

**Regular Council Meeting Minutes**  
**January 18, 2022**

**Present:** Jane Hayes, Nina Hendricks, Josh Holloway, Eric Seib, April Watson, Crystal Weatherington, Tony & Amanda DeGraaf, Trudie Blackmon, Joey Williams, Dale Barlow, Scott & Cooky Zajac, Oscar Locklin, Bobbie Palmer

**Meeting Call to Order:** Eric Seib

**Prayer:** Josh Holloway

**Pledge:** Nina Hendricks

**Approve Minutes:** Councilwoman Hayes made a motion to approve the minutes as written. Seconded by Councilman Holloway. 3 yeas, 0 nays. Motion carried.

**Engineering Report:** USDA Waterline project is making progress down Highway 4 with a set completion date of Mar. 1, 2022. The new layout for the Bray-Hendricks Park plan will be presented at the next meeting. Discussion followed. The Test Well project is out for bid and due back Jan. 28, 2022. Ms. Weatherington is meeting with a survey team tomorrow for the gas line extension.

**Operations Report:** Mr. Seib presented the Operations report (attached). The rubber tiles for the outdoor fitness center are down. The project is scheduled to be complete by the end of January upon DEP approval.

**Old Business:**

**Land Development Code:** Mr. Seib presented the council with the first chapter of the Town of Jay / Santa Rosa County Land Development Codes (attached). Mr. Seib asked the council to review the documents presented for further discussion at the next meeting.

**New Business:**


**Jay Youth Leagues:** Representatives from the area youth sports leagues were present. Councilman Holloway asked the council and representatives to begin thinking about the future of Jay sports programs to be discussed at the Town Hall meeting next month. The Bray-Hendricks Park demolition is currently set to begin on July 5, 2022. Discussion followed regarding timelines and how each program will be affecting during the build of the new park. The Town Hall meeting will be held at the Jay Community Center on February 15, 2022, at 6:00 pm. Recreation programs were asked to have a tentative budget for the upcoming seasons as well as ideas for the future of all the sports programs for this meeting. Jay Rec presented their tentative budget at the meeting (attached).


**JHS Gymnasium Dedication:** Jay High School will be dedicating the gymnasium in honor of Coach Clarence Smith at the January 27, 2022, basketball games.

**United Way Day of Caring:** Mr. Seib stated that the United Way Day of Caring is Feb. 25, 2022 and he would like to have some ideas of projects that the town could do this day. Councilwoman Hendricks suggested contacted the Ministerial Association for ideas as well.

**Visitor Comments:** Scott & Cooky Zajac, owners of Thai Creations, were present and asking the council for ideas of a new location for their food truck. They did not feel that they were getting the visual presence needed for the business at the Livestock Market. Discussion followed.

Councilwoman Hayes made a motion to adjourn. Seconded by Councilman Holloway. 3 yeas, 0 nays. Motion carried.

  
Donna Bullock, Town Clerk

  
Shon Owens, Mayor

## Town of Jay Project Tracker

PROJECT	DESCRIPTION	OUTCOME	FOLLOW UP
USDA RUS Grant	Replace cast iron pipe to PVC at all remaining areas.	Clean Water	Working Hwy 4. Bores under roads on Hwy 89 happening as well. Extended to March 1.
Gas Line Extension	Extend Gas Line to Ag Farmer	Increased Gas Revenue	Engineering Plan initiated.
Park Playground Plan	Add features to playground from \$50,000 FRDAP Grant	Improved Park Facilities	Fitness Center construction started.
Park Master Plan	Create a Master Plan for the Bray-Hendricks Park for long term planning.		Reviewing Donation Levels. Bid for Architecture support. Construction planned to start July 5, 2022.
COVID CDBG Grant	Senior Center Renovation	Upgraded Building	Application Submitted.
Land Development Plan Re-Write	Update the Town of Jay Land Development Plan	Updated Regulations	Land Development Code Public Participation Meeting held last week.
2019 CDBG Grant - Road Repaving	Update our roads.	Econ Dev	Will plan construction to follow USDA work on Hwy 89.
State Street	Create a more useable road for local agriculture suppliers and farmers.	Passable Road	Surveyors requested.
Well #4	Create a new water well. Overall \$1.5 Mil cost.	Quality Water	Advertised in Tri-City Ledger this week. Due date Jan 28.
Online Ordinance with Municode	Update the Town of Jay Ordinances to electronic online access.	Efficient Access to Ordinances	In work.
Commerce Street	Create a one-way street northbound only to facilitate traffic.	Efficient Traffic Flow	
DEP Consent Order	State of Florida DEP Order to fix water distribution system by July 2023.		

## APPENDIX A

### DEFINITIONS

Unless specifically defined below, words or phrases used in this section shall be interpreted so as to give them the meaning they have in common usage and to give this section its most reasonable application.

SAC Abut - To physically touch or border upon, or to share a common property line.

Accessory Sign - A permanent ground or building sign that is permitted under this Code as incidental to an existing or proposed use of land.

SAC Accessory Use - A use of land or structure or portion thereof customarily incidental and subordinate to the principal use of the land or structure and located on the same parcel with the principal use.

SAC Addition (To An Existing Building) - As used in Section 4.06.00, Floodplains, means any walled or roofed expansion to the perimeter of a building in which the addition is connected by a common load bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall is separated by independent perimeter load bearing walls is new construction.

? Adult Congregate Living Facility (ACLF) - A type of residential care facility, defined in Chapter 400, Part 2, Florida Statutes.

SAC Adversely Affected Person - Any person who is suffering or will suffer an adverse impact to an interest protected or furthered by the Jay Comprehensive Plan, including but not limited to: interests related to health and safety; police and fire protection services; densities or intensities of development; transportation facilities; recreational facilities; educational facilities; health care facilities; equipment or services; and environmental or natural resources. The alleged adverse affect may be shared with other members of the community at large, but must exceed in degree the general interest in community good shared by all persons.

Advertising - Sign copy intended to directly or indirectly promote the sale or use of a product, service, commodity, entertainment, or real or personal property.

social needs of the residents. The term "community residential home" shall include congregate care facilities, foster homes, group care homes and child care facilities with seven (7) to fourteen (14) residents and that otherwise meet the definitional requirements of a community residential home.

Concurrency - Means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System - The procedures and/or process that Jay uses to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Copy - The linguistic or graphic content of a sign.

~~DBH~~ - See "~~Diameter at Breast Height~~".

*src* Density or Gross Density - The total number of dwelling units divided by the total site area, less public right-of-way.

*src* Developer - Any person who engages in or proposes to engage in a development activity either as the owner or as the agent of an owner of property.

*src* Development - Any manmade change to improve for unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or permanent storage of materials.

Development Order - An order granting, denying, or granting with conditions an application for approval of a development project or activity. A distinction is made between development order, which encompasses all orders and permits, and three distinct types of development orders: preliminary development order, final development order, and development permit.

Development Order, Preliminary - Any preliminary approval which does not authorize actual construction, mining or alterations to land and/or structures. A preliminary development order may authorize a change in the allowable use of a land or a building, and may include conceptual and conditional approvals where a series of sequential approvals are required before action authorizes commencement of construction or land alteration. For purposes of this Code preliminary development orders include Future Land Use Map Amendments, Comprehensive Plan amendments which affect land use or development standards, preliminary development plan approval, and master plan approval.

Development Order, Final - The final authorization of a development project; the authorization which must be granted

any other way bring into being or establish; but it shall not include any of the foregoing activities when performed as an incident to the change of message, or routine maintenance.

Family Residential Home - A dwelling unit licensed to serve clients of the Department of Health and Rehabilitative Services, which provides a living environment for six (6) or fewer unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents. The term "family residential home" shall include congregate care facilities with six (6) or fewer residents and that otherwise meet the definitional requirements of a family day care home.

FAR - See "~~Floor Area Ratio~~".

Final Development Order - A development permit.

*SM* Flood or Flooding - A general and temporary condition of partial or complete inundation of normally dry land area from: (a) the overflow of inland or tidal waters; (b) the unusual and rapid accumulation or runoff of surface waters from any source.

*>* Flood Hazard Boundary Map (FHBM) - An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been designated as Zone A.

*SRe* Flood Insurance Rate Map (FIRM) - An official map of a community, on which the Federal Emergency Management Agency has delineated both of the areas of a special flood hazard and the risk premiums zones applicable to the community.

*SLs* Flood Insurance Study - The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood hazard boundary-floodway map and the water surface elevation of the base flood.

*SRe* Floodway - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

*SRe* Floor - As used in Section 4.06.00, Floodplains, means the top surface of an enclosed area in a building (including basement), i.e., top of slab and concrete slab construction or top of wood flooring in wood framed construction. The term does not include the floor of a garage used solely for parking vehicles.

*(FAR)*  
Floor Area Ratio - The ratio of floor area to the area of the lot. The floor area is the sum of all enclosed areas on all

processing of phosphate rock and precipitant resulting from the neutralization of phosphate chemical process and non-process waters. Provided, however, that it is the express intent of this Code not to expand the definition of Hazardous Waste as defined by the Florida Statutes, as amended, or other applicable Florida Law. Any inconsistency between this definition of Hazardous Waste and that expressed by the Florida Statutes, as amended, or other applicable Florida Law shall be resolved in accordance with Florida Statutes, as amended, or other applicable Florida Law.

510 Highest Adjacent Grade - The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Illuminated Sign - A sign which contains a source of light or which is designed or arranged to reflect light from an artificial source including indirect lighting, neon, incandescent lights, back-lighting, and shall also include signs with reflectors that depend upon automobile headlights for an image.

511 Impervious Surface Ratio - A measurement of the amount of the site that is covered by any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land. Impervious surfaces are, but not limited to, roofs, streets, sidewalks, and parking lots paved with asphalt, concrete, compacted sand, limerock, or clay.

Improvement - Any man-made, immovable item which becomes part of, is placed upon, or is affixed to real estate.

Institutional Residential Home - A dwelling unit licensed to serve clients of the Department of Health and Rehabilitative Services, which provides a living environment for more than fourteen (14) unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents. The term "institutional residential home" shall include congregate care facilities, foster homes, group care homes and child care facilities with more than fourteen (14) residents that otherwise meet the definitional requirements of institutional residential home.

~~ISR See "Impervious Surface Ratio".~~

Junkyard - Premises or portions thereof used for the storage or sale of used and discarded materials, including but not limited to, paper, rags, metal, building materials, appliances, household furnishings, machinery, vehicles, equipment, or parts thereof. The storage for a period of two (2) or months of two (2) or more wrecked or partly dismantled motor vehicles, parts of dismantled vehicles, or the sale of parts thereof, not capable of or not

*SN* New Construction - As used in Section 4.06.00, Floodplains, means structures for which the "start of construction" commenced on or after the effective date of this Code.

Occupant (Occupancy) - A commercial use, i.e. any use other than residential or agricultural.

OSR - ~~See "Open Space Ratio".~~

*(OSR)*  
Open Space Ratio - A measurement of the amount of the site that is devoted to recreation, resource protection, amenity, and/or landscaped buffers. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and watercourses.

Outdoor Advertising Sign - A permanent ground sign with a sign face, the bottom of which is at least 20 feet above the ground and which is at least 200 square feet in size.

*SN* Owner - A person who, or entity which, alone, jointly or severally with others, or in a representative capacity (including without limitation, an authorized agent, attorney, executor, personal representative or trustee) has legal or equitable title to any property in question, or a tenant, if the tenancy is chargeable under his lease for the maintenance of the property.

*SN* Parcel - A unit of land within legally established property lines.

Parcel or Lot of Record - As used in this Code, a parcel or lot of record shall mean: 1) Any contiguous quantity of land that is part of an approved subdivision recorded in the Office of the Clerk of the Circuit Court; or, 2) Any contiguous quantity of land which is capable of being described with such definiteness that its location and boundaries are established, and which has been so recorded in the public records in the Office of the Clerk of the Circuit Court prior to December 11, 1990; or, 3) Any contiguous quantity of land which is the subject of an agreement for deed or other instrument of conveyance properly executed prior to December 11, 1990, and which describes the parcel with such definiteness that its location and boundaries are established and recognized by Florida Law.

Permanent - Designed, constructed and intended for more than short term use.

*SN* Person - Any and all persons, natural or artificial, including any individual, firm or association; any municipal or private corporation organized or existing under the laws of the State of Florida or any other state; any governmental agency of this state or the Federal Government.

cardboard, wood and metal, when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, telephone poles or fences.

SAC Start of Construction - As used in section 4.06.00, Floodplains, includes substantial improvement, means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within one hundred and eighty (180) days of the permit date. The actual start means the first placement of permanence construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

SAC Street - A public or private right of way for vehicular traffic, including highways, thoroughfares, lanes, roads, ways, and boulevards.

SAC Structure - A walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.

SAC Subdivision - The platting of real property into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land.

SAC Substantial Improvement - Any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during (the life of a structure), in which the cumulative cost equals or exceeds 50% of the market value of the structure. The market value of the structure should be (1) the appraised value of the structure prior to the start of initial repair or improvement, (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

Temporary - Designed, constructed, and intended to be used on a short-term basis.

Thoroughfare - As used in Section 8.05.00, Permanent Outdoor



# 1. General Provisions

**PBD** – Planned Business District

**USACE** – United States Army Corps of Engineers

**ZB** – Zoning Board

## 1.07.02 Definitions

As used in the LDC, the following terms shall have the meanings assigned to them. When one or more defined terms are used together, their meanings shall also be combined as the context shall require or permit. All terms not specifically defined shall carry their usual and customary meanings. Undefined terms indigenous to a trade, industry or profession shall be defined when used in such context in accordance with their usual and customary understanding in the trade, industry or profession to which they apply.

**Abandon** – To discontinue the Use or occupancy of a structure or Lot.

**Abandoned Well** – A well that has had its use permanently discontinued or is in such disrepair that continued use for obtaining groundwater is impractical.

**Abutting/Contiguous Property** – Any property that is immediately adjacent to, touching.

**Access, Point of** – A driveway or other opening for vehicles into a public street.

**Access** – A way or means of approach to provide vehicular entrance or exit to a property.

**Accessory Dwelling Unit** – See Guest Cottage.

**Accessory Structure or Facility** – A structure, or facility that is located on the same Parcel of property as the Principal Structure, the Use of which is incidental to the Use of the Principal Structure and subject to the provisions in section 5.02.00. Examples of Accessory Structures are detached garages, carports, storage sheds, swimming pools, screened enclosures, pole barns, hay sheds. For the purposes of Section 3.02.00, Floodplain Management, the term includes only accessory structures used for parking and storage.

**Accessory Uses** – A Use or structure which is incidental to the Principal Use or structure and which is located on the same Lot as the Principal Use or structure and subject to the provisions of section 5.02.00.

**Accident Potential Zones (APZ's)** – Those areas which have been identified as being significantly impacted by accident potential from aircraft as it applies to public and military airfields.

**Addition (to an existing building)** – Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load bearing wall other than a fire wall. If the walled and roofed addition is connected by a fire wall or is

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~~**Airport Hazard Area** – Any area of land or water upon which an airport hazard might be established if not prevented by this ordinance.~~

~~**Airspace Height** – To determine height limits in all zones set forth in this ordinance, the data shall be above mean sea level elevation (AMSL) unless otherwise specified.~~

**Alcoholic Beverage** – A liquid brewed or distilled for human consumption containing more than one (1) percent alcohol by weight, including beer, wine and liquors.

**Alley** – A approved private way, not less than twenty (20) feet in width, which affords only a secondary access to abutting properties and which is not intended for general traffic circulation. A roadway which provides rear lot access to abutting properties. Alleys can provide the primary vehicular access to a property which fronts on a restricted access roadway or the secondary means of access to abutting property. Alleys are not intended for general traffic circulation, and on-street parking is prohibited. "No Parking" signs for each alley shall be maintained by the HOA. Alleys will not be accepted for maintenance by the County.

**All Weather Access** - A road with a hard driving surface (compacted clay, gravel or shell or asphaltic materials) when such road is designed and constructed in such a way as to permit runoff of stormwater from the driving surface under normal rainfall conditions. The driving surface must be free of water at 3" depths during normal rainfall events.

**Alteration** – Any construction which would result in a change in height or lateral dimensions of an existing structure.

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

**Amusement** – A use, building or device intended or used primarily to entertain or amuse persons by means of physical or mechanical activity. Examples include but are not limited to carnival type concessions, rides such as roller coasters, go-cart rides, giant slides, bumper cars, helicopter rides or acceleration and bungee rides, arcades with game machines, rentals of personal water craft, sailboats, sailboards or water cycles, or miniature golf courses.

**Antenna** – A transmitting or receiving device used in telecommunications that radiates or captures electromagnetic waves.

**Antenna Support Structure** – Any building or other structure, other than a tower, which can be used for the location of Telecommunication Facilities.

**Apartment** – An independent housekeeping unit (room or suite of rooms) used exclusively for permanent or seasonal residential occupancy as a home or residence of one individual, family or household, and not including hotel rooms, motel rooms, lodging

Architectural Review Board – A board of three members appointed by the Jay Town Council to approve or disapprove plans for buildings to be erected, renovated, or razed which are located within the town limits. This clear decision-making process provides a mechanism for the formal acceptance and approval of architecture through consensus and authorized publication.

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**Automobile Services: Minor** – Minor facilities specialize in limited aspects of repair and maintenance (e.g. muffler and radiator shops, quick-lube shops, brake repairs, air conditioning repairs, tire installation and repair centers, tune-up shops and car wash facilities). Does not include repair shops that are part of a vehicle dealership on the same site.

**Average Grade** – The average elevation between the highest and lowest exposed portion of the foundation of a building. For single family and duplex structures, average grade shall be the average grade of the subject and abutting lots.

**Aviation Activities** – This classification includes the design, development, production and operation of aircraft; activities such as air operations; aircraft storage hangars and accessory uses; flying clubs; rental excursions of aircraft and air cargo.

**Background Traffic** – The most recently available annual average daily traffic volume for a roadway segment, growth adjusted to the current year ; plus “trips from approved development”. Background traffic shall be adjusted for the: 1) Addition of newly approved development trips assigned to each roadway segment, and 2) Subtraction of trips associated with development orders which expired.

**Base Flood** – The flood having a one percent change of being equaled or exceeded in any given year.

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

**Basement (or Cellar)** – A story, whether or not suitable for living purposes, partly underground by having more than one-half (1/2) its clear floor-to-ceiling height below the mean grade. The distance from grade to ceiling shall be at least four (4) feet, six (6) inches.

**Beer** – The term beer or the term "malt beverage", as used in this Ordinance, shall extend to and include all brewed beverages containing malt.

**Block** – A tract of land bounded by street, alleys, shorelines, waterways or other definite boundaries.

**Boarding House** – A dwelling used for the purpose of providing meals or lodging or both to persons other than members of the family occupying such dwelling.

**Boat Basin** – A facility, for recreational purposes only and neither for profit nor to render any service customarily carried on as a business, which is designed and used for the security or mooring of watercraft or accessories is allowed, except for the storage of fuel used by such craft.

**Boat Repair Yard** – A place where construction or repair of vehicles (including engines) designed to be operated on the water occurs.

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area, building coverage, location of exterior walls with respect to lot lines, streets or other buildings, or other structural components and other similar development characteristics.

**Business and Professional Office** – Insurance and real estate brokerage services; photographic studio services, excluding sale of supplies and equipment; the provisions of advice, information or consultation of a professional nature (other than services classified as community facility activities or financial and banking services or medical services). This also includes executive management and administrative activities of private, profit oriented firms. These activities generally do not include the storage of goods and chattels for the purpose of sale.

**CMRS** – Commercial Mobile Radio Services, as defined in section 704 of the Telecommunications Act of 1996, which includes cellular, personal communications, specialized mobile radio, enhanced specialized mobile radio and similar services that currently exist or that may in the future be developed.

**Campground** – A place where buildings or sites for recreational vehicles or tents are rented for use as temporary living quarters for recreational purposes.

**Canopy Tree** – A canopy tree is defined as a plant species having an average mature crown spread of fifteen feet or greater, a mature height of over 25 feet when growing in Santa Rosa County and having a trunk(s) that eventually can be maintained in a clean condition, clear of lateral woody growth of five feet or greater.

**Cemetery** – A place dedicated to and used or intended to be used for the permanent interment of human remains or cremated remains. A cemetery may contain land or earth interment, mausoleum, vault, or crypt interment, a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the interment or disposition of cremated remains; or any combination of one or more of such structures or places.

**Certificate of Occupancy** – Written permission issued by the County to an applicant indicating that a structure or improvement to land is complete and may be used, occupied or energized.

**Champion Tree** – A living tree measured to be the largest specimen of its species in the state as recorded in the champion tree registry of the University of Florida and the Division of Forestry, Florida Department of Agriculture and Consumer Services.

**Change of Use** – A process or result of replacing an existing use identified or similar to a use named in Table 2.03.02 with a different Use identified or similar to a different Use named in Table 2.03.02.

**Child/Adult Care Center** – An establishment where children or adults, other than members of the family occupying the premises, are cared for away from their own home by day or night. The term includes day nurseries or adult day care, but does not include foster homes.

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2. Seaward of the Limit of Moderate Wave Action shown on the Flood Insurance Rate Map,

3. Designated Zone AE in the Navarre Beach Planning Area.

\*Note – The attached Exhibit A referenced in this section is not set out herein, but is an attachment to Ord. No. 2007-30 on file in the office of the county clerk.

**Coastal Construction Control Line** – The line established by the State of Florida pursuant to section 161.053, F.S., and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100 year storm surge, storm waves or other predictable weather conditions.

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

**Code of Ordinances, County Code or Code** – Code of Ordinances of Santa Rosa County.

**Code Enforcement Officer** – The Code Enforcement Officer of the County or their designee.

**Collocation** – The mounting or installation of an Antenna on an existing tower, Building or structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes. The use of a communication tower by two or more CMRS license holders or by one license holder for more than one type of communication technology.

**Commercial Canopy** – A roof like cover that is intended for the shielding of parking areas, gas pumps, above ground storage tanks and areas from the elements.

**Commercial Use** – Activity carried out for monetary gain.

**Commercial Amusement** – Active or passive recreation facilities by profit oriented firms.

**Commercial Subdivision** – Is the division of a lot or parcel of land into two or more lots, sites, or other divisions of land for the purpose of creating a development for commercial or business related purposes with a building(s) constructed on the land or lot.

**Communication Antenna** – Any system of electrical conductors designed to transmit and/or receive electromagnetic waves.

**Communication Tower** – A structure which does not exceed two hundred-fifty feet (250) feet in height (including antenna) measured from grade on which transmitting and/or receiving antennas are located. This term “communication tower” shall not

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**Crossfit Club** – A place of business that features a high-intensity fitness program incorporating elements from several sports and types of exercise usually involving a workout program that integrates multiple sports and training regimens all in one.

**Crosswalk** – Any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by signals, lines or other markings on the road surface.

**Crossroad Communities (Residential)** – Residential Crossroads Communities would allow residential development up to four units per acre within one mile of identified crossroads and the Town of Jay.

**Cultural Center** – An area for the display, preservation and exhibition of objects of community and cultural interest in one or more of the arts or sciences. Cultural centers include museums, art galleries, libraries and similar uses.

**Day-Night Average Sound Level (Ldn)** – A basic measure for quantifying noise exposure, namely: The A-weighted sound level averaged over a 24-hour time period, with a 10 decibel penalty applied to night time (10:00 p.m. to 7:00 a.m.) sound levels.

**dBA** – The unit of corrected noise level measured in accordance with the "A-weighting scale" which replicates the response characteristics of the ear.

**Decibel** – A unit for measuring the relative loudness of sound or sound pressure equal approximately to the smallest degree of difference of loudness or sound pressure ordinarily detectable by the human ear, the range of which includes about 130 decibels on a scale beginning with 1 for the faintest audible sound. Abbreviated dB.

**Density** – The number of dwelling units permitted per acre and expressed in terms of gross or net acreage.

**Derelict Vehicle** – A vehicle that exhibits a defect, damage or deterioration sufficient to preclude proper operation on the highway.

**Design Flood** – The flood associated with the greater of the following two areas:

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

**Design Flood Elevation** – The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the buildings perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as equal to 2 feet.

**Developer** – An individual, partnership, corporation or other legal entity, or agent thereof, who undertakes the activities covered by this ordinance.

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and which individually or collectively comprise three (3) or more apartments (see "Apartment").

***Dwelling (Single Family)*** – A detached building designed for or occupied exclusively by one family as a housekeeping unit.

***Dwelling (Two Family, Duplex)*** – A detached building designed for or occupied exclusively by two (2) families only living independently of each other.

***Easement*** – An interest in land owned by another which entitles the holder to a specific use or enjoyment.

***Eaves*** – The extension or overhang of a roof, measured from the outer face of the supporting wall or column to the farthest point of the overhanging structure.

***Educational Institution*** – A place for systematic instruction with a curriculum the same as customarily provided in a public school or college. These activities include nursery school and kindergarten facilities designed to provide a systematic program to meet organized training requirements.

***Efficiency Apartment*** – A housekeeping unit consisting principally of one room and alcoves, equipped with kitchenette and bath.

***Elevations*** – Means the height measured above mean sea level. All mean sea level (msl) elevations in this ordinance shall be measured from certified bench marks throughout the area.

***Enclosed Living Area*** – Defined by measurements made from outside of exterior walls. Screened porches, garages, patios, and closets not opening to the interior shall not be construed to mean enclosed living area.

***Encroachment, Flood*** – The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

***Enforcement Official*** – The County Administrator or their designee.

***Engineer*** – A person registered and currently licensed to practice professional engineering in the State of Florida. Radio frequency engineers do not have to be licensed by the State, however their qualifications must include specific experience with the field and employment or retention by the telecommunications provider in a professional, technical capacity.

***Essential Service*** – The provision, by public utility, or communication services to the public related to fire safety, law enforcement, weather, provisions of electric, natural gas, water, or sanitary sewer service, or other circumstances affecting the health, safety, or welfare of the public.



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

**Flood Insurance Rate Map (FIRM)** – An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**Flood Insurance Study (FIS)** – The official report provided by the Federal Emergency Management Agency. The report contains the Flood Insurance Rate Maps, flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

**Floodplain Violation** – The failure of a structure or other development to be fully compliant with Santa Rosa County's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other compliances required and presumed to be in violation until such time as that documentation is provided.

**Floodplain Administrator** – The office or position designated and charged with the administration and enforcement of this ordinance (may be referred to as the Floodplain Manager).

**Floodplain Development Permit or Approval** – An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this ordinance.

**Floodway** – The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Floodway Encroachment Analysis** – An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

**Floor** – The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

**Floor Area** – The usable floor area of any dwelling unit, including outside walls, but exclusive of basements, garages or porches.

**Floor Area, Gross** – Total floor area of all stories of any structure including halls, stairways, elevator shafts, and other related uses, measured to outside faces of exterior walls.

**Floor Area, Minimum** – The area included within the surrounding walls of a building exclusive of vent shafts, courts, carports, garages, breezeways, patios, stairwells, and the like.

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**Gazebo** – A covered structure with open sides and designed to provide a shady resting place.

**General Industrial** – This classification includes activities such as heavy manufacturing, saw mills, asphalt and concrete plants, truck or bus terminal, service maintenance and storage facilities, solid waste disposal facilities, and salvage yards; manufacturing of products, primarily from extracted or raw material, or bulk storage and handling of such products and materials.

**General Retail Sales and Services** – Retail sale or rental from the premises of goods or both goods and services for personal, informational, or instructional service; department stores; hardware stores (without large scale warehousing); decorating services and sales; carpet stores, dry goods stores; personal sales and services; household goods and services; dry cleaning establishments using only non-flammable Class IV solvents; lawn and garden supplies; office equipment and supplies, and other similar goods and services.

**Golf Course** – A tract of land for playing golf, improved with tees, greens, fairways, hazards and which may include club houses and shelters. Commercial miniature golf courses and driving ranges and similar facilities are excluded from this activity as defined.

**Grade** – The level, contour, or slope of the finished or natural surface of the ground.

**Grandfathered** -- a clause which permits the operator of a business or a land owner to be exempt from restrictions on use if the business or property continues to be used as it was when the law was adopted. This also pertains to approvals that have not expired but were obtained prior to the adoption of the new Land Development Code.

**Grass** – Narrow-leaved green herbage typically grown as lawns.

**Greenbelt** – An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

**Gross Acre** – The horizontal area of 43,560 square feet that includes all surfaces.

**Gross Acreage** – The total number of acres within the perimeter boundary of a parcel of land.

**Ground Cover** – Plants, other than turf grass, normally reaching an average maximum height of not more than twenty-four (24) inches at maturity.

**Ground Story or Ground Floor** - The story having its floor level closest to grade at the entry of the building shall be considered the ground story or ground floor.

**Group Home (Community Residential Facility)** – A dwelling unit licensed to serve residents who are clients of the Florida Department of Elderly Affairs, the Florida Agency for Persons with Disabilities, the Florida Department of Juvenile Justice, or the Florida Department of Children and Families or licensed by the Florida Agency for

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**Heritage Tree** – A living tree of special protected status, 48 inches in diameter in North and Central Santa Rosa County and 24 inch in diameter in South Santa Rosa County or greater at four and one half (4 ½) feet above grade.

**Highest Adjacent Grade** – The highest natural elevation of the ground surface, prior to construction, next to the proposed walls or foundation of a structure.

**Historic Structure** – For the purpose of Section 3.02.00, any structure that is determined eligible for the exception of the flood hazard area requirements of the *Florida Building Code, Existing Building*, Chapter 12 Historic Buildings.

**Home Occupation** – Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit.

**Hospital** – A building where medical and surgical diagnosis or treatment is available to persons under the care of doctors and nurses and as an integral part of the institution, related facilities, central service facilities and staff offices can be accommodated.

**Hotels and Motels** – A building or other structure used, maintained, or advertised as a place where ten (10) or more rooms are offered on a short term or transient basis for sleeping or living accommodations and which may include as an accessory use one or more main dining room areas.

**Hotel/Motel Unit** – One or more rooms designed, occupied or intended for sleeping purposes by a transient guest.

**Housekeeping Unit** – (See Dwelling).

**Impervious Surface** – "Impervious" for purposes of applying permitting thresholds and exemption criteria means surfaces that do not allow, or minimally allow, the penetration of water, including semi-impervious areas, but excluding wetlands or other surface water. For other purposes, "impervious" means all artificial surfaces that are not pervious. Included as examples are building roofs and normal concrete asphalt pavements, sidewalks, awnings, etc..

**Incidental** – Accompanying but not a major part of something; of less importance.

**Institutions** – A not-for-profit establishment for public use.

**Intersection** – The area, whether or not signalized, within which vehicles traveling different roadways joining at any angle might collide.

**Irrigation System** – A permanent artificial watering system designed to transport and distribute water to plants.

**Kennel, Veterinary or Animal Hospital, or Animal Shelter** – (1) The commercial business of breeding, buying, selling or boarding animals permitted in the County as pets, (2) a licensed Veterinary or Animal Hospital where a licensed veterinarian is in charge, or (3) a facility to shelter or board animals permitted in the County as a pet.

**Kindergarten** – A building used for the instruction of pre-school-aged children.

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1. Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
2. Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
3. Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure of parcel of land has been elevated by fill above the base flood elevation and is therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
4. Conditional Letter of Map Revision (CLOMR): A Formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

**Licensed Facility** – A location providing day or residential care or treatment for elderly persons or disabled adults. The term "facility" may include, but is not limited to any hospital, training center, state institution, nursing home, assisted living facility, adult family care home, adult day care center, group home, mental health treatment center, or continuing care community.

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

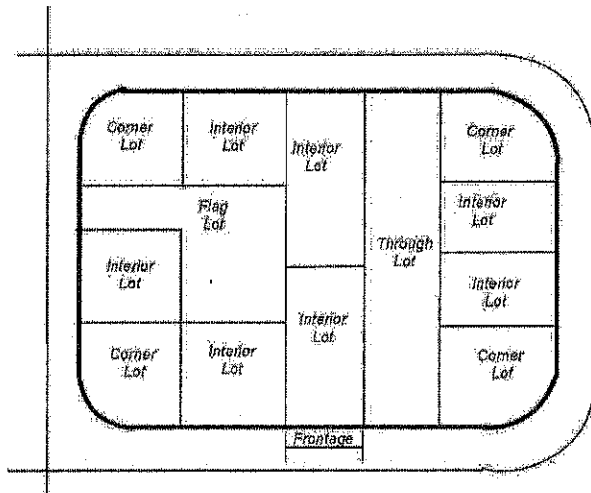
1. Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
2. Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
3. Available with special features enabling off-street or off-highway operation and use.

**Light Industry or Light Industrial** – Research and Development activities, the manufacturing, compounding, processing, packaging, storage, assembly and/or treatment of finished or semi-finished products from previously prepared materials.

**Limited Impact Industrial** – Activities such as processing, fabrication, assembly, packaging, wholesaling, warehousing, storage and distribution; limited manufacturing, fabricating, or assembling of parts or products, primarily from previously prepared

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## Examples of Lot Types



**Lot (Lines)** – The lines bounding a lot.

**Lot (of Record)** – A lot which is a part of a subdivision, the map of which has been recorded in the Office of the County Clerk of Santa Rosa County or a lot described by metes and bounds, the description of which has been thus recorded.

**Lot (Width)** – The distance between the side lot lines; measured along the minimum front building setback line when a front yard is required in these regulations; otherwise, the lot width shall be the mean horizontal distance of the lot measured at right angles to the depth.

**Lowest Floor** – The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the Florida Building Code or ASCE24.

**Mailed Notice** – Notice as specified in sections 11.03.02.

**Manufactured Home** – A structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0110, F.A.C.]

**Manufactured Home Park or Subdivision** – A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**Marina** – A public facility which provides secured moorings or dry storage for watercraft for value (a fee)

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April 24, 1986, and are shown and named on the County's original zoning maps, and private roads and their associated rights-of-way that have been approved by the County through the platting process.

**Mobile Home** – A structure transportable in one or more sections which is eight (8) body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein and is constructed to standards as promulgated by the United States Department of Housing and Urban Development and bearing the "H.U.D." insignia.

**Mobile Home Park or Subdivision** – A parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale. A new mobile home park or subdivision means a mobile home park or subdivision for which the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**Modular Home** – A residential structure, built in sections (modules) at a factory, assembled on site and bearing the insignia DBPR or its successor regulatory state agency on the inside of the home's electrical panel, designed for, erection or installation on a site-built permanent foundation.

**Motor Vehicle** – A self-propelled free moving vehicle, usually with four or more wheels, primarily for conveyance on a street or roadway.

**Mulch** – Non-living organic or synthetic materials customarily used in landscape design to retard erosion to retain moisture. Material such as straw, wood fiber, seed and hay, have been found to be very effective in preventing soil erosion. Bark chips and shredded bark by products of timber processing often are used as landscape mulches. They may be applied by hand or with a mulch blower.

**Mylar** – Shall mean a stable polyester film resistant to chemicals and heat. It shall be at least 0.003 inches thick.

**Native Vegetation** – Plants which occur naturally or have evolved in Santa Rosa County without assistance from humans.

**Net Acreage** – The total number of acres within the perimeter boundary of a parcel of land excluding, but not limited to, right-of-way, easements and lakes.

**New Construction** – Structures for which the "start of construction" commenced on or after the effective date of this ordinance. However, for the purposes of administration of the flood resistant construction requirements of Chapter Three and the *Florida Building Code*, structures for which the "start of construction" commenced on or after June 26, 1975 and includes any subsequent improvements to such structures.

**New Development** – Development of essentially vacant land, regardless of whether preexisting improvements have been removed from such land.

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**Park Model Home** – A unique trailer type RV that is designed to provide long-term or permanent placement at a destination where an RV could use. Park model homes are also known as recreational park trailers and are built on a single chassis mounted on wheels and which has a body width not exceeding fourteen (14) feet. They are certified by their manufacturer to comply with the American National Standards Institute (ANSI) A119.5 Park Model Recreational Vehicle Standard. Park model RVs are titled as vehicle. Also known as Park Trailer's and defined in F.S. 320.01.

**Parking Space** – An area used for and sufficient in size to store one automobile.

**Park Trailer** – See Park Model Home definition

**Patio Home** – A house in a suburban setting that is part of a unit of several houses attached to each other, typically with shared walls between units and with exterior maintenance and landscaping provided through an association fee. Patio homes are similar architecturally to townhouses or condo, only in miniature. Townhouses and condos are typically at least two stories high, patio homes typically max out at one to one and a half stories.

**Permissible Use (Permitted Use)** – Any use authorized in a particular zoning district or land use category, a permitted use, conditional use, or special exception use.

**Person** – Any individual, firm, co-partnership, corporation, company, association, joint-stock association, or body politic, and includes any trustee, receiver, assignee or other similar representative thereof.

**Personal Service** – A beauty parlor, shop, or salon, barber shop, massage, reducing or slenderizing studio, steam or Turkish baths or similar use.

**Pit/Solid Waste Disposal Facilities** – This classification includes activities such as borrow pits, resource extraction or mining, solid waste disposal facilities, and such activities.

**Place of Worship** – Activities customarily performed in a building where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

**Planned Business District (PBD)** – An area of land of at least fifteen (15) acres devoted by its owner to development as a single entity for a number of dwelling units, and/or commercial uses in accordance with a plan which does not necessarily comply with the provisions of this ordinance with respect to lot size, lot coverage, setbacks, off-street parking, bulk or type of dwelling, density and other regulations.

**Planned Business District and Planned Unit Development Definitions** –

**Common Open Space** – An area of land, or an area of water, or combination of land and water within the area of a Planned Business Development or Planned Unit Development districts which is designed an intended for the use of enjoyment of residents or users of the Planned Business Development or

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which is delivered and removed by truck. Examples of Portable Storage Units include but are not limited to moving and storage containers, road and storage trailers and steel shipping containers.

**Premises** – Any land together with any structures occupying it.

**Principal Building** – The building in which the principal use of the lot on which it is situated is conducted.

**Principal Use or Structure** – The primary activity or the structure in which the primary activity occurs.

**Product Display** – A special presentation of the products a business is selling that is used to attract and even entice consumers. The nature of these displays can vary between industries. This is not intended to display the entire inventory, but a sample of each of the items offered for sale.

**Project Parcel** – That tract of real property comprising the gross acreage of all the land and water areas of a given project or development, including open space and parking. (See Gross Acreage).

**Property Line** – The recorded boundaries of a lot or tract of land under one ownership.

**Protected Tree** – A living tree eight (8) in diameter at a point four and one-half feet above ground level, unless being of size to be classified as a "heritage tree" as defined in this LDC or a "champion tree" as defined by the Florida Department of Agriculture and Consumer Services, Division of Forestry.

**Public/Private Utilities and Public Facilities** – Buildings, structures, equipment, or uses of land which are customary and necessary to the maintenance and operation of essential public services and major capital improvements, including transportation, sanitary sewer, electric and gas transmission systems, water distribution, collection and disposal, law enforcement, fire protection, communication, drainage, potable water, educational, parks and recreational, health systems and facilities, solar electrical generation facilities, and similar services and facilities.

**Public Supply Potable Water Well** – Public supply potable water well is any water well which supplies water for human consumption to a community water system.

**Reasonable Access** – The minimum number of access connections, direct or indirect, necessary to provide safe access to and from the thoroughfare, as consistent with the purpose and intent of this LDC and any applicable plans and policies of the County.

**Recreation** – Uses devoted to public or private parks, playgrounds, golf courses, dedicated beaches and similar uses.

**Recreational Vehicle** – A vehicle, including a park trailer, which is: [See section 320.01, F.S.)

1. Built on a single chassis;



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scientific products or commodities for sale. Uses include aerospace and biotechnology firms, and non-toxic computer component manufacturers. This classification also includes assembly, testing and repair of components, devices, equipment, systems, parts and components; research and development laboratories including biochemical and chemical development facilities, pharmaceutical, and medical research.

***Residential Dock or Pier*** – A dock or pier constructed adjacent to a residential lot for gratis recreational purposes and/or mooring of private boats.

***Resource Extraction*** – (See Borrow Pit)

***Restaurant*** – Establishment designed to serve foods and beverages which are consumed on the premises within the confines of the principal building or where the design or principal method of operation includes two or more of the following:

1. Customers, normally provided with an individual menu are served generally in non-disposable containers by a restaurant employee at the same table or counter at which said items are consumed.
2. Ice cream parlors and other small specialty restaurants having floor area exclusively within a shopping or office center and sharing common parking facilities with other businesses within the center.
3. A cafeteria or cafeteria type operation where foods or beverages generally are served in non-disposable containers and consumed within the restaurant building.
4. Customers purchase food or beverages for carry out, pick-up or drive-thru.
5. Foods or beverages served generally in edible containers or in paper, plastic, or other disposable containers for consumption within the restaurant or for carry-out consumption.

***Restricted Sales and Services*** – Small limited item shops and stores limited to retail sales of frequently needed small convenience items or services typically needed on a frequent and recurring basis such as barber and beauty care, small scale drug stores, dry cleaning pick up stations (excluding cleaning and repair services); specialty food shops such as wine and cheese stores, imported food shops, or similar unique limited item shops (excluding general food market stores); interior decorators with or without display and with no warehousing. This is intended to accommodate shops with limited inventory of goods directed expressly to a special market area including:

1. A household market in the immediate vicinity as opposed to county wide.
2. A specialized market with customized service demand; or
3. A tourist oriented market area in the immediate vicinity. Scuba shops, repair shops, motor vehicle parts, health spas, wholesale, warehousing, and discount stores and similar general sales stores are expressly excluded.

***Restrictive Covenants*** – Private regulations recorded with the final plat or deed, which limit or otherwise govern the use, intensity and development patterns of the land within

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**Shopping Center** – A group of commercial establishments planned, constructed and managed as an entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, and designed to serve a community or neighborhood.

**Shrub** – A low woody plant usually with several permanent stems instead of a single trunk, normally reaching a maximum height of not more than five (5) feet.

**Sign** – Any device, attached or free-standing structure, or any combination of device or structure, made of any material, with or without a written message, figure, painting, drawing, logo symbol or other form, designed, placed, intended, or used to inform or attract attention. Including but not limited to all flags, banners, streamers, excluding flags and insignia of any government, state, county, city or agency thereof.

**Silviculture** – Activities related to the growing or harvesting of trees and that have obtained an Agriculture silviculture designation from the Property Appraiser or silviculture activity that has a Florida Division of Forestry Management Plan.

**Site** – A plot of land suitable for development, or on which a building or buildings has been built.

**Site Plan** – A plan, to scale, showing uses and structures proposed for a parcel of land required by this code this can include an Engineered plan. A site plan includes, but is not limited to, lot lines, streets, building sites, reserved open space, parking, existing buildings, major landscape features and proposed utility lines and easements.

**Small Wind Energy System** – A wind energy conversion system consisting of a wind turbine, structural support, and associated control or conversion electronics designed to supplement other electricity sources for a home, farm, or small business. The power generated is used for individual use, on-site by the property owner. The turbine may be roof or tower mounted.

**Solar electrical generation facility or facilities** - A production facility for electrical power that utilizes photovoltaic modules (panels) to convert solar energy to electricity whereby electricity that is produced is delivered to the transmission system and consumed off-site. Solar electrical generation facilities consist principally of photovoltaic modules, a mounting/racking system, power inverters, transformers, and associated components. Solar generation is generally the principal use of the property, but solar electrical generation facilities may also include administration/maintenance buildings, transmission lines, substations, collector yards, energy storage equipment, and related accessory uses and structures. For the use of this code Solar electrical generation facilities are considered a use by right within the Agricultural zoning districts. Solar electrical generation facilities are subject to all applicable regional, state and federal regulations.

**Solid Waste** – As defined by 403.703, Florida Statute.

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3. A traffic calming element as defined below and as described in the Santa Rosa County Roadway Design Manual or approved by the County Engineer and Planning Director.
4. Speed bumps/humps or unwarranted stop signs shall not be classified as speed control points.

**Start of Construction** – (For other than new construction or substantial improvements under the coastal Barrier Resources Act {P. L. 97-348}), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

**Story** – That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling next above it. In computing the height of a building, the height of a basement or cellar shall not be included if more than one-half (1/2) of its height is below the mean grade.

**Story (Half)** – A story under a gabled, hipped or gambrel roof, the wall plates of which are on at least two opposite exterior walls and are not more than three (3) feet above the finished floor of such story.

**Street (or Road)** – A public or private thoroughfare accepted or approved by the county that is used, or intended to be used for passage or travel by motor vehicles, transit vehicles, bicycles and pedestrians. The street functional classification hierarchy ranges from high-order roads (major arterials) to low-order roads (residential streets) and include the following:

**Major Arterial** - Roads serving as principal routes through the County. The purpose of these facilities is to move large volumes of traffic from one part of the region or County to another. Driveway access to a major arterial shall be restricted.

**Minor Arterial** - Roads providing connections between major activity centers of the County. Minor arterials augment the major arterial system for local and inter-County traffic by feeding traffic from collector and residential street systems onto major arterials. Driveway access to a minor arterial shall be restricted.

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of the roof, exterior walls or any other change which results in increased or decreased height of a structure.

**Subdivision** – The division or re-division of a parcel of land into two or more parcels except for modifications, exceptions and revisions provided for in this ordinance.

**Substantial Damage** – Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred.

**Substantial Improvement** – Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

**System height** – The vertical distance measured from the ground level at the base of the tower to the uppermost vertical extension of any blade, or the maximum height reach by any part of the wind energy system.

**Telecommunications Facilities** – Any cable, wires, lines wave guides, antennas and any other equipment or facilities associated with the transmission or reception of communications which a person seeks to locate or has installed upon or near a Tower or Antenna Support Structure. However, the term "Telecommunications Facilities" shall not include:

- a. Any satellite earth station antenna two meters in diameter or less which is located in an area zoned for industrial or commercial use.

Any satellite earth station antenna one meter or less in diameter, regardless of zoning category.

**Telecommunications Tower** – Means any structure designed and constructed for the purpose of supporting one or more communication antennas, including camouflaged towers, conventional wireless towers and low impact or stealth towers. The term includes towers to support antennas for transmitting or receiving personal wireless services and cellular telephone communications towers. The term includes equipment fundamental to the operations of the tower. The term does not include commercial radio and television broadcast towers, amateur short-wave radio towers or those towers used solely for private use dispatch services.

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**Variance** – A variance is the deviation from the requirements and provisions of this ordinance or, and authorization from the Zoning Board to deviate (in special situation) from the provisions of this ordinance when such deviation will not be contrary to the public interest and when owing to conditions peculiar to the property and not of actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. A variance can only be authorized for height, area, bulk, and size of structure or yard size and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor on non-conformities in the district or classification or in adjoining districts or classifications.

**Variance, Flood** – A grant of relief from the requirements of Section 3.02.00 of this ordinance or the flood resistant construction requirements of the *Florida Building Code*, which permits construction in a manner that would not otherwise be permitted by this ordinance or the *Florida Building Code*.

**Vehicle** – Any self-propelled conveyance designed and used for the purpose of transporting or moving persons, animals, freight, merchandise or any substance and shall include passenger cars, trucks, buses, motorcycles and scooters, but shall not include tractors, construction equipment or machinery or any similar device.

**Vehicle Use Area** – Any portion of a developed site used primarily for traffic circulation, parking or display of motorized vehicles.

**Vehicular Sales and Service** – The retail or wholesale sale or rental of motor vehicles and related equipment, such as dealerships, with incidental service and maintenance.

**Vehicular Service and Maintenance** – Establishments for the dispensing of motor fuels and related products as retail having pumps, underground storage tanks and other facilities for such activity and which may include the retail sale of minor automobile parts and accessories such as tires, batteries, spark plugs, fan belts, shock absorbers, mirrors, floor mats, cleaning and polishing materials and similar items, and which may include the inspection, servicing or minor repair of motor vehicles having one or more enclosed service bays or stalls. These services may include body repair and painting, frame straightening, or tire recapping or vulcanizing.

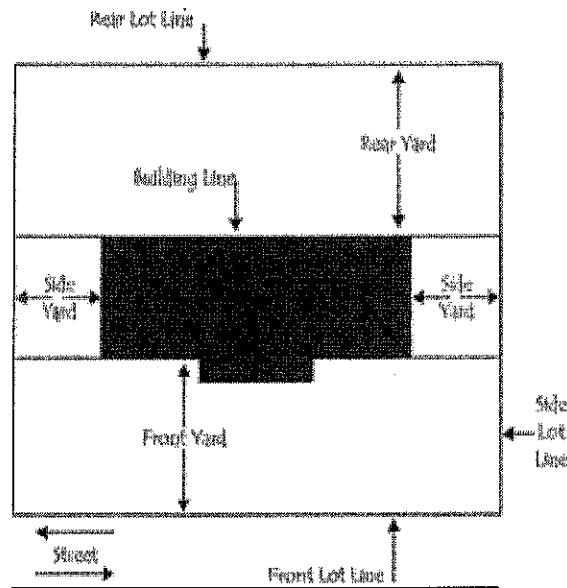
**Veterinary Medical Services** – The provision of animal medical care, treatment, and temporary boarding of such animals by a Florida licensed veterinarian.

**Warranty** – shall mean a registrant's two-year obligation to guarantee all materials and labor used by the registrant in performing certain obligations hereunder, including the materials and labor guarantee associated with a registrant's performance of make-ready work.

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

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**Yard (Side)** – A yard which is not a front or a rear yard.



**Yard (Rear)** – A yard extending across the rear of the lot measured between lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections other than permitted encroachments. On lots with one front lot line, the lot line opposite the front lot line shall be the rear lot line. On lots which abut more than one street, the remaining lot lines shall be considered side yards except as provided in Section 9.

**Zero Lot Line** – A developmental approach in which a dwelling unit is sited along one or more lot lines.

**Zoo** – Any facility, other than a pet shop or kennel, displaying or exhibiting one (1) or more species of wild animals and operated by a person, partnership, corporation or government agency licensed to keep such animals.

# Jay Recreation Association Inc.

Estimated Financial Report

## Basketball 2021-2022

# of Players	Registration Fee	Total	Insurance	Total	Refs @ \$35 per game X 2 each weekend	Bookie fee @ \$5 per game each weekend	Total
156	\$ 50.00	\$ 7,800.00	\$ (966.00)	\$ 6,834.00	\$ 1,050.00	\$ 75.00	
				For Season	\$ (6,300.00)	\$ (450.00)	\$ 84.00

Basketball acct as of 2018: ~\$10,000

Current Basketball Account Balance: \$ 12,868.00 12/13/2021

## Flag Football - Fall 2021

# of Players	Registration fee	Total	NFL Fee @\$25 per kid	SubTotal	Officials @ \$25 per game	Total	NFL Insurance	Total
88	\$ 60.00	\$ 5,280.00	\$ (2,200.00)	\$ 3,080.00	\$ (800.00)	\$ 2,280.00	\$ (97.30)	\$ 2,182.70

## Tball - Spring 2022

# of Players	Registration fee	Total	Officials @ \$30 per game (35g)	Tball Charter Fee @ \$25	Total	Insurance	Total
72	\$ 50.00	\$ 3,600.00	\$ (1,050.00)	\$ (125.00)	\$ 2,425.00	\$ (252.00)	\$ 2,173.00

Baseball/Softball - 2021

# of Players	Registration fee	Total	Officials @ \$40 per game (80)	SubTotal	Outside League Insurance	Total
158	\$ 50.00	\$ 7,900.00	\$ (3,200.00)	\$ 4,700.00	\$ (157.60)	\$ 4,542.40

Junior Summer league boys baseball

# of Players	Registration fee	Total	Officials @ \$40 per game X 2 (10g)	Total
33	\$50.00	\$1,650.00	\$800.00	
				\$850.00

TOTALS for Springs Sports:

- Lights \$ 7,565.40
- Dist 1 LL \$ (2,825.00)
- 10u State Tourn. Sponsor \$ (1,750.00)
- LL Accident Ins. \$ (500.00)
- Equipment \$ (950.00)
- \$ (1,715.00)
- \$ (174.60)

Current Baseball/Flag Football Account Balance:

\$ 3,533.00 12/27/2021