

**DUE DILIGENCE RESEARCH - CUSTOMIZED**

RESEARCH BY: Foresite Group, Inc. (Ryan Renardo, P.E.)

PARCEL ID #: 34-26-15-0000-04400-0030 & 34-26-15-0000-04400-0000

LOCATION: 1202 BAILLIES BLUFF ROAD, HOLIDAY, FL 34691

ZONING: MF1/R1Mh (Majority of site is MF1; eastern extension is R1MH)

SURROUNDING ZONING: North: R1MH; East: R1MH; South: R1MH; West: AC

FUTURE LAND USE (FLU): RES-6 (6 du/gross acre)

SURROUNDING FUTURE LAND USE (FLU): North: RES-6; East: RES-6; South: RES-6; West: RES-6, Major Recreation/Open Space

SPECIAL PLANNING/ZONING AREAS: Urban Service Area

ALLOWABLE USE(S) UNDER CURRENT ZONING: (Summarized below, see attached for full Zoning Standards)  
Permitted Uses: **Multi-Family dwellings (Duplex, Townhomes, Apartments);** Public Schools; Community Gardens

Conditional Uses: Residential treatment & Care facilities; Helicopter Landing Pad; market gardens and Community farms.

Special Exception Uses: Public & Private Utility rights-of-way; Public or Private Utility Sub-stations; Private Schools and Daycare Centers; **Marinas;** Public & Private Parks; Churches; Golf Courses; Cemeteries; Hospitals; Clinics; Government Buildings; Private Clubhouse; Professional Services; **Hotels; Motels; Condos;** Bed & Breakfast; Tourist Home.

REZONING REQUIRED: Current zoning is sufficient for multi-family development. Rezoning would be required for boat/RV storage.

BUILDING SETBACKS:

FRONT: 20-feet                      REAR: 15-feet      SIDE: 10-feet

Note: Refer to Supplemental Zoning Regulations for Yard Requirements including allowable projections.

BUILDING SEPARATION: All structures shall be separate by not less than 15-feet.

LANDSCAPE BUFFERS ANTICIPATED? CHECK ADJACENT ZONING: Yes. 15'-wide buffers adjacent to Single-Family Res and 10'-wide buffer adjacent to the right-of-way.

LANDSCAPE STRIPS/BUFFERS:

NORTH: 15'-Wide      EAST: 15'-Wide      SOUTH: 15'-Wide                      WEST: 10'-Wide

FOUNDATION L/S REQUIRED? Yes, Minimum 50% of building perimeter must be landscaped. Minimum Area of Foundation landscaping is equal to ten percent (10%) of the proposed building ground-level floor area. Foundation landscaping must be a minimum of 5'-wide

PARKING FORMULA: Varies depending on Use. Multi-Family is 2 spaces per unit (up to 3 bedroom) + 0.25 spaces per unit. Single-Family is 2 spaces per unit (up to 3 bedroom) or 3 spaces per unit (4 or more bedrooms).

MAX CONTIGUOUS SPACES: One landscape island per every ten (10) parking spaces. May be reduced to one landscape island per every fifteen (15) parking spaces when existing trees are incorporated.

MAX BUILDING HEIGHT: None (No maximum building height because we're in the Urban Service Area)

MAX BUILDING COVERAGE: 40% (Including Accessory Buildings)

DUMPSTER ENCLOSURE ALLOWED IN BUILDING SETBACK? Unknown, need to verify with County.

STORMWATER MANAGEMENT: On-site stormwater management will be required to meet Pasco County and Southwest Florida Water Management District (SWFWMD) regulations. Assume 15%-20% of the site will need to be dedicated to stormwater management ponds.

FLOOD ZONE: This property appears to be located within flood zone "AE" having a base flood elevation of ten feet (10'). Any development that causes fill in the flood plain is required to provide flood plain compensating storage. However, if we can provide evidence that the flood plain is tidal, then compensating storage may not be required.

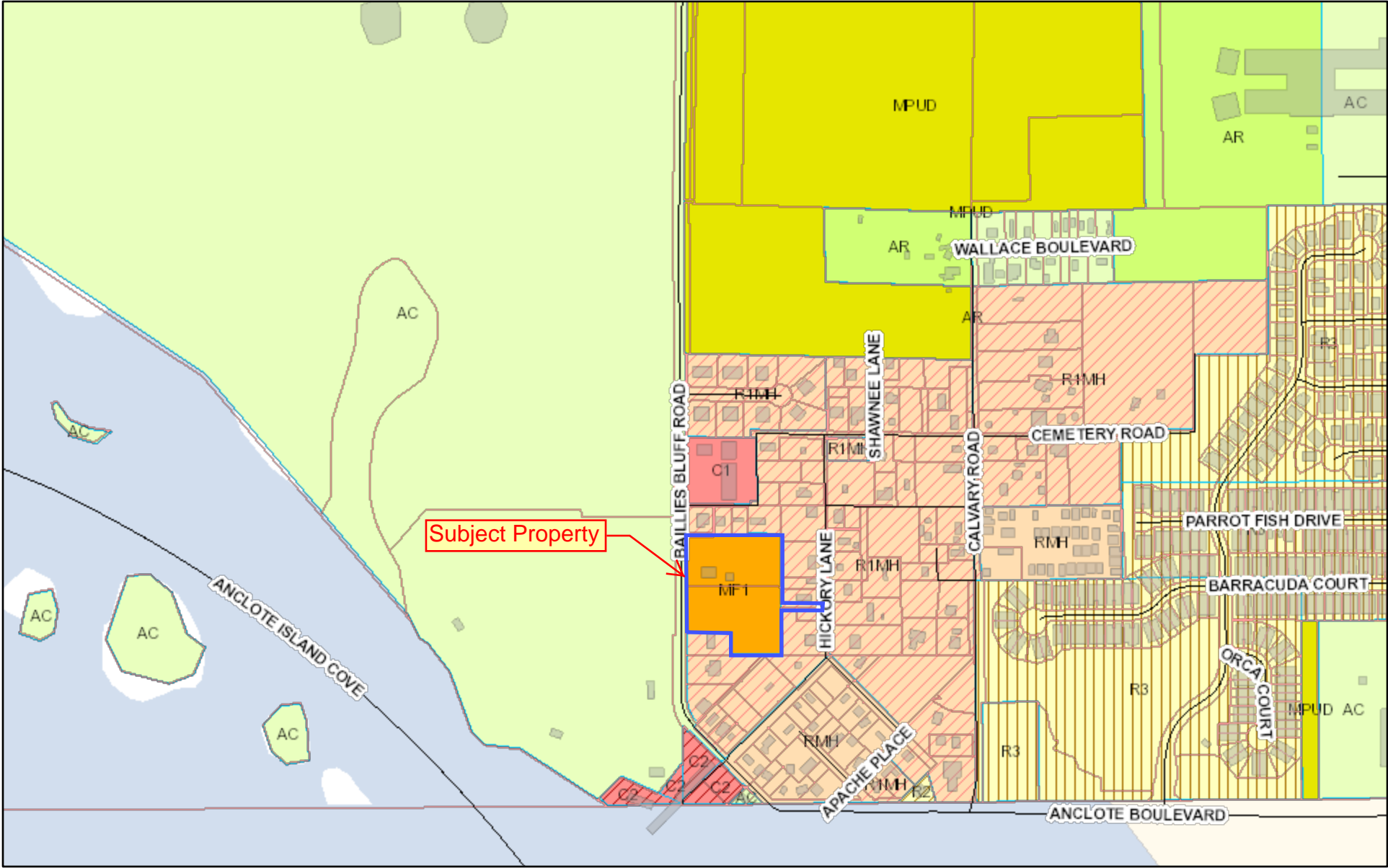
**ADDITIONAL NOTES:**

**POTENTIAL PROJECT ISSUES**

- i. May need FLU Map Amendment for any commercial development. This requires a Comprehensive Plan Amendment and takes between 6 to 12 months for approval.
- ii. Flood Plain impacts will need to be addressed. This could limit the amount of developable area because additional ponds would be required.

# ZONING MAP

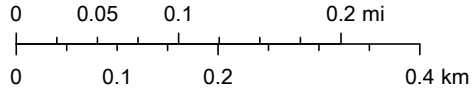
# Pasco County



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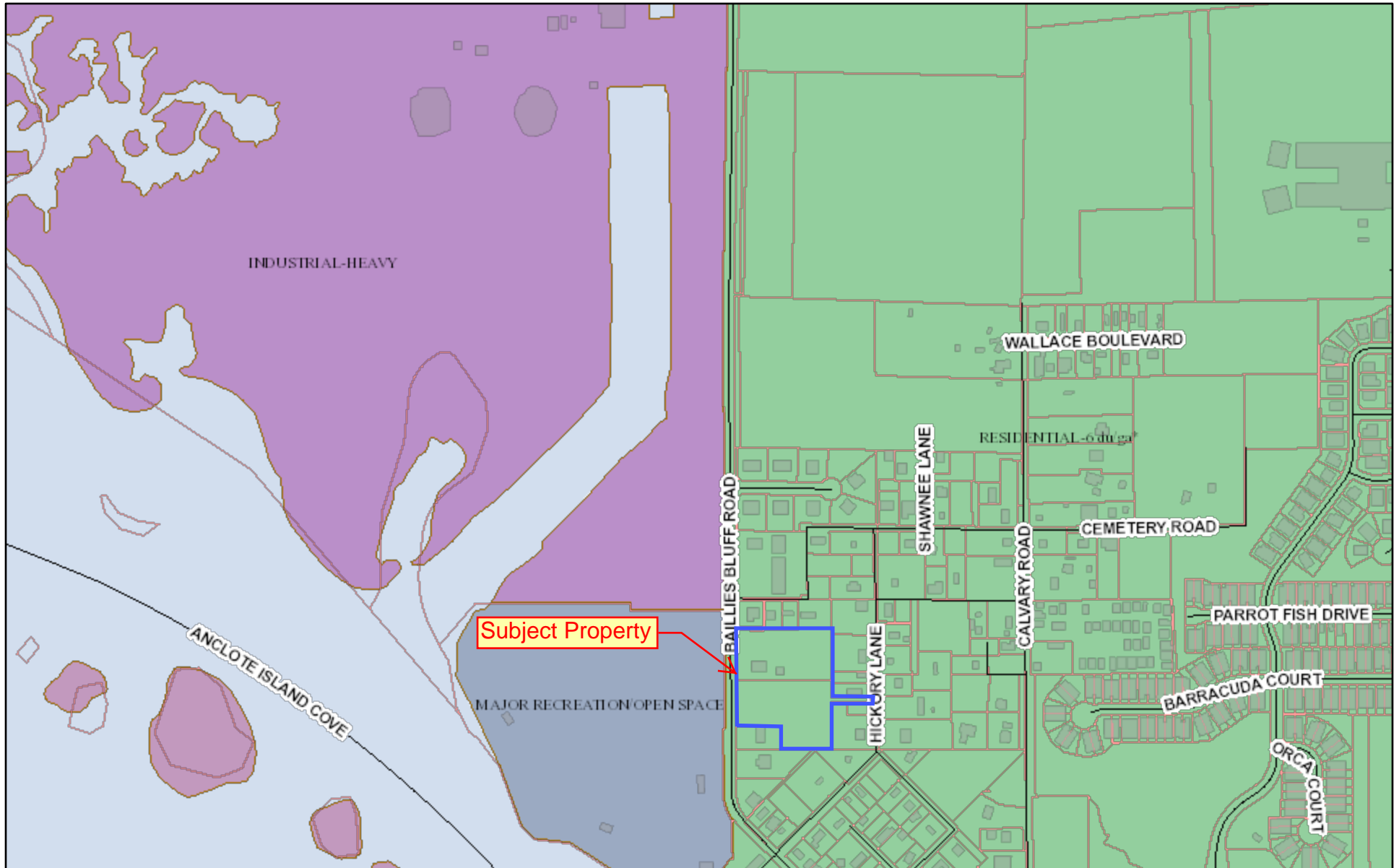
Parcels	Footprints	AC1	AR5	C2	ER2	MF1	MPUD	PUD	R2
Railroad	Zoning	AR	AR5MH	C3	I1	MF2	PO1	R1	R2MH
Roads	AC	AR1	C1	ER	I2	MF3	PO2	R1MH	R3

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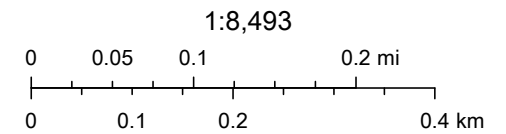
# FUTURE LAND USE (FLU) MAP

# Pasco County



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- Parcels
- Railroad
- Roads



# MF-1 ZONING STANDARDS

## CHAPTER 500. ZONING STANDARDS

### SECTION 518. MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT

#### 518.1. Purpose

The purpose of the MF-1 Multiple-Family Medium Density District is to provide for medium density family residential areas with adequate open areas where it is desirable to encourage such type of development.

Because of the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.

#### 518.2. Permitted Uses

##### A. Principal Uses

1. Multiple-family dwellings.
2. Public schools.
3. Community Gardens in accordance with this Code, Section 530.23.

##### B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Other accessory uses customarily incidental to an allowed principal use.

#### 518.3. Conditional Uses

- A. Residential treatment and care facilities.
- B. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- C. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

#### 518.4. Special Exception Uses

- A. Public and private utility rights-of-way.
- B. Public or private utility substations.
- C. Private schools and day-care centers.
- D. **Marinas**, subject to siting criteria set forth in the County Comprehensive Plan.
- E. Public and private parks, playgrounds, and recreation centers.
- F. Churches.
- G. Golf courses.
- H. Cemeteries.
- I. Hospitals, clinics, governmental buildings, and private clubhouses.
- J. Professional services, such as medical, dental, legal, and engineering, excluding the storage and parking of heavy equipment.
- K. **Hotels, motels, condos, bed and breakfasts**, and tourist homes.
- L. Accessory uses customarily incidental to an allowed special exception use.

518.5. **Area, Density, and Lot Width Requirements**

A. **Two-Family or Duplex Dwellings**

- 1. Minimum lot area: 9,000 square feet per two unit structure.
- 2. Minimum lot width: eighty (80) feet.
- 3. Minimum lot depth: 100 feet.

B. **Other Multiple-Family**

- 1. Minimum lot area: 15,000 square feet.
- 2. Minimum lot width: 100 feet.
- 3. Minimum lot depth: 100 feet.

C. **All Other Uses Including Townhouses**

No minimum lot areas are required, subject to meeting minimum yard, coverage, and on-site parking regulations.

D. Maximum Possible Gross Density

Twelve (12) dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

518.6. Coverage Regulations

All buildings, including accessory buildings, shall not cover more than forty (40) percent of the total lot area.

518.7. Yard Regulations

A. Two-family, triplex, quadruplex, multiple-family, townhouses, and all nonresidential uses:

1. The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

- a. Front: twenty (20) feet.
- b. Side: ten (10) feet.
- c. Rear: fifteen (15) feet.

B. All structures shall be separated by not less than fifteen (15) feet.

518.8. Height Regulations

Building height: forty-five (45) feet maximum, except in an Urban Service Area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

518.9. On-Site Parking Regulations

On-site parking shall be provided in accordance with this Code.

518.10. Performance Standards for Conditional Uses and Special Exceptions

All activities shall be in conformance with standards established by the County, State, and Federal government.

518.11. Development Plan

A development plan shall be submitted in accordance with this Code.

518.12. Neighborhood Park(s)

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

# GLOSSARY OF TERMS

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## GLOSSARY

**Access:** The most direct method of travel from a public right-of way to a private parcel of land.

**Adjacent:** To have property lines, or portions thereof, in common or facing each other across a right-of-way, street, or narrow water body.

**Adult Congregate Living Facility:** Any building, buildings, section of a building, or other place, whether operated for a profit or not, which undertakes through its ownership or management to provide, for a period of at least twenty-four (24) hours, housing, food service, and one (1) or more personal services for six (6) or more adults who require such services. Any facility which holds itself out to the public as providing the above services regardless of the number actually served.

**Adverse Effect Upon a Natural Community:** Direct contamination, destruction, or that which contributes to the contamination or destruction of a natural community, or portion thereof, to the degree that its environmental benefits are eliminated, reduced, impaired, or where there is a resultant threat to its present or future function.

**Agricultural Support Uses:** Establishments primarily engaged in supplying soil preparation services, crop services, horticultural services, sales and service of agricultural machinery, veterinary and other animal services, and farm labor and management services.

**Agriculture:** Land areas which are predominantly used for the cultivation of crops and livestock, including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture, groves, feedlots, specialty farms, and silviculture.

**AG (Agricultural):** A land use classification denoting areas suitable for the practice of agriculture and not requiring urban services.

**AG/R (Agricultural/Rural):** A land use classification denoting areas suitable for the practice of agriculture and not requiring urban services.

**Airport Approach Surface:** That portion of the runway that is usable for takeoffs and landings due to obstructions lying outside the clear zone.

**Airport Clear Zone:** A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

**Airport Hazard Area:** Any area of land or water upon which an airport hazard might be established if not prevented pursuant to Chapter 333, Florida Statutes.

**Airport Transition Surface:** That portion of the runway that is not usable by aircraft for operations due to obstructions outside the clear zone.

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**Airport Facility:** Any area of land or water improved, maintained, or operated by a governmental agency for the landing and takeoff of aircraft or privately owned, paved runways of 4,000 feet or more in length and any appurtenant area which is used for airport buildings, other airport facilities, or rights-of-way.

**Airport Obstruction:** Any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

**Altered Natural Communities:** Natural resources which have been substantially affected by development but continue to provide some environmental benefit.

**Ambulatory:** Persons who are under their own power to walk. Ambulatory persons do not require wheelchairs or excessive use of canes or walkers.

**Amusement Park:** A permanent, commercial establishment which has, as its principal business, the entertainment of its patrons by a combination of activities, such as rides, games, shows, exhibitions, food, and drink. Single purpose or single-event facilities, such as movie theaters or sports arenas, shall not be considered amusement parks.

**Ancillary Use (also Support Use):** A use that is incidental to the main use of the premises and that does not account for more than fifteen (15) percent of the total usable site area. A use incidental or subordinate to the principal use of a project and located on the same site.

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

**Antiquated Plat:** A subdivision of land that does not comply with current zoning district and/or subdivision requirements, or that has limited development potential due to inadequate public facilities, services, or environmental constraints. Examples include plats with substandard designs for lot size, configuration, roads, or drainage facilities.

**Aquatic Preserve:** Submerged lands owned by the State of Florida, as identified in Chapter 258, Florida Statutes, which have been set aside in an essentially natural or existing condition for the benefit of future generations.

**Aquifer:** A water-bearing layer of rock or soil that will yield water in usable quantity to a well or spring.

**Aquifer Recharge Area:** Portions of the earth's surface where rain water rapidly percolates through the soil to the aquifer. The actual recharge is the depth of water that enters an aquifer per unit area of the aquifer.

**Arterial Road:** A route providing service which is relatively continuous and of relatively high traffic volume, long-average trip length, high-operating speed, and high-mobility importance. The primary purpose of arterials is to provide service to major traffic movements; access to abutting property is a subordinate purpose. An arterial street (or road) is also typically characterized by restricted parking, access control, signals at important intersections, and stop signs on the side streets, and typically distributes traffic to and from collector streets or roadways. Arterial roads shall also be consistent with the definition of "Arterial Road" contained

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in the Florida Administrative Code, Rule 9J-5.003(8). Existing roads classified as arterial are indicated on the adopted, current-year Roadway Functional Classification Map. Roads which are built or proposed subsequent to the adoption of the Comprehensive Plan shall be initially classified as arterial only by action of the Pasco County Growth Management Department. Any such classification shall occur prior to the road being indicated on the current-year Roadway Functional Classification Map as an arterial.

**Artificial Waterway:** A dredged canal created by man in upland or wetland areas.

**AT (Major Attractors):** An inactive land use classification that permits unique kinds of land uses, such as stadium, theme parks, etc., which generate such significant off-site impacts that they merit special consideration by the Comprehensive Plan.

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

**Beach:** The zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form or to the line of permanent vegetation, usually the effective limit of storm waves.

**Best Management Practices:** Method or combination of methods determined after problem assessment, examination of alternative practices, and appropriate public participation to be the most effective and practicable means of reducing or preventing nonpoint-source pollution to levels compatible with water-quality goals. These measures could include both structural; e.g., sediment/debris basins, wetland impoundment of agricultural runoff, etc., and nonstructural; e.g., street vacuuming, deferred grazing systems, etc., approaches to abatement of nonpoint-source pollution and would vary on a regional and local basis with the nature of the problems, climate, physical characteristics, land use, soil types and conditions, and other factors.

**Bicycle and Pedestrian Facilities:** Any road, path, or way which is open to bicycle travel and travel afoot, but which excludes motor vehicles. Bicycle paths are not bicycle lanes which are constructed as part of a roadway to be shared by motor vehicles.

**Biological Treatment:** A water-quality treatment system that utilizes a design water pool in association with water-tolerant vegetation to remove pollutants through settling, absorption by soils, and nutrient uptake by the vegetation.

**Blight:** An area in which there are a substantial number of deteriorated or deteriorating structures and conditions which endanger life or property by fire or other causes or, two (2) or more of the factors in Section 163.340, Florida Statutes, are present which substantially impairs or arrests the sound growth of a county and are a menace to the public health, safety, morals, or welfare in its present condition and use.

**Board of County Commissioners:** The elected officials who comprise the legislative body of unincorporated Pasco County.

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

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**Bulk Electric Transmission Corridors:** "Bulk electric transmission corridors" means rights-of-way and associated easements or other easements used for the placement of an interconnected group of electric lines and associated equipment for the movement or transfer of electricity in bulk between points of delivery where the bulk transmission voltage is 230 kilovolts or above.

**Bus Rapid Transit (BRT):** Frequent service with a limited number of stops. BRT provides a service that is of a higher speed and quality than an ordinary local fixed-route transit line. BRT is a high-capacity bus transport system often with its own right-of-way or dedicated lanes.

BRT stations are typically two (2) to four (4) blocks apart in urban areas, one-half mile to three (3) miles in suburban areas. Service typically runs every ten (10) to twenty (20) minutes during peak hours or thirty (30) to sixty (60) minutes at other times of the day.

**Capital Improvement:** Any long-term investment of public funds for the acquisition, construction, or improvement of public lands or facilities which, by reason of its size and cost, is nonrecurring in the local budget.

**Capital Improvement Plan and Budget:** A multiyear schedule of capital improvement projects, including priorities and cost estimates, budgeted to fit the financial resources of the community.

**Charges and Sales:** Water sales and other user charges are derived from the operation of publicly owned and operated facilities, such as utilities, golf courses, and mass transit. Each type of public facility has a unique rate structure that is periodically evaluated and adjusted.

**Class I Waters:** Potable water supplies as classified and specified in the Florida Administrative Code, Chapter 17-3.

**Class II Waters:** Shellfish propagation or harvesting water as classified and specified in the Florida Administrative Code, Chapter 17-3.

**Class III Waters:** State waters whose primary use is for recreation, propagation, and maintenance of a healthy, well-balanced population of fish and wildlife as classified and specified in the Florida Administrative Code, Chapter 17-3.

**Clustering, Cluster Development:** The practice of grouping residential and/or nonresidential uses close together rather than distributing them evenly throughout a project while not exceeding the maximum gross density and Floor Area Ratio ceiling; that is, increasing net density or intensity on the developed portion(s) of a parcel to a value greater than the gross density or intensity on the total parcel.

**Coastal Area:** Those portions of Pasco County which lie within Hurricane Vulnerability Area Level A as defined by the Tampa Bay Regional Planning Council's Hurricane Evacuation Study. This area shall include water and submerged lands of oceanic water bodies or estuarine water bodies, shorelines adjacent to such water bodies, coastal barriers, living marine resources, main wetlands, water-dependent or water-related facilities on oceanic or estuarine waters, public access facilities to oceanic beaches or estuarine shorelines, and all lands adjacent to such occurrences where development activities would impact the integrity of the above and all other occurrences within the Pasco County jurisdiction of oceanic or estuarine waters.

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**Coastal High Hazard Area:** Those portions of Pasco County that are within the evacuation zone for a Category I hurricane as established in the Tampa Bay Regional Planning Council's Hurricane Evacuation Study.

**Coastal Protection Structures:** Any hardening structure, such as seawalls, bulkheads, revetments, rubble-mound structures, groins, breakwaters, and aggregates of materials other than natural beach sand, used for beach or shore protection, and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces, including beach and dune restoration.

**Coastal Planning Area:** Those portions of Pasco County which lie within the Hurricane Vulnerability Area (Evacuation Levels A, B, and C). This area shall include water and submerged lands of oceanic water bodies or estuarine water bodies, shorelines adjacent to such water bodies, coastal barriers, living marine resources, marine wetlands, water-dependent or water-related facilities on oceanic or estuarine waters, public access facilities to oceanic beaches or estuarine shorelines, and all lands adjacent to such occurrences where development activities would impact the integrity of the above; and all other occurrences within the Pasco County jurisdiction of oceanic or estuarine waters.

**Collector Road:** A route providing service which is of relatively moderate-average traffic volume; moderate-average trip length, and moderate-average operating speed. Traffic movement is a priority, but there is a higher degree of land access than with an arterial road, allowing such a route to collect and distribute traffic between local roads or arterial roads and serve as a linkage between land access and mobility needs. A collector street (or road) is also one which typically collects traffic from local streets and which generally connects with arterials as defined herein. Collectors shall also be consistent with the definition of "Collector Road" contained in the Florida Administrative Code, Rule 9J-5.003(20). Existing roadways classified as collector are indicated on the adopted, current-year Roadway Functional Classification Map. Roads which are built or proposed subsequent to the adoption of the Comprehensive Plan shall be initially classified as collector only by action of the Pasco County Development Services Branch. Any such classification shall occur prior to the road being indicated on the current-year Roadway Functional Classification Map as a collector.

**COM (Commercial):** A land use classification for a variety of commercial uses, including residential uses that are constructed in combination with commercial uses within a single building of two (2) or more stories, wherein the first floor uses are nonresidential, hotels/motels, compatible light manufacturing, processing, and assembling of goods. No uses which have a primary purpose of distribution of goods shall be permitted in Commercial.

**Commercial Infill:** A small-scale (five [5] acres or less) type of commercial development or redevelopment that is permitted as an exception under Policy FLU 1.6.1 to the requirement that commercial development may only be permitted within areas designated as Commercial or Town Center on the Future Land Use Map. Infill development or redevelopment is characterized by the following:

1. The infill site is located along a roadway where the predominate existing uses along the roadway in both directions are commercial uses.

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2. The infill site does not set a precedent for further strip commercial development because either the site is surrounded by existing, built commercial development; or the geographic features, including physical infrastructure such as roads, adjacent to the site preclude any extension of the commercial use to an adjacent or adjoining property.

**Commercial Use:** An activity carried out for pecuniary gain, excluding the rental or lease of any permanent residential dwelling unit or its equivalent, such as nursing homes, group homes, boarding houses, etc. This term shall include hotels, recreational vehicle parks, retail, wholesale, and office uses, but specifically excludes those uses described elsewhere in this glossary as agricultural, industrial, or residential.

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

**Comprehensive Emergency Management Plan:** A plan that establishes uniform policy and procedures for the effective coordination of response to a wide variety of natural and technological disasters through preparedness, response, recovery, and mitigation.

**Comprehensive Plan:** The Pasco County Comprehensive Plan, inclusive of all its Elements, Goals, Objectives, Policies, maps, and official amendments, which have been adopted by the Board of County Commissioners pursuant to Chapter 163.3184, Florida Statutes.

**Concurrency:** The provision of public facilities necessary to accommodate the impacts of new development such that all adopted Levels of Service are maintained during and following the development of all projects.

**Cone of Influence:** A depression in the potentiometric surface (drawdowns) around a pumping well caused by the withdrawal of water.

**Conflicting Zoning:** A conflicting zoning exists where a lot or parcel of land is assigned an existing zoning classification which is more intense than the Future Land Use Classification assigned to the lot or parcel. An existing A-R Agricultural-Residential zoning classification within an AG/R (Agricultural/Rural) Future Land Use Classification is an example of a conflicting zoning.

**NT (Connerton New Town):** A land use classification specifically for the Connerton Development of Regional Impact to create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density development pattern.

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

**CON (Conservation Lands):** Lands which, due to the presence of nonrenewable natural resources or significant biological productivity, diversity, and scarcity, require special limitations upon development. Some examples include, but are not limited to, natural shoreline, freshwater marshes, alluvial wetlands, shallow grass ponds, freshwater swamps (bay and cypress), Class III waters, and sandpine scrub habitat. Generally, these areas are environmentally sensitive land that must not undergo development.

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**Conservation Subdivision Open Space:** The open space that is created as a part of a rural-residential development where fifty (50) percent or more of the land is designated as undivided, permanent open space and the remaining developable land is subdivided into buildable lots. Permitted uses may include the following: active recreation areas, which do not exceed ten (10) percent of the required minimum open space or five (5) acres, whichever is less; equestrian facilities utilizing Best Management Practices; bike paths and trails; equestrian trails; agricultural uses, including accessory uses; stormwater management systems serving the conservation subdivision, provided the stormwater systems are unfenced and are surrounded by, or adjoin, areas that are improved for use as a recreation area for use by the conservation subdivision residents; and any required landscape buffers. If permitted as a use within the conservation subdivision open space, standards and guidelines for golf courses will be provided in the County's Land Development Code.

**Constituent Cities:** Incorporated municipalities in Pasco County. They are Port Richey, New Port Richey, San Antonio, Saint Leo, Dade City, and Zephyrhills.

**Construction and Demolition Debris:** Nonhazardous material generally considered not to be water soluble including, but not limited to, steel, concrete, glass, brick, asphalt material, pipe, gypsum wallboard, and lumber from construction or demolition projects, including rocks, soils, tree remains, trees, and vegetation from land clearing for a construction project. Contamination of construction and demolition debris with any amount of other types of solid waste, including material which is not from the actual construction or demolition of a structure, will cause it to be classified as other than construction or demolition debris.

**Construction and Demolition Debris Disposal Facility:** Development, as defined in this Comprehensive Plan, consisting of the disposal of construction and demolition debris on land.

**Continuing Florida Aviation System Planning Process:** Provides the organizational structure for a continuous and comprehensive evaluation of a Statewide, aviation-system development.

**Controlled Access Facility:** A roadway providing service which is continuous and of relatively high-traffic volume, long-trip length, and high-operating speed. Access is provided primarily at grade-separated interchanges; frontage roads abutting local land use may or may not be provided.

**Current-Year Transportation Network:** The existing County and State road network with all improvements scheduled for commencement in the current and two (2) following fiscal years.

**Dade City Transition Area:** The area denoted in the Northeast Pasco Special Area Plan: Planning Profile for the Rural Area, July 2005, Design Structure Graphic.

**Deadhead Mileage:** The distance to and from the bus garage to the point at which the respective transit route begins and ends.

**Density Credit:** The amount of dwelling units assigned to a parcel after the application of all applicable density incentives.

**Density, Gross:** The maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project plus

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any density incentives as provided herein. This calculation includes within it all internal roadways, parks, rights-of-way, substations, and drainage easements. Consult the text for policies applicable to the computation of gross density.

**Density Incentive:** An increase in the maximum base density provided by the applicable Pasco County Future Land Use Classification to a developer or landowner as an incentive to achieve a community objective of environmental protection, wetlands protection, preservation of lands within Critical Linkages, or the creation of a preferred development form, such as conservation subdivisions. The amount of the incentive is governed by the land use policy set forth in the Future Land Use Appendix in the Comprehensive Plan.

**Department of Natural Resources Shellfish Harvesting Area:** Coastal waters classified by the Florida Department of Natural Resources for the harvesting of shellfish. Classifications are based on bacteriological and sanitary surveys which define levels of bacteriological pollution and document all possible sources of pollution, both actual and potential. Waters are classified as follows, pursuant to the Florida Administrative Code, Rule 16B-28.009:

1. **Approved:** Normally open to shellfish harvesting, may be temporarily closed under extraordinary circumstances; e.g., red tides, hurricanes, and sewage spills.
2. **Conditionally Approved:** Periodically closed to shellfish harvesting based on predictable pollutional events.
3. **Prohibited:** Shellfish harvesting is not permitted due to actual or potential pollution.
4. **Unclassified:** Shellfish harvesting is not permitted pending bacteriological and sanitary surveys.

**Designated Carrier:** The agency in each county which is the primary provider of transportation services to the transportation disadvantaged. In Pasco County, the Pasco County Public Transportation is the agency that contracts with operators to provide transportation-disadvantaged services.

**Design Standards:** Land development regulations that affect the design of a site, structure, or amenity and may include, but not be limited to, such items as color, signage, drainage style, building materials, windows, pavement/sidewalk width, setbacks, vegetative buffers, parking, curb cuts, lighting, signage, and structure height.

**Developable Residential Acreage:** That portion of the total site area which will be developed for residential use inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Developable residential acreage does not include any lands within the project which are classified as wetlands, CON (Conservation Lands), or water bodies.

**Development:** The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three (3) or more parcels (see Chapter 380.04, Florida Statutes).

**Development Order:** Any order granting, denying, or granting with conditions an application for a plan amendment, rezoning or subdivision approval, Building Permit, certification, special

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exception, variance, or any other official action of County government having the effect of permitting the development of land.

**Development Permit:** Any Building Permit, Zoning Permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

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

**Drainage Facility:** A system of manmade structures designed to collect, convey, hold, divert, or discharge stormwater and includes stormwater sewers, canals, detention structures, and retention structures.

**Dredge and Fill:** Dredging is the excavation, by any means, in the waters of the State or United States. Filling is the deposition, by any means, of materials in waters of the State or United States. The landward extent of waters of the State and United States dredge and fill jurisdictional purposes shall be determined as provided in the Florida Administrative Code, Rule 17-4.022; and the Federal Clean Water Act, Section 404, respectively. Dredge and fill jurisdiction shall be prescribed in the Florida Administrative Code, Rules 17-4.028 and 17-12.030; Section 373.414, Florida Statutes, for waters of the State; and the Federal Clean Water Act, Section 404, for waters of the United States.

**Dune:** A mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune which intercepts the 100-year storm surge.

**Dwelling Unit:** One (1) or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with working, sleeping, and sanitary facilities for exclusive use of a single family maintaining a household.

**Economic Development:** The process of improving the economic health of a city, county, region, or the state by bringing together its assets, resources, and political action into a strategy to bring wealth and prosperity to the area.

**Effluent:** Nonpotable water discharged as waste from domestic or industrial sources.

**EC (Employment Center):** A land use classification that designates land uses along interstate and other major corridors where development, services, and facilities are programmed to accommodate a range of residential and nonresidential uses, and includes a mix of uses that permits Corporate Business Parks, "Targeted Primary Businesses," higher density residential, and industrial uses. Retail uses are limited to only those uses that support the primary businesses and residences located within the Employment Center. Commercial and/or retail uses that are designed to serve a regional purpose are expressly prohibited.

**Endangered and Threatened Species:** Flora and fauna, as identified by the United States Fish and Wildlife Service's List of Endangered and Threatened Wildlife and Plants in 50 Code of Federal Regulation 17.11-12; and fauna, identified by the Florida Fish and Wildlife Conservation Commission in the Florida Administrative Code, Chapter 5B-40. Endangered species are so

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designated due to manmade or natural factors which have placed them in imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

**Environmentally Sensitive:** Lands which, because some qualifying environmental characteristic, are regulated by the Florida Department of Environmental Protection, the Southwest Florida Water Management District, or any other governmental agency empowered by law for such regulation.

**Equivalent Residential Connection:** The number of gallons Pasco County demonstrates is the average daily flow for a single residential unit.

**Erosion:** Wearing away of the land surface by water, wind, ice, or other geologic agents or by the activities of man, animals, or natural catastrophes.

**Estuary:** A semienclosed, naturally existing, coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. "Estuaries" include bays, embayments, lagoons, sounds, tidal streams, and mangrove swamps.

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

**Exotic Nuisance Plant Species:** Plant species that are characterized by the Florida Exotic Pest Plant Council as Categories I or II.

**Expressway:** A divided, arterial highway designed for through traffic with full- or partial-access control and generally with grade separations at major intersections.

**Facility:** See Public Facilities.

**Final Form of Development:** The form of rural-residential development within the Rural Character Area that is evidenced by the extent of existing residential subdivisions that are platted and/or constructed in a large-lot residential development pattern.

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

**Fixed Boundary:** A line, separating two (2) or more land use classifications, which is geographically fixed as represented on the official Future Land Use Map and not subject to administrative modification.

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

**Floodplain; 25-Year; 100-Year:** Land elevations which would become inundated by a storm which occurs with a frequency of once every twenty-five (25) and 100 years, respectively.

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**Floor Area Ratio:** A formula for determining the permitted building area as a multiple of the developable area of the lot. For example, a floor area ratio of one (1) applied to a 20,000-square-foot lot would permit a single-story building of 20,000 square feet (20k/20k=1) or a building of any number of floors whose cumulative square footage does not exceed 20,000 square feet.

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

**Frontage Road:** A collector road (public or private) which has, as its specific function, the diversion of traffic from a parallel facility serving the same area.

**Functional Street Classification:** The assignment of roads into a classification system by the Florida Department of Transportation or local government, according to the character of service they provide in relation to the total road network. Arterial, collector, and local streets are examples of functional class and may be further subdivided into principal, major, or minor levels, and into urban or rural categories.

**Gas Taxes:** The State of Florida collects taxes on each gallon of motor fuel sold in Pasco County and then gives \$.02 back to the County as shared revenue. The Board of County Commissioners also approved the maximum of \$.06 in local option gas taxes.

**General Obligation Bonds:** These bonds are backed by the full faith and credit of the local government and must be approved by voter referendum. General Obligation Bonds offer lower interest rates than other bonds, because they are secured by the taxing power of the local government.

**Geographic Information System:** A collection of computer hardware, software, geographic data, and personnel designed to efficiently capture, store, update, manipulate, analyze, and display all forms of geographically referenced information (Environmental Systems Research Institute, Redlands, California).

**Goal:** A generalized statement of intent which reflects the needs and aspirations of the community and its willingness to strive for its accomplishment.

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

**Hazardous Waste:** Solid, liquid, or gaseous matter which, because of its quantity, concentration, or composition, is toxic to humans (see 40 Code of Federal Regulations 261.3).

**High-Volume Recharge:** Addition of water to the Upper Floridan aquifer which is equal to ten (10) inches per year, per unit area of the aquifer.

**Historical and Archaeological Resources:** All areas, districts, sites, buildings, structures, and objects listed on the Florida Master Site File, the National Register of Historic Places, or designated by Pasco County as historically, architecturally, culturally, or archaeologically significant.

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**Historic Preservation Districts:** An area delineated by local government, which contains one (1) or more historically significant structures. Historical significance is typically established by an association with a renowned historical figure, a renowned historical event, or an architectural style characteristic of a particular period in history.

**Hurricane Vulnerability Area:** An area delineated by the Tampa Bay Regional Planning Council Hurricane Evacuation Study, produced by the Tampa Bay Regional Planning Council, that will require evacuation in the event of a Category 3 storm event.

**Hurricane Evacuation Clearance:** The amount of time specified in the *Pasco County Hurricane Evacuation Plan Implementation Guide*, produced by the Tampa Bay Regional Planning Council, for the safe evacuation of hurricane-vulnerable areas.

**Idle-Speed Zone:** A designated area within which it has been established that manatees frequently visit or reside and within which all motorboat operations shall exercise a high degree of care for manatee presence and shall not, unless authorized by a valid Federal or State permit, either intentionally or negligently annoy, molest, harass, disturb, collide with, injure, or harm manatees, and shall proceed at the minimum speed that will maintain safe steerageway.

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

**Impervious Surface:** Surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including surfaces, such as compacted sand, limerock, shell, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar structures.

**Incompatible Land Use:** The use of a parcel of land in a manner which interrupts, conflicts, or otherwise interferes with the use of a neighboring parcel of land such that the neighboring land is impaired for its original intended use.

**IH (Industrial - Heavy):** A land use classification which designates those areas of Pasco County which (subject to the application of the Goals, Objectives, and Policies of the Comprehensive Plan) are potentially suitable for industrial activities which may have objectionable, external effects, such as noise, vibration, dust, odor, glare, or electronic interference.

**IL (Industrial - Light):** A land use classification which designates those areas of Pasco County which (subject to the application of the Goals, Objectives, and Policies of the Comprehensive Plan) are potentially suitable for industrial activities which create little or no objectionable, external effect upon neighboring land uses.

**Industrial Use:** An activity carried out for pecuniary gain which involves the extraction, processing, manufacture, fabrication, or assembly of raw materials into finished goods and the temporary storage of such goods until sale.

**Infill Development, Commercial:** See Commercial Infill.

**Infrastructure:** Those manmade structures which serve the common needs of the population, such as, but not limited to, sewage disposal systems, potable water systems, solid waste

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disposal systems, stormwater systems, utilities, causeways, bridges, streets, wells, piers, docks, breakwaters, bulkheads, seawalls, channels, and roadways.

**Intelligent Transportation System:** Electronics, communications, or information processing used singly or in combination to improve the efficiency or safety of a surface transportation system.

**Intensity:** The degree to which a parcel of land is developed based upon use, size, or trip (traffic) generation (see Floor Area Ratio).

**Interchange:** The intersection of two (2) limited-access highways in which a traveler is able to change from one (1) highway to the other. An interchange may be "full" or "partial" depending upon whether the traveler is afforded the option to move freely from one (1) highway to the other in either direction or only one (1) way.

**Intergovernmental Transfers:** Many of these funds are not distributed by allocation, but rather require competitive applications. Consequently, funds like Community Development Block Grants are generally nonrecurring and difficult to project for budgeting purposes.

**In-Vessel Composting:** An enclosed, reactor system commonly used in the stabilization of solid waste or wastewater sludge through biological action.

**Irrigation:** The controlled application of water to the soil for the purpose of sustaining agriculture, landscape plants, or vegetative ground cover.

**Labor Force:** The group of people who have a potential for being employed. Normally, everyone above a certain age (around fourteen [14] to sixteen [16]) who are participating workers, that is people actively employed or seeking employment. People not counted include students, retired people, stay-at-home parents, people in prisons or similar institutions, as well as people who simply do not want to work.

**Land Development Regulations:** For purposes of the Comprehensive Plan, "land development regulations" or "regulations for the development of land" include any County zoning, subdivision, building and construction, or other regulations controlling the development of land.

**Level of Service:** The performance level of a public facility as determined by its use-capacity ratio.

**Level of Service Standard:** The use-capacity ratio determined by Pasco County to be the minimum acceptable standard of facility performance.

**Light Rail Transit (LRT):** LRT provides the opportunity for the passenger rail service to operate on corridors other than traditional heavy rail and integrate with transit-oriented development. LRT tends to run along its own right-of-way and is often separated from road traffic. With electric propulsion, light rail can operate more efficiently and reduce greenhouse gas emissions.

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LRT stations are typically one-half mile to one (1) mile apart. Service runs every ten (10) minutes or less during peak hours or fifteen (15) to thirty (30) minutes at other times of the day.

**Limited-Access Facility:** A roadway especially designed for through traffic over, from, or to which owners or occupants of abutting land (or other persons) have no greater than a limited right or easement of access.

**Local Government Development Agreements:** This form of privatization is basically a nondebt financing alternative that gets the private sector directly involved in the financing, building, and the operation of a facility. These agreements must include a phasing schedule showing that public facilities will be available concurrently with the impacts of the proposed development, a description of the public facilities with the general location and approximate date of construction, and the parties responsible for the construction and operation of the facilities until they are deeded to Pasco County.

**Local Land Planning Agency:** The Pasco County Board of County Commissioners or such other public body as the Pasco County Board of County Commissioners may designate.

**Local Road:** A roadway providing service which is of relatively low-traffic volume; short-average trip length; or minima-through-traffic movements; and high-volume, land access for abutting property.

**Lot of Record:** Either a lot or contiguous lots which exist as a single ownership at the time of adoption of this Comprehensive Plan and which are part of a subdivision, the plat of which has been recorded in the Pasco County Clerk of the Circuit Court's Office; or any parcel of land not part of a subdivision that has been officially recorded by deed in the Clerk of the Circuit Court's Office, provided such platted lot or parcel was of a size which met the minimum lot area requirement in the zoning district in which the lot or parcel was located at the time of recording, or was recorded prior to the effective date of zoning in the area where the lot is located, or is otherwise consistent with any substandard lot provisions contained in the land development regulations developed pursuant to Chapter 163.3202, Florida Statutes.

**Low Impact Design Standards:** The integration of site ecological and environmental protection goals and requirements into all phases of planning and design from the individual residential lot level to the entire watershed.

**Low Income:** Households whose annual income is between fifty (50) and eighty (80) percent of the median household income for Pasco County as measured by the latest available decennial census. As of 2005, households with annual incomes between Twenty-Six Thousand One Hundred and 00/100 Dollars (\$26,100.00) and Forty-One Thousand Seven Hundred Sixty and 00/100 Dollars (\$41,760.00) are considered low income households, based on the adjusted moderate income of Fifty-Two Thousand Two Hundred and 00/100 Dollars (\$52,200.00) for a family of four (4).

**Major Trip Generators or Attractors:** Concentrated areas of intense land use or activity that produces or attracts a significant number of local-trip ends.

**Marina:** An establishment with a waterfront location, which may provide for the refueling of watercraft used for recreation or commercial purposes and providing for repair services for such

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**craft.** A marina may also provide for covered and uncovered storage. A marina may include on-shore, as accessory service uses, a food service establishment, laundry, or sanitary facilities, sundries, store, boat sales, and other customary accessory facilities.

**Marine Habitat:** Areas of naturally occurring, living marine resources, such as mangroves; seagrass beds; algae beds; salt marshes; transitional wetlands; marine wetlands; rocky-shore communities; hard-bottom communities; oyster bars or flats; mud flats; coral reefs; worm reefs; artificial reefs; offshore springs; near-shore mineral deposits; and offshore sand deposits.

**Marine Wetlands:** Areas with a water regime determined primarily by tides, and the dominant vegetation is salt-tolerant, plant species.

**MPUD Master Planned Unit Development:** A land use classification that provides for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond the Land Development Code requirements, to reduce public investment in provision of services, to encourage flexible and creative site design, and to provide sites for schools, recreation, and other public facilities which provide an areawide benefit to the community.

**Mass Transit:** Passenger services provided by public, private, or nonprofit entities, such as the following surface-transit modes: commuter; rail; rail-rapid transit; light-rail transit; light-guide-way transit; express bus; and local, fixed-route bus.

**Maximization of Private-Sector Assistance:** The implementation of a (or more, as necessary) self-supporting program resulting in private-sector expenditures or land dedication for a public purpose or benefit.

**Metropolitan Planning Organization:** A transportation-planning board consisting of elected representatives from County and municipal governments that establishes transportation policies for the entire County.

**Mining:** All functions, work, facilities, and activities in connection with development, extraction, whether primary or secondary; e.g., debris mining or reworking tailings, or possessing of mineral deposits on land and all uses reasonably incident thereto, such as the construction of roads or other means of access, pipelines, waste disposal and storage, and recirculating water systems.

**Moderate Income:** Households whose annual income is between 80 and 100 percent of the median household income for Pasco County as measured by the latest available decennial census. As of 2005, households with annual incomes between Forty-One Thousand Seven Hundred Sixty and 00/100 Dollars (\$41,760.00) and Fifty-Two Thousand Two Hundred and 00/100 Dollars (\$52,200.00) are considered moderate income households, based on the adjusted moderate income of Fifty-Two Thousand Two Hundred and 00/100 Dollars (\$52,200.00) for a family of four (4).

**MU (Mixed Use):** An inactive land use classification denoting areas appropriate for the highest densities and intensities and used to implement the activity centers' concept.

**MU (Mixed Use) Development:** A MU (Mixed Use) Development is a special class of MPUD Master Planned Unit Development in with a variety of complementary and integrated uses, such as, but not limited to, residential, office retail, public, and recreation in a compact urban form.

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**Multiple Family:** A building containing two (2) or more dwelling units, including units that are located one (1) over another.

**Multimodal Transportation:** Pertaining to several modes of transportation including, but not limited to, travel by single-occupant car; car- or van-pools; demand-response paratransit; and fixed-route, fixed-schedule, mass transit.

**National Ambient Air Quality Standards:** Restriction established by the United States Environmental Protection Agency pursuant to the Clean Air Act, Section 109, to limit the quantity or concentration of an air pollutant that may be allowed to exist in the ambient air for any specific period of time. Those air pollutants for which standards exist are carbon monoxide; lead; nitrogen dioxide; ozone; sulfur dioxide; and total, suspended particulates.

**Native:** Flora and fauna which naturally occur in Pasco County, not to mean naturalized or indigenous species which originate from outside the West Central Florida area.

**Natural Communities:** Plant communities as characterized by the *Florida Natural Areas Inventory's Guide to Florida's Natural Communities*.

**Natural Resources:** Biological, geological, or physical features which provide a range of benefits for all citizens of Pasco County. These resources shall include, but not be limited to, bays, rivers, streams, lakes, swamps, springs, marshes, minerals, open-water impoundments, groundwater aquifers, forests, and all naturally occurring fauna thereof.

**Neighborhood Commercial:** A land use classification describing small-scale retail or service operations that serve the surrounding residential area and have limited impact on the surrounding area in terms of traffic, parking, and hours of operation.

**Neighborhood Park:** A park designed to serve the population of a single neighborhood and generally accessible by bicycle or by foot.

**Neighboring Counties and Cities:** Counties are Pinellas, Hillsborough, Polk, Sumter, and Hernando. Cities may include Tarpon Springs, Oldsmar, and Tampa.

**Nonattainment:** Any area not meeting ambient air quality standards and designated as a nonattainment area under the Florida Administrative Code, Rule 17-2.410, for any of the National Ambient Air Quality Standards' listed air pollutants.

**Nonbeneficial Species:** A nonnative plant as specified in the following list:

<u>Scientific Name</u>	<u>Common Name</u>
Acacia Macracantha	Acacia
Albizia Julibrissin	Mimosa
Araucaria Heterophylla	Norfolk Pine
Broussonetia Papyrifera	Paper Mulberry
Casuarina Equisetifolia	Australian Pine
Enterolobium Contortisiliquum	Earpod Tree

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Grevillea Robusta	Silk Oak
Jacaranda Acutifolia	Jacaranda
Melaleuca Quinquenervia	Punk Tree
Melia Azedrach	Chinaberry
Nerium Oleander	Oleander
Schinus Terebinthifolius	Brazilian Pepper

**Nonconforming Uses:** A nonconforming use is defined as any existing use of a lot or parcel, at the time of adoption of the plan, which does not conform to the requirements of the Future Land Use Classification depicted on the Future Land Use Map, and as fully set forth in the provisions of the plan relating to that particular Future Land Use Classification. An existing commercial establishment located on a lot or parcel, which has been assigned a residential land use classification, is an example of a nonconforming land use. The existing zoning classification on these properties may or may not be consistent with the existing use of the lot or parcel.

**Nonpoint-Source Pollution:** Any source of air or water pollution which is not attributable to a discernible, confined, or discrete conveyance.

**Northeast Pasco Rural Area:** Refers to the area as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series. The intent of this area is to protect the existing rural character of the Northeast Pasco County area and thereby ensure the rural lifestyle is available to future residents.

**NT (Connerton New Town):** A land use classification specifically for the Connerton Development of Regional Impact to create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density development pattern.

**Objective:** A specific, measurable, intermediate step which is achievable and marks progress toward a goal.

**OF (Office):** A land use classification for a variety of office uses that allows for the conversion of existing residential structures to low intensity (residential professional) office uses.

**Office Use:** Premises used for services, including professional, financial, clerical, administrative, and medical. Retail and manufacturing are excluded.

**Open Space:** Undeveloped land or water body which is free of structures and equipment except that incidental to the land's open-space uses. For urban land use classifications, which include residential land use classifications, nonresidential land use classifications, and mixed-use land use classifications, open space is a common area under common ownership that may include the following: flood protection, creating a sense of spatial separation for incompatible land uses, areas for agricultural operations, passive recreation, active recreation, conservation uses (not otherwise defined in this Glossary), and historical or archaeological sites. For the rural land use classifications, open space can be of any size, treed, or open grassland. Functions include the providing of flood protection, creating a sense of spatial separation for incompatible land uses, the provision of passive recreation, active recreation, or conservation uses, historical site preservation, and areas for agricultural operations. For the RES-1 (Residential - 1 du/ga) Land Use Classification, which is classified as both a residential

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land use classification and a rural land use classification when such land is developed as estate lots, one (1) acre or greater in size, or as an MPUD Master Planned Unit Development under Policy FLU 1.1.4, it shall be classified as a rural land use classification for the purposes of this definition. When such RES-1 (Residential - 1 du/ga) land is developed as a cluster residential subdivision MPUD Master Planned Unit Development under Special Provision A, the RES-1 (Residential - 1 du/ga) Land Use Classification definition, it shall be classified as a residential land use classification for the purposes of this definition.

**Outstanding Florida Waters:** Surface waters which have been deemed to be worthy of special protection as identified in the Florida Administrative Code, Rule 17-3.041.

**Overriding Public Interest:** An action, by the Pasco County Board of County Commissioners, pursuant to this Comprehensive Plan which will result in a net public benefit to all citizens of the County.

**Package Plant:** A small, usually temporary, wastewater treatment facility.

**Paratransit:** Transit services, including ride sharing, car- or van-pools, demand-responsive buses, and other public-transit services which are characterized by their nonscheduled, nonfixed, route nature.

**Parcel:** Any quantity of land capable of being described with such definiteness that its locations and boundaries may be established and which is designated by its owner or developer as land to be used or developed as a unit.

**Parks:** Areas dedicated for recreational use, which are characterized by natural and landscape features. They may provide user-oriented and resource-based recreation depending on size, site characteristics, and use.

**Pasco County Comprehensive Plan:** See Comprehensive Plan.

**Pasco County Housing Authority:** A quasi-public agency which administers public housing, housing rehabilitation, and rental assistance in Pasco County.

**Pasco County Transit System:** The name of the system that will provide mass-transit service to Pasco County.

**PD (Planned Development):** A land use classification that provides for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond the Land Development Code requirements, reduce public investment in provision of services, to encourage flexible and creative site design and provide sites for schools, recreation, and other public facilities which provide an areawide benefit to the community.

**Person:** An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two (2) or more persons having a joint or common interest, or any other legal entity.

**Point-Source Discharge:** Release of degraded water through a discernible, confined, or discrete conveyance including, but not limited to, pipes, ditches, channels, tunnels, conduits, or wells. This term does not include return flows from irrigated agriculture.

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**Policy:** A guide to decision making derived from goals and objectives which represents the official position of the Board of County Commissioners.

**Pollution:** The presence of contaminants in the air, water, or soil, which are known to be harmful or potentially harmful to the health of living beings.

**Port:** A harbor used predominantly for commercial purposes, including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping. Pasco County has no ports.

**Postdevelopment 100-Year Floodplain Prone Areas:** Lands that are delineated on a master site development plan or subdivision plat as flood-prone protection areas that are not a part of a building lot or other developed area.

**Postdevelopment Wetlands:** Wetlands or portions of wetlands that are not permitted for impacts.

**Potable Water:** Water which is satisfactory for drinking, culinary, and domestic purposes and meets the requirements of the Florida Department of Environmental Protection.

**Potable-Water Facility:** A system of structures designed to collect, treat, or distribute potable water inclusive of water wells, treatment plants, reservoirs, and distribution mains.

**Potential Transit Service District:** The area designated by the Pasco County Transit System as being potentially served by transit (see Map 7-27, Future Public Transit Routes and Facilities [2025 Cost Affordable Plan]).

**Premium Transit:** High-quality transit mode that typically includes Light Rail or Bus Rapid Transit.

**Primary Tributaries:** Water bodies shown on the most recent United States Geological Survey's quadrangle sheets as having perennial flow which eventually drain into any permanent open water body.

**Private-Water System:** A well, spring, cistern, or other similar source of water and appurtenances of piped water for human consumption and other domestic purposes used only by individual, family-living units, including private homes, duplexes, or multiple-family dwellings.

**Programmed:** A facility which has been officially scheduled for construction in the Capital Improvement Plan and budget.

**Project:** Any land use or combination of more than one (1) land use, either existing or proposed, for which application for approval has either been submitted or is in the process of being reviewed or which has been issued a development order. Cultivation or raising of agricultural or other farm or plant products shall not be considered a project. A project shall also constitute a parcel or tract of land which is proposed or exists as a single development with all

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portions of the parcel or tract being contiguous, except where divided by roadways, railroads, streams, rivers, lakes, or utility transmission corridors.

**Property Taxes (Ad Valorem):** Property taxes are based on a millage rate (one [1] mill is the equivalent of One and 00/100 Dollar [\$1.00] per One Thousand and 00/100 Dollars [\$1,000.00] of assessed value or 0.1 percent) which is applied to the total taxable value of all real property and other tangible, personal property.

**Public Service Commission Regulated Systems:** Utility systems which come within the jurisdiction of the Public Service Commission; generally, those which serve 100 or more individuals on a daily basis and which charge a fee for service.

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

**Public Services:** Services provided by Pasco County which may or may not be associated with capital infrastructure, such as, but not limited to, police, fire, health, education, library, and social services.

**Public-Water System:** A system for the provision to the public of piped water for human consumption if such system has at least fifteen (15) service connections or regularly serves at least twenty-five (25) individuals daily for at least sixty (60) days out of the year.

**P/SP (Public/Semipublic):** A land use classification for Public/Semipublic facilities and uses.

**Public/Semipublic Facilities:** Those traditional essential facilities and municipal services which may or may not be provided by the government including, but not limited to, fire protection; law enforcement; recreation services and facilities; utilities, including electricity and gas; water supplies including, but not limited to, reclaimed water and water from aquifer storage and recovery and desalination systems; garbage and trash collection and disposal; waste and sewage collection and disposal; drainage; transportation; education; and health care services. Uses which are conducted entirely by the public sector shall be considered public; uses not entirely public shall be considered semipublic.

Major Public/Semipublic Facilities: Power plants, sanitary landfills, wastewater treatment plants larger than four (4) million gallons per day, and other similarly scaled uses.

Minor Public/Semipublic Facilities: Roads, sidewalks, libraries, parks, street lights, lift stations, transfer stations, pumping stations, fire stations, police/sheriffs' stations, electric substations, transportation corridors, and other similarly scaled uses.

In circumstances where this Comprehensive Plan does not establish the major/minor status of a proposed facility, the Planning and Development Administrator shall make that determination based on the size, scale, and impact of the proposed facility. Further delineation of major and minor may be provided in the Land Development Code.

**Public-Supply Well:** Any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed to convey groundwater from a source bed to the surface by pumping or natural flow for use in a public water-supply system.

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**Pump Stations:** Generally, those components of a water and/or sanitary sewer system which place pipe contents (water or wastewater) under pressure in order to facilitate its travel.

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

**Recovered Water:** Wastewater which has been treated and is suitable for nonpotable purposes, such as industrial or agricultural use.

**Recreation:** Leisure activities or pursuits, especially those that are conducted outdoors.

**R/OS (Major Recreation/Open Space):** A land use classification for major recreation facilities (see also Recreation, Open Space).

**Recreational Services:** Organization of leagues for softball, soccer, etc.; organization of activities, such as dances, nature walks, etc.; maintenance of facilities; and providing security (for example, rangers and lifeguards).

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

**Regional Park:** A park which is designated to serve two (2) or more communities.

**Relocation Housing:** Housing which is provided by the County or its agents to households which have been dislocated by some action of the County or its agents.

**Remedial Programs:** Any program of activities designed to address existing deficiencies, such as rehabilitation is to housing.

**RES-1 (Residential - 1 du/ga) and RES-24 (Residential - 24 du/ga):** Land use classifications for residential uses where the stated number indicates the maximum, permissible gross density.

**Resident Population:** The population of Pasco County based upon permanent, year-round residents and excluding seasonal residents and visitors.

**Residential Use:** Any occupied structure or part thereof, which is designed exclusively for human habitation on a continuous basis; i.e., having hot and cold running water and adequate facilities for heating, cooking, sleeping, and the sanitary elimination of wastes. Hotels, motels, and temporary lodging facilities are specifically excluded.

**ROR (Retail/Office/Residential):** An inactive land use classification denoting areas which have developed into mixed use and commercial strips. Future application of this classification will denote areas appropriate for higher intensity, regional-serving, commercial and office uses. This land use classification was removed as an active designation in June 2006.

**Revenue Bonds:** The money obtained from the issuance of these bonds is used to finance publicly owned facilities, such as a wastewater treatment plant, and then the users of these facilities retire the bond obligations. Because revenue bonds are financed by those directly benefiting from the capital improvement, the capital project is self supporting. Issuance of

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revenue bonds may be approved by the Board of County Commissioners without voter referendum.

**Reverse Frontage Road:** Roadways that ensure subdivision lots along arterials have access to a local road. These requirements ensure a safe transition between a residential lot and an arterial. Arterial frontage becomes the rear of the property and the driveway connection is made on an internal road. These requirements manage access by minimizing the number of access points along the arterial roadway.

**Rights-of-Way:** Land in which the State, County, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

**Roadway Functional Classification Map:** The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited-access, arterial, collector, and local roads.

**Rural Area:** Refers to the Northeast Pasco Rural Area as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series. The intent of this area is to protect the existing rural character of the Northeast Pasco County area and thereby ensure the rural lifestyle is available to future residents.

**Rural Character Areas:** "Rural Character Areas" are defined in Map 2-13: Rural Areas of the Future Land Use Map Series as rural communities and neighborhoods whereby the existing rural development pattern represents the final form of development that deserves and requires special protection from the intrusion of urban uses, densities, and intensities. These areas shall not be treated as "areas in transition" that have the potential for future urbanization.

**Rural Neighborhoods:** Rural neighborhoods are existing residential areas within the geographic areas defined in the Map 2-13: Rural Areas of the Future Land Use Element and are defined by rural lot sizes that are a minimum of one (1) acre in size and are included within a neighborhood of at least ten (10) dwelling units.

**Rural Transition Area:** Refers to the area as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series. The intent of this area is to serve as a transition between more urban development and the Northeast Pasco Rural Area.

**Sanitary Landfill:** Any solid waste land disposal area for which a permit, other than a general permit, is required by Section 403.707, Florida Statutes, and which receives solid waste for disposal in or upon land. The term does not include a land-spreading site, an injection well, a surface impoundment, or a facility for the disposal of construction and demolition debris.

**Seasonal Population:** The population of Pasco County during the months of December through March when seasonal residents and visitors are at their peak numbers.

**Seawall:** Manmade wall or embankment, except riprap, which is made to break the force of waves and to protect the shore from erosion.

**Section 8 Projects:** A Federal rental assistance program.

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**Sensory Intrusions:** Unwanted light, noise, physical access, odor, and other sources of disruptions that may affect the continued viability of residential uses adjacent to nonresidential uses.

**Septic Tank:** A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil-absorption system.

**Setback:** Physical distance which serves to minimize the effects of development activity from a structure or natural resource and for which it may be necessary to restrict activities for the area or the physical distance between a structure and the property line.

**Shoreline:** Interface of land and water in oceanic and estuarine conditions which follows the general configuration of the mean high water line (tidal water) and the ordinary, high-water mark (freshwater).

**Significant Habitat of Threatened and Endangered Species:** Areas which, due to their function and character, provide viable nesting, foraging, or other critical component of a species' life cycle.

**Silviculture:** Forestry agriculture, tree farming, or harvesting activities which are conducted for commercial use or conservation management.

**Single-Boat Docking Facility:** Structure for the uncovered storage of watercraft, which serves a single residential building containing only one (1) dwelling unit on a single building lot.

**Single-Family Dwelling Unit:** A structure designed for occupancy by a single family or household.

**Slow Speed Zone:** A designated area within which it has been established that manatees are known to congregate. In a slow speed zone, motorboat operators shall not proceed at a speed greater than is reasonable and prudent to avoid either intentionally or negligently annoying, molesting, harassing, disturbing, colliding with, injuring, or harming manatees, and shall operate such motorboat in accordance with legal requirements and the duty of all persons to use due care under the circumstances.

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

**Small-Scale Neighborhood Commercial:** Commercial uses that are four (4) acres or less in size with no more than 20,000 square feet of gross leasable area.

**Socially Disadvantaged Household/Person:** Households or persons characterized by poverty, physical, or educational disabilities, or chronic illness.

**Solid-Waste Facility:** Structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

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**Species of Special Concern:** Species identified in the Florida Administrative Code, Rule 39-27.005, as amended, which warrants special protection, recognition, or consideration because it has an inherent, significant vulnerability to habitat modification; environmental alteration; human disturbance; or substantial, human exploitation which, in the foreseeable future, may result in it becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data are limited or lacking; may occupy such an unusually vital and essential ecological niche that, should it decline significantly in numbers or distribution, other species would be adversely affected to a significant degree; or has not sufficiently recovered from past population depletion.

**Species Management Areas for Species of Special Concern:** Any wildlife-management area specifically established pursuant to the provisions of the Florida Administrative Code, Chapter 39-27, as amended, for the purpose of species protection (see also Species of Special Concern).

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

**Stormwater Management System:** All natural- and artificial-drainage facilities which convey, store, or control the flow of stormwater runoff from one (1) or more drainage basins.

**Stormwater Runoff:** That portion of precipitation which is not passed into the soil by infiltration, evaporated into the atmosphere, or entrapped by small-surface depressions and vegetation, and which flows over the land surface during and for a short duration following any rainfall.

**Stormwater Utility Fee:** A proposed stormwater utility fee, which, if approved by the Board of County Commissioners, would provide funds to solve stormwater quality and quantity problems in Pasco County.

**Strategic Planning:** The process by which an organization (or a community) envisions its future and develops the necessary procedures and operations to achieve that future. There are three (3) key aspects to this definition. First, envisioning involves the belief that aspects of the future can be influenced or changed by what we do now; we can shape the future versus just preparing for it. Second, strategic planning focuses on the process and not the plan that is produced. It is the process of self examination, the confrontation of difficult choices, and the establishment of priorities that characterize successful strategic planning. The third point is that strategic planning is never complete. The future is always upon us; therefore, the organization is always planning and implementing.

**Strip Commercial Uses:** Commercial uses adjacent to roadways that are located outside the reasonable zone of influence of the intersection to which they relate. They are characterized by individual curb and median cuts and lack visual landscaped buffers. Strip commercial uses do not include out-parcels in shopping centers, malls, or similar developments where access is provided internally from the shopping center/mall or similarly development or via a system of shared or common driveways.

**Structure:** In the context of the Future Land Use and Housing Elements, any complete building which is suitable for human occupancy. Building additions or improvements shall not be considered as structures unless they result in increased occupancy; e.g., residents, employees,

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and customers. In all other contexts, anything which is constructed in a fixed location upon the ground or attached to something in a fixed location upon the ground.

**Suburban:** In general, refers to development on the periphery of urban areas, predominantly residential in nature with most urban services available.

**Surface Water:** A recognizably permanent body of water, including swamp or marsh areas, contained within a discernible boundary or bank created naturally or artificially. Water from natural springs shall be classified as surface water when it exits from the spring onto the earth's surface.

**Target Businesses:** See Target Industry

**Target Industry:** Targeted businesses are businesses identified by the Enterprise Florida's Qualified Target Industry Tax Refund Program and those targeted businesses identified in the Pasco Economic Development Council Economic Development Target Industry List, as may be amended from time to time.

**TC (Town Center):** A land use classification that provides for a mix of uses within a development site or within a multiple parcel area to promote employment opportunities near residential areas, to encourage flexible and creative design, to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure. The TC (Town Center) Land Use Classification requires a TND (Traditional Neighborhood Design) or Transit-Oriented Design development form as specified in the Comprehensive Plan.

**Traditional Neighborhood Design:** A development pattern that is designed on a grid using a system of blocks that are limited in width and length, that are framed by a street system that prioritizes pedestrian activity, and that has buildings and structures that form a consistent, distinct edge, spatially delineating the public street and the private block interior.

**Transit Emphasis Corridor:** Corridor with high-quality premium modes of transit including, but not limited to, Light Rail or Bus Rapid Transit.

**Transit Terminal:** The confluence of several routes allowing transfers between them. Terminals are often covered or enclosed and often provide ticket purchase facilities.

**Transit-Oriented Design:** The creation of compact, walkable communities centered on high-quality, mass transit systems, minimizing dependence upon automobiles.

**Transit-Oriented Development (TOD):** TOD focuses on creating compact activity centers with housing, jobs, shopping, community services, and recreational opportunities, all within easy walking distance (one-half mile) of a transit station.

**Transportation Disadvantaged:** Those individuals who, because of physical or mental disability, income status, or age, are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, and other life-sustaining activities.

**Transportation Improvement Program:** A document which lists city, County, and State roadway improvements expected to be undertaken over a five (5) year period. The

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Transportation Improvement Program is updated and adopted annually by the Pasco County Metropolitan Planning Organization and the Florida Department of Transportation.

**24-Hour/25-Year Storm:** A storm of twenty-four (24) hours duration which has a probability of occurring at least once in a twenty-five (25) year period.

**Upland:** Refers to land at a higher elevation, in general, than the alluvial plain or stream terrace; land above the lowlands along streams; and land absent of wetlands.

**Urban:** In general, refers to an area having the characteristics of a city; that is, areas which have been completely developed and which are served by a full range of public facilities and services.

**Urban Areas:** Places with a population of at least 5,000. The applicable boundary encompasses the 1990 urban areas as well as the surrounding geographical area as agreed upon by the Florida Department of Transportation, local government, and Federal Highway Administration. These areas are expected to have medium-density development before the next decennial census (this definition is for use in implementing the Transportation Element policies only).

**User Charges:** These charges are derived from the operation of publicly owned and operated facilities, such as tennis and racquetball courts. Each type of public facility has a unique rate structure that is periodically evaluated and adjusted.

**Vehicle Mile:** The movement of one (1) vehicle a distance of one (1) mile in transportation service.

**Vehicle Miles Traveled:** The summation for all road links on the State Highway System of all vehicle miles traveled, obtained by multiplying the number of peak-hour vehicles traveling each road link by the centerline length in miles of that link.

**Viable Neighborhoods:** Neighborhoods which are characterized by no permanently vacant housing units or nonresidential structures, temporary vacancy rates of ten (10) percent or less, and property values which are stable or rising.

**Water Body:** For the purpose of determining permitted density, these shall be defined as those naturally occurring, water-covered lands shown and described in the official Soil Survey of Pasco County as "Perennial Streams" or those waters listed in Appendix A of the Conservation Element section of the Technical Support Document. The water-covered areas listed above shall extend to the ordinary high water line. This definition shall not apply to coastal shoreline areas because, in these areas, only those areas above the mean high water tide line are considered for density purposes. In those cases where a question arises regarding the accuracy of the soil survey or any other water boundary, the question shall be referred to the Southwest Florida Water Management District for final resolution.

**Water Course:** Hydrologic connections including, but not limited to, water bodies shown on the most recent United States Geological Survey quadrangle sheets as having perennial flow.

**Water-Enhanced:** Uses which are not water-dependent, but whose value is increased due to location along the water unrelated to increased property values of waterfront property.

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**Water Quality:** The physical, chemical, and biological characteristics of water which interrelate with the propagation of fish, wildlife, and all aquatic life.

**Water Dependent:** Activities which can be carried out only on, in, or adjacent to water bodies because the use requires access to the water for waterborne transportation, including ports or marinas, recreation; electricity-generating facilities; or water supply.

**Water Related:** Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

**West Central Florida Metropolitan Aviation System Plan:** An aviation system plan for West Central Florida that is part of the Continuing Florida Aviation System Plan and identifies short-range, midrange, and long-range aviation system needs.

**Wetland Survey:** Approximate delineation of the extent of wetlands as approved by the appropriate jurisdictional government agency.

**Wetlands:** Lands which are transitional between terrestrial (upland) and aquatic (open water) systems where the water table is usually at or near the surface, or where the land is covered by shallow water; lands which are predominately characterized by hydrophytic vegetation identified in the Florida Administrative Code, Rule 17-4.022. The presence of hydric soils as determined by the United States Soil Conservation Service and other indicators of regular or periodic inundation shall be used as supportive evidence of the presence of a wetland area. The existence and extent of these areas shall be determined pursuant to the Florida Administrative Code, Rules 17-12.030 and 17-25.042; Section 373.414, Florida Statutes; and the Federal Clean Water Act, Section 404.

**Workforce:** The workforce is the employed labor pool, used to describe those working for a single company or industry and generally excluding the employers or managers.

**Workforce Housing:** Housing available to households earning from eighty (80) to 120 percent of the area's adjusted annual moderate income. As of 2005, workforce housing includes households with annual incomes between Forty-One Thousand Seven Hundred Sixty and 00/100 Dollars (\$41,760.00) and Sixty-Two Thousand Six Hundred Forty and 00/100 Dollars (\$62,640.00), based on the adjusted moderate income of Fifty-Two Thousand Two Hundred and 00/100 Dollars (\$52,200.00) for a family of four (4).

**Zero Lot Line:** A development in which one (1) or more sides of each structure rests directly upon the property line.

**Zoning:** In general, the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones and the location, bulk, height, and coverage of structures within each zone.