

## Chapter 2 – DEFINITIONS

### Section 200 Definitions.

- Complete Application shall mean an application package which has been determined by County staff to include the necessary information and analysis required by the Comprehensive Plan, the Land Development Code and Development Review Administrative Procedures Manual to enable staff and the approving authority to make the necessary determinations under the Comprehensive Plan and the Land Development Code.
- Completeness review shall mean the review performed by staff to determine if the application package includes the necessary information and analysis required by the Comprehensive Plan, the LDC and implementing regulations to enable staff and the approving authority to make the necessary determinations under the Comprehensive Plan and the Land Development Code.
- *Development Order* shall mean any order granting, denying, or granting with conditions, an application for a development permit, including a building permit, zoning compliance permit, subdivision approval, rezoning, certification, special permit ~~use~~, variance, or any other official action of the County having the effect of permitting the development of land. It shall also refer to the final action of a land use hearing officer. The issuance of any development order shall be determined to include the issuance of a certificate of density and intensity compliance as required by the Comprehensive Plan.
- Development Permit shall mean, per Section 163.3164, F.S., any building permit, zoning permit, subdivision approval, rezoning, certification, special permit, variance, or any other official action of local government having the effect of permitting the development of land.
- Substantial Modification to Application shall mean changes to the application packet that reflect any of the following, unless specifically requested by the Director or DRC as part of their completeness and sufficiency reviews:
  - Shift in building location that would affect setback distances or buffering from adjacent properties;
  - Changes in building size and/or height that would affect development density/intensity, setbacks, and/or parking calculations;
  - Change of proposed use(s) that would result in different parking, traffic, and/or buffer calculations;
  - Relocation of access points to the site;
  - Redesign of parking or vehicular use areas;
  - Redesign of the landscape plan that results in changes to the landscaping calculations and buffers or the location and species of the plantings;
  - Changes to the site plan that would result in different impacts on the environment (wetlands, floodplains, perennial lakes or streams);
  - Changes to any of the required reports (e.g. environmental report, traffic study, etc.);

- Changes in phasing schedule;
  - Changes to the building elevations which would result in different fenestration calculations (Urban Corridors only);
  - Any other change to the application which the Director determines substantial enough to require another round of completeness or sufficiency review.
- Sufficiency review shall mean the determination by the Department Director or the DRC, where applicable, whether the application contains the necessary analysis as to the various criteria for approval in the Comprehensive Plan, Land Development Code or implementing regulations, to enable a determination to be made by the approving authority (Department Director, Board of County Commission, Hearing Officer, or Historic Preservation Board) on the merits of the application.
  - Sufficient Application shall mean an application package determined by the Department Director or the DRC, where applicable, to meet the requirements of the Comprehensive Plan, the LDC and other applicable County rules and regulations. In some instances, the sufficiency determination is subject to the application meeting certain conditions attached to the determination.