APPENDIX A

DELIVERY ORDER REPORTS

(available in the USACE project web site:

http://www.saj.usace.army.mil

Double-click on "Critical Projects" button on left hand side of screen; Double-click on "Florida Keys Carrying Capacity Study" on left hand side of screen)

APPENDIX B

PUBLIC INFORMATION AND INVOLVEMENT PLAN PREPARED BY THE MARKET SHARE COMPANY

PIIP REPORT PREPARED BY THE MARKET SHARE COMPANY

At the outset of the Florida Keys Carrying Capacity Study (FKCCS) public involvement efforts, The Market Share Company (TMSC) prepared a Public Information and Involvement Plan (PIIP) in accordance with the FKCCS Scope of Work. TMSC presented a draft for Study Team review within three weeks of date of award. Following three additional revisions, the Study Team approved the PIIP. TMSC has continuously referred to the approved PIIP for direction throughout the course of the Study.

1. Preparation of PIIP Plan

The PIIP addressed the following issues:

- Informing the citizens of the Study
- Involving the community in the CCIAM development process
- Creating a Stakeholder's database
- Identifying and involving local media
- Creating a plan to identify and correct misinformation in local media and from the public
- Creating a Speakers Bureau
- Creating a Traveling Exhibit that contains educational information about the FKCCS
- Developing a productive relationship with local stakeholders
- Utilizing non-traditional public involvement methods and public outreach efforts to include avenues to reach traditionally non-verbal members of the community

In accordance with the Scope of Work and as directed in the PIIP, the following draft of the PIIP Report summarizes all public information and involvement activities to date.

The program included the following components:

A. Research

For purposes of foundational background for the Study Team's research, sub-consultant R. Brooks White compiled a bibliography of previous public opinion surveys taken in the Florida Keys.

(1) Previous Public Survey Compilation

All sources of public opinion surveys were researched, both public and private. The list contained 21 previous surveys. A digital version of the list was provided by TMSC. The Previous Public Survey Report (option #1) was not exercised.

The following areas of public surveys were researched: natural resources, wastewater, stormwater, water quality, ecosystems and species of concern, human infrastructure, transportation and hurricane evacuation, social environment, socio-economics, sustainable tourism, quality of life, community character, rate of growth and land use regulations.

In researching the availability of such studies, three methods were utilized to collect data. A list of special-interest organizations in the Florida Keys that may have had access to private studies was compiled and a request was sent out to each of these groups asking for their input. Secondly, a search was conducted on the Internet for references to possible surveys. Finally, local agencies were contacted including Monroe County libraries and local college libraries, county and municipal planning departments, Emergency Management, Federal Marine Sanctuary, United States Navy, various conservation organizations, chambers of commerce, tourism development groups, various departments of the state of Florida such as Transportation, Department of Community Affairs, Environmental Protection, Everglades Management, and the South Florida Water Management District.

For all previous surveys that were identified, the following information was captured: date, title, location, purpose, responsible agency of organization, current point of contact, approximate sample size and sample methodology.

Upon review of the list of previous public opinion surveys and the accompanying pertinent information, TMSC and the Study Partners made a professional determination that these surveys did not contain information that would be usable for the purposes of the study. This was determined by virtue of the following:

- The Final Management Plan survey was conducted in 1966 and contained outdated information.
- The Lower SE Florida Hurricane Evacuation Study survey was conducted in 1983 and contained outdated information.
- The Importance and Satisfaction Ratings by Recreating Visitors to the Florida Keys and Key West survey, the Occupancy and Travel Average Daily Rates

survey, the Visitor Profile survey, the Origin and Destination survey, and the Gay and Lesbian Visitor survey were all conducted with tourists as the only people surveyed, leaving the data void of local community character.

- The Economic Contribution of Recreating Visitors survey and the Non-market Economic User Values survey were conducted with 73.5% of the responses coming from tourists, leaving the local community character data skewed.
- The Key West Citizen Poll survey consisted of a different question that was published daily in a newspaper that is mainly distributed to the Lower Keys and Key West. Not all of the phoned-in responses to the question were published. There was no control on the system to prevent the same individuals from calling in repeatedly on any given day.
- The Monroe County Sanitary Wastewater Master Plan, which was listed as a survey, was actually an inventory of wastewater facilities.
- The US One Arterial Travel Time and Delay Study was listed as a survey, but was actually an observation of automobiles at 24 locations throughout the Keys.
- The Socio-Economic Analysis of Alternatives had a sample size of only 16 people.
- The Water Quality Report survey had a sample size of only 300 people.
- The Noise Complaint Analysis of Air Traffic survey had a sample size of only 100 people. The only people surveyed were those calling in to complain.
- The Central Office Code Utilization survey listed its purpose as telephones and its sample size as not applicable.
- The Voter Survey of Tourism Impacts was mailed only to registered voters of Monroe County. Individuals who stated that they had not received their copy in the mail were given additional surveys. The survey was widely criticized by the business community because of the methodology used and because citizens felt the survey was worded in such a manner as to lead the person completing it to certain conclusions.
- The Comprehensive Plan, Appendix A survey, applied only to the Village of Islamorada.
- The Marathon Incorporation survey applied only to the city of Marathon.
- The Livable CommuniKeys Program Newsletters survey applied only to Big Pine Key and No Name Key.

- The Origin and Destination survey applied only to Big Pine Key and No Name Key.

(2) Formal Random Public Survey

The Formal Random Public Survey (option #2) was not exercised.

B. Media Program

The media has served as the primary method through which TMSC has shared information regarding the FKCCS with the public.

(1) Media Contact

TMSC developed and maintained a comprehensive list of media contacts within the community that included both print and broadcast, which was updated on a regular basis – see attachment #1. At the outset of media coordination efforts, TMSC informed all key members of the media about the FKCCS.

(2) Media Coordination

Media coordination efforts also included the arrangement of press and radio opportunities for Study Team members prior to public meetings. Throughout the timeline of the Scope of Work, TMSC has served as the primary contact for media requests for the Study Team and has coordinated, documented and responded to all requests – see attachment #2.

(3) Newspaper Article Clipping Service

As a vehicle for tracking applicable and significantly related issues, as well as identifying misinformation about the FKCCS, TMSC monitored and clipped 23 volumes of articles to date from all Keys' publications, including newsletters and special interest group publications. This service included but was not limited to the following publications:

- The Miami Herald
- The Key West Citizen
- Celebrate
- El Faro
- Solares Hill

- Island News (no longer in publication)
- Lower Keys Barometer
- Lower Keys Free Press Navigator
- Keynoter
- Free Press (Marathon)
- The Reporter (Tavernier)
- Upper Keys Independent
- Free Press (Islamorada)
- Free Press (Ocean Reef)
- The Breeze

This service included but was not limited to articles and editorials that addressed the following topics:

- Social Environment
- Land Use/Growth
- Tourism
- Transportation
- Stormwater
- Water Quality
- Wastewater
- Ecosystems
- Species of Concern
- Hurricane Evacuation
- Florida Keys Carrying Capacity Study

TMSC maintains an extensive library of clippings that reflect the diversity of issues, opinions, and community character that make up the Florida Keys. Copies of each clipping have been sent to the Study Partners on a weekly basis. The Study Team was notified by fax and e-mail of any

articles or Letters to the Editor with misinformation about the FKCCS that required immediate response.

(4) News Media Coverage

Extensive research was performed to identify appropriate opportunities for the Study Team. Monroe County has no major television network affiliates. Radio interviews with study team members were coordinated to correspond with major milestones within the FKCCS. At the first series of public meetings, U.S. 1 Radio and SUN 103 conducted interviews. At the second series of public meetings milestone, radio interviews were arranged with US 1 Radio and SUN 103. At the Scenario Development Workshop in June '01, radio interviews were arranged with U.S. 1 Radio and SUN 103.

In September 2001, the opportunity for the FKCCS to be the subject of a Waterways program was identified by TMSC and forwarded to the Study Partners. Waterways is a half-hour TV program with an environmental focus and 3 million viewers in South Florida, according to producer Erik Hutchins. Waterways Executive Producer Cheva Heck is the public relations spokesperson for the FKNMS. Waterways is broadcast in the Florida Keys on Channel 19 and also sent to approximately 50 different organizations including schools, according to Hutchins. Waterways is financed by the EPA, the FKNMS, and the Everglades National Park, according to Hutchins. With the approval of Study Team members, the producer of the program has been given the appropriate contact information.

(5) Identify and Correct Media Misinformation and Inaccuracies

As a result of the strength and the execution of the PIIP, TMSC has rarely been called upon to correct media misinformation. To date, misinformation has appeared in the media only four times during the entire course of the Study. In each case immediate action was taken to correct it.

(6) News Releases

TMSC identified and developed news release story ideas in accordance with the Study's budgetary constraints. TMSC submitted each release for approval to the Study Team in a timely fashion. TMSC has written and distributed press releases and public notices. To date, 104 stories or references to the FKCCS have appeared in the local press including various chamber and other special interest organization newsletters.

(7) Guest Editorial Columns

TMSC was available to produce guest editorial columns as requested throughout the Study. To date, the Study Team has requested one guest editorial column, which was published in the local

media on September 22, 2000. A copy of the editorial was forwarded to the Study Team in accordance with the Scope of Work.

(8) Website

TMSC reviewed the existing FKCCS Website and provided suggestions and recommendations to the Study Team in the PIIP. TMSC continues to monitor the Website as the Study progresses. At the request of the Study Team, TMSC has provided information for the FKCCS Website.

(9) Video

At the outset of the study, TMSC provided the Study Team with the cost of producing a basic educational video (option #4) and that option has not been exercised. More recently, TMSC has identified an opportunity to accomplish this through the Waterways television programming at no cost to the project.

C. Meetings and Workshops

TMSC provided support in the monitoring of local meetings on topics relevant to the Study. Agendas for meetings of the local government municipalities, chambers of commerce and special interest groups were reviewed for references to the FKCCS. TMSC set up and attended the Traveling Exhibit, which includes brochures and other printed materials, as requested by the Study Team.

(1) Public Meetings

The first series of public meetings were held in:

Key Largo	July 18, 2000
Marathon	July 19, 2000
Key West	July 20, 2000

As a result of the first series of public meetings an additional meeting and location was incorporated in the second series of public meetings to accommodate the diversity of needs within the Florida Keys.

The second series of public meetings were held in:

Marathon	March 20, 2001
Islamorada	March 21, 2001 (5:30 p.m.)

Key Largo	March 21, 2001 (7:30 p.m.)
Key West	March 22, 2001

A third series of public meetings will be held in January 2002.

Marathon	January 15, 2002
Key Largo	January 16, 2002
Key West	January 17, 2002

To accomplish the crucial goal of getting the word out to the general public and to engage minority communities, TMSC utilized the FKCCS Traveling Exhibit to announce public meetings at such areas as public housing facilities, libraries, and community banks. In addition to the traditional media outlets, news releases were also distributed to the community's only Spanish newspaper and to special interest groups for inclusion in their newsletters, such as the Gay and Lesbian Center and the Business Guild. TMSC also arranged for special interest groups to announce the dates of the FKCCS public meetings at their organization's meetings.

(a) For each series of public meetings TMSC performed pre-meeting planning and logistics including procurement of meetings sites that did not require a rental fee, security from the Monroe County Sheriff's office and the hiring of Paul Clayton of Paul E. Clayton & Associates to serve as facilitator at the first and second series of public meetings. TMSC also provided support to the Study Team at the meetings.

(b) TMSC created press kits and speaker cards for the FKCCS series of public meetings.

(c) TMSC prepared an agenda with input and final approval from the Study Team for the series of public meetings.

(d) TMSC prepared and published public notices for each series of public meetings pursuant to USACE and DCA requirements.

(e) TMSC prepared and distributed press releases for each series of public meetings. A media kit was prepared for each series of public meetings, which also included a Fact Sheet and a Frequently Asked Question sheet — see attachment #3 and #4.

(f) TMSC documented video and audio records of the meetings and provided minutes from the meetings in hard copy and electronic format. All tapes were turned over to the Study Team.

(g) Following the meetings, TMSC provided the study team with a synopsis of public comments and concerns in accordance with the Scope of Work. At the public

meetings, citizens were given a verbal and a written opportunity to voice their concerns. An extensive Comment Tracking System was created by TMSC to record this information. It is regularly updated.

(2) Community Meetings

Throughout the duration of the Study, ample opportunities were developed by TMSC to provide an avenue for the Study Team to furnish information to the public and enhance public awareness and understanding of the FKCCS. TMSC arranged for members of the Study Team to speak directly to community groups through the establishment of the FKCCS Speakers Bureau.

(3) Study Team/Working Group Meetings

In an effort to both advise the Study Team and working group members on public information and involvement activities and to ensure TMSC stayed up to date and informed on the progress of the Study, TMSC representatives have attended study team/working group meetings and participated in bi-weekly teleconference meetings as requested by the Study Team.

TMSC representatives have attended the following meetings:

March 22 and 23, 2000	Study Team Workshop
October 4, 2000	Working Group Meeting
November 15, 2000	Working Group Meeting
January 9 and 10, 2001	Technical Wrap-up Workshop
February 21, 2001	Working Group Meeting
June 19, 2001	Scenario Workshop
August 20, 2001	Scenario Follow-up Workshop
October 15, 2001	Scenario Workshop

In addition, the public was invited to a series of Scenario Development Workshop meetings held for local land planners. An opportunity for public questions and comments were provided at the end of each workshop. In addition to being publicized through press releases and PSAs in local media, meeting notices were mailed to approximately 6,000 stakeholders inviting them to attend the Scenario Development Workshop in October.

(4) Government Meetings

TMSC was available to attend all government meetings as directed by the Study Team and contacted Monroe County and all local municipalities to arrange receipt of commission meeting agendas on a monthly basis.

D. Stakeholder Relations

(1) Mailing List

TMSC developed a computerized stakeholder mailing list that consisted of individuals, elected officials, local, state, and federal government agencies, citizen groups, community organizations, and key members of minority communities that have an interest in the FKCCS and the future of the Florida Keys. The list is capable of being subdivided and sorted. It is updated on a regular basis and currently includes approximately 6,000 names and addresses.

(2) Comment Tracking System

TMSC has created a database for public comment and maintains a tracking system that records verbal and written comments from public meetings and during the public comment portion of workshops, meetings and Speaker Bureau presentations, written comments received by mail, email and on the FKCCS website, telephone comments and all other public input received on the FKCCS during the course of the Study. The Study Team has been provided with regular updates as comments are recorded in the Comment Tracking System. To date, the database contains 134 public comments. TMSC has also converted the database into HTML for use on the FKCCS Website.

E. Public Information/Education/Awareness

As stated in the beginning of this report, TMSC has identified FKCCS information to be exchanged and prepared public information materials to accomplish this goal. As part of the Public Information and Involvement Plan, TMSC was tasked with providing community character/quality of life information for the Florida Keys. In addition to the Comment Tracking System, Clipping Service and Stakeholder Database, TMSC developed a variety of methods to gather community character information for the FKCCS.

(1) Information Exchange Program

The PIIP plan identified public information objectives, information to be provided to and obtained from stakeholders, groups, or interests with whom information must be exchanged, circumstances that may affect the selection of public information techniques and methods

utilized to accomplish these goals. Key issues of the Study were addressed in public information materials prepared by TMSC.

At the first series of public meetings, TMSC collected qualitative community character information — see attachment #5. From the qualitative information, which was provided by the public, TMSC developed a quantitative ranking system for 17 issues of public concern specific to the Keys in an attempt to establish and document an understanding of community character for inclusion in the Study — see attachment #6.

Technical advisors to the Study Team assisted the TMSC in the undertaking of the gathering community character information were Dr. Gary Machlis, visiting chief social scientist, National Park Service and Dr. Frank T. McAndrew of Knox College in Galesburg, IL.

Due to the FKCCS time frame, it was not possible for TMSC to produce and document the results of a formal, statistically valid survey. However, it is our professional opinion that while the information gathered does not reflect the opinions of every citizen in Florida Keys, it still provides a picture of community character issues and concerns.

(2) Public Information Materials

TMSC prepared public information materials in accordance with the Scope of Work and with the approval of the Study Team.

(a) Brochures

TMSC was tasked to develop three brochures at key progress points in the Study. The goal of the first brochure, of which 2000 copies were produced in August 2000, was to provide an introduction to the FKCCS. It served as a part of the FKCCS Traveling Exhibit and contained an overview of the FKCCS, an explanation of the purpose of the Study, biographies of the Study Team and information on how the public could become involved in the Study. See attachment #7.

The second brochure was produced by TMSC prior to the March 2001 series of public meetings. It contains information on the Study goal, the Study history, the CCIAM, the Routine Planning Tool, the opportunities for public involvement, the timeline, the FKCCS Website and the Study Team contact information. It was mailed to approximately 6,000 stakeholders as an announcement and invitation to attend the second series of public meetings. It has also served to update the general public on the progress of the Study as an integral part of the FKCCS Traveling Exhibit. See attachment #8.

The third brochure is projected for production immediately prior to the completion of the draft FKCCS report to summarize the Study process and

results. It will continue to serve as an integral part of the FKCCS Traveling Exhibit and update the public on the progress of the Study.

(b) Speaker's Bureau

The FKCCS Speaker's Bureau was developed by TMSC to give the Study Partners an avenue of direct communication to the varied organizations throughout the Florida Keys that have an interest in the Study. Participating groups were civic organizations, homeowner's associations, Chambers of commerce, business organizations, service clubs, environmental groups and other special interest groups.

TMSC developed and maintained background information on these various community groups, which were used by speakers to tailor the message to the needs and interests of the organization they were addressing. Information included names, goals and locations of organizations, names of key individuals, number of members and the organization's concerns with the FKCCS, or views on matters of interest to the Study Team.

Each FKCCS speaker provided an introduction of the Study Team members and in-depth knowledge and brief history of the Study process at each presentation. During each opportunity, local relevance for each area was characterized. An explanation of the draft FKCCS report, including transfer of the model and Study outputs to the Florida Department of Community Affairs, Monroe County and incorporated areas was included. The speaker's mission was to educate and enhance public awareness. At the end of each session, there was an opportunity for questions and comments from the public.

See attachment #9 for Speaker's Bureau schedule and attachment #10 for Speaker's Bureau comparisons.

(c) Traveling Exhibit

The FKCCS Traveling Exhibit was designed for public information and outreach in a colorful, easy-to-read format that combines text with photography and handouts. A four-foot by three-foot, freestanding poster, it has been displayed at banks, libraries, government and civic meetings, events and festivals throughout the Florida Keys. Brochures and business cards for Study Team and the FKCCS Website address have accompanied the exhibit in its travels.

The Traveling Exhibit started touring in November 2000 and has maintained a consistent schedule for a one-week display at various locations throughout the Florida Keys. It has also been displayed at various trade shows, meetings, and festivals – see attachment #11.

The first Traveling Exhibit illustrated how the FKCCS was being done in order to maintain the beauty of the islands and the quality of life and to learn how much future land development the Florida Keys can sustain. It explained how the Monroe County Year 2010 Comprehensive Plan highlighted specific areas of the Florida Keys that have already exceeded carrying capacity thresholds. It also explained the goal of the Study, the objectives, the timeline, and what the Study will and will not do. It listed the products that will be the outcome of the Study including the CCIAM, the Geographic Information System Database and a literature database.

FKCCS categories were illustrated including ecosystems, species of concern, water quality, regional economy, fiscal impacts, community character, quality of life, population forecast, hurricane evacuation, wastewater, stormwater, traffic circulation and marinas, port and heavily traveled channels. The Traveling Exhibit also incorporated how the public could get involved, and Website and contact information for the FKCCS team.

The FKCCS Traveling Exhibit was updated in August 2001 to reflect progress made on the project. Additionally, the original format was re-evaluated and replaced with a sturdier display board that is capable of being changed without the need for full panel replacement and specialty printing services. This was presented to and approved by the Study Partners at the August Scenario Development Workshop.

The FKCCS will continue to be displayed throughout the Florida Keys and updated as needed in accordance with the Scope of Work.

(d) Interpretive Booths

One of the strengths of the FKCCS Traveling Exhibit is its ability to serve as a stand-alone communication tool. However, with the addition of a representative from TMSC and the series of FKCCS documents, it has provided additional opportunities for community outreach. When a representative from TMSC has accompanied the Traveling Exhibit, they brought with them the opportunity for public questions and to provide comments. Additionally, it has enabled the public to order copies of the documentation that supports the FKCCS.

(e) Newsletters

TMSC designed a newsletter format that included graphics, layout, and column headlines for the FKCCS that met with the criteria established in the Scope of Work. The first newsletter, produced in July 2000, contained the Study categories, public meeting information, background information on the Carrying Capacity Study and biographies of the Study Team members — see attachment #12.

The first newsletter was mailed to the entire Stakeholder List, which contained approximately 6,000 names. The timing of a second and third newsletter is dependent upon the completion of the draft CCIAM and the draft FKCCS report.

(f) Hotline

Option #5 was not exercised.

2. PIIP Review and Update

TMSC has prepared the draft PIIP plan in accordance with the Scope of Work and consults with the Study Team to obtain guidance for updating and adjusting the PIIP.

3. PIIP Plan Execution

TMSC has executed the activities specified in the approved PIIP and provided logistics and supplies to accomplish them. In summary, the TMSC has followed the Scope of Work and the PIIP to create an in-depth Public Information and Involvement Program for the FKCCS.

4. PIIP Report

TMSC has prepared a draft of the PIIP Report for submission in the Public Information/Involvement section of the FKCCS by the date specified in the Scope of Work. TMSC expects to receive comments from the Study Team and will provide final PIIP section for FKCCS report in accordance with the Scope of Work.

APPENDIX D

ACRONYMS

ACRONYMS

ADID	Advanced Identification of Wetlands
ArcIMS	Arc Internet Map Server
ASR	Aquifer Storage and Recovery
BEBR	Florida Bureau of Business Research
BMP	Best Management Practices
BOD	Biochemical Oxygen Demand
CARL	Conservation and Recreation Lands
CCFHR	Center for Coastal Fisheries Habitat Research
CCIAM	Carrying Capacity/Impact Assessment Model
COM	Component Object Model
CPUE	Catch Per Unit Effort
DCA	Florida Department of Community Affairs
DIN	Dissolved Inorganic Nitrogen
DO	Delivery Order
DOQQ	Digital Ortho Quarter Quadrangle
DXF	Digital Exchange Files
EDU	Equivalent Dwelling Unit
ELULC	Environmental and Land Use Law Center
EMC	Event Mean Concentration
EPA	U.S. Environmental Protection Agency
ESRI	Environmental Systems Research Institute
FAC	Florida Administrative Code
FAR	Floor Area Ratio
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Association
FIMR	Flood Insurance Rate Maps
FIU	Florida International University
FKAA	Florida Keys Aqueduct Authority
FKCC	Florida Keys Citizens Coalition
FKCCS	Florida Keys Carrying Capacity Study
FKHES	Florida Keys Hurricane Evacuation Study
FKNMS	Florida Keys National Marine Sanctuary
FLUCFCS	Florida Land Use, Cover, and Forms Classification System
FMRI	Florida Marine Research Institute
FWC	Florida Fish and Wildlife Conservation Commission
GFA	Gross Floor Area
GIS	Geographic Information Systems
GUI	Graphic User Interface
HCP	Habitat Conservation Plan
IAV	Impact Assessment Variables
LOS	Level of Service
LPWG	Local Planners Working Group
mgd	Millions of Gallons Per Day

MM	Milemarker
MRFSS	Marine Recreational Fisheries Statistics Surveys
NAS	National Academy of Sciences
NGO	Non-Governmental Organizations
NMFS	National marine Fisheries Service
NOAA	National Oceanic and Atmospheric Administration
NRC	National Research Council
OTFF	1,000 Friends of Florida
OSTD	On-Site Treatment and Disposal
PC	Property Code
PIIP	Public Involvement and Information Program
PVA	Population Viability Analysis
ROGO	Rate of Growth Ordinance
RPST	Routine Planning Support Tool
SC	Steering Committee
SFWMD	South Florida Water Management District
SOW	Scope of Work
SQL	Structured Query Language
SRP	Soluable Reactive Phosphorous
TAC	Technical Advisory Committee
TN	Total Nitrogen
TNC	The Nature Conservancy
TP	Total Phosphorous
TSS	Total Suspended Solids
UNA	Users Needs Assessment
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VBA	Visual Basic for Applications
WQPP	Water Quality Protection Program

APPENDIX E

GLOSSARY

GLOSSARY

Affordable Housing Index: An index number that relates the cost of housing to average income for a community or planning unit. The value of the number expresses the ability of the median population to afford housing in the community.

Algorithm: A procedure for solving a mathematical problem in a finite number of steps.

Arc Info: A geographic information system (GIS) created and sold by Environmental Systems Research Institute (ESRI). This is the GIS software package being used in the Florida Keys Carrying Capacity Study.

Assessment Variable: See Variable (Assessment).

Available Land: The amount of land remaining available for a land use change or action in a scenario generation after all applicable constraints have been applied.

Benefit-Cost Measure: A ratio comparing the monetary returns or other benefits of a project or action to the costs of implementation. A value over 1 indicates that the benefits are greater than the associated costs.

Best Management Practices (BMP): Usually used in referring to stormwater or wastewater treatment practices, this is a set of practices or actions that represents the best available means of controlling flows or composition of discharge waters available for a particular land use or practice. It usually refers to non-structural low cost actions such as street sweeping, fertilizer application guidelines, or education programs.

Boating Discharge: Sanitary wastes generated on boats and discharged to the marine environment.

Capital Improvements: A permanent addition to the Town's physical assets including structures, infrastructure (sewer and water lines, streets), and other facilities such as parks and playgrounds. May include new construction, reconstruction or renovation that extends the useful life of these assets. The cost of land acquisition, design, construction, renovation, demolition, and equipment are all included when calculating capital expenditures.

Capital Improvements Program: A multi-year (usually 5-6 year period) scheduling of public physical improvements, based on studies of available fiscal resources.

Carrying Capacity: The amount of use an area, resource, facility or system can sustain without deterioration of its quality.

Carrying Capacity Impact Analysis Model (CCIAM): A GIS-based model developed to determine the ability of the Florida Keys ecosystem to withstand all impacts of additional land development activities.

Carrying Capacity Criteria: The standards by which the level of land development activities can be assessed (judged) so as to avoid (or at least minimize) further irreversible and/or adverse impacts to the Florida keys ecosystem.

Carrying Capacity Framework: A series of thresholds, limiting factors, and other criteria associated with the ecological, socioeconomic and human infrastructure components of the model. These criteria are used to evaluate the results of the analysis and to assess whether modeled scenarios fall within the established framework.

Carrying Capacity Thresholds: Three types of thresholds are considered and presented in their order of uncertainty from lowest level of uncertainty to highest:

- Government mandated thresholds – thresholds legislated by local, state, or federal agencies. (i.e., water quality standards),
- Environmental thresholds – a tolerance range for a species or resource, beyond which they are not sustainable (i.e. minimum viable population). See Sustainable Threshold below.
- Socio-economic thresholds – a tolerance range of some socio-economic measure which if exceeded would degrade quality of life (i.e., Affordable Housing Index). See Societal Thresholds below.

Catch Per Effort Index: Numerical index used in reporting success or efficiency in fisheries studies, indicating the number or pounds of fish caught per unit effort, such as per hour or per boat.

Cesspit: A method of collecting sanitary wastes, usually from single family residential units, similar to a septic tank, but with no finger system or leach field, and little to no treatment capability.

Coefficient: A numerical value within a formula or computation that expresses a relationship and is applied in a mathematical function.

Cluster Development: Refers to a residential development designed to preserve open space by grouping the homes on a portion of a property only, leaving the remainder as open space. Clustering also allows a developer to develop lots that are smaller than those specified in the zoning ordinance, provided that the land saved is reserved for permanent common uses such as open space or recreation.

Community Character: The distinguishing identity or elements of a place, neighborhood, or any other part of the Town. See also "Sense of Place."

Community Facilities Plan: A plan, prepared in coordination with outside service providers, to set forth comprehensive policy and strategies regarding programming, cost, management, and performance measures of existing and planned community facilities, including infrastructure.

Competitive Commerce Index: An index number comparing the required commercial revenue to disposable income of a community or planning unit, used to estimate whether there is sufficient income to support commercial activities.

Component: A discrete subset of inputs, calculations, and outputs of a module. One or more components can create a CCIAM module. Please see module and element.

Comprehensive Plan: Refers to a plan, or any portion thereof, as adopted by a local government, to manage the quantity, type, cost, location, timing, and quality of development and redevelopment in the community.

Concern Threshold: A threshold value representing a decline in a resource parameter of a level of impact at which the significance of the impact requires attention. Generally, a decline of 10% is slight concern, 30% is moderate concern, and 50% is severe concern for CCIAM IAVs.

Conservation Development: An innovative form of residential development that reduces lot sizes so as to set aside a substantial amount of the property as permanently protected open space. Differs from Cluster Development in several ways, particularly in its higher standards for the quantity, quality, and configuration of the resulting open space.

Conservative: When used with regulatory standards or describing criteria, a term that refers to the most strict standard or the condition implying the greatest degree of a safety or buffer level.

Contaminant: A substance (in water for this study) that can have harmful properties and is not naturally occurring or occurs above natural background levels. For the Marine and Integrated Water Modules, this term refers only to the metals cadmium, copper, lead, and zinc.

Contiguous Development: A development or parcel of a designated type which is physically adjacent to a specified parcel or land use category.

Cost of Services: The cost for a governmental unit to develop infrastructure and other services to the local community.

Coverage: A map layer or digital version of a map in the GIS system, usually associated with one type of feature, such as Land Use.

Criterion: A regulatory water quality standard or level of concentration set by USEPA or DEP as the safe level of a constituent in water.

Degradation: The decline in the quality and/or ecological functions of an area.

Demographic: Relating to populations or population characteristics.

Density: The average number of dwelling units allocated per gross acre of land. The density ranges used in the model are adapted from FLUCCS as well as from the Monroe County Comprehensive Plan.

Density, Gross: The average number of families, persons or housing units allocated per gross unit of land.

Density, Net: The maximum density permitted to be developed per unit of land after deducting any required open space, easements and publicly dedicated rights-of-way.

Developable Land: Land available for development that is not constricted or precluded due to physical factors, regulatory restrictions, or public ownership, etc.

Development: The process of converting the land cover of a parcel to a different land cover of a higher use and/or intensity.

Development Pattern: The configuration or organization of the built environment.
(= Development Configuration)

Development Suitability Ranking: A measure of the probability that a parcel will be developed relative to other parcels of the same type, based on the presence of development constraints such as wetlands or benefits such as proximity to infrastructure.

Development Timing: Related to the provision of public services and facilities to keep pace with and support growth as it comes on line.

Development Type: The kind or classification of an existing or proposed land use, such as residential or industrial.

Direct Impact (Loss): An impact that is caused by an action with no intermediate step, such as loss of habitat by clearing of land.

Discharge: In this study, a term referring to the amount and location of water leaving a wastewater treatment system of stormwater leaving a treatment system or unit of land, usually measured at a specific point (Discharge Point).

Dwelling Unit: One or more rooms physically arranged to create a housekeeping establishment for occupancy by one family only.

Element: An algorithm, coefficient, or data table that is used within a component. One or more elements can create a component. Please see module and component.

End Point: A point marking the completion of a process or stage of a process.

Epiphyte: A plant that grows on the surface of another plant, in this case algae which grows on seagrass leaves.

Eutrophication: The process of increasing productivity in a water body, eventually leading to senescence and decline of the ecosystem.

Evacuation Capacity: In this study, this refers to the ability of the highway system (i.e., US 1) to allow people to leave the keys in a given period of time, when hurricane warnings are issued.

Event Mean Concentration: A measure of the concentration of a material or contaminant in stormwater for a specific rainfall event, expressed as an average over time based on the mass concentration and volume and duration of flow over time.

Exotics Species: A (usually plant) species introduced into a community that is not normally a constituent of that community (= non-native species).

Expert Judgment: A qualified opinion made by a person or persons who are recognized as experts in the specific field of expertise and who are sufficiently familiar with local conditions and the relevant scientific literature to reduce the level of uncertainty.

Extent: The scope of an issue, or the range or areal extent of an activity or impact.

Extent of Development: A measure of the land area covered by residential, commercial, etc., developments.

Feature Attribute Table: A table in the GIS system used to store attribute information for a specific coverage feature class; a basic need for defining characteristics of polygons, points, etc.

Field: A term used to define the portion of a database that contains all the data entries for a specified item or parameter, such as all "Land Use Type" entries; analogous to a column in a data table.

Fishing Pressure: A measure of the number of fishermen or fishing effort in relation to the fish population in an area. Since fish population is seldom exactly known, this is often expressed as catch per unit effort, number of fishing days, or other more easily calculated level of angler activity in an area.

Flood Zone: As defined by FEMA and delineated in the Flood Insurance Rate Maps (FIRM).

Floor Area Ratio: The square footage of commercial space per capita. Also, the total floor area of all the buildings on a site, lot or parcel of land, divided by the gross area of the lot or parcel.

Goal: Refers to a concise but general statement of a community's aspirations in addressing a problem or an opportunity, in terms of a desired state or process toward which implementation programs are oriented.

Grid: A raster-based type of geographic data set for use with the GIS system, based on x,y values.

This is an alternative method of presenting and analyzing data to the arc-based polygon methods in a GIS.

Grid Cell: In a GIS, the basic spatial element of a grid, representing a portion of the earth, in a grid-based data set. A group of cells forms a grid. Each grid cell has a value corresponding to the characteristics at that site, such as habitat type.

Gross Floor Area: The total commercial or industrial floor area (in square feet) for a facility or area.

Groundwater: The volume of water naturally occurring under the land surface.

Groundwater Recharge: The movement of surface water into the ground through percolation or direct means, eventually reaching the water table and replenishing the groundwater.

Growth Capture Rate: The percent of the total population growth of a region which is taken by a specific sub-area or community. The term is often used in relation to the effect of facilities in attracting population within a certain commute time.

Growth Management: A framework developed to address the provision of public facilities and services to support development.

Growth Projection: (Alternative, Managed, Natural): A prediction of the percentage or extent of new development of population, as derived from econometric models or other sources. In this study, Alternative Growth Projection refers to the growth prediction of a specified scenario; natural growth refers to projection of growth occurring in the absence of controls or specified conditions; and managed growth refers to growth under specific regulatory constraints.

Habitat Conversion: The change of natural habitat to different land uses through the process of clearing for residential, agricultural, or other land uses.

Habitat Fragmentation: The dividing of contiguous or whole habitat units, such as forest stands, into smaller units by the conversion of some parts of the habitat to other land uses.

Historic Baseline: The set of conditions in the Florida Keys, defining the natural ecosystem, prior to settlement by European colonists.

Household: A household includes all the persons who are current residents of a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or a group of related or unrelated persons who share living arrangements.

Housing Choice: Refers to the availability of a variety of types and locations of housing. Housing can vary according to size (e.g., number of rooms or stories), styles (e.g., construction frame, etc.), type (e.g., single-family versus duplex or multi-family), location, price, and other characteristics.

Housing Unit: A house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters.

Hurricane Evacuation: The movement of all permanent residents and visitors from the Florida Keys to a safe location on the mainland in anticipation of an approaching hurricane. In this study, this refers to evacuation along the road system.

Hurricane Vulnerability Zone: The designation of land areas by FEMA, based on elevation, referring to the potential for damage caused by hurricanes, usually based on water and wave impacts.

Impact Assessment Tool: A procedure, method, or model (such as CCIAM) which can be used to aid in the prediction or measurements of impacts from specific causes.

Impact Assessment Variables (IAV): (Indicator) environmental and socio-economic variables for which assessments will be conducted and final outputs provided. Generally these are outputs from each of the module components.

- **IAV Sustainable Thresholds**: Scientifically derived tolerance range of values, beyond which a natural resource or species is not sustainable.
- **IAV Concern Thresholds**: An impact that results in a 10% decline in the level of a IAV.
- **IAV Societal Thresholds**: A societal threshold is a scientifically derived tolerance range of values, beyond which changes are socially unacceptable.

Impact, direct: See Direct Impact.

Impact, indirect: See indirect impact.

Income (Per Capita): A measure of the average (usually annual) income of a community expressed by dividing the total income of the community by the population.

Independent Population Projection: An estimate that has been developed in response to documented demographic and economic trends and conditions, instead of a future physical development scenario.

Indicator Species: A plant or animal species for which the responses to a particular stimulus are well documented and which is also typical of other species responses in an area, which can be used as a measure or indicator of the extent of effects on an ecological community or group of species.

Indirect Impact (Loss): An impact that occurs as the result of an action, but which is not immediately caused by the action. An example would be loss of habitat for a road needed for a new development. This would be a direct impact of the road, but an indirect impact of the development.

Infill Development: Development of the remaining vacant or underutilized properties within a predominantly built-up residential neighborhood or nonresidential area.

Infrastructure: The basic facilities and equipment necessary for the effective functioning of the Town, such as the means of providing water service, sewage disposal, electric and gas connections, and the street network. For the CCIAM, adequate data is currently available only for water service and sewage.

Input: Data that are entered into the CCIAM.

Intensity: The degree to which land is used, generally measured by a combination of the type of land use and the amount of land devoted to that use.

Integration: The unification of individual modules within the CCIAM to create a holistic modeling approach, results, and tool.

Intermediate Result: A statistical or spatial output that is used in another calculation and is not an end-point in the CCIAM.

Key Indicator Species: Those indicator species which are considered to be most representative of the response of a community or which are the most sensitive and therefore provide early warning of effects.

Land Use: A description and classification of how land is occupied or utilized, e.g., residential, office, parks, industrial, commercial, etc.

Level of Service: The quality and quantity of existing and planned public services and facilities, rated against an established set of standards to compare actual or projected demand with the maximum capacity of the public service or facility in question.

Location: In the CCIAM Scenario Generator, this refers to an input condition specifying a geographic area of the study area in which a condition is to be applied.

Look-Up Table: A special tabular data file for the GIS containing additional attributes for features stored in an associated feature attribute table, or a table in which numeric item values are classified into categories.

Lot: A parcel of land occupied or intended for occupancy by an individual use, including a principal structure and any ancillary/accessory structures.

Marine Environment: The salt and brackish waters surrounding the Florida Keys and the organisms and communities within these waters, usually extending shoreward to the mean high tide line.

Median Income: Income distribution that is divided into two exactly equal parts, one having incomes above the median and the other having incomes below the median. For households and families, the median income is based on the distribution of the total number of units including those with no income.

Methodology: A set of rules and procedures for a given module.

Minimum Viable Population: The minimum number of individuals of a population or species within a defined area that is necessary to perpetuate the population or species without damage to the genetic line. This often sets the threshold criteria for survival of a species (and is the criteria used by USFWS to determine endangered status of a species).

Mitigation: Actions or measures taken to lessen, alleviate, or decrease the impacts or effects of certain development activities.

Mixed Use: Refers to development projects or zoning classifications that provide for more than one use or purpose within a shared building or development area. Mixed use allows the integration of commercial, retail, office, medium to high-density housing, and in some cases light industrial uses. These uses can be integrated either horizontally, or vertically in a single building or structure.

Model: A system of data, assumptions, and calculations used to represent and visualize reality. Please see Carrying Capacity Analysis Model.

Module: One of several major parts of the Carrying Capacity Analysis Model. A module is comprised of components. Please see component and element.

Multifamily Residential Unit: A structure containing three or more dwelling units.

Net Buildable Area: That portion of a parcel of land which is developable and is not (a) required open space; (b) required setbacks, or (c) required buffer yards.

New Development: Development that occurs in vacant or unoccupied land, as opposed to a change within already developed land.

Nutrient: A constituent in water that is necessary for or promotes growth of plants.

Objective: A clear and specific statement of planned results, derived from a goal, to be achieved within a stated time period.

On-Site Treatment System: A wastewater treatment system which is on the same lot or parcel of land in which the wastes are generated.

Open Space: Land devoted to uses characterized by vegetative cover or water bodies, such as agricultural uses, pastures, meadows, parks, recreational areas, lawns, gardens, cemeteries, ponds, streams, etc.

Open Space Ratio: Describes the percentage of the total gross area of a parcel that is devoted to open space.

Output: A result that is either used as an input to another CCIAM module or as an end-point in an analysis.

Parameter: A quantity or constant whose value varies with the circumstances of its application or is used as a referent for determining other variables.

Parcel: Any quantity of land and water capable of being described with such definiteness that its location and boundaries may be established and identified.

Person-days: A means of reporting total effort, expressed as the number of days spent by all persons in a particular activity.

Planning Unit: See Wastewater Planning Unit.

Plat: The official map or plan of a piece of land that has been divided into building lots.

Platted Lot: A lot that is identified on a plat approved by the local government and duly recorded in the municipality's public records.

Policy: The specific approach through which objectives are achieved.

Polygon: A multisided feature representing an area on a map, with the boundary of the polygon defined by arcs.

Population Density: The number of people or individuals within a specified unit area, such per acre.

Population, functional: The sum of permanent and temporary populations in the Florida Keys.

Population, permanent: That segment of the population that spends more than half of the year in the Florida Keys.

Population, seasonal: That segment of the population that stays in the Keys for 30-180 days usually during the summer or winter "seasons."

Population, temporary: The sum of the transient and seasonal population.

Population, transient: That segment of the population that stays in the Florida Keys for less than 30 days; they are typically vacationers.

Population Profile: A characterization of the demographics or make-up of the population of a community, expressed in such factors as age groups, income levels, and other characteristics.

Potable Water: Water that is suitable and approved for human consumption (= drinking water).

Potable Water Consumption: The use or rate of water use.

Public Land: Refers to land owned by the municipalities in Monroe County, or any other governmental entity or agency thereof.

Pre-processing: Preliminary data manipulation prior to CCIAM runs.

Prop Scar: A groove or trail in the sea floor usually left by the propeller of a boat, and may also include impacts from the bow. These usually refer to trails left in seagrass beds, in which the seagrasses are killed or removed, leaving a "scar," and decreasing the productivity of the bed.

Qualitative: A number that is not based on a discrete number or unit of measure. This is often an estimate and may be expressed on a relative scale of magnitude.

Quantitative: A measurement that is based on a number that has known, discrete units of measure.

Recharge: The movement of water through the ground and the groundwater.

Record: An entry in a database representing one entity. Analogous to a row in a tabular format.

Redevelopment: Refers to public and/or private investment made to re-create the fabric of an area that is suffering from physical, social or economic problems related to the age, type, and condition of existing development. Redevelopment can help to meet market needs for residential and/or commercial development in older parts of the Town.

Regulatory Criteria/Standards: Criteria used in setting IAV thresholds in the CCIAM model, which are published levels set by governmental agencies under laws or regulatory processes.

Restoration: The conversion of non-natural lands into natural areas.

Retrofit: The process of changing or adding facilities to an already constructed facility or existing land use development. For CCIAM, this usually refers to wastewater or stormwater treatment facilities.

Rezoning: Process by which the authorized uses of a property are changed or modified.

Routine Planning Support Tool: An Internet-based mapping tool to support daily planning activities in Monroe County.

Runoff: Rain water that moves across the land surface to exit a property or area (=stormwater runoff).

Scarified: Refers to an area of land that is cleared of native vegetation, or topographically modified such that the land is not presently in a successional sequence leading to the establishment of vegetative communities that were previously cleared or disturbed.

Scenario: A change in land use described by the location, type, extent, and configuration of the land use change. Changes in land use may include new development, redevelopment, and restoration.

Scenario Generator: A series of screens, buttons, and menus built within the CCIAM to assist the user in defining a land development scenario.

Scenario Location: The portion of the study area for which scenario inputs apply.

Scenario Type: The specific kind of land use change of a scenario. It can be development, redevelopment, or restoration.

Script: Computer code that is written to automate functions within the CCIAM.

Seagrass: A type of submerged vascular plant (as distinguished from algae) that can form dense stands or beds in shallow marine water that are important marine habitats and energy sources for marine animals. Turtle grass is the main seagrass species in the Keys.

Season, Dry: The portion of the year in which least rainfall occurs. For Monroe County, this is considered to be from June through November.

Season, Wet: The portion of the year in which most rainfall occurs. For Monroe County, this is considered to be from December through May.

Seasonal Population: See Population, Seasonal.

Secondary Impact: Similar to Indirect Impact, a type of impact which occurs only incidental to an action.

Sense of Place: The sum of attributes of a locality, neighborhood, or property that give it a unique and distinctive character.

Sensitive Lands: For the CCIAM, this refers to lands that have been identified by government or conservation groups as being of ecological sensitivity, which are proposed for possible public acquisition.

Single Family Residential Unit: A building, typically detached, containing one dwelling unit.

Solid Waste: Refers to garbage, refuse, sludges, and other discarded materials.

Species-Weighted Area: An alternative measure of stating the amount of impact through loss or degradation of an area, produced by multiplying the area of a habitat unit by a factor representing the number or proportion of species using that area. An area with more species use has a higher species- weighted area.

Sprawl: Refers to the unplanned or uncontrolled development of open/vacant land.

Steady State: A condition that changes only negligibly over time.

Stormwater Management: Refers to the natural and/or constructed features of a property which function to treat, collect, convey, channel, hold, inhibit, or divert the movement of surface water.

Study Area: The area within the statutorily defined limits of the FKCCS. This includes the non-mainland portion of Monroe County to the outer limits of the Florida Keys National Marine Sanctuary excluding those waters surrounding the Marquesas and Dry Tortugas. For traffic and evacuation study purposes, portions of US 1 on the mainland are included.

Subdivision: The division of a lot, tract or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease or building development for all types of land uses, located on an existing, new, widened, or extended street, and requiring the extension of municipal utilities or construction of private on-site systems. It includes re-subdivision and when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

Suitability: The inherent or regulated capability of a parcel to support a particular land use. Suitability analysis is employed in the CCIAM to determine the fitness of a given tract of land for a specific use. In this case, the degree of suitability is assessed based on the following factors, for which data are currently available: (a) parcel size; (b) subdivision status (platted vs. non-platted); (c) type of land cover; (d) flood zone classification; (e) accessibility to infrastructure (specifically sewer and water); and (f) location with respect to areas of critical habitat (as defined in the Monroe County Comprehensive Plan).

Support Population Estimate: The number of people required to support a given land development scenario.

Sustainability/Sustainable Growth: A concept that encourages responsible management of human use of the natural and built environments to yield the greatest sustainable benefit to present generations while maintaining its potential to meet the needs and aspirations of future generations.

Tax Revenue: Revenue that is derived from various taxes by governmental agencies.

Temporal scale: Refers to a time period for an action or assessment; often relates to a recurring period.

Terrestrial Environment: The natural environment occurring above the mean high tide line, including embedded freshwater wetlands, and the terrestrial plant and animal communities and habitats.

Time Period (Time Frame): A measure of time duration. The CCIAM model can evaluate changes over 5, 10, and 20 year periods. Can also mean the frequency of time between recurring events.

Threshold: A point separating conditions that will produce a given effect from conditions of a higher or lower degree.

Tourist Related Business: Any business enterprise that relies mainly on tourist dollars as a source of income or sales.

Transient Population: See Population, transient.

Type (Residential): Characterization of housing choices according to occupancy (single family, multifamily) or construction (detached, attached).

Underdeveloped Subdivision: For the purpose of crafting restoration scenarios, "underdeveloped" subdivisions are defined as those that meet the following criteria: (a) are less than 33 percent developed; (b) are disturbed habitats; and (c) are located within no more than 300 feet of at least 10 acres of contiguous undisturbed habitat or of a publicly owned conservation area.

Unfunded Liabilities: The costs of facilities or actions that a government jurisdiction has responsibility for based on existing regulations or to meet some code or requirement, but which is currently not included in its budget and for which funds are not currently available to cover the item.

Use: The specific activity or function for which land, a building, or a structure is designated, arranged, occupied or maintained.

Vacant Land: All parcels with a PC code equal to 00, 10, 40, or 70 in the Monroe County Property Appraiser Tax Roll.

Wasteshed: The land area above a discharge point that includes all sources of wastewater discharging to that point. In this study, wastesheds have been defined with the same boundaries as watersheds.

Wastewater: Waste that is treated through some type of sanitary treatment system.

Wastewater Planning Unit: One of twenty-eight areas throughout the Florida Keys that were used in the Monroe County Sanitary Wastewater Master Plan analysis and documentation.

Wastewater Treatment System: A facility for processing sanitary wastewater by removing contaminants, nutrients, and pathogens. For example, central treatment systems, septic tanks, and cesspits.

Water Clarity: A measure of the transparency of water and a measure of the depth to which sunlight can penetrate water. Depth of sunlight penetration is a key factor in the distribution of seagrasses.

Water Quality Criteria: Regulatory criteria setting the maximum or minimum value of water constituents for specific purposes, either within water bodies (ambient water quality) or in a discharge stream (discharge criteria).

Watershed: A catchment area that is otherwise draining to a watercourse or contributing flow to a body of water.

Zoning: Regulatory mechanism through which the Town regulates the location, size, and use of properties and buildings. Zoning regulations are intended to promote the health, safety, and general welfare of the community, and to lessen congestion, prevent overcrowding, avoid undue concentration of population, and facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public services.