

**City of Marco Island
2035 Comprehensive Plan
Glossary
DRAFT**

Assisted Living Facility	Assisted living facility” means any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator as defined in §429.02, Fla. Stat.
Aging in place	The process of providing increased or adjusted services to a person to compensate for the physical or mental decline that may occur with the aging process, in order to maximize the person’s dignity and independence and permit them to remain in a familiar, noninstitutional, residential environment for as long as possible as defined in §429.02, Fla. Stat.
Best Management Practices (BMPs)	A practice or combination of practices that are determined to be the most effective, practical means of preventing or reducing pollution.
Build-back	Refers to the policies and processes associated with post-disaster repair and reconstruction of both conforming and non-conforming structures.
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. For the purpose of this Plan, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements §163.3164, Fla. Stat.
Coastal High Hazard Area (CHHA)	The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as defined by §163.378, Fla. Stat.
Commercial Uses	Uses within land areas which are predominantly connected with the sale, rental, and distributions of products, or performance of services.
Community Park	Park designed to serve the needs of more than one neighborhood.
Concurrency	The determination that the necessary public facilities and services to maintain the adopted level of service (LOS) standards are available at the time of development.
Compatibility	A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion such that no use or condition is negatively impacted directly or indirectly by another use or conditions as defined by §163.3164, Fla. Stat..

Comprehensive Plan	A plan that meets the requirements of §163.3177 and §163.3178, Fla. Stat.
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 the necessary facilities and services are available concurrent with the impacts of development.
Concurrent with the Impacts of Development	Concurrent with the impacts of development shall be satisfied when: the necessary facilities and services are in place at the time a development permit is issued; or a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or that the necessary facilities are under construction at the time a permit is issued; or that the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of concurrency as defined.
Consistency	Comprehensive plans are considered to be consistent with each other when land uses, proposed land uses, and impacts from proposed development are compatible with, or not in conflict with, land uses, proposed land uses or impacts from proposed development in an adjacent city or county.
Density	Measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre as defined by §163.3164, Fla. Stat.
Density Bonus	An additional number of dwelling units above what would otherwise be permissible within a particular zoning classification or future land use classification.
Development of Regional Impact (DRI)	The term "development of regional impact," means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.
Development Order	Any order granting, denying, or granting with conditions an application for a development permit. in §163.3164, Fla. Stat.
Development Permit	“Development permit” includes 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 as defined in §163.3164, Fla. Stat.
Dwelling or Dwelling Unit	A structure in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit.
Dwelling, Detached Single Family	A building containing one dwelling unit not attached to any other dwelling unit.

Dwelling, Multi-Family	A residential building containing two or more separate dwelling units, including duplexes, triplexes, and quadraplexes.
Easement	A right given by the owner of land to another party for specific limited use of that land. For example, a property owner may give or sell an easement on his property to allow utility facilities like power lines or pipelines, or to allow access to another property. A property owner may also sell or dedicate to the government the development rights for all or part of a parcel, thereby keeping the land open for conservation, recreation, scenic or open space purposes.
FDEP (DEP)	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency.
Floodplains (100-Year Floodplain)	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.
Floodprone Areas	“Floodprone areas” means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps as defined in §163.3164, Fla. Stat.
Florida Master Site File	The state's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. A combination of both paper and computer files, it is administered by the Bureau of Archaeological Research, Division of Historical Resources, Florida Department of State.
Green Infrastructure	Surface water management structures that are "soft" structures such as preserved/restored flow-ways, created flow-ways, lakes with littoral plantings, swales planted with native grasses, filtration marshes, preserved/restored wetlands, created wetlands, or other similar design features.
Group Home	A nursing home facility, adult congregate living facility or adult family-care home facility licensed pursuant to §400 Fla. Stat.
Historic Resources	Historically significant structures or archeological sites.
Historic Site	A single lot or portion of a lot containing an improvement, landscape feature, or archaeological site, or a historically related complex of improvements, landscape features or archaeological sites that may yield information on history or prehistory.
Historically Significant Structures	Structures listed on the National Register of Historic Places, the Florida Master Site File, or otherwise designated, by official action, as historic, and worthy of recognition or protection.

Hurricane Shelter	A structure designated by local officials as a place of safe refuge during a storm or hurricane.
Housing, Affordable Workforce	Housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home as defined in §420.9071, Fla. Stat.
Housing, Affordable	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 §420.0004, Fla. Stat.
Housing, Low Income	“Low-income person” or “low-income household” means one or more natural persons or a family that has a total annual gross household income that does not exceed 80 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever amount is greatest. With respect to rental units, the low-income household’s annual income at the time of initial occupancy may not exceed 80 percent of the area’s median income adjusted for family size. While occupying the rental unit, a low-income household’s annual income may increase to an amount not to exceed 140 percent of 80 percent of the area’s median income adjusted for family size. as defined in §420.9071, Fla. Stat.
Housing, Moderate Income	“Moderate-income person” or “moderate-income household” means one or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the moderate-income household’s annual income at the time of initial occupancy may not exceed 120 percent of the area’s median income adjusted for family size. While occupying the rental unit, a moderate-income household’s annual income may increase to an amount not to exceed 140 percent of 120 percent of the area’s median income adjusted for family size. as defined in §420.9071, Fla. Stat.
Housing, Sub-standard	Housing may be determined to be sub-standard if: <ul style="list-style-type: none"> • Any unit lacks complete plumbing or sanitary facilities for the exclusive use of the occupants; • A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or • A unit which has been declared unfit for human habitation but could be rehabilitated for less than 50 percent of the property value.
Housing, Very Low Income	“Very-low-income person” or “very-low-income household” means one or more natural persons or a family that has a total annual gross household income that does not exceed 50 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is

greatest. With respect to rental units, the very-low-income household's annual income at the time of initial occupancy may not exceed 50 percent of the area's median income adjusted for family size. While occupying the rental unit, a very-low-income household's annual income may increase to an amount not to exceed 140 percent of 50 percent of the area's median income adjusted for family size. as defined in §420.9071, Fla. Stat.

Instructure

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

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Intensity

"Intensity" means 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 as defined in §163.3164, Fla. Stat.

Level of Service (LOS)

An indicator of the extent or degree of service 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 as defined in §163.3164, Fla. Stat.

Mitigation

A process designed to prevent adverse impact of an activity on natural resources. Mitigation may include the recreation on-site or off-site of natural resources that have been altered or destroyed by development or agricultural activity.

Neighborhood Park

A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Nonconforming Use

Uses of land and structures, and characteristics of uses, which are prohibited under the terms of the current comprehensive plan and zoning ordinance but were lawful at the date of the ordinances' enactment.

Parcel of Land

Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit as defined in § 380.031 Fla. Stat.

Potable Water

Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by a private well.

Public Access

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

Public Facilities

Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or

	facilities and public health systems or facilities. Individual private potable water wells or septic systems are not public facilities.
Public Facilities and Services	Those facilities and services which must be available concurrent with the impacts of development, and which are covered by comprehensive plan elements required by §163.3177, Fla. Stat., and for which level of service standards are adopted.
Public Hurricane Shelter	A structure designated by local emergency management officials and meets the standards set by the American Red Cross for a hurricane evacuation shelter, as defined in §252.385, Fla. Stat.
Non-City Entity	Refers to those service providers who serve the Marco Island public, but are not under direct control of the City. Non-City entities can be either public or private.
Population, Seasonal	Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal populations shall include tourists, migrant farmworkers, and other short-term and long-term visitors.
Redevelopment	"Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan as defined in §163.340, Fla. Stat.
Resident Population	Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.
Residential Uses	Activities within land areas used predominantly for housing.
Road, Local	A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting properties.
Road, Collector	A roadway providing services which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed.
Road, Arterial	A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.
Stormwater	The flow of water which results from a rainfall event.

Commented [BDM2]: PB: Consider simplifying to: The flow of water which results from rainfall.

SFWMD	South Florida Water Management District.
Species, Endangered	Endangered species means any species of fish and wildlife naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; overutilization for commercial, sporting, scientific, or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence as defined in §379.2291, Fla. Stat.
Species, Threatened	Threatened species means any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment as defined in §379.2291, Fla. Stat.
Wetland	Those areas that are inundated or saturated by surface water or groundwater 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 as defined in §373.019, Fla. Stat.
Urban Infill	“Urban infill” means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area §163.3164, Fla. Stat.

PB Glossary Additions

- Aim for consistency with language
- CIP
- Coastal Control Line
- Mean High Water Line
- Neighborhood
- Build Out
- Special Needs
- CMS or put under Concurrency
- MS4
- Conforming, non-conforming, legal non-conforming
- Do we need to add references to small town or resort community?
- High level of service – what is considered high?

Staff / Consultant Additions

- Complete Streets