

DEFINITIONS

AD VALOREM (PROPERTY) TAX – The primary source and only major source under the control of the County to fund its general operations. This tax includes real property, including land and buildings, as well as improvements erected or affixed to the land. The County Property Appraiser determines the value of all taxable land.

AFFORDABLE HOUSING – Housing which costs 30% or less of a family's monthly gross income.

AQUIFER – A formation that contains sufficient saturated permeable material to yield significant quantities of water to wells and springs (see also "FLORIDAN", "SURFICAL", AND "SOLE SOURCE AQUIFER").

ARCHAEOLOGICAL SITE – Any area that provides the context for and contains evidence of past human activity. An archaeological site can be as vast and intricate as an ancient city or as simple as the remains of an overnight campfire.

ARTIFICIAL DRAINAGE SYSTEM – A man-made conveyance system for stormwater runoff.

ASSESSMENT BONDS – Special obligations of a district which are payable solely from proceeds of the special assessment levied for an assessable project.

BEST MANAGEMENT PRACTICES (BMPs) – Design, construction, operational or maintenance techniques which are accepted by research institutes, professional societies or regulatory agencies as the most advance and effective for any given application. Best Management Practices have been developed for stormwater pollution control, agricultural activities, silvicultural management and construction practices.

BUDGET (OPERATING) – An annual financial plan of operation which includes an estimate of proposed expenditures and revenues for a given period.

BUFFER – An area or zone between two land uses which is intended to ameliorate, reduce or mitigate the adverse effects one may have on the other. Buffer may include but is not limited to:

CAPITAL BUDGET – An annual plan of proposed expenditures for capital improvements and the means of financing these expenditures. The Capital Budget is the first year in the five year schedule of programmed capital improvements.

CAPITAL IMPROVEMENT – Physical assets constructed or purchased to 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. A capital improvement has a physical life of five years.

CAPITAL IMPROVEMENTS PROGRAM – A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.

CHARTER – Cities operating under charters shall have all the powers of local self-government not inconsistent with general law, or with special law approved by vote of the electors...the charter shall provide which shall prevail in the event of conflict between county and municipal ordinances"

CONCURRENCY MANAGEMENT – A process for regulating development in accordance with the state mandated legislation, for the purpose of managing growth concurrently with available levels-of-service requirements.

CONCURRENCY FACILITIES –The following facilities shall be subject to the concurrency determination: potable water, wastewater treatment/sanitary sewer, solid waste, parks & recreation (land & recreation

facilities), roads (in thoroughfare system), storm drainage, mass transit (urban bus system only). These facilities shall be designated as Class "A" facilities.

COUNTY – The County of Volusia, Florida

DENSE URBAN LAND AREA (DULA) – DeBary qualifies as a DULA. It is defined by Senate Bill 360 to mean – A municipality that has an average of at least 1,000 people per square mile of land area and a minimum total population of at least 5,000;

- a. A county, including the municipalities located therein, which has an average of at least 1,000 people per square mile of land area; or
- b. A county, including the municipalities located therein, which has a population of at least 1 million.

DEVELOPMENT AGREEMENT – An agreement entered into between the City of DeBary and another party or parties. The purpose of the agreement is to specify enforceable terms to insure that the actions of all those party to the agreement will result in compliance with the purpose and intent of the Comprehensive Plan. Development Agreements may include reference to other applicable rules and regulations of the City which are to be subordinate to the Comprehensive Plan and its policies. The preparation, adoption and implementation of Development Agreements may include but are not necessarily limited to those specified in Chapter 163.3220, F.S. cited as the "Florida Local Government Development Agreement Act"

DEVELOPMENT ORDER – An order authorizing the denial, approval or approval with conditions of a development plan. Once the development plan is approved, the applicant may apply for the necessary development permits. A building permit should be considered as the final development order.

EASEMENT – A right, as a right of way, afforded a person, government, or utility to make limited use of another's real property.

EAST CENTRAL FLORIDA PLANNING COUNCIL (ECFRPC) – The independent governmental agency which provides technical assistance to local governments in a 6 county area, in Central Florida. This agency reviews DRI's, and conducts federal intergovernmental coordination and coastal zone consistency reviews, and has the responsibility of reviewing local comprehensive plans within its region for consistency with the Comprehensive Regional Policy Plan. Brevard, Lake, Osceola, Orange, Seminole and Volusia Counties are members of the ECFRPC.

ENVIRONMENTAL BUFFER – An area of land normally left in its natural state to separate an area of development from an environmentally sensitive land.

FISCAL YEAR – The twelve-month biannual period used by the County which begins October 1 and ends September 30 of the following calendar year.

FLOOR AREA RATIO (FAR) – The floor area of a building or buildings on a lot divided by the lot area.

$$\text{FAR} = \frac{\text{Building Floor Area}}{\text{Lot Area}}$$

FLORIDA SITE FILE – An inventory of historic resources in each Florida county maintained by the Florida Department of State, Division of Historical Resources. Resources listed in this inventory do not have to meet a historical or cultural significance requirement.

FLORIDAN AQUIFER – The confined, artesian aquifer underlying the East Central Florida Region which serves as the principal supply of water for this region. (See also "SOLE SOURCE AQUIFER").

FUND – A set of interrelated accounts which records assets and liabilities related to a specific purpose.

HAZARDOUS WASTE MANAGEMENT – The systematic control of the collection, accumulation, source separation, storage, transportation, processing, treatment, recovery, and disposal of hazardous waste.

HISTORIC RESOURCE – Any prehistoric or historic district, site, building, object or other real or personal property of historical, architectural or archeological value. These properties resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure troves, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the City.

HISTORICAL SIGNIFICANCE – A term used to denote the relative importance of a historic resource to local, regional, or national prehistory or history.

IMPACT FEES – Single payments required to be made by builders or developers at the time of development approval, usually tied to the issuance of a building permit unless such a fee is to reserve capacity for concurrency purposes and must be paid at the time of preliminary plat approval or final site plan approval or however prescribed in the Land Development Code and calculated to be that development's proportionate (fair) share of the capital costs of providing major facilities serving that development. Implied in this definition is that new developments will not be required to pay more than their proportionate share. Deficiencies in facility capacity due to the accumulated demand resulting from previous development taking place before the implementation of an impact fee ordinance cannot be paid for or cured from revenues derived from impact fees. Also implied in this definition is that impact fees collected from a particular development must be spent for facilities in the vicinity of that development that will directly or indirectly serve that development.

INTERGOVERNMENTAL COORDINATION – Two or more governments working together to establish a common understanding of mutual concern.

INTERLOCAL AGREEMENT – Formal written arrangements between local governments which specify each jurisdiction's rights, responsibilities and obligations.

INTERMODAL FACILITIES -A place where interface occurs between transportation systems including transit connections, choices and coordination of various modes. Such facilities shall include, but are not limited to intercity bus connections, transit shelters, greenways/pedestrian-ways, bicycle lanes, multimodal centers, kiss & ride drop-offs, park & ride lots, etc.

LAND DEVELOPMENT CODE – The Land Development Code of DeBary, Florida, including all amendments thereto contains the City's planning, zoning, subdivision and building regulations.

LAND DEVELOPMENT REGULATIONS – The Combination of the City ordinances that regulate land development. These include, but are not limited to, the Land Development Code and the Zoning Ordinance.

LANDSCAPED BUFFER – The addition of lawns, trees, plants, and other natural and decorative features along the entire length of any property line to visually and physically separate one land use from another.

LAND USE BUFFER – A land use which is of an intermediate intensity between a more intensive and less intensive use.

LEVEL OF SERVICE – An indicator of the extent or degree of service provided by or proposed to be provided by a facility based on the operational characteristics of the facility.

LINER BUILDING – A liner building is a specialized building, parallel to the street, which is designed to conceal an area such as a parking lot or loading dock. Liner buildings may include commercial, office or residential uses.

MANUFACTURED DWELLING – A dwelling fabricated in a manufacturing facility and bearing a seal certifying it is constructed to standards as adopted under the authority of Part IV, Chapter 553, Florida Statutes

and rules adopted by the Florida Department of Community Affairs under Chapter 9B-1 et seq, Florida Administrative Code.

"MARINA" or Boat Facility – A public or private structure or operation where boats are moored and/or launched, including commercial, recreational, industrial and residential marinas, dry storage, boat ramps and private docks. For the purpose of this plan, marina shall be synonymous with "marine facility", or "boat facility"; however, single family docks with (2) or fewer wet and/or dry slips are not considered boat facilities.

MILL – One one-thousandth of a United States dollar (\$.001). In terms of the millage rate, 1 mill is equal to \$1 per \$1,000 of assessed real property valuation.

MITIGATION – Steps taken to avoid or minimize negative environmental impacts. Mitigation can include: avoiding the impact by not taking a certain action' minimizing impacts by limiting the degree or magnitude of the action' rectifying the impact by repairing or restoring the affected environment' reducing the impact by protective steps required with the action' and compensating for the impact by replacing or providing substitute resources.

NATIONAL REGISTER OF HISTORIC PLACES – Maintained by the United States Department of Interior, National Park Service, the National Register of Historic Places is a listing of historic resources, nationwide, that are recognized for significance at a national, regional or local level. To consider a resource for listing, a nomination form, including a detailed description and significance statement, must be completed and submitted for review at the state and federal level. The National Register is primarily a means of recognition, although limited protection and preservation incentives are provided to listed properties.

OPEN SPACE – Any parcel or area essentially unimproved and set aside, dedicated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

OVERLAY DISTRICT - An overlay district can serve as an opt-in, incentive based district that overlays but does not supersede existing zoning or land use districts.

PLAT – A map or delineated representation of the subdivision of land showing the designation of such land as lot(s), block(s), parcel(s), or other portions thereof, and other information. "Plat" may include the terms "replat," "amended plat," or "revised plat."

POLLUTION – Is the presence in the outdoor atmosphere, ground or surface waters any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property. Pollution includes, but is not necessarily limited to violations of FDEP standards for air quality (Chapter 62-72, F.A.C.) water quality (Chapter 62-3, F.A.C.), dredge and fill (Chapter 62-312, F.A.C.), and drinking water (Chapter 62-550, F.A.C.).

POTABLE WATER – Water which is suitable for human consumption.

POTABLE WATER FACILITIES – A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, storage tanks, reservoirs, and distribution mains.

PUBLIC FACILITIES – Transportation systems, wastewater treatment systems, solid waste systems, drainage systems, potable water systems, educational systems, parks and recreation systems and public health systems that are owned, leased or operated by a government entity.

PUBLIC SERVICES – Programs and employees determined necessary by local government to provide adequate operation and maintenance of "PUBLIC FACILITIES" and "INFRASTRUCTURE" as well as those

education, 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.

PUBLIC WATER SYSTEM – That system defined by Chapter 17-550, Florida Administrative Code.

RECREATION FACILITIES – Those improvements or artificially installed accessories which facilitate the use of an area or a resource for outdoor recreation. Facilities are divided into two categories: primary facilities are those that are essential or extremely desirable for conducting a particular outdoor recreation activity, such as launching ramps for boating, trails for cycling, roads for access to areas, etc.; secondary facilities are those that are desirable as a further enhancement of the recreational experience but are still dispensable, such as outdoor grills for picnicking and camping, docks for boating, etc.

RETENTION – To prevent the discharge of a given volume of stormwater into surface waters through complete on-site storage. (see also “DETENTION,” “DIVERSION”).

ROLLBACK AD VALOREM TAX RATE – The millage rate needed to be levied in order to generate the same amount of tax dollars as collected in the previous fiscal year.

SINGLE FAMILY RESIDENCE – A building that comprises a single dwelling unit occupied by one person or two or more persons related by blood, marriage or social commitment and its primary use is as a residence.

SLUDGE – The material precipitated after sewage has been treated. Sludge may be toxic and/or harmful depending upon the constituents and characteristics of the influent wastewater and therefore pose a public health or safety hazard if improperly managed.

SOLID WASTE FACILITIES – Structures or systems designed for the collection, processing or disposal of SOLID WASTES and includes transfer stations, processing plants, recycling plants, and disposal systems.

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) – A governmental agency with jurisdiction on water-related matters over the entire St. Johns River and Nassau Rivers watersheds. This includes all of Volusia County and all or portions of eighteen (18) other counties.

STORMWATER – The flow of runoff which results from a rainfall event.

STORMWATER MANAGEMENT SYSTEMS FACILITY – A system of man-made structures or natural resources designed or used to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, retention structures, lakes, holding basins, wetlands, and natural depressions.

STORMWATER RETENTION FACILITY – A structure designed to collect and prevent the release of a given volume of STORMWATER by complete on-site storage for a given storm event.

SURFACE WATER – That which is not groundwater and can be seen on the ground. Includes lakes, rivers, ponds, estuaries, and bays.

SWALES – A slight depression in generally level land which directs the flow of surface water.

TAX RATE – The amount of tax stated in terms of a unit of the tax base, usually stated in terms mills per valuation of taxable property.

TRANSIT ORIENTED DEVELOPMENT – Land use planning concept that promotes mix of residential, commercial, office and public uses, all within a comfortable walking distance to maximize access to public transportation, and incorporates features to encourage transit ridership. Examples of transit-supportive land uses include, but are not limited to the following: apartments; live-work units; townhouses; single-family houses; affordable housing; lodging; retail stores; restaurants; banks; private offices/professional businesses;

government offices; medical centers; high schools and post-secondary institutions; child-care centers; libraries; recreational and cultural facilities; theatres; public spaces; and other facilities.

UTILITIES – Including, but not limited to, water systems, electric power, sanitary sewer systems, gas distribution systems, storm drainage systems, telephone systems and cable television systems.

VOLUSIA COUNTY TRANSPORTATION PLANNING ORGANIZATION (TPO) – Formed by an interlocal agreement between Volusia County's cities, the County, and the Florida Department of Transportation. The TPO develops transportation plans and provides programming guidance for short and long range transportation projects.

VOLUSIA COUNTY GROWTH MANAGEMENT COMMISSION (VGMC) – The group represented by appointees from each city and Volusia County, whose decisions are binding regarding the consistency of comprehensive plans, elements, plan amendments, or portions thereof with other applicable plans, as described in Ordinance 87-24. Non-voting members include: St. Johns River Water Management District, Volusia County School Board and the Volusia County Business Development Corporation.

WATER RECLAMATION – Similar to "WATER REUSE", but implies that some form of processing and/or decontamination is required before the water can be used. Except as specifically provided in Chapter 62-610 F.A.C., reclaimed water means water that has received at least secondary treatment and basic disinfection and is reused after flowing out of a domestic wastewater treatment facility. For example, wastewater can be treated to advanced standards and then reused for irrigation. Even "GRAYWATER" may need some processing to reduce high risks associated with its use.

WATER REUSE – The recovery of water after its application for one use (which requires relatively high-quality water), and diverting it to another use (which requires water of lesser quality). Water reuse means the deliberate application of reclaimed water, in compliance with the Department of Environmental Protection and St. Johns River Water Management District Rules, for a beneficial purpose. Criteria used to classify projects as reuse, or "effluent disposal" and contained in Rule 62-610, F.A.C.

WATERSHED – The area defined by topographic boundaries which contributes to a drainage system, estuarine water, or oceanic waters, including all artificial drainage systems.

WATER SUPPLY PLANNING AREA – A water supply planning area is a geographically defined area created for the purpose of addressing existing and future water supplies and facilities consistent with the requirements of State Statute. A municipal utility may include unincorporated area within its respective water supply planning area if the unincorporated area is encompassed by an interlocal agreement with the County which sets the ground rules for the water supply planning activities allowed within the unincorporated area. A municipal water supply planning area may include unincorporated areas that do not fall within an interlocal agreement if potable water service within the unincorporated area occurred prior to the adoption of the County's Comprehensive Plan.

WETLANDS – Lands which are identified by being inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and non-contiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to, swamp hammocks, hardwood hydric hammocks, riverine cypress, cypress ponds, bayheads, bogs, wet prairies, freshwater marshes, tidal flats, salt marshes, mangrove swamps and marine meadows. The landward extent of wetlands shall be determined in accordance with 62-340 F.A.C.

ZONING – The system which regulates what uses can go where and the development standards to which new development must be built.

ZONING ORDINANCE – The Zoning Ordinance of DeBary, Florida, as amended.