

Minor land excavation. Any land excavation within the unincorporated areas of the County where the excavation is equal to or less than 30,000 cubic yards and the excavation does not breach the aquitard.

MU (Mixed Use) development. MU developments are a special class of MPUD Master Planned Unit Development in which two (2) or more different land uses are physically and functionally integrated on the same site and which demonstrate conformance with a coherent overall development plan.

Mobile home park. A mobile home development consisting of a parcel of land under single ownership which has been or is proposed to be planned and improved for the placement of mobile homes for nontransient use.

Mobile home, subdivision. A mobile home development consisting of a parcel of land not under single ownership which has been or is proposed to be divided into three (3) or more parcels improved for placement of mobile homes for nontransient use. A mobile home subdivision may include a mobile home condominium.

Mobility Fee Definitions

For the purposes of this Code, Section 1302.2, Mobility Fees, the following words shall be defined as follows:

- 1. "Accessory building or structure" shall mean a subordinate building, or portion of a building, the use of which is clearly incidental and related to that of the principal building or use of the land and which is located on the same parcel, or in the same building, as that of the principal building or use. A building or portion of a building that is constructed prior to the principal building or use, or that has its own outdoor signage, shall not be considered an accessory building or structure, and shall be considered a freestanding independent building for purposes of Section 1302.2.
- ~~1-2.~~ "Active Warehouse (Fulfillment Center/Parcel Hub Warehouse)" shall mean a building that serves as a regional or local freight-forwarder facility for time-sensitive shipments, and local distribution of products to end-users.
- ~~2-3.~~ "Administration fee" shall mean the fee for the administration and implementation of mobility fees as set forth in Section 1302.2.G.2(c).
- ~~3-4.~~ "Administrative Procedures Manual" shall mean the Administrative Procedures Manual adopted by Resolution No. 07-226, and which may be amended in the future by resolution.
- 4-5. "Age Restricted" shall mean a community or subdivision providing housing for persons who are fifty-five (55) years of age or older, and that has satisfied the requirements of Section 1302.1.D of the Land Development Code.
- ~~5-6.~~ "Airport Hangar" shall mean routine maintenance and minor repair facilities specifically designed for servicing aircrafts.

- ~~6.7.~~ "Alteration" shall mean the alteration, expansion, addition to, or replacement of a use, building or dwelling unit, or the construction of an accessory building or structure.
- ~~7.8.~~ "Assessment districts" shall mean the urban, suburban, and rural districts utilized to calculate the mobility fee that a Building Permit or development permit is required to pay, as established in Section 1302.2.F.2.
- ~~8.9.~~ "Auto Repair/Body Shop" shall mean an establishment that houses a business or numerous businesses that provide automobile related services, such as repair and servicing, stereo installation, and seat covering/upholstering.
- ~~9.10.~~ "Bank/Savings (w/drive-in)" shall mean banks, which provide banking facilities for the motorist while in a vehicle, and may also serve patrons who walk into the building. The drive-in lanes may or may not provide automatic teller machines. The mobility fee for a bank is charged on the gross floor area of the building.
- ~~10.11.~~ "Bicycle/pedestrian facilities" shall mean transportation facilities that are primarily intended to be utilized by pedestrians and bicycles, including sidewalks, multiuse paths, and trails, as well as the necessary infrastructure to support the construction of such facilities, such as drainage areas, wetland/floodplain mitigation areas, boardwalks, landscaping, bike racks, shelters/kiosks, benches, and signage. For purposes of this division, a bicycle/pedestrian crossing area or bicycle lane constructed contiguous to or within a vehicular travel lane shall be considered a roadway facility and not a bicycle/pedestrian facility.
- ~~11.12.~~ "Bicycle/pedestrian mobility fee" shall mean the portion of the mobility fee for bicycle/pedestrian facilities, which is in the "bike/ped share" column of the mobility fee schedule.
13. "Bowling Alley" shall mean recreational facilities that include bowling lanes. A small lounge and/or snack bar, video games, and pool tables may also be available.
- ~~12.14.~~ "Breakfast and Lunch Restaurant" shall mean a restaurant that serves breakfast and lunch meals only, in a sit-down/order through wait-staff environment. A breakfast and lunch restaurant does not include drive-through service. Typical operating hours are from 6:30 to 7:00 a.m. until 2:00 to 2:30 p.m.
- ~~13.15.~~ "Budgeted" or "budgeting" shall mean that funds are allocated or appropriated within the Capital Improvement Plan (CIP).
- ~~14.16.~~ "Building" shall mean any structure having a roof and used or built for the enclosure or shelter of persons, animals, vehicles, goods, merchandise, equipment, materials, or property of any kind for a period of time in excess of four (4) weeks in any one (1) calendar year. This term shall include tents, trailers, mobile homes, or any vehicles serving in any way the function of a building. This term shall also include outdoor patio seating provided as part of a restaurant or bar, whether such seating is covered by a roof or not.
- ~~15.17.~~ "Cemetery" shall mean a place for burying the deceased, possibly including buildings used for funeral services, a mausoleum, and a crematorium.

- | ~~16-18.~~ "Church" shall mean an institution that people regularly attend to participate in or hold religious services and other related religious activities. Other religious activities that may be conducted by churches or places of religious worship include on-site child care for use during religious services, and studies involving religious instruction, but shall not include schools, temporary or permanent dwellings, or other activities not directly related to religious practices.

- | ~~17-19.~~ "CIP" shall mean a multiyear schedule of transportation capital improvements, including priorities and cost estimates, budgeted to fit the financial resources of the County. This plan is incorporated into the Comprehensive Plan as part of the Capital Improvements Element (CIE).

- | ~~18-20.~~ "Collector and arterial roadways" shall mean those roadways classified as collector, arterial, controlled access, or freeway roadways on the Comprehensive Plan Future Traffic Circulation Map series, presently Maps 7-22, 7-24, 7-35, and 7-36; or classified as a collector, arterial, controlled-access, or freeway roadway pursuant to the functional classification or reclassification procedures and criteria established, pursuant to the Comprehensive Plan.

- | ~~19-21.~~ "Collection/benefit districts" shall mean the mobility fee expenditure districts established in Section 1302.2.

- | ~~20-22.~~ "Community Center/Gymnasium" shall mean a stand-alone public facility similar to and including YMCAs. These facilities often include classes for adults and children, day care, meeting rooms, swimming pools, saunas, athletic courts, weightlifting and gymnastic equipment, lockers, and a restaurant or snack bar.

- | 23. "Condominium" shall mean a single family ownership dwelling unit that has at least one other similar unit within the same building structure.

- | 24. "Connected City" shall mean the Connected City Stewardship District, a dependent special district. The boundaries of the Connected City Stewardship District are established in this Code, Section 603.

- | 25. "Connected City Financial Plan" shall mean the Financial Plan for Connected City adopted pursuant to Policy IIC 8.4 of the Connected City Comprehensive Plan Amendment (as such policy may be renumbered in the future).

- | 26. "Connected City Mobility Fees" shall mean those roadway mobility fees and bicycle/pedestrian mobility fees collected within Connected City.

- | 21.

- | ~~22-27.~~ "Convenience/Gasoline/Fast Food Store" shall mean a convenience store which sells gasoline, convenience foods, newspapers, magazines, and often beer and wine. This land use includes convenience markets with gasoline pumps where the primary business is the selling of convenience items, not the fueling of motor vehicles. This includes a service station with a convenience store that sells gasoline and convenience store items, with or without a car wash.

39. "External trip" shall mean any vehicular or person trip which either has its origins from or its destination to the development site and which impacts transportation capital improvements.
- ~~34.40.~~ "Fast-Casual Restaurant" shall mean a sit-down restaurant with no wait staff or table service. Customers typically order off a menu board and seat themselves. The menu generally contains higher quality made to order food items with fewer frozen or processed ingredients than fast food restaurants. Unlike fast food restaurants, fast-casual restaurants are generally not open late at night, or 24 hours, and any drive-through service, if provided, is secondary to the primary dine-in service.
- ~~35.41.~~ "Fast Food Restaurant w/Drive-Thru" shall mean a land use including fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large carryout clientele; long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours); and high turnover rate for eat-in customers. ~~Quality restaurant, high turnover restaurant, fast food restaurant without drive-through window, fast-food restaurant with drive through window and no indoor seating, and drinking place are related uses.~~
- ~~36.42.~~ "Furniture Store" shall mean a store that specializes in the sale of furniture, and often carpeting. They are generally large and include storage areas.
- ~~37.43.~~ "Gasoline Station" shall mean a land use generally located near intersections or freeway interchanges and having facilities, such as gas pumps, for fueling motor vehicles. They may also have facilities for servicing and repairing motor vehicles. This land use includes service stations without convenience stores or car washes.
- ~~38.44.~~ "Gas tax revenues" shall mean the portion of the gas and fuel taxes expended by the County during a fiscal year for transportation capital expenses, excluding the portion of such taxes for which a revenue credit was given to the development paying a mobility fee.
- ~~39.45.~~ "General Heavy Industrial" shall mean industrial facilities that have a high number of employees and are limited to the manufacturing of large items.
- ~~40.46.~~ "General Light Industrial" shall mean industrial facilities that employ fewer than 500 employees and have an emphasis on activities other than manufacturing and typically have minimal office space. Typical light industrial activities include printing plants, material testing laboratories, assemblers of data processing equipment, and power stations.
- ~~41.47.~~ "General Recreation" shall mean a variety of recreational uses that are generally characterized by large sites with limited buildings. They may include county parks, amphitheaters, amusement parks, go-cart and other vehicle parks, drive-in mall theatres, outdoor facilities including swimming pools, tennis courts, racquetball facilities, among others.
- ~~42.~~ "Golf Course" shall mean an area designed for playing the game of golf, including any clubhouse, with or without bar and banquet facilities. ~~"Gross Floor Area" shall mean the sum (in square feet) of the area of each floor level, including cellars, basements,~~

~~mezzanines, penthouse, corridors, lobbies, stores, and offices, that are within the principal outside faces of exterior walls. If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this gross floor area is considered part of the overall square footage of the building. Unroofed areas and unenclosed roofed over spaces, except those contained within the principal outside faces of exterior walls, should be excluded from the area calculations.~~

~~48.~~

~~43-49.~~ "Government buildings" shall mean public schools, including charter schools; schools that receive 90 percent or more of their funding from the State or Federal government (as evidenced by yearly financial statements provided to the County); and buildings or developments leased or owned by the Federal government, the State of Florida, a State or Federal government agency, the County, or a participating municipality. For buildings or developments with multiple tenants or uses, only the portion of such buildings or developments owned or leased by a governmental entity shall be considered a government building.

~~44-50.~~ "Gross Floor Area" shall mean the sum (in square feet) of the area of each floor level, including cellars, basements, mezzanines, penthouse, corridors, lobbies, stores, and offices, that are within the principal outside faces of exterior walls. If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this gross floor area is considered part of the overall square footage of the building. Unroofed areas and unenclosed roofed over spaces, except those contained within the principal outside faces of exterior walls, should be excluded from the area calculations.

~~45-51.~~ "Hardware/Paint" shall mean a free-standing building with off-street parking that sells paint and general hardware.

~~46.~~ "High Cube Warehouse" shall mean buildings used for the storage of manufactured goods prior to their distribution to retail outlets. These facilities consist of large shells of steel buildings and large halls, often subdivided for individual tenants, with a typical ceiling height of 24 to 26 feet; they are also characterized by a small employment count due to a high level of mechanization, truck activities occurring outside of the peak hours adjacent street system, and good freeway access.

~~47-52.~~ "High School" shall mean a school, which serves students who have completed middle or junior high school. The high schools are generally separated from other land uses and have exclusive access points and parking facilities.

~~48-53.~~ "High Turnover Restaurant" shall mean a land use consisting of sit-down eating establishments with turnover rates of approximately one hour or less. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. Some facilities contained within this land use may also contain a bar for serving food and alcoholic drinks. ~~Quality restaurant, fast-food restaurant with drive-through window and no interior seating and drinking place are related uses.~~

~~49-54.~~ "Home Improvement Superstore" shall mean a freestanding warehouse type facility with off street parking. Home improvement superstores generally offer a variety of customer services and centralized cashiering, and they specialize in the sale of home

improvement merchandise. They typically maintain long store hours seven days a week. Examples of items sold in these stores include lumber, tools, paint, lighting, wallpaper and paneling, kitchen and bathroom fixtures, lawn equipment, and garden plants and accessories. The stores included in this data are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center. Home improvement superstores are also sometimes found as separate parcels within a retail complex with their own dedicated parking. The buildings contained in this land use usually range in size from 25,000 to 150,000 square feet of gross floor area. Building materials and lumber store is a related field.

~~50.55.~~ "Hospital" shall mean a building or group of buildings having facilities for overnight care of one or more human patients, providing primary and urgent care treatment for injuries and trauma, services to inpatients, and medical care to the sick and injured. The term "hospital" may include related facilities such as: laboratories, outpatient services, training facilities, central service facilities, and staff facilities; provided, however, that any related facility shall be incidental and subordinate to the use and operation of the principal hospital. A hospital is an institutional use under these zoning regulations. The term "hospital" does not refer to medical offices or clinics.

~~51.56.~~ "Hotel" shall mean a facility offering transient lodging accommodations normally on a daily rate to the general public and typically providing accessory uses, such as: restaurants, meeting rooms and recreational facilities. Hotels are different than motels in that each room does not have a separate entry directly from the outside of the building but rather entry is gained through the interior of the building through a lobby. ~~For the purposes of calculating residential density each guestroom shall be considered a dwelling unit. For the purpose of calculating water and sewer impact fees, a hotel or resort hotel is considered a nonresidential use.~~

~~52.57.~~ "Independent mobility fee study or studies" shall mean a study or studies conducted, pursuant to Section 1302.2.G.3, to calculate the mobility fee for a particular land use.

~~53.58.~~ "Industrial Park" shall mean areas containing a number of industrial facilities. They are characterized by a mix of manufacturing, service, and warehouse facilities. Many industrial parks contain highly diversified facilities, some with a large number of small businesses and others with one or two dominant industries. All industrial land uses located within an identified industrial park are assessed at the rate under the industrial park land use in the mobility fee schedule.

~~54.59.~~ "Internal trip" shall mean a vehicular or person trip that has both its origin and destination within the development site without impacting transportation capital improvements.

~~55.60.~~ "ITE Manual" shall mean the most recent edition of the ITE *Trip Generation Report*.

~~56.61.~~ "Junior College" shall mean two-year junior, community, or technical colleges, which are generally separated from other, land uses and have exclusive access points and parking facilities.

~~57.62.~~ "Living Area" shall mean an area under roof, including but not limited to, bedrooms, bathrooms, dining rooms, dens and any other floor commonly used by occupants.

collected in the collection/benefit district during the prior fiscal year, not including any administration fees, had there not been any subsidy or buy down, plus the interest on such difference, less (1) the repayment of any bonds issued for transportation capital expenses in the collection/benefit district during the prior fiscal year, and (2) gas tax revenues and sales tax revenues expended in the collection/benefit district during the prior fiscal year.

~~73-78.~~ "Mobility fee subsidy deficiency" or "deficiency" shall mean there are insufficient tax increment revenues in the Multimodal Transportation Fund during any fiscal year to make a mobility fee subsidy transfer to any of the mobility fee funds.

~~74.~~ "Motel" shall mean a facility offering transient lodging accommodations normally on a daily basis and at a daily rate for automobile travelers and typically providing parking adjacent to each sleeping room. Accessory uses may be provided, such as: restaurants, meeting rooms and recreational facilities. Motels are different than hotels, in that each motel room has a separate entry directly from the outside of the building while hotel guests gain entry to their room through the interior of the building through a lobby. ~~For the purposes of calculating residential density each guestroom shall be considered a dwelling unit.~~

~~75-79.~~ "Movie Theater" shall mean a building with an area of audience seating, single or multiple screens and auditoriums, a lobby, and a refreshment stand.

~~76-80.~~ "Multimodal Tax Increment Ordinance" shall mean the County ordinance, adopted concurrently with the ordinance adopting Section 1302.2, as it may be amended from time to time, which creates the Multimodal Transportation Fund, and which provides for the funding of such fund from tax increment revenues.

~~77-81.~~ "Multimodal Transportation Fund" shall mean the fund created pursuant to the Multimodal Tax Increment Ordinance and which is funded from the tax increment revenues.

~~78-82.~~ "Multi-Use Building" shall mean a development project in which more than one mobility fee land use category is contemplated to be constructed. For multi-use buildings, parcels, office/industrial parks and shopping centers, if one (1) use occupies thirty-five (35) percent or more of the total, gross square feet of the building, parcel, office/industrial park or shopping center or one use is 30,000 square feet or more, that use shall be assessed at its specific-use rate. All uses that do not exceed thirty-five (35) percent or more of the total gross square feet of the building, parcel or shopping center and that do not exceed 30,000 square feet or more shall be assessed the rate of the most predominate general use of the remainder of the building, parcel or shopping center based on the size of the entire building, parcel, office/industrial park or shopping center. This rule does not apply to outparcels or residential uses, which shall be assessed the applicable rate for the specific single use, and which shall not be used in the calculation of the size of the entire building, parcel, office/industrial park or shopping center. This rule also does not apply to uses classified in the mobility fee schedule as Recreation, Institutions or Retail if the most predominate use of the remainder of the building, parcel or office/industrial park is Lodging, Office or Industrial; in such cases the Recreation, Institutions or Retail use shall be assessed at its specific-use rate, regardless of the size of such use, unless the use is an accessory building or structure.

- ~~79-83.~~ "Multi-Family Apartments" shall mean a group of two or more Dwelling Units within a single conventional building, attached side by side or one above the other, or both, and wherein each Dwelling Unit may be individually owned or leased mutually on land, which is under common or single ownership. For purposes of determining whether a lot is in multi-family uses, the following considerations shall apply:
- a. Multi-Family Dwelling uses may involve Dwelling Units intended to be rented and maintained under central ownership and management, or cooperative apartments. It may include the fee ownership of land beneath each Dwelling Unit following development from a common base of ownership.
 - b. Any Multi-Family Dwelling in which Dwelling Units are available for rental for periods of less than one week shall be considered a tourist home, a motel, motor hotel or hotel, as the case may be, and shall only be permitted in districts where specifically designated.
84. "New/Used Autos Sales" shall mean a land use providing for automobile mechanical services, automobile body repair, parts, and sales. Used car sales, leasing options and truck sales and servicing may also be available.
- ~~80-85.~~ "Non-Veterinary Kennels" shall mean facilities that provide daily or longer-term pet boarding and grooming services ancillary to the boarding of pets, but do not provide veterinary or professional medical care of pets. This facility, which is commonly known as "doggy day-care" or "pet day-care", is similar to a day-care facility for human children, except pets sometimes stay for a multi-day period.
- ~~81-86.~~ "Nursing Home" shall mean a facility whose primary function is to care for persons who are unable to care for themselves, including rest homes (primarily for the aged), chronic, and convalescent homes.
- ~~82-87.~~ "Office" shall mean a building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. It is a characteristic that retail or wholesale goods are not shown to or delivered from the premises to customers.
- ~~83-88.~~ "Office Park" shall mean suburban subdivisions or planned unit developments containing general office buildings and support services such as banks, savings and loan institutions, restaurants, and service stations, arranged in a park or campus like atmosphere. All office land uses located within an identified office park are assessed at the rate under the office park land use in the mobility fee schedule.
- ~~84.~~ "Opt-out developments" shall mean developments or PD (Planned Developments) that have utilized the Opt-out procedure.
- ~~85.~~ "Opt-out procedure" shall mean the procedure set forth in this Code, Section 1302.2.I, for a development to elect to be subject to transportation impact fees in lieu of mobility fees.
- ~~86-89.~~ "Out-parcel" shall mean a parcel that is separate from, but contiguous to, a primary commercial development. The parcel may or may not share common access and/or common parking areas with the primary commercial development. Mainly consisting of

a single freestanding unit, an out-parcel often is considered secondary in nature to the primary commercial development. Out-parcels typically involve high convenience land uses, such as banks, high-turnover or fast-food restaurants, or gas stations. However, extensions of specific land uses already in existence within the primary commercial development would not be considered "out-parcels"; e.g., a freestanding Sears automotive repair shop located at a shopping mall that contains a Sears retail store.

~~87-90.~~ "Participating municipality" shall mean those County municipalities that have opted into the County mobility fee program by (1) adopting a mobility fee ordinance, (2) repealing any inconsistent municipal ordinances, and (3) entering into an interlocal agreement with the County governing collection and expenditure of mobility fees and tax increment revenues.

~~88-91.~~ "Participating municipality mobility fees" shall mean those mobility fees collected within a participating municipality.

~~89-92.~~ "Participating municipality tax increment revenues" shall mean the portion of the tax increment revenues that is generated from the real property in the participating municipality, excluding any community redevelopment areas, and calculated in accordance with the Multimodal Tax Increment Ordinance.

~~93.~~ "Participating municipality transportation capital improvements" shall mean transportation capital improvements that benefit the participating municipality, as determined by the Interlocal Agreement between the County and the participating municipality.

~~90-94.~~ "Passive Warehouse (Storage Warehouse)" shall mean a building used primarily for the storage and/or consolidation of manufactured goods or raw materials with infrequent distribution to other locations.

~~94-95.~~ "PD (Planned Development)" shall mean a development under unified control designed and planned to be developed in a single operation or by a series of prescheduled development phases according to an officially approved final master land use plan, including DRI, PUD Planned Unit Developments, MPUD Master Planned Unit Developments, PD Land Use Classifications or other land use classifications with subarea policies, and other planned developments under a common preliminary site plan (PSP) approval, plat, or unified plan of development. If a PD is part of a larger PD; e.g., a PSP approval or plat within a larger DRI, the term PD shall mean the larger PD.

~~92-96.~~ "PD (Planned Development) with credits" shall mean a PD that owns or that is entitled to transportation impact fee credits or mobility fee credits based on a development approval.

~~93-97.~~ "Pharmacy/Drug Store with and without Drive-Thru" shall mean retail facilities that primarily sell prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationary, personal care products, limited food products, and general merchandise. The drug stores in this category may contain drive-through windows.

and/or strip center might include, but not be limited to, jewelry, luggage, china and silverware, crystal, artwork, leather goods, and fine apparel.

| ~~412.116.~~ "Square feet" or "square footage" shall mean the area of a parcel upon which a land use required to pay a mobility fee is proposed for occupancy or storage, and which is used to calculate the square footage of the building, including the gross area measured in square feet from the exterior faces or exterior walls or other exterior boundaries of the building, excluding areas within the interior of the building which are utilized for parking. With respect to dwelling units, the square footage shall be calculated as the living area under heat/air conditioning.

| ~~413.117.~~ "Strategic Intermodal System (SIS)" shall mean those transportation facilities identified in the SIS Plan adopted, pursuant to Section 339.64, Florida Statutes, and located within the County.

| ~~414.118.~~ "Supermarket" shall mean a departmentalized self-service retail market, which primarily sells food items, but also may sell household items, personal items and other merchandise. A supermarket is to be distinguished from a grocery store on the basis of scale, being usually 20,000 square feet or larger in size, and the broader mix of goods and services.

| ~~415.119.~~ "SIS mobility fee" shall mean the portion of the roadway mobility fee assessed for impacts to interstate/freeway roadway facilities in the County, excluding freeways with tolls, and which has been reserved for transportation capital improvements that benefit the SIS. The SIS mobility fee is identified in the mobility fee schedule as the "interstate share." The SIS mobility fee shall be considered a component of the roadway mobility fee, except where this division specifically references the SIS mobility fee.

| ~~416.120.~~ "Tax increment revenues" shall mean the tax increment revenues calculated, generated, and expended, pursuant to the Multimodal Tax Increment Ordinance.

| ~~417.121.~~ "Tire Store" shall mean a land use primarily involved in the business of sales and marketing of tires for automotive vehicles. Services usually include tire installation and repair as well as other automotive maintenance or repair services.

| ~~418.122.~~ "TND (Traditional Neighborhood Design)" shall mean development in accordance with this Code, Chapter 600. TND shall also include the TND portions of the Longleaf MPUD Master Planned Unit Development and any portion of a participating municipality that satisfies the traditional neighborhood development design principles in the TND Ordinance as determined by the County and participating municipality in the Interlocal Agreement between the County and participating municipality.

| ~~419.123.~~ "Transit facilities" shall mean transit capital infrastructure including, but not limited to, buses, park and ride lots, bicycle racks, shelters/kiosks, and regional transit facilities, as well as the necessary infrastructure to support the construction of such facilities, such as drainage areas, wetland/floodplain mitigation areas, landscaping, benches, signage, and bicycle/pedestrian facilities constructed to provide direct access to a transit stop.

~~125-129.~~ "Transportation impact fee credits" shall mean credits against transportation impact fees issued by the County, pursuant to the Transportation Impact Fee Ordinance.

~~126-130.~~ "Transportation Impact Fee Ordinance" shall mean Ordinance No. 07-09, as it existed prior to the adoption of Ordinance No. 11-08, the Mobility Fee Ordinance.

~~127.~~ "~~Transportation impact fee schedule~~" shall mean the most recent transportation impact fee schedule adopted pursuant to the Transportation Impact Fee Ordinance, and which is shown in Figure 1302.2-B.

~~128-131.~~ "Transportation operation and maintenance expenses" shall mean expenses associated with the operation and maintenance of transportation capital improvements, including cleaning, repairs, mowing, landscape maintenance, resurfacing that does not expand transportation capacity, and fuel and salary costs for the operation of transit systems.

~~129-132.~~ "University" shall include four-year universities that may or may not offer graduate programs.

~~130-133.~~ "Veterinarian Clinic" shall mean facilities where diagnosis and treatment of sick, deceased or ailing animals, primarily domestic pets, are performed. Veterinarian clinics do not include non-veterinary kennels.

~~131-134.~~ "Villages of Pasadena Hills (VOPH)" shall mean the J. "Ben" Harrill Villages of Pasadena Hills Stewardship District, a dependent special district. The boundaries of the VOPH District are established in this Code, Section 602. ~~shall be established in the ordinance creating the district.~~

~~132-135.~~ "VOPH Financial Plan" shall mean the Financial Plan for the Villages of Pasadena Hills adopted pursuant to Policy FLU 6.5.10 of the Comprehensive Plan, as amended.

~~133-136.~~ "VOPH Mobility Fees" shall mean those roadway mobility fees and bicycle/pedestrian mobility fees collected within the VOPH.

~~134-137.~~ "VOPH Tax Increment Revenues" shall mean the portion of the Tax Increment Revenues that is generated from the real property in the VOPH, and calculated in accordance with the Multimodal Tax Increment Ordinance.

~~135-138.~~ "VOPH Transportation Capital Improvements" shall mean transportation capital improvements that benefit the VOPH, as determined by the VOPH Financial Plan.

~~136.~~ "~~Warehouse~~" shall mean facilities that are primarily devoted to the storage of materials. They may also include office and maintenance areas. High-cube warehouse is a related use.

Modular homes. Those dwelling units that consist of multiple modules or sections that are manufactured in a remote facility and then delivered to their intended site for use where they are assembled on a permanent, fixed foundation and constructed to the same Florida, local, or regional building codes as site-built homes.