

## EXHIBIT A: DEFINITIONS

The following words, terms and phrases, when used in this Plan, shall have the meanings ascribed to them in this Part, except where the context clearly indicates a different meaning:

**ACT** - the Community Redevelopment Act, Florida § 163.330 et seq. <sup>1</sup>

**AGENCY** - the Community Redevelopment Agency of the City of Palmetto.<sup>2</sup>

**AFFORDABLE HOUSING** - Housing units where the occupant is paying no more than 30 percent of gross income for housing costs, including taxes, utilities and insurance. <sup>3</sup>

**AREA** - an area designated as a redevelopment area and as described and mapped on documents in the city clerk's office.<sup>4</sup>

**BIOSWALE** - a landscape elements designed to remove silt and pollution from surface runoff water. They consist of a swaled drainage course with gently sloped sides (less than six percent) and filled with vegetation, compost and/or riprap. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids the trapping of pollutants and silt. Depending upon the geometry of land available, a bioswale may have a meandering or almost straight channel alignment. Biological factors also contribute to the breakdown of certain pollutants. <sup>5</sup>

**BLIGHTED AREA** - an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- A. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- B. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- C. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- D. Unsanitary or unsafe conditions;
- E. Deterioration of site or other improvements;
- F. Inadequate and outdated building density patterns;
- G. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- H. Tax or special assessment delinquency exceeding the fair value of the land;

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<sup>1</sup> City of Palmetto Code of Ordinances Section 11-26

<sup>2</sup> City of Palmetto Code of Ordinances Section 11-26

<sup>3</sup> City of Palmetto 2030 Comprehensive Plan Page 3

<sup>4</sup> City of Palmetto Code of Ordinances Section 11-26

<sup>5</sup> <http://www.ecowho.com/defn/b/bioswale/dfbf5>

- I. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- J. Incidence of crime in the area higher than in the remainder of the county or municipality;
- K. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- L. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- M. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- N. Governmentally owned property with adverse environmental conditions caused by a public or private entity. <sup>6</sup>

**BROWNFIELD AREA** - a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects. <sup>7</sup>

**COASTAL HIGH HAZARD AREA (CHHA)** - the coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. <sup>8</sup>

**COMMERCIAL APARTMENT** - A dwelling unit that is located within the same structure as commercial retail, service or office uses. <sup>9</sup>

**COMMERCIAL USE** - activities within land areas that are predominately connected with the sales, rental and distribution of products, or performance of services. <sup>10</sup>

**COMMUNITY POLICING INNOVATION** - a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol. <sup>11</sup>

**COMMUNITY REDEVELOPMENT OR DEVELOPMENT** - undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of

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<sup>6</sup> Florida Statute 163.340 Definitions.

<sup>7</sup> Florida Statute 376.79 Definitions relating to Brownfields Redevelopment Act (4)

<sup>8</sup> Florida Statute 163.3178 Coastal management (2) (h)

<sup>9</sup> City of Palmetto 2030 Comprehensive Plan Page 10

<sup>10</sup> City of Palmetto 2030 Comprehensive Plan Page 11

<sup>11</sup> Florida Statute 163.340 Definitions. (23)

coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)** - a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. <sup>12</sup>

**DEVELOPMENT** - the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any non-agricultural use or extension of the use of land. <sup>13</sup>

**DISSEMINATE** - to scatter or spread widely, as though sowing seed; promulgate extensively; broadcast; disperse. <sup>14</sup>

**DRAINAGE FACILITIES** - a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and include stormwater sewers, canals, detention structures and retention structures. <sup>15</sup>

**FUND** - the community redevelopment trust fund. <sup>16</sup>

**GOVERNING BODY** - the Palmetto City Commission. <sup>17</sup>

**HISTORIC RESOURCES** - all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by Palmetto as historically, architecturally, or archaeologically significant. <sup>18</sup>

**INFILL** - development or redevelopment which occurs on scattered vacant lots in a developed area. Development is not considered infill if it occurs on parcels exceeding one acre or more. <sup>19</sup>

**INFRASTRUCTURE** - those man-made structures that serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; educational facilities; libraries; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways. <sup>20</sup>

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<sup>12</sup> [en.wikipedia.org/wiki/Crime\\_prevention\\_through\\_environmental\\_design](http://en.wikipedia.org/wiki/Crime_prevention_through_environmental_design)

<sup>13</sup> City of Palmetto 2030 Comprehensive Plan (page 5)

<sup>14</sup> <http://dictionary.reference.com/browse/disseminate>

<sup>15</sup> City of Palmetto 2030 Comprehensive Plan (page 12)

<sup>16</sup> City of Palmetto Code of Ordinances Section 11-26

<sup>17</sup> Florida Statute 163.340 Definitions (3)

<sup>18</sup> City of Palmetto 2030 Comprehensive Plan (page 6)

<sup>19</sup> City of Palmetto 2030 Comprehensive Plan (page 6)

<sup>20</sup> City of Palmetto 2030 Comprehensive Plan (page 7)

**INTENSIFY** - to become stronger or more extreme: to become more intense to make (something) stronger or more extreme: to make (something) more intense. <sup>21</sup>

**LEVEL OF SERVICE (LOS)** - an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. <sup>22</sup>

**LOW IMPACT DEVELOPMENT (LID)** - an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. <sup>23</sup>

**MIXED OR MULTIPLE USE** - the mixture of one or more land use within a single building, or within a single project in separate buildings, with such uses planned in a coordinated manner under a single development plan. This definition excludes parks, golf courses, schools, and public facilities. Land uses, which when combined within a single project constitute mixed or multiple uses include residential, commercial and industrial uses.<sup>24</sup>

**MULTIMODAL** - a transportation system using multiple modes of conveyance. The forms of multimodal transportation for this Plan include the following:

1. **Pedestrian facility improvements connections** that includes new sidewalks, cross-walk construction/enhancement, addition of pedestrian-oriented benches, landscaping, and streetscaping, ADA compliance, way-finding, and lighting.
2. **Bicycle facility improvements/connections** that includes bike lanes, pavement markings, installation of bike racks/storage, and road diet/lane reductions.
3. **Multi-use trails** that includes, trail heads, gateways, grade separations.
4. **Traffic calming**, includes on-street parking, speed control pavement techniques, and narrowing of lanes.
5. **Major transit infrastructure** that includes dedicated transit lanes, signal prioritization, queues jumping and vehicles.
6. **Transit shelter/stop improvements** that may include shelters, benches, lighting, transit ITS and branding.
7. ITS improvements that include dynamic messaging, ATIS (Advanced Traveler Information System) or ATMS (Advanced Traveler Management System), and integrated corridor management.
8. **Intersection improvements** that include dedicated turn lanes, channelization, roundabouts, signal timing improvements, add/drop lanes, pedestrian features (including pedestrian signal).
9. **Access Management and frontage road/parallel road improvements** that includes close median openings, reduced driveways, signage and multi-modal parallel roadway improvements.

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<sup>21</sup> <http://www.merriam-webster.com/dictionary/intensify>

<sup>22</sup> City of Palmetto 2030 Comprehensive Plan (page 7)

<sup>23</sup> <http://www.lid-stormwater.net/background.htm>

<sup>24</sup> City of Palmetto 2030 Comprehensive Plan (page 16)

**10. Landscaping** that include median landscaping, right-of-way landscaping, gateway landscaping, transit facility landscaping, and hardscape improvements.<sup>25</sup>

**NONCONFORMITIES** - those characteristics of the property, structure or use which are not permitted in the schedule of permitted uses or do not conform to the schedule of area, height, bulk and placement regulations or other provisions but were legal at the time they were established.<sup>26</sup>

**PLAN** - this community redevelopment plan.<sup>27</sup>

**REDEVELOPMENT** See Community Redevelopment

**SERVICES** - the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social, and other programs necessary to support the programs, public facilities, and infrastructure set out in this plan or required by local, state or federal law. The CRA provides services “above and beyond” the adequate services provided by its governmental body.<sup>28</sup>

**SMALL TOWN ATMOSPHERE** is defined as a compact portion of the Downtown area, characterized by tree-lined streets, on-street parking, parks, and open space, wide sidewalks, unified benches, trash receptacles, and the like. “Small Town Atmosphere” may also apply to the traditional (historic) downtown that includes a variety of small shops, boutiques, and traditional architecture enhanced to encourage pedestrian use and a pleasant, friendly environment.<sup>29</sup>

**SLUM AREA** - an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

1. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
2. High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
3. The existence of conditions that endanger life or property by fire or other causes.<sup>30</sup>

**STORMWATER** - the flow of water those results from a rainfall event.<sup>31</sup>

**STORMWATER FACILITIES** - man-made structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater, sewer, canals, detention facilities and retention facilities.<sup>32</sup>

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<sup>25</sup> Sarasota/Manatee MPO US41 Multimodal Corridor Guiding Principles Qualifying Project Elements & Program Policy

<sup>26</sup> City of Palmetto Code of Ordinances, Appendix B – Zoning Code, Article III – Definitions

<sup>27</sup> City of Palmetto Code of Ordinances Section 11-26

<sup>28</sup> City of Palmetto 2030 Comprehensive Plan (page 10)

<sup>29</sup> City of Palmetto 2030 Comprehensive Plan (page 10)

<sup>30</sup> Florida Statute 163.340 Definitions (7)

<sup>31</sup> City of Palmetto 2030 Comprehensive Plan (page 10)

**INCREMENT REVENUE (IR)** - Increment revenue is a unique tool available to Florida cities and counties for redevelopment activities through a Community Redevelopment Agency created through Florida Statute 163 Part III (The Florida Redevelopment Act of 1969). IR is used to leverage public funds to promote private sector activity in a targeted Community Redevelopment 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 that contribute to the increment continue to receive all property tax revenues for general government expenses. However, a non-tax revenue value calculated from increases in real property value above the “frozen value”, referred to as “increment,” is deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area.