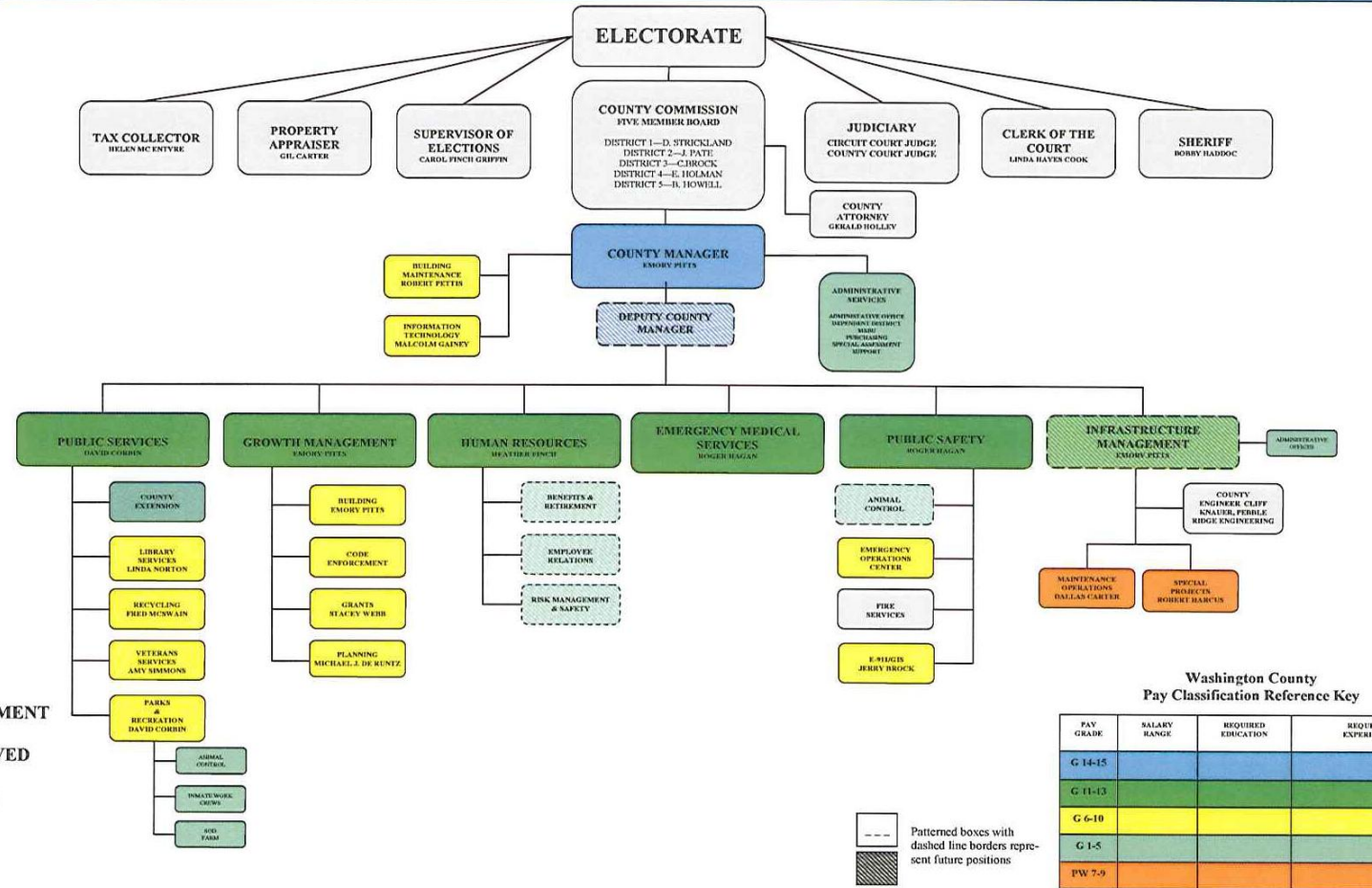
COUNTY STAFF

9-1-1 Addressing	Building Department
Engineering Services	Attorney
Public Works Department	Recycling
Agriculture Extension Services	Parks and Recreation Services
Emergency Management Services	Housing, SHIP, and Grants
Information Services	Library Services



Proposed Progressive Governmental Structure of Washington County

Chipley, Florida



PLANNING DOCUMENT
 BOARD APPROVED
 03/27/08
 EFFECTIVE
 03/31/08
 REVISED
 02/26/09

**Washington County
Pay Classification Reference Key**

PAY GRADE	SALARY RANGE	REQUIRED EDUCATION	REQUIRED EXPERIENCE
G 14-15			
G 11-13			
G 6-10			
G 1-5			
PW 7-9			

--- Patterned boxes with dashed line borders represent future positions

INTRODUCTION

WASHINGTON COUNTY COMPREHENSIVE PLAN

I. WASHINGTON COUNTY AND THE MUNICIPALITIES

Established as a formal governmental body on December 9, 1825, Washington County became Florida's 45th County and was named after President George Washington. Through more sophisticated GIS mapping procedures and new calculations show that the County has 391,040 square acres (611 square miles), with 23,040 acres (36 square miles) being water and 368,000 acres (575 square miles) land. Originally, the County spanned more than 5,000 square miles before division to form Jackson, Walton, Bay, Calhoun, Okaloosa, Franklin and Holmes counties. Created in 1825 and located in the approximate center of the Florida Panhandle and the Choctawhatchee River, transportation for settlers in the area and transport for the lumber and wood harvested from the vast forestlands present in the area contributed to the growth of the area. Today, the County extends 41 miles north to south, and 44 miles east to west and is landlocked. Borders are shared with Holmes County and Jackson County to the north, Bay County to the south, Jackson County to the east and Holmes County, Walton County and the Choctawhatchee River to the west.

Much of Washington County is uninhabited, with most of the estimated population of 23,719 (BEBR, 2008 *Statistical Abstract*) residing in or around the municipalities of Chipley, Caryville, Ebro, Vernon, and Wausau, and within the unincorporated area of Sunny Hills, and within other developments which are beginning to occur around the County's many lakes.

Washington County derives its beauty and heritage from the land and has resilient and resourceful citizens who understand the importance preserving the natural resources that are prolific within the County. Being located in the Florida Panhandle provides both residents and guests with an array in shopping, church activities, dining, recreational, and employment opportunities. Excellent schools and medical facilities are available; parks and recreational areas abound in the area. The County retains the charm of a small town and rural lifestyle.

One of the most defining features of the County are the large number of lakes that exists throughout the County, the pristine springs, and an undeveloped atmosphere that provides for a rural way of life that many of its residents prefer. Much of Washington County is undeveloped, with most of the population residing in/or around the municipalities of Chipley, Caryville, Ebro, Vernon, Wausau.

There are five municipalities within the county. Four (Caryville, Ebro, Vernon and Wausau) have chosen to partner with Washington County for growth management services. The City of Chipley acts independently with regard to planning issues, but does utilize the services of the Washington County Building Inspection Services.

A. Caryville

Caryville is located in the extreme northwest corner of Washington County on the Choctawhatchee River. A large portion of the town is located in a flood zone. Transportation routes to the town are I-10, SR 90, CR 279 and CR 173. In the past, the frequency of floods and the buyout program of the Federal Emergency Management Agency (FEMA) have contributed to a drop in population from 1990 and 2000. While this recent decrease in population has remained, there has been no significant growth primarily due to development restrictions on areas within the flood plains and the lack of suitable property for development, either for commercial or residential purposes.

B. Chipley

Chipley is the county seat of Washington County and is located in the northeast corner of the County. This gives the City access to markets in Holmes and Jackson Counties, as well as Washington County. The City is served by several transportation alternatives, including I-10 (with a Chipley interchange), SR 77 which travels north/south and links the Panama City area, two east/west arterials (US 90 and SR 273), and CR 77-A that acts as a major collector. The County's major employers are located within the city limits. There are three public schools and one vocational school located within the city limits. While Chipley's Comprehensive Plan and growth management remain under the control of the City, it is mentioned here due to the significant impact and influence on the rest of the County. The County sets no goals, objectives, or policies for the City of Chipley.

C. Ebro

Ebro is located at the intersections of SR 79 and SR 20 in southwest Washington County. Washington County Kennel Club provides employment to residents of Ebro and the immediately surrounding area. Commercial development is comprised of a convenience store, motel, and restaurant. Portions of the town are in a flood plain and development is restricted to locations in higher elevations. No central water or wastewater treatment services are available in this area and this may account for the slow growth. It is expected that the future move of the Bay County International Airport to a location south of Ebro in Bay County and the widening of SR 79 to a four-lane facility will stimulate economic growth. The construction of a Lewis Bear Distribution Center warehouse was completed in 2008, with some employment opportunities being made available for Washington County residents. The proposed Knight Family Trust Optional Sector Plan for a 55,000-acre area in Washington and Bay Counties is expected to have significant

impact on both the town and surrounding area.

D. Vernon

The geographical center of the County is Vernon located on Holmes Creek at the crossroads of SR 79, CR 277, and CR 279. Vernon faces many changes with the Florida Department of Transportation's four-lane project of SR 79. This project will result in the taking of property from the downtown business district, creating the need for the town and merchants to look elsewhere for accommodations for a grocery store and other shops. The largest employer within the town is the Washington County School District with three schools located in the immediate area. Other than small businesses, restaurants, gas stations, and a few small shops, there are no major businesses offering employment in Vernon.

E. Wausau

Wausau is located approximately 6 miles to the south of Chipley on SR 77 and CR 278. The surrounding community is largely residential. Although there are no major employers within Wausau, the Washington County Correctional Institute is located to the south of Wausau and provides employment to some residents within the Wausau municipal limits. Construction funds have not been allocated for the Washington County SR 77 four-lane project. In the event that this project is funded, it is expected that the widening will have minimal impact on the town, as FDOT will utilize a bypass

F. Unincorporated Washington County

The unincorporated sections of the County are experiencing steady growth, especially in the southeastern section of Washington County around the many lakes and the unincorporated areas of Sunny Hills. Many residents of Bay County choose to live a more tranquil life style while commuting to their workplaces in the adjacent County. Some retirees are choosing the County to build their new retirement homes. While the rural attraction of the County is one reason to live Washington County, economic development opportunities are limited allowing limited employment of residents. There are no major employers located in the unincorporated areas of Washington County other than the Washington County Correctional Institute.

II. THE COMPREHENSIVE PLAN PROCESS

This Comprehensive Plan has been developed pursuant to the requirements of Chapter 163, Florida Statutes, and the "Local Government Comprehensive Planning and Land Development Regulation Act of 1985," as amended, and pursuant to the requirements of Chapter 9J-5, Florida Administrative Code, as amended. As required by Chapter 163, Part II, this plan has been reviewed by the Evaluation and Appraisal Report (EAR), and amended to be consistent with the EAR findings. The EAR, adopted by the governmental entities of Caryville, Ebro, Vernon, and Wausau and Washington County on July 28, 2008 by Ordinance 2008-5, was found to be sufficient by the Department of Community Affairs on October 6, 2008.

As development occurs and suburban oriented growth emerges, there will be an increased demand to build infrastructure to the growing population. Along with meeting the basic needs of an urban planning framework, the County and the municipalities will look ahead toward additional goals that focus more on quality of life issues and sustaining the livability of the community.

A. Elements of the Plan

The Washington County Comprehensive Plan includes the following statutorily required and optional elements:

Section A	Future Land Use Element
Section B	Transportation Element
Section C	Housing Element
Section D	Infrastructure Element
Section E	Conservation Element
Section F	Recreation and Open Space Housing
Section G	Intergovernmental Coordination
Section H	Capital Improvements Public Facilities
Section I	Concurrency Management
Section J	Public Participation
Section K	Monitoring and Evaluation
Section L	Public School Facilities Element
Section M	Economic Element (optional)

B. Supporting Documents

Supporting Documents includes a new definitions section. The Economic Element is optional and has been added to the Plan. Each element contains goals, objectives, and policies. The objectives serve as benchmarks against which progress toward the goals can be measured and the effectiveness of the policies can be established. Plan elements are supported by the best available data and analysis from county, regional, state, federal, and other units of local government and various agencies. The Technical Support Documents published with this Comprehensive Plan contains the supporting data and analysis used to develop the Goals, Objectives, and Policies described herein. The Technical Support Document shall be used, where appropriate, to assist in the review of proposed *2020 Comprehensive Plan* EAR-based amendments and revisions. The Technical Support Documents shall not be adopted and shall not require any amendment pursuant to Chapter 163.3187, Florida Statutes.

C. Intent

The Washington County Comprehensive Plan is a policy document designed to guide the growth and development of the County to the Year 2020. The authority or mandate for this plan comes from the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 and subsequent amendments.

The Comprehensive Plan shall be construed broadly to accomplish its purpose and its intent. Terms not otherwise defined in the definitions section shall be interpreted first by reference to the relevant provisions of the Local Government Comprehensive Planning and Land Development Regulation Act; secondly, by reference to generally accepted engineering, planning, or other professional terminology if technical in nature; and otherwise, according to common usage, unless the content clearly indicates otherwise. Any term still in dispute after the above remedies have been exhausted shall be resolved pursuant to the procedure presented below.

Where administration of this Comprehensive Plan includes the interpretation of a specific policy, and where such interpretation is reasonably debatable after considering the language contained in the related objective and goal, an "aggrieved or adversely affected party" (as defined in Chapter 163.3215(2), Florida Statutes) may request an official interpretation of the policy by the Board of County Commissioners. Any such interpretation shall be rendered by the Board of County Commissioners within thirty (30) days of the receipt of a written request for official interpretation and shall be final. Any such final interpretation shall be subject to further action only as described in Chapter 163.3215, Florida Statutes. Other specific Comprehensive Plan interpretation procedures, including procedures for interpretation of the Future Land Use Map, are contained in the Future Land Use Appendix.

D. Conflicting Policies

The Comprehensive Plan has been written in order to achieve internal consistency between the Goals, Objectives, and Policies; however, circumstances may arise in which the application of two (2) or more statements result in a conflict or uncertainty as to which statement most appropriately applies. The problem may be resolved by the Washington County Planning Administrator using procedures as established by the Florida Statutes, the Comprehensive Plan and the Land Development Code. If the Planning Administrator is unable to make a decision, the Board of County Commissioners will be presented the supporting documents for the conflict.

E. Land Development Code Update

There are several elements in the 2020 Comprehensive Plan that provide for proposed changes to the County's Land Development Code to further implement the Goals, Objectives, and Policies in the plan. These proposed changes can be found in the policies of the elements.

F. Public Participation Process

These public participation procedures are developed to meet the requirements of Chapter 163.3181, Florida Statutes, and Rule 9J-5, Florida Administrative Code, as amended. These sections of the State law and rules require the adoption of public participation procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions that will regulate the use of their property. These public participation procedures, in addition to any other procedures required by statute, will be followed whenever an amendment to the Comprehensive Plan is proposed. All comprehensive planning and related documents, reports, studies, and agendas shall be made readily available for public viewing pursuant to the adopted Public Participation Resolution adopted on May 17, 1990.

G. Revisions to the Comprehensive Plan

The revisions and changes to the 2010-2020 Washington County Comprehensive Plan are based on the Evaluation and Appraisal Report (EAR) and the Sustainable Growth and Development amendments. Many of the issues identified during the visioning were the same as those identified during the EAR. During both the EAR process and the Visioning process of the Committee for a Sustainable Emerald Coast Sustainable Growth facilitated by West Florida Regional Planning Council (2008), the public had two opportunities to participate in establishing the policies for future growth. Participants included representatives of city councils, civic organizations, local businesses, Chamber of Commerce, elected officials, the Washington County Planning Office, regional and state agencies and private citizens. The public had the opportunity to complete an online survey expressing their opinions and identifying the most important issues facing the County's future development.

VISION STATEMENT AND IMPLEMENTATION

(Rev. Effective 7/26/06; Rev. Adopted 1/7/09)

In the early 1820s, Florida government alternated business between St. Augustine and Pensacola. At that time, travel between the cities was hazardous and the journey long. In 1823, the site of Tallahassee was chosen as the seat of government for the Territory of Florida because of its central location and abundance of natural resources. It was noted then, "A more beautiful country can scarcely be imagined; it is high, rolling, and well watered." In the new capital, commerce expanded and a new school of higher learning was founded. From these historic roots, Tallahassee and Leon County is now the center of Florida's government and respected worldwide for its schools of higher education.

We are fortunate to have retained the natural beauty that inspired the sitting of Florida's state capital. The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection.

Evolving land use patterns within the County have exhibited sprawl characteristics. Sprawl is, perhaps, the most inefficient pattern of land use. Costs associated with the provision of both capital and social infrastructure are higher than more compact patterns. This must be taken into consideration when local government is faced with limited fiscal resources and increasing demand for services.

Sprawl encourages degradation of the County's natural resources by prematurely committing vast areas to the impact of urbanization. Phased, orderly growth mitigates this situation by comprehensively addressing development impacts to our natural systems. Leap frog development associated with sprawl is piecemeal in nature and is detrimental to any type of comprehensive framework.

Another aspect of urban sprawl is the tendency toward strip commercial development, i.e., the commercialization along major streets which occurs as infill between sprawled developments. This strip development negatively affects traffic safety and flow, as well as creating aesthetic problems associated with advertising signs. While many of the negative effects of strip development can be controlled to some extent by regulatory means, a more positive approach is to prevent its spread by means of land use policies.

The purpose of the comprehensive plan is to preserve, protect and enhance the quality of life for all citizens. The plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment.

The natural environment is one of the many criteria which, when combined, form the community's perceived quality of life. The natural environment is a major component in the quality of life equation for Leon County. As such, it must be protected.

Development and the ancillary activities associated with it must be channeled into locations that protect the natural and aesthetic environment. Unwise land use decisions which ultimately require expensive environmental retrofitting, paid for by the general populace, must be eliminated. In order to achieve this, it is the intent of this Plan to include strong environmental objectives and policies within the Land Use Element and other applicable portions of the Plan.

The residential environment is also one of many criteria which form the community's perceived quality of life and must be protected. An economic base of stable public employment has fostered development of stable residential neighborhoods. Citizens identify with and value their neighborhoods in all parts of the community and at all income levels. Containing sprawl will necessarily increase density and intensity in the existing urban area. Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood. Not only actual changes, but also the perception of a constant assault on a neighborhood undermine an otherwise desirable residential environment. Development and its ancillary activities should be channeled into locations that offer the greater opportunity for the higher density and mixture of uses that a policy of urban containment encourages. It is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses.

Essential for planning are objectives and policies that protect and enhance the natural environment, water resources, the canopy roads, and residential neighborhoods. To this end, regulatory tools such as concurrency management, urban service area designation, planned unit developments and special protection zones are used to foster the community's vision. An underlying premise is the linkage between land use and infrastructure. The plan is based on the principle that development should pay for itself and this vision is implemented, in part, through the accomplishment of several strategies described below.

Traditional values within Leon County prohibit the strict implementation of an urban containment strategy. Urban service area demarcations must be located to allow for some degree of large lot, single family subdivisions. In addition, some urban areas located away from the core, such as Chaires, Fort Braden, and Miccosukee, must be provided for. Overall, however, it is the intent of this comprehensive plan to concentrate development in the Tallahassee urban area plus provide for a minimum number of designated areas of urban development.

It is the responsibility of every citizen of Leon County to pay his or her fair share first to achieve and then to maintain the community wide adopted levels of service (LOS) for capital infrastructure and urban services. However, it is not a current resident's responsibility to pay for new developments' fair share costs through subsidization. Thus, in a sense, future development must be self-sufficient.

Existing and new residents should not be bound by minimum level of service standards adopted community wide. The ability to enhance these minimums should be provided for as long as the end user pays for the incurred costs. User fees, special assessments or MSTUs are instruments, which can be used to accomplish this. Furthermore, it should be recognized that congestion can actually be a sign of a healthy urban area, and that automobile congestion can lead to individuals making a modal switch to transit, provided the transit system provides access to common destinations with convenient frequency.

The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown, Central Core and Southern Strategy Areas.

The intent of the Southern Strategy is to direct quality development and redevelopment into the area designated as the Southern Strategy area. Success of the Southern Strategy will benefit the entire community in terms of an increased tax base, greater choices for residential and employment opportunities, and other general quality of life factors such as greater availability of shopping, recreation and educational opportunities throughout the community. The focus of this strategy is to make this area of the community a desirable residential location for people of all incomes. This area contains many assets we strive for in other parts of the community such as close proximity to jobs and downtown, walk to commercial, neighborhood schools and parks, and affordable housing. Similarly, the Lake Bradford Chain of Lakes, the St. Marks Bike Trail and its extensions, and the proximity of the National Forest make this area important for environmental and recreational reasons. It also contains historic neighborhoods and is in proximity to cultural activities in the community, with museums and nearby concert facilities; educational activities, with two nearby universities and the community college. It contains a great diversity of neighborhoods, housing, and employment close to the urban core. These are the assets that make a true city.

The Central Core consists of the inner-most, older urban portions of the City of Tallahassee, many of which were originally developed before 1950 and the advent of suburbanization. Located within the Central Core are the Downtown, Central Business District, and Capital Center; Florida A & M and Florida State Universities; residential neighborhoods, a number of which are of historic and cultural importance; parks and cultural facilities; and a notable amount of vacant land with some or all of the public infrastructure necessary to support more intensive infill or redevelopment. Although the Central Core functions as a major employment center with a concentration of government offices and the two universities, the majority of the workers commute from the peripheral suburbs.

In the last twenty years, the population of Leon County has nearly doubled while the Central Core Area has suffered a net population loss. Some portions of the Central Core have already exhibited signs of distress as evidenced by a loss of population, higher rates of poverty, lower levels of education when compared to the newer more affluent periphery areas, and increased residential and non-residential vacancy rates. Other portions of the Central Core are more stable, with steady housing values and higher home ownership rates. However, these Central Core neighborhoods are less affluent than in the past, and have lower housing values and a significantly higher percentage of rental units than northeast neighborhoods.

In order to ensure the long-term viability of our entire community as well as the efficiency of our public and private investments, it is important to protect the housing resources, neighborhoods, and business and commercial districts that make up the Central Core by adopting strategies which promote neighborhood revitalization, urban infill, homeownership, and redevelopment.

The plan also supports diversification of our local economy, utilizing our highly educated workforce, our two local universities, community college and various technical schools and state government. With approximately 38% of all employment in Tallahassee-Leon County based in the government sector, this community is a reflection of its role as the State Capital and as a center for higher education. This employment structure has long provided a stable and predictable economic base.

This plan recognizes the likely continuation of growth in the State government and university segments of the local economy. A major strength of this aspect of our community is the opportunity that it provides for selective diversification. With a strong economic base, the focus for the future can be to actively seek desirable industries that will have a synergy with existing economic resources, such as job training and research and development activities associated with the universities and other educational entities.

This Plan is based on maintaining the historical growth rate of Leon County. Specifically, Tallahassee-Leon County should continue to grow with an emphasis on selected growth that pays for itself through the provision of well paid jobs and economic leverage factors which enhance the quality of life of the community. The universities and state government, which have been our traditional economic strengths, should be built upon and encouraged to expand. Thus, selected recruitment and continued expansion of the universities and state government should form the nucleus for the continued growth of Leon County.

Our comprehensive plan is a living document, used every day in decisions made by local governments. It is regularly reviewed and amended to ensure that it remains current and consistent with our community vision.

Glossary of Terms

Abandoned: To leave, desert or discontinue a use for at least one (1) calendar year.

Abut or Abutting: To physically touch or border upon, or to share a common property line or be separated from such common border by a right-of-way, alley or easement.

Acceptable Level of Service: The minimum standard adopted in this Comprehensive Plan for a service level on public facilities and services such as roadways, sanitary sewer, potable water, drainage, solid waste and parks.

Access: The most direct method of travel from a public right-of way to a private parcel of land. The physical attributes of a site/facility which enables a person and his attendant means of transportation, to enter a site/facility.

Access Management: The control and regulation of the spacing and design of driveways, medians, median openings, traffic signals and intersections on arterial roads to improve safe and efficient traffic flow on the road system.

Accessory Use or Structure: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to the principal use or structure.

Acquire: To come into possession or control of.

Active Recreation: Are those recreational uses which require a greater degree of physical exertion and involvement, and which contribute to the physical and mental well-being of an individual. Active recreation facilities typically require the alteration of land, vegetation, topography, or other natural features unless developed on a previously impacted site. Includes, but is not limited to, activities such as tennis, baseball, golf, football, etc.

Adequate: Able to satisfy a requirement.

Adjacent: Having a common boundary or edge; abutting; touching near or close to but not necessarily touching.

Adverse Impact: Any potential or actual effect or impact that is or may be harmful or injurious to human health, welfare, safety or property to biological productivity, diversity, or stability or which unreasonably interferes with the use of property, including outdoor recreation. This term includes secondary and cumulative as well as direct effects or impacts.

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

Agriculture: Activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

Airport Flight Path Zones: The precise route taken or due to be taken through the air by an aircraft or spacecraft.

Alteration: A change; modification, adjustment, or revision.

Alternative Modes: Alternative modes of transportation are those non-highway surface modes, such as rail, transit, walking and bicycling.

Amendment: Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance.

Amenities: Attractive or positive natural, historical or cultural features such as springs, streams, rivers and lakes, state forests and parks, canoe trails, historic landmarks, museums, etc.

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

Applicant: Any person making application for a lease, sale, or other form of conveyance of an interest in sovereignty lands or any other necessary form of governmental approval for an activity on sovereignty lands.

Approval: The act of approving, approbation, formal permission or sanction.

Aquaculture: The cultivation of animal or plant life in an aquatic environment.

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.

Area Median Income (AMI): For a specific geographic entity, the value at which the income distribution is divided into two equal groups, half having incomes above the median, half having incomes below the median. AMI figures are based on a family size of four.

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

Assessed Value: The value of a property as determined by a public tax assessor for the purpose of taxation.

Attain: To reach, achieve, or accomplish; gain; obtain.

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

Base Flood Elevation: The height, expressed in feet above sea level, of the highest level of floodwaters occurring in the regulatory base flood.

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.

Berm: A man-made mound of earth, in excess of two feet in vertical height, used to shield or buffer properties from adjoining uses, highways, or noise, or to control the direction of surface water flow.

Bicycle and Pedestrian Facilities: Any road, path, or way which is open to bicycle travel and travel afoot, but which excludes motor vehicles.

Biological Treatment: An additional treatment process to remove pathogens and to physical dewatering processes to facilitate transportation and disposal of sludge.

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 (2) 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 Washington County.

Buffer: Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use of property from another so as to visually separate, ameliorate, reduce, mitigate, shield, or block the adverse impacts of noise, lights, or other nuisances.

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

Building: Any structure that encloses a space used for sheltering any occupancy, such as residential, business, industry, or other private or public services. See Structure.

Campground: A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes. A commercial campground may include RV spaces and tent camper spaces. Campgrounds shall comply with state regulations for such uses.

Capacity: The potential or suitability for holding, storing or accommodating, at a defined level of service.

Capacity, Available: The capacity of a facility available for use by the demand from a new development. Available capacity is equal to the existing capacity minus the existing demand minus the committed demand.

Capacity, Existing: The capacity of a facility at the present time.

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

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

Capital Improvement Element: A required element of the Comprehensive Plan that is adopted and updated to reflect the timing and funding of capital projects to meet or maintain adopted LOS standards or implement the Goals, Objectives, and Policies of the Comprehensive Plan.

Capital Improvements Program: A schedule of all capital projects to be undertaken by a local government, including non-LOS items such as equipment purchases and government facilities and buildings. In some cases, the first year of the CIP may represent a portion of or the entire annual budget of a local government. Many of the projects listed in the CIP will also be included in the CIE if they address LOS standards or the Goals, Objectives, and Policies of the Comprehensive Plan.

Cemetery: Land used or intended to be used for the burial of human dead and dedicated for cemetery purposes, including mausoleums and mortuaries if operated within the boundaries of such cemetery.

Central Business District: A compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

Central Sewer System: Any collection, treatment and disposal sewer system that is not a septic tank (i.e. package plants and public sewer systems), and requires FDER permits as opposed to HRS permits.

Certificate of Concurrency: A statement related to a specified development project, that concurrency is satisfied and that a special amount of facility capacity is reserved for a specified time period.

Channel: A trench, the bottom of which is normally covered entirely by water, with the upper edges of its sides normally below water.

Cluster Development: A compact development that allows the developer to 1) group uses more closely together, decreasing the cost, 2) preserve fragile habitats, and 3) increase the amount of open space of a development.

Clustering: The grouping together of structures and infrastructure on a portion of a development site.

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

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

Community Park: A park located near major roadways, and designed to serve the needs of more than one (1) neighborhood.

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

Comprehensive Plan: Prescribes the principles, guidelines, and standards for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area.

Concurrency: The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System: The procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

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

Conservation Area: An area established to preserve and carefully manage significant ecological systems, and natural resources.

Conservation Lands: Lands that are currently managed for conservation, outdoor resource-based recreation, or archaeological or historic preservation.

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

Conserve: To keep in a safe or sound state, to avoid wasteful or destructive use of.

Consistent: The same throughout in structure or composition.

Consumptive Use: Any use of water which reduces the supply from which it is withdrawn or diverted.

Coordinate: To work together in a common action or effort; to meet, talk, and discuss in pursuit of a shared goal.

County Commission: The local governing body for Washington County, Florida, also known as the Washington County Board of County Commissioners.

County: Washington County, Florida.

Covenant: A contractual agreement between private parties that run with the land, thereby restricting uses that may be made of the property.

Criteria: Principles, guidelines, or standards which further describe the intent of an objective or a policy.

Cultural Resources: Are those resources which are expressive forms that reflect the living dimensions of an area's heritage. May be of historical or contemporary nature and would include folk crafts or skills, dance, music, visual arts, etc.

Currently Available Revenue Sources: An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of revenue source which is contingent on ratification by public referendum.

Data and Analysis: Information accumulated and evaluated to form the basis of conclusions regarding all subjects of the comprehensive plan. It shall be considered best available, unless new research using acceptable research methodology was conducted during the planning period to generate more current information. Data and analysis do not represent goals, objectives, policies, or criteria, and unless stated otherwise, represent best available data only.

Dedication: The legal transference of land without sale by the original owner to a public agency.

Deficiency: The measured impact of a development proposal which will quantitatively exceed the existing established minimum acceptable level of service for a public facility or service.

Demand: The requirement or burden placed on public facilities at the present time or projected into the future.

Density: An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

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.

Detention: The delay of stormwater runoff prior to its discharge.

Develop: To set forth, to evolve the possibilities of.

Developer: Any person, including a governmental agency, undertaking any development.

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.

Development Agreement: A formal agreement between the County and a Developer to adopt a conceptual development plan with any mutually agreeable stipulations. The agreement would adopt a dated version of the Land Development Code and stipulate the general layout of proposed improvements. The agreement shall require capacity reservation of concurrency facilities and signature by the Applicant and the Chairman of the Board of County Commissioners. A Development Agreement may be used to enforce conditions upon a proposed Land Use Amendment.

Development Order: Any order granting, denying, or granting with conditions an application for a development permit.

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.

Development, Economic: Economic development shall mean any activity or development which furthers or enhances the economic goals of Washington County.

Ditch: A man-made trench that was not built for navigational purposes.

Dock: A fixed or floating structure, including access walkways, terminal platforms, catwalks, mooring pilings, lifts, davits and other associated water-dependent structures, used for mooring and accessing vessels.

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.

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.

Dredging: Mechanical or other methods used to remove sovereign submerged land.

Dwelling Unit: A residence for the housing of a single family whether such residence is a detached structure or a unit of a multiple family building.

Easement: A non-possessory interest in sovereignty lands created by a grant or agreement which confers upon the applicant the limited right, liberty, and privilege to use said lands for a specific purpose and for a specific time.

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.

Effective: Producing the desired result.

Efficient: Cost effective and not wasteful of resources.

Effluent: Non-potable water discharged as waste from domestic or industrial sources.

Encourage: To stimulate, spur on, inspire, advocate, give help or patronage.

Endangered Species: A species, subspecies or isolated population which is so rare or depleted in number or so restricted in range of habitat due to any man-made or natural factor that it is in immediate danger of extinction or extirpation from Florida.

Enhance: To improve, to make better (in value, desirability, attractiveness).

Ensure: To make sure, certain; to guarantee.

Evaluation and Appraisal Report: An evaluation and appraisal report as adopted by local governing body in accordance with the requirements of Section 163.3191, F.S.

Environmentally Sensitive Lands: Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993. These land areas include any wetland areas within the County under the jurisdiction of the Florida Department of Environmental Regulation and/or the U. S. Army Corps of Engineers; and all flood prone land areas classified by the Federal Emergency Management Agency as A or V Zones on the Flood Insurance Rate Maps.

Erosion: The gradual and imperceptible wearing away of riparian or littoral land due to natural causes. Artificial erosion refers to erosion caused by man-made projects and operations.

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

Evaluate: To determine the significance or worth of by careful appraisal and study.

Evaluation and Appraisal Report: An evaluation and appraisal report as adopted by the local governing body in accordance with the requirements of Section 163.3191, F.S.

Existing Land Use Map: A parcel based geographic representation of the existing conditions on the landscape of a particular jurisdiction faxed on the Department of Revenue land use codes.

Existing Use: The use of a lot, parcel or structure at the time of the adoption of the Comprehensive Plan (April, 1991).

F. D. C. A.: The Florida Department of Community Affairs.

F. D. E. P.: The Florida Department of Environmental Protection.

F. D. O. T.: The Florida Department of Transportation.

Facility: See Public Facilities.

Family: A social unit consisting of a man and woman and their offspring, group of people sharing common ancestry.

Farm: An agricultural enterprise that produces \$2,500 of gross product a year.

Fence: A man-made barrier of any material or combination of materials erected to enclose or screen areas of land.

Fill: Materials from any source, deposited by any means onto sovereignty lands, either for the purpose of creating new uplands or for any other purpose, including spoiling of dredged materials.

Financial Feasibility: Sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. The requirement that level-of-service standards be achieved and maintained shall not apply if the proportionate fair share process set forth in S. 163.3180(12) and (16), F.S. is used.

Finding: A conclusion based upon analyses of the best available data and information.

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

Flood Hazard Boundary Map (FHBM): The official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been declared as Zone A.

Flood Insurance Rate Map (FIRM): The official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas.

Flood Prone Areas: Areas inundated by a flood level which occurs on the average of once in one hundred years. These areas are delineated on the Flood Hazard Boundary Map series put out by the Federal Emergency Management Agency (FEMA).

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

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor Area Ratio (FAR): A measure of the intensity of development on a site calculated by adding together all floor areas of all floors and dividing this total by the gross site area.

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

Forestry: The art, application, and practice of controlling forest establishment, composition, and growth through sound management techniques, based on the owners management objectives. *See Silviculture.*

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.

Frontage: That side of a lot, lots, or tract of land abutting and/or facing a public street, road, highway or rural right-of-way, ordinarily regarded as the front of the site.

Future Land Use Element, (FLUE): The Element of the adopted Washington County Comprehensive Plan which contains the land use goals, objectives and policies of the County and map of the future location of land use categories within the County.

Future Land Use Map (FLUM): A graphic representation of the land use districts used in the County and their placement on the land adopted as part of the Washington County Comprehensive Plan and used as the regulatory map for implementation of the Comprehensive Plan and this Code. It may also be known as the "Land Use Map" or "Future Land Use Map Series."

Geographic Information Systems (GIS): Integrated graphic and database software designed to aid in reporting phenomena or displaying data that are distributed across wide areas.

Garage: A building or space used as an accessory to or a part of the main building permitted in any residential district, and providing for the storage of motor vehicles and in which no business, occupation, or service for profit is in any way conducted.

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.

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

Governing Body: The Board of County Commissioners, Washington County, Florida.

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

Growth Management: The control of the location, type, intensity and rate of growth or development, in order to maximize the efficient use of public facilities and services while protecting the values and functions of the natural systems.

Group Home: A facility which provides a living environment for unrelated residents who operate as the functional equivalent to a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Greenway: A corridor of protected open space that is managed for conservation or recreation purposes. Greenways follow natural land or water features such as ridges or rivers, or human landscape features such as abandoned railroad corridors or canals. They link natural reserves, parks, and cultural and historic sites with one another and, in some cases, with populated areas.

Hazardous Material: Any material which, because of its physical, chemical, or infectious characteristics, can pose a substantial or potential hazard to human health or safety or the environment when improperly used, treated, stored, transported, or disposed of. A hazardous material generally exhibits one of four characteristics: toxic, ignitable, corrosive, or reactive. Reactive means a material may react violently and/or produce hazardous vapors or gases when exposed to water. A hazardous material can be a liquid, a solid, or a gas, or can exist in different forms dependent on the temperature and pressure of its surroundings.

Hazardous Waste: Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

Historic Resources: All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

Historic Site: A location of a significant event, a pre-historic or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archaeological value regardless of the value of any existing structure.

Historical Land Use: Historic sites or buildings are depicted on the Future Land Use Map. Future Uses under this category may be recognized by an amendment to the Future Land Use Map, if appropriate.

Household: All of the individuals who occupy a housing unit as their usual place of residence.

Household Income: The sum of monetary income received in a given calendar year by all household members 15 years old and over, including income received by household members not related to the householder. A household can consist of a person living alone.

Housing: Buildings or other structures in which people live that provide shelter, a link to the neighborhood and community, a sense of belonging, a sense of social status, and that constitutes an investment.

Housing Need: Primary indicators of housing need include economic burden (a.k.a. cost burden), adequacy of housing facilities, age and condition of housing stock, and presence or absence of crowding. Inadequate facilities refer to a lack of complete plumbing, kitchen facilities, and electricity. A unit is considered crowded if the average number of occupants per room exceeds one.

Housing Stock: Refers to housing supply, the housing which is available for sale or rent.

Housing Unit: A house, apartment, group of rooms, or a single room occupied or intended for occupancy a separate living quarters.

Hydrograph: A graphic representation of the variation of drainage flow with time in relationship with a particular storm frequency.

Identify: To establish the identity of, location or existence of.

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

Impervious Surface: A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes, but is not limited to, semi-impervious surfaces such as compacted clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

Implement: To carry out, to give practical effect to and ensure of actual fulfillment by concrete measures.

Improve: To make more acceptable or bring nearer to some standard.

Improvement: Physical changes made to raw land, and structures placed on or under the land surface in order to supply the infrastructure needed to serve the projected population.

Income: Includes both passive income (social security, pension, disability, return on investment, etc.) and wages.

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.

Inconsistent: Mutually contradictory; contrary, one to the other, so that both cannot stand, the acceptance of one implies the abrogation of the other.

Indigenous: Occurring or living naturally in an area (native).

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

Infill Development: The addition of new housing or other buildings on scattered vacant sites or platted lots in a developed area or subdivision.

Infrastructure: Those man-made structures which serve the common needs of the population, such as, sewage disposal systems, potable water systems, solid waste disposal sites or retention areas, stormwater systems, utilities; bridges, and roadways.

Intensity: An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

Interlocal Agreement: An agreement with local city or county governing bodies.

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 fourteen [14] to sixteen [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: Ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations controlling the development of land.

Land Use: The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

Land Uses: Each of the Land Use Categories provides for a variety of Uses. Some uses are considered uses by right and some are special exception uses.

Land Use Category: One of the Land Uses defined in the Comprehensive Plan describing the general land uses and densities or intensities intended for future development in the Land Use Districts.

Land Use District: Washington County is divided into several land use districts as established and depicted on the Future Land Use Map, as amended. These districts define the location of proposed new land uses in the County, that is, where can the various described Land Use Categories be applied. See the Future Land Use Map. Land Use Districts are intended to guide the nature and intensity of future developments and are not intended to act as a guide to taxation policies for current land use.

Landfill: Any solid waste land disposal area for which a permit, other than a general permit, is required by s. [403.707](#) 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.

Landscaping: The purposeful creation of vegetated space to enhance the visual appeal of a development; whether by preservation of existing vegetation, augmentation of existing vegetation or by addition of native and non-invasive nursery vegetation, sod, mulch bed, or other decorative or mesophytic elements in a specified area.

Lease: An interest in sovereignty lands designated by a contract creating a landlord-tenant relationship between the board as landlord and the applicant as tenant whereby the board grants and transfers to the applicant the exclusive use, possession, and control of certain specified sovereignty lands for a determined number of years, with conditions attached, at a definite fixed rental.

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

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Local Planning Agency (LPA): The agency designated to prepare the comprehensive plan or plan amendments.

Low Income Household: One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Maintain: To keep in an existing state; to support or provide for; to bear the expense of.

Major Managed Areas: Lands within the managed-areas system are comprised of national parks, state forests, wildlife management areas, and local and private preserves. As prescribed in Florida Statutes, such state lands are to be "managed to serve the public interest by protecting and conserving land, air, water and the state's natural resources, which contribute to the public health, welfare, and economy of the state". Examples of public land management agencies are Florida Department of Environmental Protection, Department of Agriculture and Consumer Services, Division of Forestry, Fish and Wildlife Conservation Commission and Water Management Districts.

Manufactured home: A mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. F.S. 320.01(2)(b).

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Manufactured Housing: Any dwelling unit which is constructed, assembled, or manufactured wholly or partially off-site and installed upon the finished lot. Such housing shall be construed to include modular housing and panelized construction.

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.

Maximize: To increase to the greatest quantity or extent possible.

Mean High Water Line: The intersection of the local elevation of mean high water with the shore. Mean high water line along the shore of land immediately bordering on navigable waters is recognized and declared to be the boundary between the foreshore owned by the State of Florida in its sovereign capacity and the uplands subject to private ownership. However, no provision of this rule shall be deemed to impair the title to privately owned submerged lands validly alienated by the State of Florida or its legal predecessors.

Mean Sea Level: The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. The term is synonymous with National Geodetic Vertical Datum (NGVD).

Median Household Income: The center point in the distribution of household incomes such that half of the households have incomes below this point and half of the households have incomes above this point.

Median Income: Median income is the amount which divides the income distribution into two equal groups, half having incomes above this amount, half having incomes below this amount. The medians for households, families, and unrelated individuals are based on the entire universe of all households, families, and unrelated individuals, regardless of size. The medians for individuals are based on the entire universe of people 15 years old and older with income. The data for area median income (AMI) is based upon a family or household size of four.

Minerals: All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

Minimize: To reduce to the least quantity possible.

Mining: The act or process of removing minerals or other resources from the land including surface mining, rock quarries, borrow pits, strip mining, clay pits, and any extraction activities.

Mitigation: The measures taken to limit the adverse effects of natural or technological hazards and/or environmental degradations or contamination to Real Estate Structures and non-structures (land).

Mobile Home: A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

Mobile Home Park: A residential development on a parcel of land in one (1) ownership providing rental spaces for five (5) or more mobile home living units (subject to the special provisions noted below) on a long-term basis with recreation area and service facilities for the tenants.

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

Native Vegetation: A plant that occurs naturally in a particular region, state, ecosystem and habitat without direct or indirect human actions.

Native: Characteristic of or existing by virtue of geographic origin.

Natural Drainage Features: The naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural Environment: The surroundings not made by humans within which the transportation system operates. This includes both physical and ecological aspects, including traditional cultural resources.

Natural Groundwater Aquifer Recharge Areas: Areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

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

Natural Resources: The actual and potential forms of wealth supplied by nature that possess a value and function within the natural systems and which are essential for the perpetuation of life.

Natural System: A self-sustaining living system that supports an interdependent network of aquatic, wetland-dependent, and upland living resources.

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 pedestrian ways.

New Construction: Any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building or which adds additional square footage to the space inventory.

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.

Non-Point Source: Stormwater runoff which is not discharged through a pipe or other identified specific conveyance mechanism.

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

Obsolete Sign: A sign which does not conform to the Standard Building Code for sign requirements or the Gadsden County sign ordinance, as amended.

Obtain: To gain or attain usually by planned action or effort.

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

Ordinary High Water Line: The boundary between uplands and submerged lands beneath non-tidal navigable natural water bodies (Section 18-2.017, F.A.C.).

Parcel: A unit of land within legally established property lines.

Parking Lot: An area or a lot where cars are parked.

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.

Passive Recreation: Recreation uses are considered passive where very minimum alteration of vegetation, topography or other native feature is necessary, for the enjoyment of the site amenities. Activities which are considered passive include, but are not limited to, hiking, bicycling, nature observation, camping, non-motorized boating, rowing, swimming, picnicking, archaeological or historic preservation.

Pattern: The form of the physical dispersal of development or land use.

Planned Unit Development (PUD): A type or form of development which is intended to encourage innovative site design and which is characterized by a unified site design for residential units, clustering of buildings, provision of open space, and a mix of building types and land uses.

Playground: A recreation area with play apparatus.

Point Source: A source, such as a pipe, from which stormwater or wastewater is discharged.

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: The way in which programs and activities are conducted to achieve an identified goal.

Pollution: The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Population: The total number of people inhabiting a specified area or the total number of inhabitants of a particular race, class, or group in a specified area. For biological purposes, the definition of population is a collection of individuals belonging to the same species and living in the same area.

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 Facilities: A system of structures designed to collect, treat, or distribute potable water and includes water wells, treatment plants, reservoirs, and distribution mains.

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

Preserve: To keep intact.

Prime Recharge Areas: Areas that are generally within high recharge areas and are significant to present and future ground water uses including protection and maintenance of natural systems and water supply.

Promote: To contribute to the growth or prosperity of; to help bring into being; to present for public acceptance.

Property Taxes (Ad Valorem): Property taxes are based on a millage rate (one [1] mill is the equivalent of One and 00/100 Dollar [\$1.00] per One Thousand and 00/100 Dollars [\$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.

Protect: To shield from injury or destruction.

Provide: To supply what is needed for sustenance or support; to supply for use.

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

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

Public Facilities: Transportation, sewer, solid waste, drainage, potable water, fire and police protection, emergency medical, educational, parks and recreation, and public health systems and facilities.

Public Housing: Public housing consists of the housing units created through a variety of federal housing programs designed to create safe, sanitary, and affordable housing to lower income Americans. Public housing is often referred to as subsidized or low-income housing

Public Interest: Demonstrable environmental, social, and economic benefits which would accrue to the public at large as a result of a proposed action, and which would clearly exceed all demonstrable environmental, social, and economic costs of the proposed action. In determining the public interest in a request for use, sale, lease, or transfer of interest in sovereignty lands or severance of materials from sovereignty lands, the board shall consider the ultimate project and purpose to be served by said use, sale, lease, or transfer of lands or materials.

Public Services: The programs and employees determined necessary by local government to provide adequate operation and maintenance of public systems and facilities.

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

Public Utilities: Those services, provided by persons requested by the Public Service Commission, or which are provided by rural cooperatives, municipalities, or other governmental agencies, including electricity, public water and wastewater services, and structures necessary for the provision of these, services and transmission lines for public communication systems such as telephone, radio and television.

Pursue: To find or employ measures to obtain or accomplish.

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

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

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

Recreational Uses: Activities within areas where recreation occurs.

Recycling: The act of processing used or abandoned materials for use in creating new products.

Redevelopment: Activities or projects in an area to eliminate and prevent the development or spread of slums and blight, or to provide affordable housing, whether for rent or sale, to low and moderate income households; or to generate renewed economic activity and development.

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

Rehabilitation: The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

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

Renovation: The rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment and includes, but is not limited to, interior or exterior reconditioning of facilities and spaces; air-conditioning, heating, or ventilation equipment; fire alarm systems; emergency lighting; electrical systems; and complete roofing or roof replacement, including replacement of membrane or structure.

Resident: A person who lives at a particular place for a prolonged period or who was born there.

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

Resource Recovery: The process of obtaining materials or energy from waste; recycling.

Restaurant: A building or structure, or portion thereof, in which food is prepared and served for consumption.

Retention (surface water): A drainage technique that retards or detains runoff or discharge to enhance groundwater recharge and reduce erosion and surface water pollution, such as a retention basin, parking lot storage, porous pavement, dry well, or any combination thereof.

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.

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

Road: Any avenue, street, boulevard, lane, parkway, place, or other way which is an existing State or County roadway, or a way or a road shown on a plat hereto or approved, pursuant to law, or approved by official action; or road or way shown on a plat duly filed and recorded in the Office of the Clerk of the Court of Washington County.

Roadway Network: The vehicular and pedestrian traffic circulation system including roads, bicycle paths and lanes, sidewalks, and traffic control devices.

Rural Areas: Low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

Sale: A conveyance or transfer of title of sovereignty lands in fee simple by the board, for consideration.

Sanitary Sewer Facilities: Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

Seasonal Population: Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

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 into a drainfield.

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

Service station: A building or lot where gasoline, oil and grease are supplied and dispensed to the motor vehicle trade, or where battery, tire and other similar services are rendered.

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.

Shall: Used to express a command or exhortation; used in laws, regulations, or directives to express what is mandatory.

Should: expresses obligation; mandatory action necessary unless it can be clearly demonstrated that: a. Strict application will be contrary to the public interest; b. The public values being protected are insignificant and strict application will result in an excessive hardship to the project; c. Strict application will place an excessive hardship on the project, and an alternative action is available which is equal to or superior than the original requirements in reaching the policy's objective, and; d. The activity is not financially feasible for the local government.

Sidewalk: Improved hard surface way constructed within right-of-way, along exclusive easements, or on private property intended to be used for pedestrian traffic.

Silviculture: A process, following accepted forest management principles, whereby the trees constituting forests are tended, harvested and reproduced.

Site Development: Work that must be performed on an unimproved site in order to make it usable for the desired purpose or work incidental to new construction or to make an addition usable.

Site Plan: A plan, prepared to scale, showing accurately and with complete dimensions, the boundaries of a site and the location of all buildings, structures, uses, and principal development features for a specific parcel or parcels of land.

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

Solid Waste: Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility; or, garbage, rubbish, refuse, and other discarded material, including solid, liquid, semisolid, and contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

Solid Waste Facilities: 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: A species or population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming threatened.

Spring: A point where ground water emerges onto the earth's surface, including under any surface water of the state, excluding seeps. The term "spring" shall include karst windows, a depression opening that reveals portions of a subterranean flow or the unroofed portion of a cave.

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

Standard: A rule set up and established by authority for the measure of quantity, weight, extent, value or quality; a criterion on which a judgment or decision may be based.

State Land Planning Agency: The Florida Department of Community Affairs.

Stormwater: The water that results from a rainfall event.

Stormwater Facilities: Manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

Stormwater Management Program: The institutional strategy for stormwater management, including urban, agricultural, and other stormwater.

Stormwater Management System: A system which is designed and constructed or implemented to control stormwater, incorporating methods to collect, convey, store, absorb, inhibit, treat, use, or reuse stormwater to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system.

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.

Strategy: A specific activity that is designed to help achieve an objective.

Street: A right-of-way provided for vehicular transportation purposes. A street or roadway provides vehicular access to 2 or more separate parcels of property.

Structure: A building of any kind, either temporary or permanent, which has a roof over it, together with the curtilage thereof.

Subdivider: One who partitions a tract of land for the purpose of selling the individual lots.

Subdivision: for residential use, any tract or plot of land divided into two or more lots or parcels of which at least one is 1 acre or less in size for sale, lease, or rent. A subdivision for commercial or industrial use is any tract or plot of land divided into two or more lots or parcels of which at least one is 5 acres or less in size and which is for sale, lease, or rent. A subdivision shall be deemed to be proposed until such time as an application is submitted to the local government for subdivision approval or, in those areas where no local government subdivision approval is required, until such time as a plat of the subdivision is recorded.

Subdivision (Major): A subdivision not classified as a minor subdivision, including but not limited to a subdivision of eleven (11) or more lots, or any size subdivision requiring any new streets to be constructed, or the extension of governmental facilities, or the creation of public improvements.

Subdivision (Minor): Any subdivision containing ten (10) or less lots fronting on an existing street/roadway, not involving any publicly dedicated new street or road, or the extension of government facilities, or the creation of any public improvement, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this comprehensive plan or the Land Development Code. Minor subdivisions shall be limited to a maximum of ten (10) lots within a period of one year, as well as ten in the aggregate.

Suburban: Are inhabited districts located either on the outer rim of a city or outside the official limits of a city.

Suitability: The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

Support: To promote the interests or causes of; to uphold or defend as valid or right, advocate; to argue or vote for; to pay the costs of; to favor actively in the face of opposition.

Surface Water: Water upon the surface of earth, whether contained in bounds created naturally or artificially or diffused. Water from natural springs shall be classified as surface water when it exits from the spring onto the earth's surface.

Surface Water Bodies: Are classified as:

(a) **Permanent Non-tidal Surface Water Body:** A perennial stream, a perennial river, an intermittent stream, a perennial lake, a submerged marsh or swamp, a submerged wooded marsh or swamp, a spring, or a seep, as identified on the most recent quadrangle map, 7.5 minute series (topographic), produced by the United States Geological Survey, or products derived from that series. "Permanent non-tidal surface water body" shall also mean an artificial surface water body that does not have an impermeable bottom and side and that is designed to hold, or does hold, visible standing water for at least 180 days of the year. However, a non-tidal surface water body that is drained, either naturally or artificially, where the intent or the result is that such drainage be temporary, shall be considered a permanent non-tidal surface water body. A non-tidal surface water body that is drained of all visible surface water, where the lawful intent or the result of such drainage is that such drainage will be permanent, shall not be considered a permanent non-tidal surface water body. The boundary of a permanent non-tidal surface water body shall be the mean annual flood line.

(b) **Tidally Influenced Surface Water Body:** A body of water that is subject to the ebb and flow of the tides and has as its boundary a mean high-water line as defined by s. [177.27\(15\)](#).

Swale: A manmade, vegetative-stabilized trench which contains contiguous areas of standing or flowing water for less than 72 hours following a rainfall event. A swale has a top width-to-depth ratio of the cross- equal to or greater than 6:1, or side slopes equal to or greater than 3 feet horizontal to 1 foot vertical.

Threatened Species: A species, subspecies or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become endangered in the foreseeable future.

Transfer Station: A facility for the temporary collection of solid waste prior to transport to the processing facility.

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.

Tributary: A natural stream or other natural water body that flows, falls or empties into another water body. This definition is not to include non-point sources.

Units Per Acre: The number of residential units allowed as a maximum per acre. This term may describe an aggregate density over a large tract or a building lot size.

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: An area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

Urban Service Boundary (USB): An area designated by the County located within close proximity to existing or planned central infrastructure services where it is intended that new development within the USB be required to plan for, design and provide for connection or extension of central services in order to permit development. Such areas are usually characterized by more dense land use patterns including Urban Service Area, Mixed Use, Rural Residential, Public, Commercial, Industrial and Light Industrial, and Recreational land uses.

Urban Sprawl: Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions:

- a. The premature or poorly planned conversion of rural land to other uses;
- b. The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or
- c. The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

User Charges: These charges are most commonly derived from the operation of Water, Sewer, and/or Sanitation (Solid Waste) departments. Fees for recreational facility use are also normally included in this category. The revenues as well as the expenditures of each of these utilities are normally accounted for as separate Enterprise Funds.

Utility: A water or wastewater utility and, except as provided in s. [367.022](#), includes every person, lessee, trustee, or receiver owning, operating, managing, or controlling a system, or proposing construction of a system, who is providing, or proposes to provide, water or wastewater service to the public for compensation.

Variance: A relaxation of the literal terms of the Comprehensive Plan and Land Development Code where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this regulation would result in unnecessary and undue hardship. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the district or classification, or in adjoining district or classifications.

Very Low Income Household: One or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Water Quality: A term used to describe the biological, chemical and physical characteristics of water and its general composition. These attributes affect water's ability to sustain life and its suitability for human consumption.

Water Recharge Areas: A land or water areas through which groundwater is replenished.

Water System, Central: A public or private water system created to serve more than two-(2) structures or dwelling units. This system must be approved and regulated by the Environmental Health Department and/or F.D.E.P.

Watershed: The land area that contributes to the flow of water into a receiving body of water.

Wetlands: As defined in subsection 373.019(17), F.S., means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

WFRPC: West Florida Regional Planning Council

Wildlife Habitat: A habitat is an ecological or environmental area that is inhabited by a particular animal or plant species. It is the natural environment in which an organism lives, or the physical environment that surrounds (influences and is utilized by) a species population.