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[2050 Comprehensive Plan](#)

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**Affordable (Housing)** - means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for Extremely-Low-Income, Very-Low-Income, Low-Income, or Moderate-Income households.

**Affordable Workforce Housing** – derived from section 380.0651(1)(h), F.S.: housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For the purposes of this definition, the term “statewide median purchase price of a single-family existing home” means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

**Aquifer**- an underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Water in the aquifer can be extracted using a well.

**Capital Improvements Plan (CIP)**- a capital improvement plan, or capital improvement program, is a short-range plan, which identifies capital projects, provides a planning schedule and identifies options for financing the plan. The CIP is a coordinated effort to determine what services the Village will provide, what facilities are needed to provide those services and how the Village will pay for the facilities. Coordination among staff, the public, and federal and state governments is essential in preparing the CIP.

**Development** – means 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 or more parcels. Development includes not only new development, but also redevelopment or expansion of existing development.

**Development Order** - means any order granting, denying, or granting with conditions an application for a development permit.

**Development Permit** - includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

**Dilapidated Housing** - means housing that does not meet regulations; could not be repaired economically to meet regulations; and should be demolished for health or safety reasons.

**Environmental Protection Agency (EPA)** - a federal agency established in 1970 that researches, monitors, sets standards for and enforces activities to ensure that the environment is protected.

**Extremely-Low-Income** - means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

**Floor Area Ratio (FAR)** - the ratio of a building's total floor area to the size of the land upon which it is built.

$$\text{FAR} = (\text{floor area}) / (\text{lot area})$$

**Florida Building Code** - governs the design, construction, repair and demolition of public and private buildings, structures and facilities in the State. The Florida Building Code draws upon national model building codes and national consensus standards which are amended where necessary for Florida's specific needs.

**Foster Home (Foster Care Facility)** - means a residence licensed by the Department of Children and Families in which children who are unattended by a parent or legal guardian are provided 24-hour care. The term does not include an adoptive home that has been approved by the Department or approved by a licensed child-placing agency for children placed for adoption.

**Gallons Per Capita Per Day (GPCD)** – a unit of measure showing the average amount of water each person uses, or wastewater each person generates, in a particular area on a daily basis.

**Greenhouse Gas** - a gas that absorbs and emits radiant energy within the thermal infrared range in the atmosphere. The primary greenhouse gases in Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide and ozone. Greenhouse gases cause the greenhouse effect. The man-made (or anthropogenic) component of the greenhouse effect is caused by man's activities that emit greenhouse gases to the atmosphere. The most important of these is the burning of fossil fuels.

**Groundwater Quality** - the condition, including mineral and/or contaminant content, of the water in the aquifer in a given area.

**Group Home** - means a residential facility licensed by the Agency for Persons with Disabilities which provides a family living environment for at least 4 but not more than 15 residents, including supervision and care necessary to meet the physical, emotional, and social needs of the residents.

**Hazardous Materials** - materials which are identified by federal and state agencies as posing a substantial health or safety threat.

**Interlocal Agreement (ILA)** - a collaborative contract between public bodies aiming to provide more efficient, less costly public services. Interlocal agreements between public agencies should result in mutual benefits for all of the parties involved. The Village of Indiantown may utilize interlocal agreements to provide for coordination and planning and the division of duties and responsibilities among the Village, the County, other municipalities and other agencies.

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

**Low-Income** - means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

**Martin Metropolitan Planning Organization (MPO)** - the Martin MPO works to coordinate the improvement of all facets of the transportation network throughout Martin County. This effort includes the monitoring and evaluation of existing conditions, the development of improvement strategies, the facilitation of meaningful public input, and the implementation of evaluated and funded strategies. All MPOs are designated and funded through Federal legislation mandating the coordination of plans and improvements in areas with a population of 50,000 or more.

**Moderate-Income** - means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

**Neighborhood Parks** - intended to provide activities that, overall, are used more frequently and have a shorter duration of use. They should be located close to the area served. Neighborhood parks are typically smaller and are not highly visible from main roadways. They usually provide little to no parking and are typically used most heavily by the immediate surrounding neighborhood.

**Open Space** - any open piece of land that has no buildings

**Park** - area of natural, semi-natural or planted space set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats.

**Pocket Park** – intended to provide children's playgrounds and passive areas within close proximity to residences. Pocket parks are intended to serve areas where there is insufficient demand to justify a neighborhood park. Specifically, they will be used to serve areas with average densities below 1,000 persons within a ½ mile radius.

**Potable Water**- water that passes minimum legal standards to be suitable for drinking.

**Recreation Space** - means publicly-owned land available to the public for passive or active recreational uses. It does not include lands such as private golf courses or marinas.

**Reuse (Water)** - using treated wastewater for a beneficial purpose.

**South Florida Water Management District (SFWMD)**- a regional governmental agency that manages the water resources in the southern half of Florida.

**Standard Housing** - means housing that meets the regulations set forth in the Florida Building Code.

**Substandard Housing** - means housing that does not meet Florida Building Code regulations, specifically lacking complete plumbing or sanitary facilities for occupants and/or violating one or more major sections of the Florida Building Code, but which could be rehabilitated to meet Code for less than 50 percent of the property value.

**Surface Water**- water that collects on the surface of the earth, whether diffused or contained in bounds created naturally (such as lakes or rivers) or artificially (such as stormwater ponds).

**Tax Increment Financing (TIF)** - a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the Community Redevelopment Area is determined as of a fixed date, also known as the “frozen value.” Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general

government purposes. However, any tax revenues from increases in real property value, referred to as “increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.

**Universal Design** – a strategy, promoted by the American Association of Retired Persons (AARP), aimed at improving the safety and utility of housing for all people, including older adults and people with disabilities.

**Upland Habitat** - generally high, dry lands that are not wetlands or surface waters, comprised of native plant community associations, including canopy, understory and groundcover, or any combination of them that are generally undisturbed and unimproved.

**Very-Low-Income** - means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

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