

## COMPREHENSIVE PLAN DEFINITIONS

**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.

**Accessory Land Uses** – Buildings, structures, facilities and uses of land that are customary and incidental to the primary permitted uses as well as those uses accessory to permitted uses specified as conditional uses.

**Acquire** – To come into possession or control of.

**Adequate** – Able to satisfy a requirement.

**Adult Congregate Living Facility** – A residential structure in which the owners or operators provide lodging, food and one or more personal services for unrelated adults on a profit or nonprofit basis. These facilities shall be subject to the licensing and approval of the Florida Department of Health and Rehabilitative Services.

**Affordable Housing** – A dwelling unit, with regard to a unit for sale, one which costs less than eighty (80%) percent of the median price of the single family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than eighty (80%) percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area and for which the purchaser or renter's income or combined family income does not exceed 80% of the median family income for the Orlando metropolitan area.

**Agricultural Uses** – Activities within land areas which are predominately used for the cultivation of crops and livestock including: cropland, pasture land, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

**Amendment** – Means any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates or modifications or current costs in other elements, as provided in subsection 163.3187(2), F.S.

**Annexation** – The addition of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.

**Aquifer** – A groundwater bearing geologic formation, or formations, that contain enough saturated permeable material to yield significant quantities of water.

**Availability or Available** – With regard to provision of facilities and services concurrent with the impacts of development.

**Backlogged Facility** – A road on the State Highway System operating at a level of service below the minimum level of service standards, which is not a constrained facility, and which is not programmed for construction adequate to bring it up to the applicable minimum level of service standard in the first three years of the Department of Transportation's adopted work program or in a local government's Capital Improvements element.

**Bicycle and Pedestrian Ways** – Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

**Buffer** – Open space, 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.

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

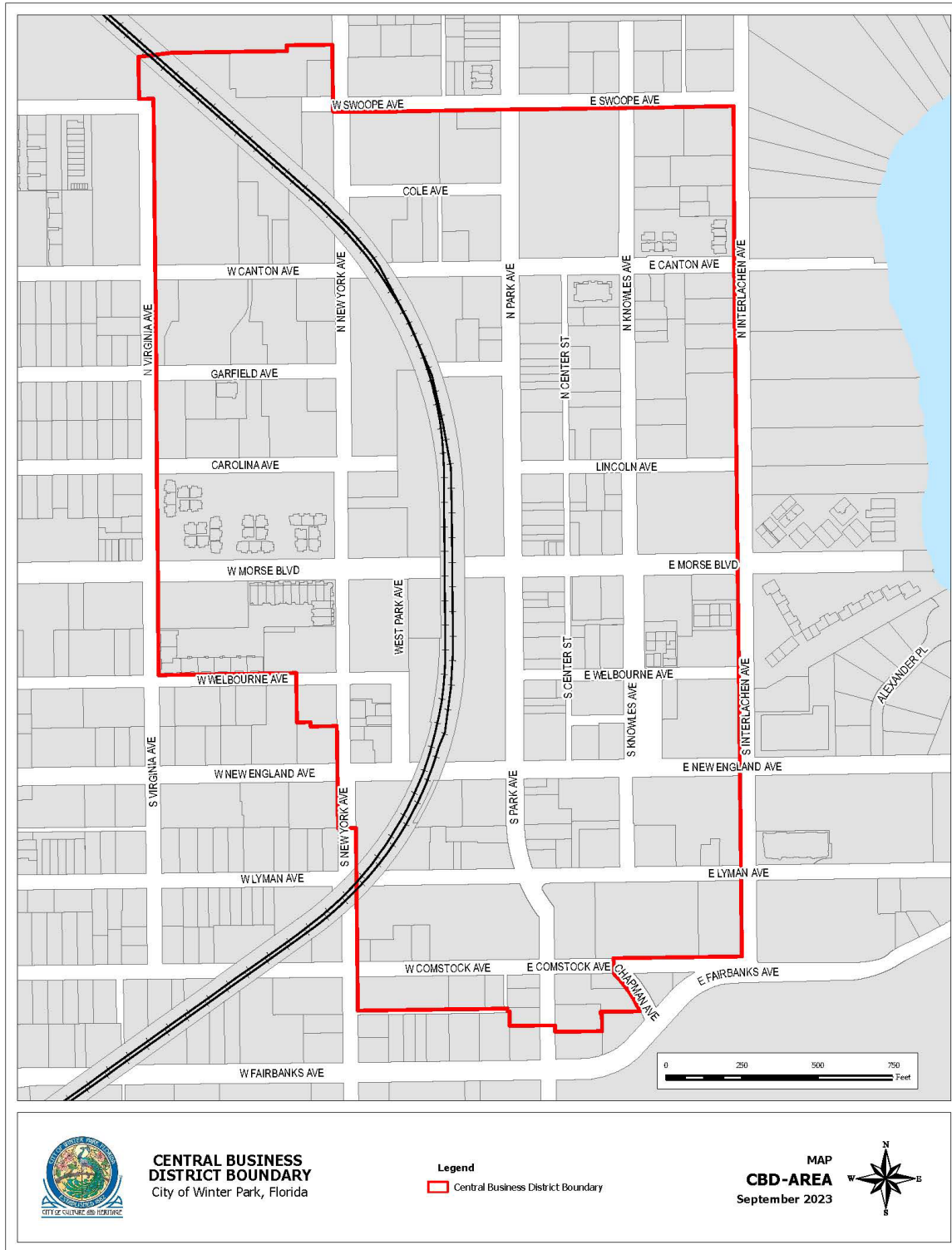
**Capacity** – For roadways, the amount or volume of traffic that a roadway can accommodate at a specific level of service.

**Capital Budget** – The portion of the City's budget which reflects capital improvements scheduled for a fiscal year.

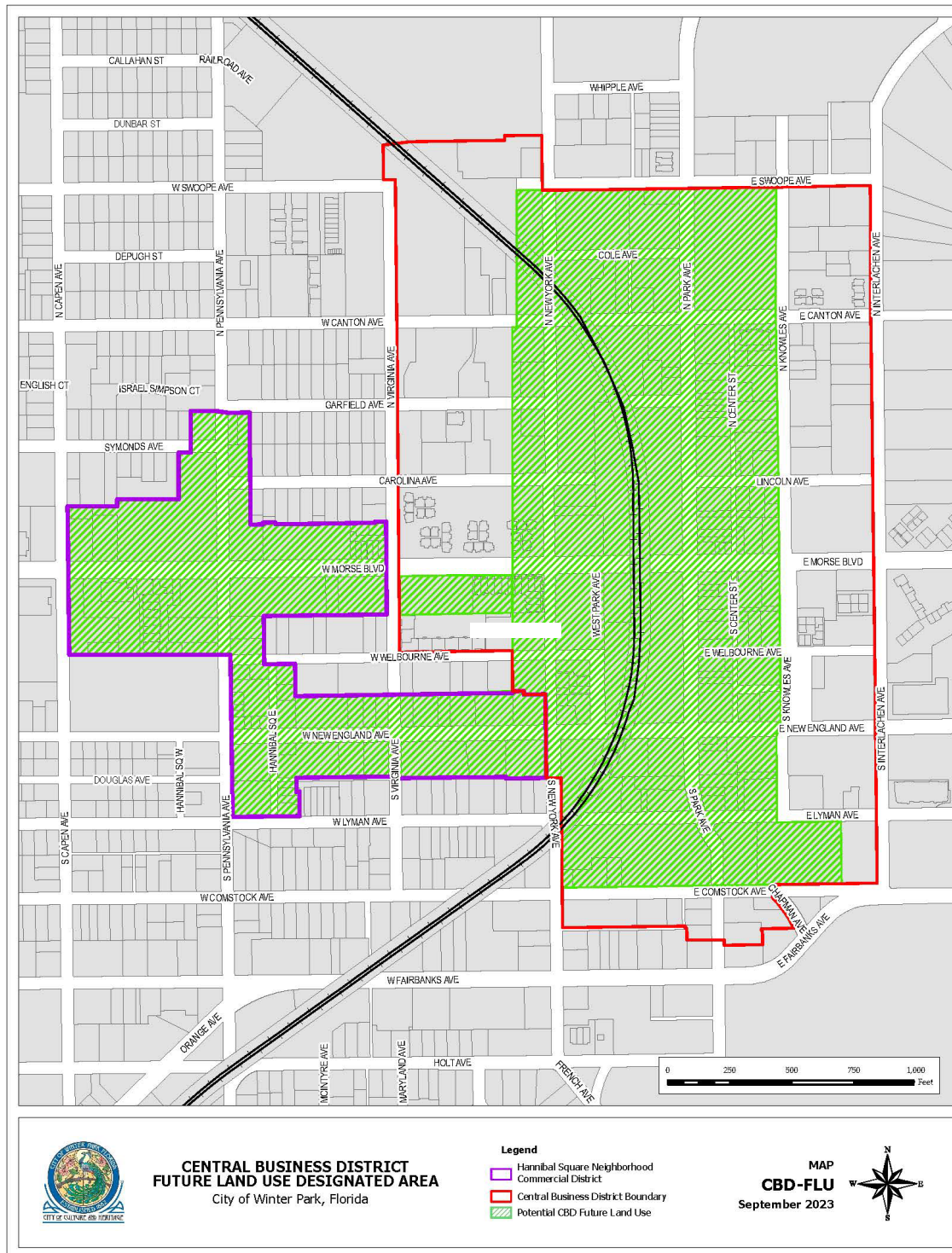
**Capital Improvement** – A physical asset constructed or purchased to provide, improve or replace a public facility and which is large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.

**Capital Improvements Program** – A multi-year (usually five) schedule of capital improvements projects, including cost estimates and priorities, budgeted to match the City's financial resources.

**Central Business District (CBD)** – The business, commercial, office and residential "core" of Winter Park (also known as "Downtown"). This is not to be confused with the CBD Future Land Use Designation, the Hannibal Square Neighborhood Commercial District, the Planning Area boundary for Planning Area G – Downtown/Rollins College, the Community Redevelopment Area (CRA), or with C-2 zoning.



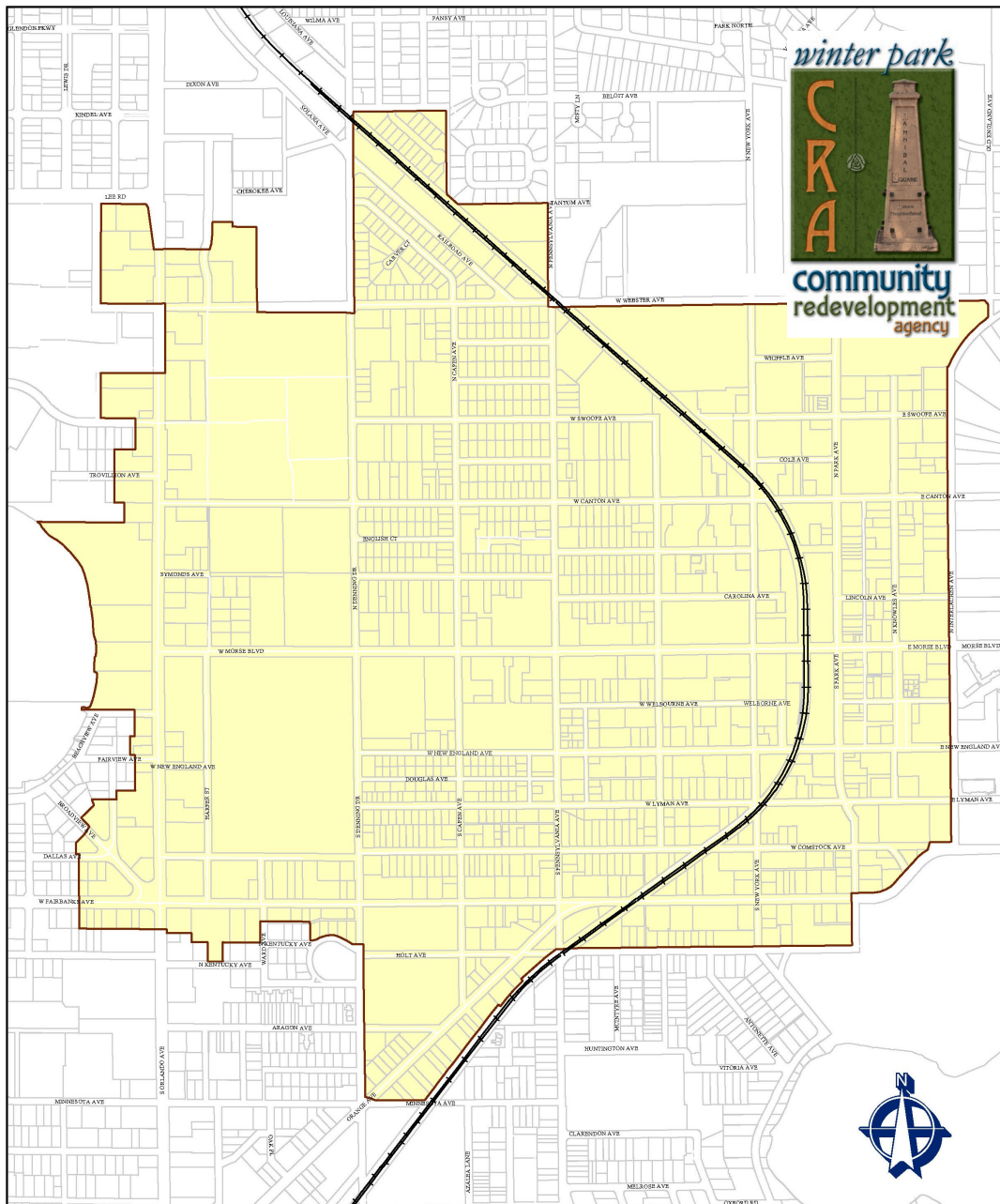
**Central Business District Future Land Use Designated Area Map** – The Central Business District (CBD) Future Land Use Designated Area is shown within the green hash marked areas and is the only areas designated with the potential for CBD Future Land Use and associated C-2 zoning. The red outlined area depicts the Winter Park Central Business District Boundary as shown on page D-3, and the purple outlined area depicts the Hannibal Square Neighborhood Commercial District.





**Collector Roadway** – A roadway that serves the internal traffic movement within a given geographic subarea and connects this subarea to the arterial system. This type of facility is not intended to serve long through trips; and therefore, serves mostly short to moderate length trips. Most major collectors will carry a moderate volume of traffic at moderate speeds. Land service is an appropriate function of this facility, provided it does not inhibit local traffic movement. Examples of collectors are Clay Street and Temple Drive.

**Community Redevelopment Agency (CRA)** – An area designated by the City and Orange County as an area for residential and commercial redevelopment with goals for affordable housing, blight elimination, enhanced safety and corridor enhancement pursuant to adopted CRA plans.



**Concurrency** – Having 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 process and/or procedures that the City shall 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.

**Cone of Influence** – An area around one or more major water wells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

**Conservation Uses** – Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality including areas designated for flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, 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** – Compatible with; not in conflict with.

**Constrained Facility** – A road on the State Highway System operating at a level of service below the minimum level of service standards and on which it is not feasible to add two or more through lanes to meet current or future traffic needs because of physical, environmental, or policy constraints.

**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 Source** – 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 a revenue source which is contingent on ratification by public referendum.

**Density** – An objective measurement of the number of people or residential units allowed per unit of land.

**Development** – The carrying out of any building activity, the renovation, rehabilitation or remodeling of any structure, alteration of land, the dividing of land into three or more parcels, or the establishment of flag lots or access easements. The following activities or uses shall be taken for purposes of this Plan to involve "development" as defined:

1. A reconstruction or alteration of the size of a structure on the land.
2. A change in the intensity of use of land, such as the increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
3. Alteration of a shore or bank of a river, stream, lake, pond, or canal.
4. Commencement of drilling, except to obtain soil samples; mining; or excavating on a parcel of land.

5. Demolition of a structure.
6. Clearing of land as an adjunct of construction.
7. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

**Distribution System** – Network of pipes and storage tanks that transport water between production components and consumers throughout the service area.

**Diversity** – To give variety; to balance; to engage in a variety of operations.

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

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

**Educational Uses** – Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including areas of buildings, campus open space, dormitories, recreational facilities or parking.

**Effective** – Producing the desired result.

**Efficient** – Cost effective and not wasteful of resources.

**Enclave** – A geographical area that is totally surrounded by land within one or more than one municipality's boundaries.

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

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

**Ensure** – To make sure, certain; to guarantee.

**Environmentally Sensitive Lands** – The land encompassing any and all classifications of wetlands, the shoreline of any stream, canal or lake and any wildlife habitat containing endangered or threatened species as detailed on Maps CE-5-04 and CE-5-05 of the Conservation Element.

**Estate** – A single family residential property under single ownership, regardless of divisions that may be shown by the Orange County Property Appraiser, that is one acre or larger.

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

**Finding** – A conclusion based upon analyses of the best available data and information regarding the relationship between the use intensity of a development order or permit

proposal and the availability of public facilities or services having established minimum acceptable levels of service, to support the proposed use intensity.

**Floor Area Ratio (FAR)** – The ratio of permitted floor and building area to the total area of the lot.

**Floodplain** – Area 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. Any area susceptible to being inundated by water from any source; including areas which may or may not have a direct hydrological connection to a surface water body.

**Foster Care Facility** – A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

**Goal** – A general statement of a desired long term end toward which programs or activities are ultimately directed.

**Groundwater** – The supply of fresh water under the surface in an aquifer or geologic formation that forms the natural reservoir for potable water.

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

**Growth Management** – The control of the location, type, intensity, density 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.

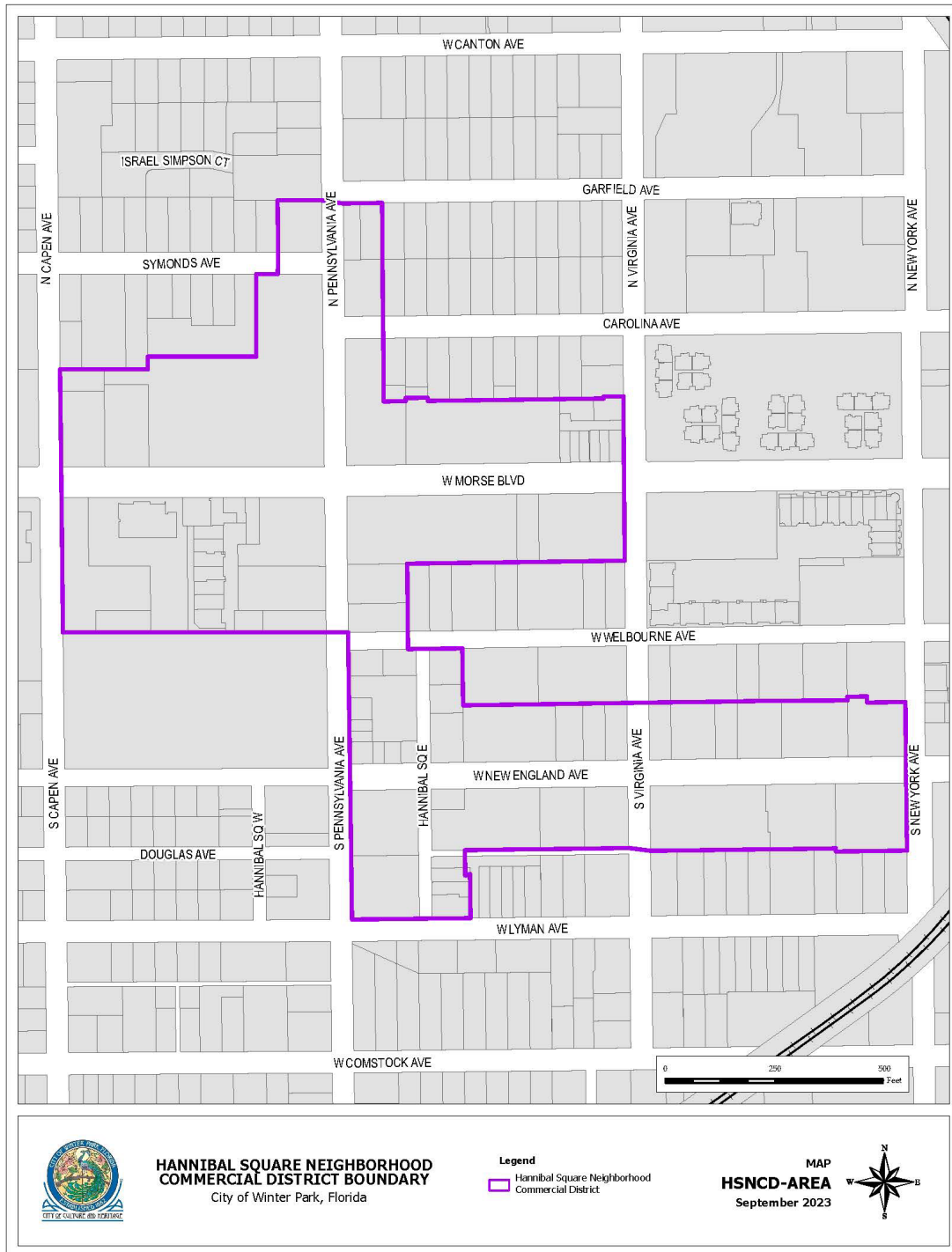
**Hazardous Material** – Any material which, because of its physical, chemical, or infectious characteristics, can pose a substantial or potential hazard to human health or safety or the environment when improperly used, treated, stored, transported, or disposed of. A hazardous material generally exhibits 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.



**Hannibal Square Neighborhood Commercial District** – This area is shown on the map below, which is located west of the CBD, and is defined as:

1. Properties abutting Morse Boulevard between Capen and Virginia avenues
2. Properties abutting New England Avenue between Pennsylvania and New York avenues
3. Properties abutting Pennsylvania Avenue between Lyman and Garfield avenues
4. Properties abutting Hannibal Square East



**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 the City as historically, architecturally, or archaeologically significant. Such term includes artifacts, records, and remains which are related to a district site or building, structure, or object.

**Household** – One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage or adoption, no such family shall contain over three unrelated persons, but further provided that domestic help employed on the premises may be housed on the premises without being counted as a family or families.

**Identify** – To establish the identity of, location or existence of.

**Impervious Surface** – A surface that prevents or resists penetration by fluids and absorption of stormwater into the ground.

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

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

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

**Infill Development** – Development on scattered vacant sites within the urbanized area of a community.

**Intensity** – The gross square footage of total building area on any property as represented by a maximum ratio (FAR). 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

**Land Development Regulations** – Ordinances enacted by the City Commission for the regulation of any aspect of development including zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

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

**Lift Station** – A pumping facility which discharges flow directly into a gravity conduit.

**Limited Access Roadway (Interstates, Parkways)** – The primary purpose of a limited access roadway is mobility. This roadway is designed to serve large volumes of high-speed traffic over long distances. Land access is not considered important. Access from adjoining parcels of land directly onto right-of-way is prohibited, and access is limited to exit and entrance ramps located at major, grade separated roadways.

**Local Roadway** – A roadway or street having the single purpose of providing access to adjacent property. Mobility is a secondary function. Average speeds and volumes are low, and trips are usually of a short duration to connect with a higher-level facility. A local road should not carry through traffic, thus the trip being serviced should originate or be destined for the area surrounding the local street system.

**Maintain** – To keep in an existing state; to support or provide for.

**Maximize** – To increase to the greatest quantity or extent possible.

**May** – To have the permission to.

**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.

**Minor Arterial** – A highway similar in function to a principal arterial, but designated to carry moderate volumes of traffic between urban areas, with connections to the principal arterial system. This facility type provides service to trips of moderate length at a somewhat lower level of travel mobility than major arterials. Its main function is to provide an intermediate connecting roadway between the major arterial system and streets within the localized area. Of course, this type of facility allows more land access than the previous two types. Examples of minor arterials are Lakemont Avenue and Glenridge Way.

**Mitigation** – Methods used to alleviate or lessen the impact of development.

**Mobile Home** – A residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence when connected to the required utilities, and includes plumbing, heating, air conditioning and electrical systems. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it was built in compliance with the Federal Manufactured Home Construction and Safety Standards.

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

**Nonpoint Source Pollution** – Any source of water pollution from no definable discharge site.

**Objective** – A statement that is more specific than a goal and identifies the steps necessary for the satisfactory pursuit of a goal; normally measurable and attainable.

**Obtain** – To gain or attain usually by planned action or effort.

**Open Space** – Undeveloped lands set aside, dedicated, designated, or reserved for public or private use or enjoyment through passive recreation or conservation uses.

**Package Plant** – Small, self-contained on-site sewage treatment facility built to serve developed areas usually located beyond the service area of sanitary sewers.

**Park Avenue Corridor** – The Park Avenue Corridor is that area which encompasses those properties having frontage on Park Avenue or having frontage on the intersecting streets within 140 feet of Park Avenue.

**Percolation** – Downward flow or infiltration of water through the soil.

**Point Source Pollution** – Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, or vessel or other floating craft, from which pollutants are or may be discharged.

**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.

**Potable Water** – Water of quality suitable for drinking.

**Potable Water Facilities** – A system of structures designed to collect, treat, or distribute potable water, including water wells, treatment plants, reservoirs, and distribution mains.

**Preserve** – To keep intact.

**Principal Arterial** – A major highway designed for the movement of large volumes of traffic over a relatively long distance. This type of facility carries the major portion of trips entering and leaving an urban area, as well as the majority of through trips not originating within the urban area. This facility class does not exclude access to property along its alignment. However, its primary function is to facilitate movement, and access to adjacent properties should be controlled to the maximum extent possible. Examples of principal arterials are Orlando Avenue (U.S. Highway 17-92) and Fairbanks/Aloma avenues (SR 426).

**Private Parking Garage** – Any parking structure, above grade, within which parking is provided as required by the parking requirements of the Land Development Code to meet the code requirements for the private (non-public) use of building space, be it for retail, office, restaurant, residential uses, etc. Regardless of the fact that the “public” uses the parking garage spaces as customers, clients, residents, visitors, or employees; if the parking space floor area is necessary to meet the code requirements, it is defined as private parking. Where a building project provides parking in excess of code

requirements and such parking is open and available to the public without restriction, that pro-rata share of the parking garage floor area may be defined as public parking for the purposes of this provision, if approved by the City Commission and deed restricted as public parking as defined in the public parking garage provision of this Comprehensive Plan.

**Private Recreation Sites** – Sites owned by private, commercial or nonprofit entities and available to the public for purposes of recreational use.

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

**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 public sites, facilities, activities 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 systems or facilities, sewer systems or facilities, solid waste systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.

**Public Facilities and Services** – Those which must be available concurrent with the impacts of development are those covered by comprehensive plan elements required by Section 163.3177, Florida Statutes, and for which level of service standards must be adopted.

**Public Parking Garage** – Any parking structure, above grade, within which is provided parking that is owned by the City of Winter Park. Public parking must be open and available to the public, or public employees and utilized for municipal purposes. Public parking may not be designated to satisfy land development code parking requirements for privately owned properties.

**Pursue** – To find or employ measures to obtain or accomplish.

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

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

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

**Reserve Area** – An area of unincorporated land within which the County and the City coordinate activities to foster compatibility in land development and regulations, procedures, the planning of infrastructure and delivery of services and which is mutually agreed to be a candidate for annexation.

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

**Retention Areas** - Facilities designed to release stormwater by evaporation and by percolation into the ground, with no direct discharge to surface water.

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

**Roadway Functional Classification** – The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major, or minor levels.

**Runoff** – The portion of rainfall or irrigation water that flows across ground surface and eventually is returned to creeks, streams, and lakes.

**Sanitary Sewer Facilities** – Structures or systems designed for the collection, transmission, treatment, or disposal of sewage including 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, and other short-term and long-term visitors.

**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.

**Setback** – The distance between a structure and any lot line.

**Shall** – Expresses a command, must express what is mandatory, to be done at all times without deviation.

**Should** – Express obligation.

**Solid Waste** – Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, derelict vessels, junk vehicles, and other discarded material, including solid, liquid, semisolid, or 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 waste, and includes transfer stations, processing plants, recycling plants, and disposal systems.



**Solid Waste Transfer Station** – A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

**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 shall be based.

**Strive** – To endeavor; to devote serious effort or energy.

**Structure** – Anything constructed or erected, the use of which requires rigid location on the ground or attachment to something having a permanent location on the ground.

**Storm water** – The flow of water which results from rainfall.

**Support Documents** – Any surveys, studies, inventory maps, data, inventories, listings or analyses used as a basis for or in developing the local comprehensive plan.

**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, or other life-sustaining activities.

**Variance** – means a relaxation of the terms of the Comprehensive Plan where such variance as may be approved by the Board of Zoning Adjustment, the Planning and Zoning Commission or City Commission, as may be applicable has been demonstrated not to 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 article would result in unnecessary and undue hardships. As used in this article, a variance is authorized from the provisions of this Comprehensive Plan only for impervious/pervious coverage, or size of yards and buffer spaces. Establishment or expansion of a use, density, floor area, or height as otherwise not permitted by this Comprehensive Plan shall not be allowed by variance, nor shall any variance be granted because of presence of nonconformities in the zoning district or due to uses in an adjoining zoning district.

**Vegetative Communities** – Ecological communities, such as oak hammocks, which are classified based on the presence of certain soils, vegetation or animals.

**Water Recharge Areas** – Land or water areas through which groundwater is replenished.

**Water Wells** – Wells excavated, drilled, dug, or driven for the supply of industrial, or potable water for general public consumption.

**Wetlands** – Wetlands as defined by the Florida Department of Environmental Protection (FDEP) and St. Johns River Water Management District (SJRWMD) methodology, soil types, hydrological requirements, and vegetation types.

**Workforce Housing** – A dwelling unit, with regard to a unit for sale, one which costs less than 120% percent of the median price of the single family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 120% percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area and for which the purchaser or renter's income or combined family income does not exceed 120% percent of the median family income for the Orlando metropolitan area.