



### Section 20.1 Definitions and Acronyms Use

Terms used in this CDC and not defined in this Section shall have the same meaning as given by the applicable highest authority for a given regulation, such as the Florida Statutes. All other terms shall have the generally accepted meaning in the English language. Terms included within Chapter 18 are specific to the Property Maintenance Code, and shall apply to the application of the standards and provision contained within that section of this CDC. If conflicts in interpretation exist or a term is not defined, the DCO shall provide the intended meaning of a term as used in this CDC.

#### 20.1.A

**(1) Abandon:** To voluntarily surrender, relinquish, or cease property rights, title, claim, or possession. Vacating property with the intention of not returning.

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

**(3) Accessory Dwelling Unit:** A complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure.

**(4) Accessory Structure:** An incidental and subordinate structure to the principal building on the property which is physically detached from the principal building. Accessory structures must be on the same parcel as the building or use to which they are accessory.

**(5) Accessory Use:** A use of land or portion thereof customarily incidental and subordinate to the principal use of the land and located on the same parcel with the principal use.

**(6) Activity Center:** Mixed-use areas that accommodate higher densities/intensities of housing, commercial services, employment and public space amenities in a well-designed and cohesive setting.

**(7) Activity Center, Major Activity Center:** A highly visible, mixed-use and/or commercial area within the City identified by Largo's Strategic Plan. Specifically, the Plan references the Largo Mall area, the US 19 and Roosevelt intersection, as well as downtown Largo.

**(8) Activity Center, Neighborhood:** Secondary type of activity center identified by Largo's Strategic Plan. Primarily, this category encompasses businesses that provide personal services and convenience goods for their immediate neighborhood. Neighborhood activity centers are usually located at the intersection of arterial roads and community streets within the City.

**(9) Addition (to a building):** To an existing building, any walled or roofed expansion of a building in which the addition is connected by a common load-bearing wall other than a fire wall. In new construction, any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls.

**10) Adult Entertainment Use:** A use which meets one or more of the definitions describing adult businesses and activities specified in Chapter 7, Article II of the City Code of Ordinances.

**(11) Administrative Decision:** Any decision made by the Development Controls Officer, or his/her designee.

**(12) Adverse Impact:** Any potential or actual effect (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 reasonable use of property, including outdoor recreation. The term includes secondary and cumulative as well as direct effects or impacts.

**(13) Affordable Housing:** Quality designed housing which is available to a household earning one hundred twenty (120) percent or less of area median income (adjusted for family size), which can be rented



or purchased in the market without spending more than thirty (30) percent of household income.

**(14) Affordable Housing Development (AHD):** A residential development which incorporates market rate units with set-aside units. A single-family infill lot is also considered an AHD if it complies with the AHD criteria of this CDC.

**(15) Alley:** A narrow street, passageway, or service way, which is usually a public right-of-way, located along the rear of abutting properties, and is not intended for general traffic circulation.

**(16) Alter or Alteration:** To change, rearrange, enlarge, extend, or reduce any structure or part thereof on the same site.

**(17) Alteration of a watercourse:** A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

**(18) American National Standards Institute (ANSI) A300 Standards:** Generally accepted industry standards for tree care practices.

**(19) American Society of Consulting Arborists (ASCA):** A professional organization that maintains a referral list of arborists who have passed the qualifications needed to attain Registered ASCA Consulting Arborist status.

**(20) Ancillary Use:** A use which is established to support a primary use. Ancillary uses may include, but not be limited to the following: off-street parking, off-site drainage and retention areas, and open space buffer areas associated with allowable nonresidential uses.

**(21) Antenna or Antenna Array:** Any system of wires, poles, rods, reflecting discs, panels, or similar devices used for the transmission or reception of electromagnetic waves (see "satellite service reception antenna" and "communications tower").

**(22) Appeal:** A request for a review by a higher authority of an action on an application, or an interpretation of the CDC.

**(23) Approved Arborist:** An arborist who is currently recognized by the International Society of Arboriculture (ISA) as a Certified Arborist or by the American Society of Consulting Arborists (ASCA) as a Registered Consulting Arborist.

**(24) Approved Species List:** A list of landscape species that can be used to meet planting requirements provided the site specific conditions match the requirements of the plant.

**(25) Arboriculture:** The practice and study of the care of trees.

**(26) Arborist:** An individual trained in arboriculture, forestry, landscape architecture, horticulture, or related fields and experienced in the conservation and preservation of native and ornamental trees.

**(27) Arcade:**

a. In architecture, an arcade is a series of arches carried by columns or piers, a passageway between arches and a solid wall, or a covered walkway that provides access to adjacent shops.

b. In land use, an arcade is a place or facility where pinball or other similar electronic games are played for amusement only. Arcades may not include any gambling devices prohibited by law.

**(28) Area:** The dimension of a site as measured by multiplying the length times the width of the land to be developed and platted into one (1) lot of record.

**(29) Assisted Living Facility (ALF):** A licensed entity, which provides or arranges for housing, on-site



monitoring, and personal care services and/or home care services (either directly or indirectly), to one or more adults who are not relatives of the owner or administrator in a home-like setting, for a period exceeding twenty-four (24) hours.

**(30) ASCE 24:** A standard titled *Flood Resistant Design and Construction* that is referenced by the *Florida Building Code*. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

**(31) Awning:** See “canopy.”

#### 20.1.B

**(1) Base Flood:** A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 202.] The base flood is commonly referred to as the “100-year flood” or the “1-percent-annual chance flood.”

**(2) Base flood elevation:** The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in FBC, B, Section 202.]

**(3) Basement:** The portion of a building having its floor subgrade (below ground level) on all sides. [Also

defined in FBC, B, Section 202; see “Basement (for flood loads)”.]

**(4) Berm:** A man-made earthwork contoured so as to form a mound above the general elevation of the adjacent ground or surface used to shield and buffer various land uses.

**(5) Best Management Practices (BMP):** Activities, prohibitions, practices, procedures, programs, or other measures designed to reduce or minimize adverse impacts of development on an adjoining site's land, water or waterways, and waterbodies.

**(6) Bingo Hall:** A facility used primarily for bingo games, open to the public and not in a subsidiary nature to another use.

**(7) Boarding House:** See “Rooming House.”

**(8) Buffer:** A land area between two uses of specified minimum width used to visibly separate one use from another. A buffer may contain landscaping and/or a barrier, such as a berm, wall, or fence, designed to provide screening from noise, lights, or other nuisances.

**(9) Building:** Any structure having a roof supported by columns or walls designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind.

**(10) Building Frontage:** The length of any side of a building which fronts on a public street, measured in a straight line parallel with the abutting street.

**(11) Building Site:** The part of a parcel of land designed to be occupied by the principal building and such accessory buildings or uses customarily incidental to it.

**(12) Build-To Line:** The line at which construction of a building facade is to occur on a property. A build-to line runs parallel to, and is measured from, the front property line and is established to create a more or less even building facade line on a street.

#### 20.1.C

**(1) Caliper:** The standard nursery measurement for diameter in inches of a single – stemmed tree trunk measured twelve (12) inches above grade for trees four (4) inches diameter at breast height (DBH) or greater and six (6) inches above grade for trees less than four (4) inches in DBH.

**(2) Canopy:** In architecture – a roof-like structure, regardless of material, generally located above a door, window, or extending across a building facade which is attached to and projects from a building wall.

**(3) Canopy Tree:** A self – supporting, protected woody plant that normally grows to a minimum



height of thirty-five (35) feet and has a trunk that can be maintained with over eight (8) feet of clear wood.

**(4) Capacity-To-Serve Determination:** An evaluation made by the City that sufficient capacity for public facilities and/or services is available to serve a proposed development.

**(5) Change Out:** The replacement of an existing utility pole, communications tower, or other telecommunications or utility facility with a new structure similar in type, but different in height, bulk, or attachments.

**(6) City:** The City of Largo, Florida.

**(7) Class II Use:** See “Conditional Use.”

**(8) CLR-CRD:** The Clearwater-Largo Road Community Redevelopment District.

**(9) City Manager:** The City Manager for the City of Largo, or any such person designated to act in his/her stead.

**(10) Coastal Construction Control Line:** The line established by the State of Florida pursuant to Section 161.053, F.S., and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a

100-year storm surge, storm waves or other predictable weather conditions.

**(11) Coastal High Hazard Area:** A special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as “high hazard areas subject to high velocity wave action” or “V Zones” and are designated on Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.

**(12) Commercial Campground:** A place set aside and offered for temporary accommodations, (i.e., no permanent installation of dwelling units on individual lots), for recreational purposes or travel by a person or public body, for remuneration of the owner, lessor, or operator of such place, including all appurtenances and associated facilities.

**(13) Communication Tower:** A monopole, self-supporting lattice, or guyed structure situated on a site, the purpose of which is to serve as the support for one or more antennas or antenna arrays. This term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, and similar telecommunication structures excluding those used

exclusively for dispatch communications (see “antenna or antenna array” and “satellite service reception antenna”).

**(14) Community Residential Homes:** A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Some facilities included in this category are group care homes, recovery homes, elderly housing and similar uses.

**(15) Comprehensive Plan:** The compilation of goals, objectives, policies, and maps for the physical, social, and economic development within the City of Largo, adopted by ordinance pursuant to Chapter 163, F.S., and containing all statutorily required elements.

**(16) Concurrency:** The statutory requirement that public facilities and services to maintain the adopted level of service standards for utilities, recreation and



open space, and drainage are in place at the time of development.

**(17) Conditional Use:** A use that, because of special requirements or characteristics, may be allowed in a particular land use designation or character district only upon completion of a conditional use review and subject to the limitations and conditions specified therein. All proposed development must meet the review criteria contained in this CDC. It shall be permitted only upon the approval of the Planning Board after due notice and public hearing.

**(18) Condominium:** A building or group of buildings in which units are owned individually, and common areas and facilities are owned by all the unit owners on a proportional basis. A condominium is a legal form of ownership and not a specific building style.

**(19) Conforming:** A lawful, existing, properly permitted use which conforms to the provisions, requirements and/or regulations of this CDC.

**(20) Contractor Yard:** Storage yard operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's business type.

**(21) County:** Pinellas County, Florida

**(22) Countywide Future Land Use Plan (FLUP), also known as Countywide Land Use Plan:** Future Land Use Plan adopted as part of the Pinellas County Comprehensive Plan pursuant to Chapter 88-464, Florida Statutes. The accompanying "Rules Governing Administration of the Countywide Future Land Use Plan, As Amended" are included by reference. The future land use map that designates general categories of land use by type and location to guide the future development pattern and use of land throughout the county, as adopted by the Pinellas Planning Council and Countywide Planning Authority. The Countywide Plan Map may consist of a single map or map series as approved by the PPC and CPA and filed with the Clerk of the Board of County Commissioners.

**(23) Critical Root Zone:** The greater area between the ground area within a tree's dripline or an area equivalent to a radius from the tree trunk of nine (9) inches for each diameter inch of trunk measured at fifty four (54) inches above grade.

**(24) CRD:** Community Redevelopment District.

**(25) Crown:** All tree branch parts including all twigs and foliage.

**(26) 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 upon ratification by public referendum.

#### **20.1.D**

**(1) Dedication:** The legal transference of land, without sale, by the owner to a public agency.

**(2) Deed Restriction:** A limitation upon the use of land recorded in the official records of Pinellas County.

**(3) Deficient Roadway** – a road operating at peak hour level of service E & F, and/or a volume-to-capacity (v/c) ratio of 0.9 higher with no mitigating improvements scheduled within three years.

**(4) De Minimis:** A development impact that does not cause unacceptable degradation of a transportation facility's level of service.

**(5) Density, Gross:** The total number of dwelling units in a development divided by the total site area in acres.

**(6) Density, Net:** The total number of dwelling units divided by the total site area in acres, excluding submerged land, public rights-of-way, land dedicated





to the public, and portions of the property with no allowable density based on the FLUM designation.

(7) **DEO:** State Department of Economic Opportunity

(8) **DEP:** State Department of Environmental Protection.

(9) **Design flood:** The flood associated with the greater of the following two areas: [Also defined in FBC, B, Section 202.]

a. Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or

b. Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

(10) **Design flood elevation:** The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet. [Also defined in FBC, B, Section 202.]

(11) **Detention:** The collection and storage of surface water for subsequent gradual discharge.

(12) **Developer:** Any person, firm, partnership, association, corporation, company, or organization of any kind engaged in any type of man-made change or improvement to the land.

(13) **Development:** Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations, or any other land disturbing. The term "development" may include activities described as "redevelopment."

(14) **Development Controls Officer (DCO):** The Director of the Largo Community Development Department or his/her designee.

(15) **Development Order (DO):** An order issued by the Development Controls Officer upon approval of an official board, commission, or administrative officer authorizing a specific use and development and further authorizing the subsequent issuance of necessary permits.

(16) **Development Permit (DP):** Formal permission to erect, construct, alter, raze, move, remove, or otherwise develop land within the City of Largo, which must be obtained before initiating a use or development activity.

(17) **Development Right:** A legal claim (authority) to convert a tract of land to a specific purpose by construction, installation, or alteration of a building, structure, or other improvements.

(18) **Diameter at Breast Height (DBH):** Total tree trunk cross-section diameter, measured in inches and measured four and one-half feet above original grade. The DBH of a multi-stemmed understory tree species shall equal the sum total of the diameter of all stems measured at 4.5' above grade.

(19) **Disability, Person with a:** Persons who have a physical or mental impairment which substantially limits one or more of such persons' major life activities; have a record of such impairment; or are regarded as having such an impairment.

(20) **DO:** Development Order.

(21) **DP:** Development Permit.

(22) **Donation Bin:** All unattended receptacle designed with a door, slot, or other opening that is intended to accept and store donated items from the public for a



limited duration. This does not include receptacles where personnel are present to accept donations and that otherwise are not open and available for donations.

**(23) Dormitory:** A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, orphanage, convent, monastery, or other similar institutional use.

**(24) Drainage Feature:** existing natural and man-made drainage ways and water bodies, and proposed drainage ways and water bodies, that are part of the Pinellas County Master Drainage Plan, as subsequently refined through the individual Watershed Management Plans, that are shown in the Stormwater Management Element of the respective local government Comprehensive Plans, or that are part of an approved site plan or other authorized development order action of the local government with jurisdiction.

**(25) Drainage Way:** Any natural or artificial watercourse, trench, ditch, swale, or similar depression into which surface water flows.

**(26) DRC:** Development Review Committee.

**(27) Dripline:** An imaginary perpendicular line that extends downward from the outermost tips of the tree branches to the ground.

**(28) Dwelling Unit:** A single housing unit providing complete, independent, living facilities for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation. This does not include hotels, motels, motor lodges, dormitories or other accommodations for the transient public.

**(29) Dwelling Types:**

**a. Duplex:** A building, designed as a single structure, containing two (2) separate dwelling units on one lot, which is intended to be occupied by two families living independently of one another.

**b. Manufactured Home:** One of several types of homes constructed entirely or partially in an off-site factory, transported over roadways, and then placed or assembled on a site-built foundation. After the home is in position, utilities (e.g., water, sewer, electric) are connected, ancillary components (e.g., siding, skirting) are installed, and the home is ready for habitation. Factory built homes include manufactured homes, modular homes, panelized homes, and pre-cut homes. Modular, panelized, and pre-cut homes must comply with the same state and

local building codes, including all relevant regulations contained within this CDC, as site-built homes. Mobile homes must meet HUD regulations. The term “manufactured home” does not include “recreational vehicle.”

**c. Mobile Home:** A manufactured home that is built to the U.S. Department of Housing and Urban Development (HUD) standards. Mobile homes are transportable structures, built on a permanent chassis. A mobile home is usually installed on temporary foundations (concrete pads, dry-stacked blocks and tie-downs) but may also be designed with a permanent foundation when attached to the required utilities. The mobile home industry is regulated in Florida by the Department of Highway Safety and Motor Vehicles (DHSMV). Upon installation, a mobile home’s wheels and axles may be removed, but the integral chassis must stay in place. To be acceptable in Florida, a mobile home must bear the HUD label and be installed by a mobile home installer licensed by DHSMV.

**d. Modular Home:** A manufactured home that is designed, built, permitted and inspected to the Florida Building Code (FBC). A modular home must be installed on permanent foundation that is designed and built specifically for that home by a contractor licensed by the Department of Business &



Professional Regulation (DBPR). To be acceptable in Florida, a modular home must bear the insignia of the Florida Department of Economic Opportunity (DEO) on the inside of the cover of the home's electrical panel. Modular homes must comply with the same State and local building codes, including all relevant regulations contained within this CDC, as site-built homes.

**e. Multifamily:** A development with four (4) or more dwelling units contained within the same structure or grouping of four (4) or more dwelling units on one lot. Multifamily structures of fewer than three (3) stories (such as garden apartments) are generally considered to be low-rise, mid-rise when containing between three (3) and eight (8) stories, and high-rise when containing nine (9) or more stories.

**f. Single-Family Attached:** A structure containing one (1) dwelling unit on one lot, but attached to another dwelling unit by means of a common wall.

**g. Single-Family Detached:** A structure containing one (1) dwelling unit on one lot, and not attached to any other dwelling unit by any means.

**h. Townhouse:** a single family dwelling unit on one (1) lot, which has primary ground floor access to the outside and which are attached to another dwelling unit by means of a common wall. Each unit extends

from the foundation to roof and has open spaces on at least two sides.

**i. Triplex:** A structure containing three (3) dwelling units on one lot.

### **20.1.E**

**(1) Easement:** A right of use under, over or across the property of another.

**(2) Effective Tree Removal:** Any improper pruning or damage to a tree such as; flush cuts, mechanical damage to the trunk, damage to the roots by machinery, chemicals or excessive back fill (over three inches), over lifting, over thinning, lions tailing, topping, and the removal of a branch greater than twenty-five (25) percent of the trunk size at DBH.

**(3) Elderly Housing:** Any age restricted licensed facility, including detached and attached dwelling units and residences, offering private and semiprivate rooms. Provides personalized assistance and services to help with activities of daily living.

**(4) Elevated Building:** A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation, perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls.

**(5) Elevation Certificate:** Administrative tool of the National Flood Insurance Program (NFIP) which is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, or support a request for a Letter of Map Amendment (LOMA).

**(6) Encroachment:** For floodplain management purposes, the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

**(7) Environmental Audit:** An engineering study of a site undertaken to determine whether hazardous materials have been produced, stored, dumped, or otherwise deposited on a site.

**(8) Erect:** To construct, build, raise, assemble, place, affix, attach, or create.

**(9) Existing building and existing structure:** Any buildings and structures for which the "start of construction" commenced before May 28, 1971 [Also defined in FBC, B, Section 202.]

**(10) Existing Manufactured Home Park or Subdivision:** A manufactured home park or subdivision for which the construction of facilities for





servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before May 28, 1971.

**(11) Expansion to an existing manufactured home park or subdivision:** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**(12) Existing Use:** The use of a lot, parcel, or structure at the time of the enactment of this CDC.

**20.1.F**

**(1) FAA:** The Federal Aviation Administration.

**(2) F.A.C.:** Florida Administrative Code.

**(3) Family:** One or more individuals related by blood or marriage, and includes a single individual.

**(5) FCC:** The Federal Communications Commission.

**(6) FDOT:** Florida Department of Transportation.

**(7) FEMA:** Federal Emergency Management Administration. The federal agency that, in addition

to carrying out other functions, administers the National Flood Insurance Program.

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

**(9) Field Grown Trees:** Trees that have not been grown in containers, but have been grown in the ground and dug prior to shipment (see hardening off).

**(10) Flag Lot:** A lot that does not front or abut a public road and where access to the public road is by a narrow strip of land.

**(11) Flea Market:** A swap shop, or similar activity by whatever name, where the use involves the setting up of two or more booths, tables, platforms, racks, or similar display areas for the purpose of selling, buying, or trading merchandise, goods, materials, products, or other items offered for sale outside an enclosed building.

**(12) Flood or Flooding:** A general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of inland or tidal waters.
- b. The unusual and rapid accumulation or runoff of surface waters from any source.

**(13) Flood damage-resistant materials:** Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 202.]

**(14) Flood hazard area:** The greater of the following two areas: [Also defined in FBC, B, Section 202.]

- a. The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
- b. The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

**(15) Flood Insurance Rate Map (FIRM):** The official map of the community on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community. [Also defined in FBC, B, Section 202.]

**(16) Flood Insurance Study (FIS):** The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 202.]



**(17) Floodplain Administrator:** The office or position designated and charged with the administration and enforcement of Chapter 11 of the Comprehensive Development Code (may be referred to as the Floodplain Manager).

**(18) Floodplain development permit or approval:** An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with the CDC.

**(19) Flood Plain:** Land which will be inundated by floods known to have occurred or reasonably characteristic of what can be expected to occur from the overflow of inland or tidal waters and the accumulation of runoff or surface waters from rainfall.

**(20) Floodway:** The channel of a river or other riverine 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 (1) foot. [Also defined in FBC, B, Section 202.]

**(21) Floodway encroachment analysis:** An engineering analysis of the impact that a proposed encroachment

into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

**(22) Floor Area, Gross:** The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the center line of a wall separating two (2) buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

**(23) Floor Area Ratio (FAR):** A mathematical expression of land use intensity calculated by dividing the gross floor area of a building by the net land area of the lot on which it is located, i.e.,  $gross\ floor\ area / net\ land\ area\ of\ the\ lot = FAR$

**(24) Florida Building Code:** The family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Fuel Gas.

**(25) FLUM:** Future Land Use Map.

**(26) FLUP:** Future Land Use Plan.

**(27) Foot-Candle:** A photometric measurement equal to the illumination shed by one (1) candle on one (1) square foot at a distance of one (1) foot.

**(28) Freeboard:** The distance from the top of the overflow structure to the lowest point of top of bank, back of curb, or edge of pavement at the first upstream catch basin, whichever is lowest.

**(29) Freestanding Retail Use:** A building containing one or more commercial establishments selling retail goods or merchandise and rendering services incidental to the sale of such goods.

**(30) F.S.:** Florida Statutes.

**(31) Functionally dependent use:** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

**(32) Future Land Use Map (FLUM):** A graphic representation of the land use designation of all parcels in the City used as the regulatory map for implementation of the Comprehensive Plan and this CDC. It may also be known as the "Land Use Map."



**(33) Future Land Use Plan Element:** The element of the adopted Largo Comprehensive Plan which includes the FLUM and contains goals, objectives, and policies of the City to guide the future location of uses within the City of Largo. This element may also be referred to as the "Land Use Plan."

#### **20.1.G**

**(1) Garage Enclosure:** The remodeling of an attached garage or carport within a residential dwelling unit by a permanent enclosure which creates additional living area and/or storage area which is built, designed, and permitted in conformance with the City of Largo's building and fire codes.

**(2) GLA:** Gross Leasable Area.

**(3) Grade, Finished:** A reference plane representing the average of final ground level adjoining the building at all exterior walls after all site preparations have been completed.

**(4) Greenhouse:** A structure used for cultivating plants that require controlled temperature and humidity.

**(5) Gross Leasable Area (GLA):** The total floor area for which the tenant pays rent and which is designed for occupancy and exclusive use by the tenant. GLA is expressed in square feet and measured from the

center line of joint partitions and from outside wall faces.

**(6) Groundcover:** Low-growing plants planted in such a manner as to form a continuous cover.

**(7) Group Care Home:** A licensed establishment which provides residential services to individuals of whom one or more are unrelated. The individuals are handicapped, aged, or disabled, are undergoing recovery, rehabilitation or extended care, and are provided services to meet their needs.

**(8) Grubbing:** The removal of rooted vegetation from the soil by hand labor or with machinery or otherwise disturbing the soil in which rooted vegetation is growing. Any excavation activity shall be considered as grubbing.

#### **20.1.H**

**(1) Halfway House/Rehabilitation Facility:** A licensed facility, which provides training, care, supervision, treatment, or rehabilitation to the aged, disabled, those convicted of crimes, or those suffering the effects of drugs or alcohol; this does not include day-care centers, family day-care homes, foster homes, schools, hospitals, jails, or prisons.

**(2) Hardened-Off:** Plant tissue that is acclimated to cold temperatures or a new environment.

**(3) Hardship Relief:** Permission to deviate from one or several standards of this CDC when the strict application of such a standard would render a parcel incapable of reasonable economic use. Deviation from specified provisions or development standards may be allowed when, because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in an undue hardship for the owner.

**(4) Hat Racking:** Crown trimming of trees which effectively removes more than one-quarter (1/4) of the tree crown.

**(5) Hazardous Tree:** A tree that in the opinion of the City, constitutes a hazard to life, or has a significant potential to cause injury to persons or damage to property as the tree is in imminent danger of falling, or is otherwise likely to create a hazard. A hazardous tree shall include but not be limited to dead, declining, diseased, broken, split, cracked, leaning, uprooted trees, and trees judged to have serious structural defects. A hazardous tree shall also include a tree harboring communicable diseases or insects of a type that the City determines could infest and cause the decline of nearby trees.

**(6) Heavy Machinery:** Mechanical land-clearing, earth-moving equipment with a gross weight in



excess of five thousand (5,000) pounds. For the purpose of this definition, all machinery that utilizes steel tracks shall be considered to be heavy machinery.

**(7) Height:** Regarding the built environment, height is the vertical distance of a structure measured from the average elevation of the finished grade to the highest elevation of the structure including any antennas or other attachments.

**(8) Highest adjacent grade:** The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

**(9) Historic Structure:** Any structure that is:

a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;

c. Individually listed on a state inventory of historic places in states with historic reservation programs which have been approved by the Secretary of the Interior; or

d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by an approved state program.

e. Any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings.

**(10) Home Improvement Store:** A commercial establishment primarily engaged in retailing a general line of home repair and improvement materials and supplies, such as lumber, plumbing goods, electrical goods, tools, housewares, hardware, and lawn and garden supplies, with no one merchandise line predominating.

**(11) Home Office of Convenience (HOC):** A secondary use allowable in a residential dwelling unit only in strict compliance with the HOC standards of this CDC.

**(12) Hospital:** An institution providing health services primarily for human inpatient or medical or

surgical care for the sick or injured, and including the related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are integral parts of the facilities.

**20.1.I**

**(1) Impervious Surface:** Any hard-surfaced, man-made area which reduces or prevents absorption or infiltration of water into previously undeveloped land.

**(2) Impervious Surface Ratio (ISR):** A mathematical expression determined by dividing the total impervious surface of a site by the net land area of the site.

**(3) Improvement:** Any immovable man-made object, or permanent landscaping which becomes part of, placed upon, or affixed to real estate.

**(4) Incidental Use:** A use that is smaller in size than the primary use and cannot exist independent of the primary use. Examples include, but are not limited to the following: Daycares associated with a church or medical clinics associated with assisted living facilities.



(5) **Industrial Park:** An area planned for the occupancy of more than one (1) industrial establishment with shared common areas.

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

(7) **Intensity:** The degree to which land is used and/or the density of development. The measure of permitted development expressed as a maximum Impervious Surface Ratio and/or Floor Area Ratio per acre of net land area.

(8) **International Society of Arboriculture (ISA):** A worldwide professional organization dedicated to fostering a greater appreciation for trees and to promoting research, technology, and the professional practice of arboriculture.

(9) **Invasive Exotic Plant:** A plant recognized as a Class I invasive exotic plant species on the current list provided by the Florida Exotic Pest Plant Council.

(10) **ISA Certified Arborist:** Any person having passed the requisite exam and currently recognized as a Certified Arborist by the International Society of Arboriculture.

#### 20.1.J

(1) **Joint-Use Development:** The development of two (2) or more adjacent lots located in the same zoning district and used for a single, unified project, or development.

#### 20.1.K

(1) **Kennel:** The boarding, breeding, raising, grooming, or training of two or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises, and/or for commercial gain. This designation does not include veterinarians/animal hospitals with no boarding.

#### 20.1.L

(1) **Landscape Architect:** An individual licensed and registered in the state of Florida to practice in the field of landscape architecture.

(2) **Landscaping:** The planting of trees and other plant materials in accordance with a plan which often includes alteration of the contours of the land for proper drainage and aesthetic improvement.

(3) **Land Use Restriction Agreement:** An agreement binding the parties to limit the use of property to a particular use(s) or to prohibit certain uses for the term of the agreement.

(4) **Legal Agent:** One who agrees and is authorized to act on behalf of another, a principal, to legally bind an individual in particular business transactions with third parties pursuant to an agency relationship.

(5) **Letter of Map Change (LOMC):** An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

(a) **Letter of Map Amendment (LOMA):** An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

(b) **Letter of Map Revision (LOMR):** A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

(c) **Letter of Map Revision Based on Fill (LOMR-F):** A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this





determination, the fill must have been permitted and placed in accordance with the City's Floodplain Management regulations in effect at the time the fill is permitted and placed.

(d) **Conditional Letter of Map Revision (CLOMR):** A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

(6) **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. LOS indicates the capacity of a facility per unit of demand.

(7) **Light-duty truck:** As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

(a) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle; or

(b) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or

(c) Available with special features enabling off-street or off-highway operation and use.

(8) **Light Machinery:** Hand or mechanically operated equipment not meeting the definition of heavy machinery. Appropriate for use in the critical root zone of protected trees.

(9) **Littoral Shelf:** A submerged area of land less than three (3) feet under water, constructed with a slope of 10:1 or less, and designed to support emergent vegetation.

(10) **Live/Work Unit:** A single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant and no portion of the live/work unit may be rented or sold separately. Live/work units are allowed in the City Home Character District, where indicated by Table 6-2, Allowable Uses Within the Community Redevelopment Districts, subject to the provisions of Section 16.11 of this CDC.

(11) **Lot:** One (1) of several parcels of land into which property is divided through the process of platting. A parcel may also be platted into a single lot rather than subdivided into several lots of record.

(12) **Lot Line:** The legal boundary line dividing one (1) lot from another.

(13) **Lot of Record:** A lot whose existence, location, and dimensions have been legally recorded on a plat.

(14) **Lowest Floor:** The lowest floor of the lowest enclosed area of a building or structure, including a basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevated requirements of the Florida Building Code or ASCE 24. [Also defined in FBC, B, Section 202.].

(15) **Low Impact Development (LID):** Stormwater treatment methods that mimic the predevelopment site hydrology using site design techniques to store, infiltrate, evaporate, and detain runoff.

### 20.1.M

(1) **Major Arterial Roadway:** Major arterial roadways provide an integrated, continuous road network through an area, delivering traffic from collector roads



to freeways. It is also referred to as principal arterial, or primary arterial roadway.

**(2) Manufacturing – Light Assembly (Class A) Use:** A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products. Exterior storage and processing of equipment or materials is not allowed.

**3) Manufactured home:** A structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle” or “park trailer.” [Also defined in 15C-1.0101, F.A.C.]

**(4) Manufactured home park or subdivision:** A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

**(5) Market Value:** The estimated price of a property including all structures and land as determined by the value assigned by the Pinellas County Property Appraiser plus twenty-five (25) percent of the just

value. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in the Comprehensive Development Code, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, Actual Cash Value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

**(6) Marquee:** A decorative architectural design feature. A roof-like projection over an entrance, such as over a theater entrance. A sign placed upon a marquee is subject to compliance with wall sign standards.

**(7) Medical Clinic:** An outpatient establishment where patients, who are not lodged overnight, are admitted for medical or dental treatment and examination by physicians, dentists, and similar personnel, the practice of which is lawful in the state of Florida.

**(8) Medical Marijuana Treatment Center Dispensing Facility:** A facility where low-THC cannabis and/or

medical marijuana, as well as physician ordered marijuana delivery devices, are dispensed at retail by an approved Medical Marijuana Treatment Center pursuant to Article X, Section 29 (b)(5) of the Florida Constitution.

**(9) Metes and Bounds:** A method of describing the boundaries of land by compass bearings and distance from a known point of reference.

**(10) Microbrewery:** An establishment where beer and malt beverages are duly-licensed to be made on premises and then sold or distributed, and which produces less than 15,000 barrels (465,000 gallons) of beer and or cider per calendar year in conjunction with a restaurant, tasting/tap room or retail sales.

**(11) Micro-Distillery:** An establishment primarily engaged in on-site distillation of spirits in quantities not to exceed 75,000 gallons per calendar year. The distillery operation processes the ingredients to make spirits by mashing, cooking, and fermenting. The micro-distillery operation does not include the production of any other alcoholic beverage. A micro-distillery may include a tasting/tap room as an accessory use.

**(12) Mixed Use Corridor:** Roadways within Largo that are bordered by land use categories that allow a wide range of transit-supportive use and include



regulations that support a compact built form with variations in density and design criteria.

**(13) Multimodal Activity Center (MAC):** A designated area that incorporates or is anchored by a Major Activity Center or Transit Station Area and is of sufficient scale to support mass transit or internal capture of trips within its boundaries.

#### *20.1.N*

**(1) Native Vegetation or Species:** Flora recognized to be indigenous to Central Florida as they existed prior to the first European visitation.

**(2) Natural Resources:** Natural resources include, but are not limited to, rivers; bays; lakes; wetlands, including estuarine marshes; air; flood plains; known sources of commercially valuable minerals; areas known by the local soil and water conservation district to have experienced soil erosion problems; fisheries; wildlife; marine habitats; and vegetative communities, including those known as endangered, threatened, or species of special concern.

**(3) Net Land Area:** Net land area for the purposes of computing density/intensity shall be that total land area within the property boundaries of the subject parcel, specifically exclusive of any submerged land or public road right-of-way.

**(4) New Construction:** Structures for which the start of construction commenced on or after the effective date of this CDC. Additionally, new construction means, for the purposes of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For the flood resistant construction requirements of the Florida Building Code, structures for which the “start of construction” commenced on or after May 28, 1971 and includes any subsequent improvements to such structures.

**(5) New manufactured home park or subdivision:** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after May 28, 1971.

**(6) Nonconforming Use:** A lawful existing use which does not conform to the provisions, requirements and/or regulations of this CDC but which complied with applicable regulations at the time the use was established.

#### *20.1.O*

**(1) One-Hundred (100) Year Flood:** See “base flood.”

**(2) Outfall:** A direct connection of an overflow and/or drain-down capability from a retention area to a public drainage facility.

**(3) Owner:** Any person or entity having any legal or equitable right to sell, rent, lease, or possess any housing accommodation, including but not limited to a lessee, sublessee, cotenant, assignee, or managing agent.

#### *20.1.P*

**(1) Parapet:** A decorative architectural design feature placed above the existing facade to hide a flat roof and/or roof mounted equipment.

**(2) Parcel:** A contiguous quantity of land in possession of, owned by, or recorded as property of the same person or entity.

**(3) Park trailer:** A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in Section 320.01, F.S.]



(4) **Peak hour** – In describing traffic conditions, is the 100th highest volume hour of the year in the predominant traffic flow direction.

(5) **Pinellas County Mobility Plan:** A countywide approach to managing the transportation impacts of development projects and increasing mobility for pedestrians, bicyclists, transit users, and motor vehicles utilizing the multi-modal impact fee ordinance and local site plan review processes.

(6) **Plat:** A map of a specific tract of land showing the location, description, and boundaries of lots, streets, and easements.

(7) **Primary Facade:** Any building elevation that is visible from a public street, excluding service alleys, which provides a primary customer entrance.

(8) **PPC:** Pinellas Planning Council.

(9) **Principal Use:** The primary or predominant use of any lot or parcel of land.

(10) **Prohibited Tree Pruning:** Pruning, that does not conform with the ANSI A300 pruning standards, and is excessive (removal of more than twenty-five (25) percent of a tree’s crown), or characterized by topping, lion-tailing, and flush and stub cuts.

(11) **Property:** Land, and generally whatever is erected or growing upon or affixed to land. For regulatory purposes, property shall also mean all of the continuous lots or parcels that comprise a unified development.

(12) **Property Line:** See “lot line.”

(13) **Protected Tree:** Any tree species that is four (4) inches or greater in trunk diameter measured at four and one half (4.5) feet above grade.

(14) **Protective Barrier:** A physical structure limiting access to an area.

(15) **PSTA:** Pinellas Suncoast Transit Authority.

(16) **Public Hearing:** A meeting announced and advertised in advance which is conducted by a City official or board and which is open to the public, with the public given an opportunity to speak and participate.

(17) **Public Notice:** The legal advertisement given of an action or proposed action of a governing body or its designee.

#### **20.1.Q**

(1) **QOGA:** Qualifying Official Government Action.

(2) **Qualifying Unit:** Set-aside units occupied by income eligible households.

#### **20.1.R**

(1) **Real Property:** See “Property.”

(2) **Recovery Home:** See **Group Care Home**

(3) **Recreational Vehicle:**

a. A vehicular-type, portable conveyance without permanent foundation, which can be towed, hauled, or driven, and is primarily designed as temporary living accommodation for recreation, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

b. For FEMA purposes, a vehicle, including a park trailer, which is: (See Section 320.01, F.S.)

a. Built on a single chassis;

b. Four hundred (400) square feet or less when measured at the largest horizontal projection;

c. Designed to be self-propelled or permanently towable by a light-duty truck; and

d. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.



**(4) Recycling Center:** A facility for the collection and temporary storage of recyclable materials.

**(5) Regional Brewery:** A duly-licensed brewery with a per calendar year beer production of between 15,000 and 6,000,000 barrels. A regional brewery may include a tasting/tap room as an accessory use. A brewery shall constitute a manufacturing use.

**(6) Resources Recovery Facility:** A facility that incinerates processable waste, which is used to produce steam, which in turn, is converted into electricity.

**(7) Redevelopment:** See "Development."

**(8) Regulatory Flood:** See "Base Flood."

**(9) Regulatory Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height.

**(10) Rehabilitation:** The upgrading of a building previously in a dilapidated or substandard condition.

**(11) Religious Institution:** A site, premise, or location which is used principally, primarily, or exclusively for purposes of the exercise of religion as protected by the First Amendment of the U.S. Constitution.

**(12) Remove or Removal (of Tree):** The actual removal, transplanting or causing the effective removal through damaging, poisoning, excessive pruning, topping, or other direct or indirect actions resulting in the death or severe decline of a tree.

**(13) Rent:** To lease, to sublease, to let, and otherwise grant for a consideration the right to occupy premises not owned by the occupant.

**(14) Replacement Cost Depreciated (RCO):** The value of a structure as determined in accordance with FEMA's Floodplain Management Requirements.

**(15) Reservation:**

a. A provision in a deed or other real estate conveyance which preserves a right for the existing owner even if other property rights are transferred.

b. A method of holding land for future public use by designating public areas on a plat, map, or site plan as a condition of approval.

**(16) Residential Equivalency Standard:** One (1) or more multipliers used to calculate the residential density equivalents for certain institutional or quasi-residential uses.

**(17) Restrictive Covenant:** A contract between two (2) or more parties usually specifying limitations or obligations relating to the use of a property.

**(18) Retention:** The collection and storage of runoff without subsequent discharge to surface waters.

**(19) Right-of-Way:** Land acquired and owned by a governmental agency or public utility and reserved for public use.

**(20) Rooming House:** A building, other than a motel or hotel, where lodging or rooms, or both, are provided for compensation either directly or indirectly.

**(21) Root Pruning:** The process of pre-digging a root ball of a tree to stimulate root regeneration and increase the density of root development within the final root ball.

#### *20.1.S*

**1) Sand Dunes:** Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

**(2) Satellite Service Reception Antenna:** A device used to receive satellite broadcast signals.

a. Mesh-type Satellite Dish Antenna: An antenna which is constructed of a screen-type or perforated





material that does not substantially impair visibility, and is designed to minimize wind resistance.

**b. Roof-Mounted Satellite Dish Antenna:** An antenna which is wholly located upon and permanently affixed to the roof of any structure.

**c. Ground-Mounted Satellite Dish Antenna:** An antenna which is installed upon or otherwise attached to a pole or other supporting structure embedded in the ground.

**(3) Sealed Materials:** Any granular material such as concrete, asphalt, crushed stone, rock, gravel, or shell placed on an impervious base, such as plastic, tar paper, asphalt-sealed shell or similar material which interferes with the natural ground absorption of stormwater.

**(4) Service Provider or Carrier:** An independent, nongovernmental telecommunications entity which markets communication services to retail customers.

**(5) Set-Aside:** The total number of units in a subdivision or multifamily development that are made available for households earning one hundred twenty (120) percent or less of area median income, adjusted for household size.

**(6) Setback:** The distance between the lot line and the front, side, or rear edge of a building or any projection thereof, excluding uncovered steps and roof eaves.

**(7) SFHA:** Special Flood Hazard Area

**(8) Shopping Center:** A group of two (2) or more commercial establishments or functional units which are planned, built, and managed as one (1) unified development.

**(9) Shopping Center, Regional:** A shopping center having in excess of seven hundred fifty thousand (750,000) square feet of gross floor area.

**(10) Sight Triangle:** See “Visibility Triangle.”

**(11) Sign:** Any object, device, display, structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, idea, slogan, or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include works of art which in no way identify a product or service, seasonal/holiday decorations, merchandise incorporated in a window display, or scoreboards located on athletic fields.

**a. Abandoned Sign:** Any sign pertaining to or associated with an event, business, or purpose which is no longer ongoing and which has been inactive or out of business for a period of ninety (90) consecutive days or longer.

**b. Aggregate Sign Area:** The maximum total sign area allowed for all signs for a project, including the major identification signs for the project, which consist of: freestanding signs; wall signs and window signs.

**c. Bandit Sign:** See “Snipe Sign.”

**d. Billboard Sign:** A Sign which is regulated pursuant to the Development Outdoor Advertising/Billboard Agreements, adopted by City Commission on May 4, 2010, between CBS Outdoor, Inc. and ClearChannel Outdoor, Inc. and the City of Largo.

**e. Damaged Sign:** Any sign which has been damaged or destroyed in excess of twenty-five (25) percent of its replacement value, by any means, method or event, or any sign that poses a risk of imminent collapse.

**f. Freestanding Sign:** A sign directly attached to the ground by its own support structure and not attached to any part of buildings or other structures on a property. Signs attached to privacy fences/walls are also considered freestanding.



**g. Monument Sign:** A sign that is supported by a solid pedestal affixed to the ground rather than by poles. The pedestal base shall be at least seventy-five (75) percent of the total width of the sign face and the distance between the bottom of the sign face and the ground below must not be more than three (3) feet.

**h. Off-Site Sign:** Any sign which advertises goods, services, businesses, or facilities not sold or located on the property or contiguous properties under the same ownership and use on which the sign is located. An off-site sign includes, but is not limited to, Bench Signs, Billboards, and Poster Panels.

**i. Pole Sign:** A Sign supported by one or more poles, posts, or other supports placed on or anchored to the ground.

**j. Pylon Sign:** See "Pole Sign."

**k. Wall Sign:** A Sign painted on, carved in, or otherwise affixed to or mounted onto a building, including:

(i) Canopy Sign: A Sign painted on, carved in, or otherwise affixed to or mounted upon an awning, canopy, marquee, or any other structure which projects away from the building; or

(ii) Projecting Sign: A Sign affixed directly to the building where the sign face extends away from a building facade.

**l. Vacant Sign:** Any Sign which currently:

(i) Does not give correct directions to, location of, description of an ongoing business, service or activity performed, or product sold; or

(ii) Does not bear any message, sign, or copy; or

(iii) Identifies a business that has relocated; and

(iv) Does not meet the definition of an abandoned or damaged sign.

**(12) Site Improvement:** Any man-made alteration to a parcel of land for purposes of preparing the land for future construction, the actual construction of structures or paved surfaces, and/or the planting or installation of permanent landscaping.

**(13) Site Plan:** A drawing which depicts the existing conditions and proposed improvements upon a parcel in accordance with the development standards set forth in this CDC.

**(14) Solar Energy System:** A device used to capture the sun's radiation and transform it into usable heat, usually consisting of a solar collector, a transfer system, a storage system, and a control system.

**a. Active (or indirect) Solar Energy System:** A system in which the collector and thermal storage components are separated and require a pump or fan to circulate the solar-heated fluid between them.

**b. Passive (or direct) Solar Energy System:** A system where the collector and thermal storage components are integrated, requiring no transfer device for solar-heated fluid.

**(15) Special Flood Hazard Area:** An area in the floodplain subject to a one (1) percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE, or V. [Also defined in FBC, B Section 202.]

**(16) Stacking Lane:** An area of stacking spaces and driving lane provided for vehicles waiting for drive-through service that is physically separated from other traffic and pedestrian circulation on the property being developed.

**(17) Standards:** Measurements and regulations of the quantity or quality of development.

**(18) Start of Construction:**

a. For regulatory purposes in areas that are not flood-prone, start of construction is the date the building permit was issued.



b. The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns.

**(19) Stealth Telecommunication Facility:** Any telecommunication facility which is designed to blend into the surrounding environment so that it is not noticeable to the casual observer. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, or antenna and support structures designed as part of light or electric power poles.

**(20) Stormwater Retention/Detention:** The holding back or storage of stormwater on a temporary or permanent basis (see "Retention" and "Detention").

**(21) Stormwater Run-Off:** The portion of water which results from a rainfall that flows from the land surface

of a site either naturally, in man-made ditches, or in a closed conduit system.

**(22) Stormwater Management System:** The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater on, through, and from a site.

**(23) Street:** Any vehicular and pedestrian traffic access way which: 1) is an existing federal, state, county, or municipal roadway; or 2) is shown upon a recorded plat; or 3) is approved by other official action.

a. **Highway:** This class of street is devoted entirely to vehicular traffic movement with little or no land service function. Highways are generally multi-lane, divided roadways with limited access interchanges, and possibly at-grade intersections. They are designed to move large volumes of high speed vehicular traffic over relatively long distances.

b. **Arterial (Major and Minor):** This class of street brings vehicular traffic to and from highways and serves major movements of vehicular traffic within or through the urban areas that are not served by highways. Arterials interconnect provide direct access to the principal traffic generators within a city, such as business offices and retail centers.

c. **Collector (Major and Minor):** This class of street serves traffic movement within subareas of a city, and are designed to funnel this traffic into the arterial system. Collectors do not handle long through-trips and are not necessarily continuous for any great length. However, in gridiron street patterns, a street of several miles in length may serve as a collector if its predominant function is to feed traffic onto an arterial.

d. **Local:** Local streets provide access to adjacent land and are designed to feed traffic onto collector streets.

**(24) Street Furniture:** Man-made items such as benches, kiosks, plants and planters, shelters, news paper stands, or trash receptacles added to pedestrian or vehicular areas.

**(25) Streetscape:** The combination of all elements of a pedestrian or vehicular area, including street furniture, landscaping, sidewalks, lights, signs, etc., and the relationship of these elements to adjacent buildings.

**(26) Story:** The vertical distance from top to top of two successive tiers of beams or finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists, or, where there is not a ceiling, to the top of the roof rafters.



**(27) Structure:** Something built and installed on, above, or below the surface of land or water. For flood plain management purposes, the term “structure” refers to a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. Structure for insurance coverage purposes, means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

**(28) Subdivision:** The legal division of land into two (2) or more lots of record.

a. Subdivision, Minor: a legal split of land into two (2) lots of record with direct access to an existing public or private street, not involving the opening, widening, or extension of any road.

b. Subdivision, Major: a legal division of land into three (3) or more lots of record and/or otherwise exceeds the requirements of a minor subdivision.

**(29) Substantial Improvement:** Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a 5-year period, the cumulative cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started. For each building or structure, the 5-year period begins on the date of the first permit issued for improvement or repair of that building or structure subsequent to Ordinance 2009-49 that was adopted on October 20, 2009. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the Building Official and that are the minimum necessary to assure safe living conditions.

2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

**(30) Subsurface Drainage:** The piping, grading, and other construction associated with the removal of ground water from under roadway or runway

surfaces designed to maintain firm, stable, subgrades and structure foundations, reduce saturation of backfill behind retaining walls, etc.

**(31) SWFWMD:** Southwest Florida Water Management District.

#### **20.1.T**

**(1) Tap / Testing Room:** A room that is ancillary to the production of beer at a brewery, microbrewery, or micro-distillery where the public can purchase and/or consume alcoholic beverages as licensed and regulated by the State of Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco.

**(2) TBRPC:** Tampa Bay Regional Planning Council.

**(3) Telecommunication Equipment Building or Cabinet:** A structure or container used by telecommunication providers to house associated equipment either at, or remotely from, a facility.

**(4) Telecommunication Facility:** All equipment and land required to transmit and/or receive electromagnetic or radio frequency signals. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers, or similar structures supporting that equipment, equipment



buildings, parking area, and other associated apparatus.

**(5) Temporary Event:** A temporary outdoor use on private property that extends beyond the normal uses and standards allowed by the City. A temporary event includes, but is not limited to, art shows, sidewalk sales, pumpkin and Christmas tree sales, haunted houses, carnivals (major and minor), special auto sales, grand openings, festivals, home exhibitions, and church bazaars.

**(6) Temporary Tent Sale:** Any sale made by a person, firm, or corporation engaging in the temporary business of selling goods, wares, or merchandise from a tent, truck, vending cart, or other area outside of a permanent structure on property owned or leased by the person, firm, or corporation.

**(7) Ten-Year Storm:** The amount of rainfall which is precipitated on the land in the amount of three and fifteen-hundredths (3.15) inches during a one (1) hour period.

**(8) Topping:** Method of pruning that reduces the height of a tree by making heading cuts through stems more than two years old or removing leaders back to lateral branches that are less than one third the size of the cut stem.

**(9) Tract of Land:** See "Parcel."

**(10) Transfer of Development Rights:** A development technique which allows a land owner to separate the rights to develop his land from the land itself and transfer those rights to other land (see "Development Right").

a. Sending Zone: An area of land (zone) from which the rights to develop may be conveyed to other Property (Receiving Zone).

b. Receiving Zone: An area of land to which additional development rights may be conveyed.

**(11) Transient Accommodation Unit:** An individual room or rooms within a Transient Accommodation Use designed to be rented as a single unit for temporary occupancy of a limited duration, and without independent cooking or kitchen facilities.

**(12) Transient Accommodation Use:** A facility offering transient lodging accommodations for tourists; such as hotels, motels, inns, resorts, and recreational vehicle parks. The occupancy of transient accommodation uses occurs, or is offered or advertised as being available, for a term of less than one (1) month, more than three (3) times in any consecutive twelve (12) month period. In determining whether a property is used as a temporary lodging

use, such determination shall be made without regard to the form of ownership of the Property or unit, or whether the occupant has a direct or indirect ownership interest in the Property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration.

**(13) 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 guideway transit, express bus, and local fixed route bus.

**(14) Transit Corridor:** An existing or planned route for public transit service in the local or regional transportation plan or the plan of the relevant transit service provider.

**(15) Transitional Housing:** A residence that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living, typically within twenty-four (24) months.

**(16) Transplanting [Tree]:** The act of removing a tree from one (1) location and planting the same tree at another location.





City of Largo, FL: Comprehensive Development Code  
Chapter 20: Definitions & Acronyms

**(17) Transportation Management Plan:** A Plan developed by an applicant representing a proposed development, that is submitted in conjunction with individual site plans seeking to utilize transportation management strategies to address their development impacts, improve the efficiency and safety of the transportation system, and increase the mobility for all users. These strategies include, but are not limited to, density/intensity reductions, project phasing, access controls, capital improvements, and/or incentives encouraging mass transit, bicycle or pedestrian travel, and ride-sharing.

**(18) Tree:** An erect standing woody plant, together with its trunk, crown, and root system, of a species that normally attains a minimum overall height at maturity of at least fifteen (15) feet.

**(19) Tree Barricade:** A physical structure placed around a tree that complies with the specifications and requirements relative to tree barricades as defined herein.

**(20) Tree Cluster:** A stand of trees in which two (2) or more primary tree trunks are within three (3) feet of one another measured at 4.5' above grade.

**(21) Tree Fund:** The City tree fund shall accrue funds from mitigation payments made to the City under the terms of Chapter 10 of this CDC. Tree fund funds are

expressly reserved for the purchase and installation of trees on public properties within the corporate limits of the City. Funds may also be used for projects that enhance the City's urban forestry program provided proper approval is granted.

**(22) Tree Inventory:** A written report listing all protected trees on a site by trunk diameter size at DBH, species, location, and overall condition.

**(23) Tree Preservation Plan:** A plan showing all of the measurements that will be utilized to help ensure that trees designated for preservation will remain in a healthy growing condition.

**(24) Tree Protection Zone (TPZ):** The fenced in area around a tree or group of trees in which no grading, excavation, or construction activity may occur without written approval, and generally under the supervision of, an Approved Arborist.

**(25) Tree Root Plate:** See "Critical Root Zone."

**(26) Trip:** A single- or one-way vehicle movement (see "trip end").

**(27) Trip End:** The origin or destination of a trip. Each Trip has two (2) ends which constitute a two (2)-direction vehicle movement at the origin or destination of the Trip.

**(28) Trip Generation:** The total number of Trip Ends produced by a specific use or activity.

**(29) Twenty-Five Year Storm:** The amount of rainfall which is precipitated on the land in the amount of three and seven-tenths (3.7) inches during a one (1) hour period.

*20.1.U*

**(1) Understory Tree:** A self-supporting woody plant which normally attains a height of at least fifteen (15) feet but not more than thirty-five (35) feet at maturity.

*20.1.V*

**(1) Vacation:** To end the use of an easement or the ownership and use of a right-of-way by a public or private agency.

**(2) Variance:** See "Hardship Relief."

**(3) Vehicle, Large Repair:** The repair of motor vehicles, including but not limited to trucks, recreational vehicles, buses, boats, and heavy equipment, and similar size vehicles which have gross vehicle weights greater than 10,000 pounds, but excluding airplane or aircraft.

**(4) Vested Rights:** The right to undertake and complete the development and use of a property under the terms and conditions of an approved site-



specific development plan or an approved phased development plan for a specified time, regardless of changes in the CDC.

**(5) Visibility Triangle:** An area beyond the curb radius, so specified by this CDC, which shall be kept clear of all objects to provide visual clearance.

#### *20.1.W*

**(1) Warehouse:** A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, which is characterized by frequent heavy trucking activity and open storage of material.

**(2) Watercourse:** A river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

**(3) Water Drainage Feature:** Natural or artificial standing water bodies, wetlands, retention/ detention areas, streams, and ditches which receive and/or convey stormwater runoff.

**(4) WBD-CRD:** The West Bay Drive Community Redevelopment District.

**(5) Wetland:** Land that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does or would support, a prevalence of

vegetation typically adapted for life in saturated soil conditions. The term includes, but is not limited to, swamp hammocks, hardwood swamps, riverine cypress, cypress ponds, bayheads and bogs, wet prairies, freshwater marshes, tidal flats, salt marshes, mangrove swamps, and marine meadows.

**(6) Wind Energy Conversion System:** A device used to capture wind energy and change it into another form of energy.

**(7) Workforce Housing:** Housing that is affordable to households of low, moderate and above moderate income in the range of sixty (60) percent to one hundred twenty (120) percent of the area median income.

#### *20.1.X*

**(1) Xeriscape:** A method of landscaping using native vegetation and other drought-resistant plants designed for low maintenance and water conservation.

#### *20.1.Y*

**(1) Yard:** An open area between building(s), structure(s), or use(s) and the adjoining lot line unoccupied and unobstructed by any building structure or use from the ground up except as otherwise provided in this CDC.

#### *20.1.Z*

**(1) Zone A:** The Special Flood Hazard Area shown on a community's Flood Insurance Rate Map.