



Comprehensive Plan for the City of Plant City Florida

Definitions

As amended by the City of Plant City City Commission
October 13, 1997 (Ordinance 23-1997)

Department of Community Affairs Notice of Intent to Find
Comprehensive Plan Amendments in Compliance published
December 10, 1997 [DCA Docket No. 97-IER-NOI-2902-(A)-(I)]

Effective Date: December 10, 1997
AMENDED

Comprehensive Plan for the City of Plant City

Definition's

LIST OF COMPREHENSIVE PLAN AMENDMENTS

ADOPTED AFTER DECEMBER 10, 1997 (EFFECTIVE DATE)

Comprehensive Plan Amendment No. and Element Amendment Description	PCCC Ordinance No., Adoption Date, DCA Notice of Intent No. and Publication Date (if applicable), & Effective Date
<p>Group 98-02 (Ref: DCA's Case # 99-1ER) EAR-Based Plan Amendments:</p> <p>Definitions: To reflect Future Land Use Plan Category Title and FAR Changes and Environmentally Sensitive Areas Overlay (E).</p>	<p>Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.</p>
<p>1st Cycle 2001 (Ref: DCA's Case # 01-1ER) (ref: 4th Round EAR based Amendments)</p> <p>Map and Text Amendments affecting the Future Land Use Map and all Elements of the Plan (<i>except Transportation</i>). Summary of amendments addresses issues relative to: Updating the Background Data and Analysis to the year 2015, Wellhead Protection, Agricultural Mixed-Use Overlay District, Intensity Standards for Recreation and Open Space and Major Public/Semi-Public, Affordable Housing, LOS standard for Potable Water, and Concurrency Management System.</p>	<p>Ordinance No. 26-2001 adopted by PCCC December 26, 2001. DCA's NOI # 01-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 2, 2002.</p>
<p>2nd Cycle 2001 (Ref: DCA's Case #01-02) Plan Amendments (Text and Map):</p> <p>CPA2001-05/Text (Gregg Business Center-DRI) – add definition for the two new land use plan categories described as MU-RC (Mixed-Use – Residential/Commercial) and MU-RCI (Mixed-Use – Residential/Commercial/Industrial).</p>	<p>Ordinance No. 23-2001 adopted by PCCC November 13, 2001. DCA's NOI # 01-2-NOI-2902-(A)-(I) EFFECTIVE DATE: January 17, 2002.</p>

<p>1st Cycle 2004 (Ref: DCA's Case #04-01) Plan Amendments (Text and Map):</p> <p>CPA-2003-02-T1 (Light Commercial/Office) – add a definition in support of the map and text amendment creating a new land use plan category that supports light commercial/office type uses affecting the Future Land Use Element, Future Land Use Map and Definitions.</p>	<p>Ordinance No. 8-2004 adopted by PCCC January 26, 2004.</p> <p>DCA's NOI # 04-1-NOI-2902-(A)-(1) EFFECTIVE DATE: April 6, 2004.</p>
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Comprehensive Plan Amendment No. and Element Amendment Description	PCCC Ordinance No., Adoption Date, DCA Notice of Intent No. and Publication Date (if applicable), & Effective Date
<p>2nd Cycle 2004 (Ref: DCA's Case #04-02) Plan Amendments (Text and Map)</p> <p>CPA-2004B-T8 clarifying text of the Industrial Land Use Plan Category and Definition. These amendments affect the Future Land Use Element, Future Land Use Map and Definitions.</p>	<p>Ordinance No. 30-2004 adopted by PCCC July 22, 2004.</p> <p>DCA's NOI #04-2-NOI-2902-(A)-(1) EFFECTIVE DATE: September 23, 2004.</p>

Comprehensive Plan Amendment No. and Element Amendment Description	PCCC Ordinance No., Adoption Date, DCA Notice of Intent No. and Publication Date (if applicable), & Effective Date
<p>1st Cycle 2007 (Ref: DCA's Case #07-1)</p> <p>Text Amendments:</p> <p>CPA-2007A-T1 (Commercial Land Use Plan Category): A text amendment to the Future Land Use and Definitions Elements reducing the maximum residential density allowed and re-evaluate other development criteria within the Commercial Land Use Plan Category.</p> <p>CPA-2007A-T3 (Mixed Use-Residential/Commercial Land Use Plan Category): A text amendment to the Future Land Use and Definitions Elements reducing the acreage requirements to allow smaller parcels to be considered for the Mixed Use: Residential/Commercial (MU: R/C) Land Use Plan Category.</p>	<p>Ordinance No. 7-2007 adopted Feb. 12, 2007.</p> <p>DCA's NOI #07-1-NOI-2902-(A)-(I)</p> <p>EFFECTIVE DATE: April 25, 2006</p>

City of Plant City

Definition's

Adjacent - To have property lines or portions thereof in common or facing each other across a right-of-way, street or alley.

Adjusted for Family Size - Means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development. [F.A.C. 9J-5.003(1)]

Adjusted Gross Income - Means all wages, regular cash or non-cash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code. [F.A.C. 9J-5.003(2)]

Adult Congregate Living Facility (ACLF) - Any building(s), section of a building, or distinct part of a building, residence, private home, boarding house, home for the aged or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding twenty-four hours, housing, food services and one or more personal care services (as defined by the City of Plant City Land Development Zoning Code) to persons not related to the owner or operator by blood, marriage, or adoption, and licensed, certified or approved by the State Department of Health and Rehabilitative Services. Such facilities shall contain congregate kitchen, dining and living areas only, with separate sleeping rooms.

Advanced Wastewater Treatment (AWT) - As currently defined in Chapter 403.086, FS, treatment which will provide a recovered water product that contains not more than, on an annual average basis, the following concentrations: 5 mg/l biological oxygen demand; 5 mg/l suspended solids; 3 mg/l total nitrogen; 1 mg/l total phosphorous.

Adverse Impact (upon a natural resource) - Direct contamination, destruction, or that which contributes to the contamination or destruction of a natural resource, or portion thereof, to the degree that its environmental benefits are eliminated, reduced, impaired, or where there is a resultant threat to its present or future function.

Affected Person - Includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose Plan is the subject of the review; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly-funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdiction. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations, or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment, and ending with the adoption of the plan or plan amendment. [F.S. 163.3184]

Affordable Housing - Means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in s. 420.0004, F.S. (1991); [F.A.C. 9J-5.003(3)].

Aggrieved or Adversely Affected Party - Any person or local government which will suffer an adverse affect to an interest protected or furthered by the local government Comprehensive Plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, or environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large, but shall exceed in degree of the general interest in community good shared by all persons. [F.S. 163.3215]

Agricultural Uses - Activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland: pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas. [F.A.C. 9J-5.003(4)]

Airport Clear Zone - A designated area of land which is subject to peak airport noise and on which there is the highest potential of danger from airport operations. [F.A.C. 9J-5.003(5)]

Airport Facility - Any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way. [F.A.C. 9J-5.003(6)]

Airport Obstruction - Any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations. [F.A.C. 9J-5.003(7)]

Amendment - Means any action of a local government which has the effect of amending, adding to, deleting from, or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in Subsection 163.3187(2), F.S. Throughout Chapter 163, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment. [F.A.C. 9J-5.003(8)]

Annexation - The adding of real property to the boundaries of the City in accordance with the provisions of Florida Statutes, Chapter 171.031, such addition making such real property in every way a part of the municipality.

Aquifer Recharge - The replenishment of groundwater in an aquifer occurring primarily as result of infiltration of rainfall, and secondarily by the movement of water from adjacent aquifers or surface water bodies.

Area or Area of Jurisdiction - The total area qualifying under the provisions of this act, whether this be all of the lands lying within the limits of an incorporated municipality, lands in and adjacent to incorporated municipalities, all unincorporated lands within a county, or areas comprising combinations of the lands in incorporated municipalities and unincorporated areas of counties. [F.S. 163.3164]

Areas of High Aquifer Recharge/Contamination Potential - Areas which, by virtue of their hydrogeologic characteristics, represent a relatively high pollution potential to the underlying Floridan Aquifer, and for which DRASTIC indices of 160 or greater have been determined using the USEPA DRASTIC methodology.

Areawide Development Plan - A plan of development that, at a minimum, encompasses a defined planning area approved pursuant to F.S. 380 subsection that will include at least two or more developments; maps and defines the land uses proposed, including the amount of development by use and development phasing; integrates a capital improvements program for transportation and other public facilities to ensure development staging contingent on availability of facilities and services; incorporates land development regulation, covenants, and other restrictions adequate to protect resources and facilities of regional and state significance; and specifies responsibilities and identifies the mechanisms for carrying out all commitments in the areawide development plan and for compliance with all conditions of any areawide development order. In addition, every U.S. numbered highway is an arterial road. [F.S. 380.06(25)1.]

Arterial Road (Arterial) - A roadway carrying relatively continuous and relatively high traffic volume. Trip length is long and free-flow operating speed is high. Arterials serve major through movements between important centers of activity in a metropolitan area and serve a substantial portion of trips entering or leaving the area. Primary arterials are for the most part owned by the State, while minor arterials are generally under the jurisdiction of the State, county, or local government. [F.A.C. 9J-5.003(10)]

Attenuation - To limit stormwater flow to reduce downstream impacts.

Average Daily Traffic (ADT) - The total number of vehicles passing a point or segment of a highway facility, in both directions, over a 24-hour period.

Best Available Control Technology (Air Pollution) - An air quality emission limitation, including a visible emissions standard, based on the maximum degree of reduction of each pollutant emitted which, on a case-by-case basis, taking into account energy, environmental and economic impacts, and other costs, is determined to be achievable through application of production processes and available methods, systems, and techniques (including fuel cleaning or treatment or innovative fuel combustion techniques) for control of each such pollutant. A design, equipment, work practice, operational standard, or combination thereof, may be prescribed instead to satisfy the requirement for the application of this technology.

Best Management Practice - Method or combination of methods determined after problem assessment, examination of alternative practices, and appropriate public participation, to be the most effective and practicable means of reducing or preventing non-point source pollution to levels compatible with water quality goals. These measures could include both structural (e.g., sediment/debris basins, wetland impoundment of agricultural runoff, etc.) and nonstructural (e.g., street vacuuming, deferred grazing systems, etc.) approaches to abatement of nonpoint source pollution, and would vary on a regional and local basis depending on the nature of the problems, climate, physical characteristics, land use, soil types and conditions and other factors.

Bicycle and Pedestrian Ways - Any road, path, way, or sidewalk which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded. [F.A.C. 9J-5.003(12)]

Bikeway - Any road, path, or right-of-way that in some manner is specifically designated as being open to bicycle travel, regardless of whether such a facility is designated for the exclusive use of bicycles or is to be shared with other transportation modes.

Blackwater - That part of domestic sewage carried off by toilet and kitchen drains and sewers. [F.S. 381.0065(2)5.(b.)]

Blighted Area - An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of the community and is a menace to the public health, safety, morals, or welfare in its present condition and use; (1) predominance of defective or inadequate street layout; (2) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; (3) unsanitary or unsafe conditions; (4) deterioration of site or other improvements; (5) tax or special assessment delinquency exceeding the fair value of the land; and (6) diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

Blockface - Section of land located within a city block as subdivided in accordance with the city's land development regulations, and which is located adjacent to and fronts on a road right-of-way.

Buffer - A barrier or visual screen designed to separate one type of land use from another.

Building Permit - means an official document or certification which is issued by the building department and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving or repair of a building or structure. In the case of a change in use occupancy of an existing building or structure, the term shall specifically include certificate of occupancy and occupancy permits, as those permits are defined or required by city ordinance.

Capital Budget - The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year. [F.A.C. 9J-5.003(13)]

Capital Improvement - Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual Comprehensive Plan elements shall be considered capital improvements. [F.A.C. 9J-5.003(14)]

Capital Improvements Program (CIP) - A multi-year (usually five or six) schedule of capital improvements projects, including cost estimates and priorities, budgeted to match the City's financial resources.

Central Business District - Means a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction. [F.A.C. 9J-5.003(15)]

City - The City of Plant City, Florida, unless its use and context clearly indicate a more generic application.

City Recreation Park (CRP) - 1) city owned and maintained parks developed and acquired in accordance to the design and locational standards found within the adopted "Recreation Needs Assessment Survey", land development regulations, and the *Comprehensive Plan for the City of Plant City*, Recreation and Open Space Element's, Goals, Objectives and Policies; and 2) sites owned or leased on a long-term basis by a federal, state, regional, or local government agency for purposes of recreational use.

Clustering - means the grouping together of structures and infrastructure on a portion of a development site. For example: grouping residential uses close together rather than distributing them evenly throughout a site while remaining below the applicable gross density ceiling of the land use plan category. [F.A.C. 9J-5-003(16)]

Collection System - Network of sewer pipes which collect sewage (also called wastewater) from individual establishments and convey it to a central location.

Collector Road (Collector) - roadways carrying relatively moderate traffic volume; moderate Trip length and operating speed are moderate. Collector roads are facilities that connect and augment the arterial system distribute traffic to geographic areas smaller than those served by arterials and places more emphasis on land access between local roads or arterial roads. [F.A.C. 9J-5.003(22)]

Commercial, Convenience Uses - Commercial activities located near home, work, or temporary residence when traveling. Retail establishments are small in size and provide goods and services that are needed immediately and frequently.

Commercial, Highway Uses - Commercial activities that service transient as well as local residents such as hotels and motels, gas or service stations, and restaurants.

Commercial Development Criteria - Means commercial development in the residential or Industrial future land use plan categories, there are nodal criteria and FAR limits. these are found in the Future Land Use Element of the Plan and in the Plant City Land Development Code. In residential categories, commercial development must be located at an intersection of any combination of arterials or collectors. In the Industrial future land use plan category, the commercial development has internal locational and intensity requirements.

Commercial, General Uses - Commercial activities located on the fringe or between residential areas so that the general needs of two or more residential areas may be served. The character of the retail commercial establishments is such that a greater variety of uses is allowed while still catering to the resident population.

Commercial, Neighborhood Uses - Commercial and office development usually located on a collector or arterial street at the edge of a neighborhood, serving the daily needs of contiguous neighborhoods, including convenience goods and personal services. Neighborhood commercial development shall be limited as to the intensity of the described use as provided in the Future Land Use Element and applicable development regulations.

Commercial Uses - Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services. -[F.A.C. 9J-5.003(23)]

Community Unit District (CU) - Development, governed by the requirements of the City of Plant City's Community Unit (CU) zoning district, or revisions thereof, and which is (1) designed as a unit, (2) may include one or more land uses, (3) generally avoids a gridiron pattern of streets, and (4) usually provides common open space, recreation areas, or other amenities. Planned development requirements include submission and review of site plans as well as capital improvements commitments, when applicable.

Compactness - Concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in the State shall be designed in such a manner as to ensure that the area will be reasonably compact. [F.S. 171.031(12)]

Compatibility - Means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. [F.A.C. 9J-5.003(25)]

Compatible Outdoor Recreation Activities - Outdoor recreational activities conducted on the same resource base without interfering with each other and which are not harmful to the environment.

Composition - Means the make up of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category. [F.A.C. 9J-5.003(26)]

Conceptual Agency Review - General review of the proposed location, densities, intensity of use, character, and major design features of a proposed development required to undergo review under this section for the purpose of considering whether these aspects of the proposed development comply with the issuing agency's statutes and rules. [F.S. 380.06(9)2]

Concurrency - Means that the necessary public facilities and services to maintain the adopted level of service standard are available when the impacts of development occur. In addition, concurrency regulations must be consistent with the intent of Part II, Chapter 163, Florida Statutes, Chapter 75-390, Laws of Florida, as amended, and any implementing regulations or rules. [F.A.C. 9J-5.003(27)]

Concurrency Management System - Means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. [F.A.C. 9J-5.003(28)]

Cone of Influence - An area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth. [F.A.C. 9J-5.003(29)]

Conservation Area (also Preservation Area): Means lands designated to:

1. protect the following preservation areas from any further development, except in extreme cases of overriding public interest:
 - Critical habitat for species of endangered, threatened, or rare status;
 - Class I and II waters;
 - Unique environmental features such as springs, steep natural slopes, cavernous sinkholes, and major natural rock outcrops.
2. be environmentally sensitive areas in the Comprehensive Plan and the City's Land Development Code. Development of these areas is limited to conservation uses.
3. be set aside specifically for the protection and safekeeping of certain values within the area, such as game, wildlife, forest, etc. Preserved areas may or may not be outdoor recreation areas, depending on the use allowed therein.

Conservation Uses - Activities within the land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of natural vegetative communities or wildlife habitats. [F.A.C. 9J-5.003(30)]

Constrained Facility - Highways operating below the minimum LOS standard, which cannot reasonably accommodate additional lanes. Alternative modes, transportation system management improvements, or improvements to parallel roadways will be considered for these construction constrained facilities.

Contiguous - That a substantial part of a boundary of the territory sought to be annexed by a municipality is conterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly-owned County park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, shall not prevent annexation under this act, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other socially and economically. However, nothing herein shall be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision or provisions of special law or laws prohibit the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act. [F.S. 171.031(12)]

Contraction - The reversion of real property within municipal boundaries to an unincorporated status. [F.S. 171.031(2)]

Currently Available Revenue Sources - Means an existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a referendum. [F.A.C. 9J-5.003(31)]

Damages - Money damages paid by any person, whether voluntarily or as a result of administrative or judicial action, to this State as compensation or restitution, or as punitive damages, for causing injury to, or destruction of, the coral reefs or other natural resources of the State. [F.S. 380.0558]

Deep-Well Injection - The discharge of treated wastewater effluent under pressure to deep strata below potable water aquifers.

Demand Assessment Surveys - Surveys conducted to measure the amount, location and frequency of participation in activities. This method generates quantitative demand data that can be compared to the amount of supply to produce quantitative needs data.

Density - The average number of dwelling units per unit of area (acre, square mile, etc.). [F.A.C. 9J-5.003(33)]

Density Bonus, Incentive - A density or dwelling unit increase which may be considered for those large scale, planned development projects which exceed the minimum requirements of applicable development regulations and meet the criteria for density bonuses, incentives or transfers as established in this comprehensive plan and applicable development regulations. When additional density is allowed on a project site containing environmentally sensitive lands, either as a bonus or density credit transfer, total project density may not exceed 100 percent of the potential project density which could be achieved based on a gross density calculation.

Density, Gross - The number of dwelling units per gross acre. Gross acreage is the total amount of raw land, including all developable and undevelopable portions thereof.

Density, Net - The number of dwelling units per net, usable acre. Generally, net acreage will exclude environmental lands, arterial and collector road rights-of-way, utility easements, and water bodies.

Developer - Any person, legal entity, or association of persons including a governmental agency that petitions for authorization to file an application for development approval such as a plat of a subdivision, or an areawide development plan. [F.S. 177.031, F.S. 380.06, F.S. 380.031, F.S. 163.3164]

Development: The term “development” means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

The following activities or uses shall be taken for the purposes of the chapter to involve “development,” as defined in this section:

- (a) A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
- (b) A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
- (c) Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any “coastal construction” as defined in s. 161.021.
- (d) Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.
- (e) Demolition of a structure.
- (f) Clearing of land as an adjunct of construction.
- (g) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken for the purpose of this chapter to involve “development” as defined in this section:

- (a) Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way.
- (b) Work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established right-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like.
- (c) Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
- (d) The use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling.
- (e) The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
- (f) A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
- (g) A change in the ownership or form of ownership of any parcel or structure.
- (h) The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights of land.

“Development,” as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of subsection (1). [F.S. 380.04]

Development Controls - Means standards in the Comprehensive Plan which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the Future Land Use map. [F.A.C. 9J-5.003(36)]

Development Order - Any order granting, denying, or granting with conditions an application for a development permit. [F.S. 163.3164, F.S. 380.031]

Development Permit - Includes any building permit, zoning permit, plat approval, subdivision approval, rezoning, variance, or certification of local government and other actions having the effect of permitting the development of land. [F.S. 380.031, F.S. 163.3221, F.S. 163.3164]

Development Phasing - The process by which a large scale project is built in stages over a period of time, concurrent with market conditions and/or the provision of public facilities.

Distribution - means the spatial array of land uses throughout the area. [F.A.C. 9J-5.003(37)]

Drainage Basin - The area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin. [F.A.C. 9J-5.003(38)]

Drainage Detention Structure - A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater. [F.A.C. 9J-5.003(39)]

Drainage Facilities - A system of man-made structures designed to collect, convey, hold, divert, or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures. [F.A.C. 9J-5.003(40)]

Drainage Retention Structure - A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage [F.A.C. 9J-5.003(41)]

Dwelling Unit - means one (1) or more rooms designed for or containing or used as the complete facilities for the cooking, sleeping and living area of a single family only and occupied by no more than one (1) family and containing a single kitchen.

Educational Uses - Activities and facilities of public and private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities, or parking. [F.A.C. 9J-5.003(43)]

Enclave - A geographical area that is surrounded partially or totally by land managed by another jurisdiction, and for which the management of that area by the governing jurisdiction is impeded because of its inaccessibility.

Enclave, Residential - A geographical area having a residential land use that is partially or totally surrounded by another land use, which forms a distinct enclosed unit.

Endangered and Threatened Species - Flora and fauna as identified by the U.S. Fish and Wildlife Service's "List of Endangered and Threatened Wildlife and Plants" in 50 CFR 17.11-12; and fauna identified by the Florida Game and Fresh Water Fish Commission (FGFWFC) in Section 9-27.03-05, F.A.C. Endangered species are so designated due to man-made or natural factors which have placed them in imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

Environmentally Sensitive - Descriptive of lands which, by virtue of some qualifying environmental characteristic (e.g., wildlife habitat) are regulated by either the Florida Department of Natural Resources (FDNR), the Florida Department of Environmental Regulation (FDEP), the Southwest Florida Water Management District (SWFWMD), or any other governmental agency empowered by law for such regulation.

Essential Wildlife Habitat - Natural plant communities which, through the provision of breeding or feeding habitat, are critical to the survival of endangered and threatened species, and species of special concern.

Established Neighborhood - A neighborhood where the majority of platted lands have been developed and occupied without substantial deterioration since such development.

Evacuation Routes - Routes designated by county civil defense authorities or the re-gional evacuation plan, for the movement of persons to safety in the event of a hurricane. [F.A.C. 9J-5.003(46)]

Evaluation and Appraisal Report - Means an evaluation and appraisal report as adopted by the local governing body in accordance with the requirements of Section 163.3191, F.S. [F.A.C. 9J-5.003(47)]

Evapotranspiration - The combined loss of precipitation through plant transpiration and evaporation from the land surface.

Exotic Nuisance Species - A non-native plant not limited to, but including the following:

Scientific Name	Common Name
<i>Bauhinia variegata</i>	Orchid tree
<i>Broussonetia papyrifera</i>	Paper mulberry
<i>Casuarina spp.</i>	Australian pine
<i>Citrus spp.</i>	Citrus tree
<i>Dalbergia sissoo</i>	Indian rosewood
<i>Enterolobium contortisiliquum</i>	Earpod tree
<i>Eucalyptus spp.</i>	Eucalyptus
<i>Grevillea robusta</i>	Silk oak
<i>Melaleuca quinquenervia</i>	Punk tree
<i>Melia azedrach</i>	Chinabery
<i>Schinus terebinthifolius</i>	Brazilian pepper

Expressway - A divided arterial highway for through traffic with full or partial control of access and generally with grade separations at major intersections. Refers only to those highways so designated on the Plant City Highway Functional Classification Map. (See Transportation Element).

Extent - Means the amount of development, including the area or size in acres. [F.A.C. 9J-5.003(48)]

Facility Availability - Means whether or not a facility is available in a manner to satisfy the concurrency management system. [F.A.C. 9J-5.003(49)]

Floodprone Areas - Areas inundated during a 100-year, or other specified flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. [F.A.C. 9J-5.003 (50)]

Floor Area Ratio (FAR) - The ratio of permitted floor area to the area of the lot. For example, a FAR of 3 on a 20,000 square foot lot would allow a three story building with 20,000 square feet on each floor or a variety of similar combinations as long as the total floor area did not exceed 60,000 square feet. This concept is used as a measure of intensity for commercial office and industrial development in the same way that density is used to measure residential development.

Formal Agreements - Contractual settlements which are legal and binding upon an entity(ies) for a specified period of time.

Foster Care Facility - A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents. [F.A.C. 9J-5.003(52)]

Functional Relationship - Means a complementary and interactive relationship among land uses or development, including at a minimum a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs or workers between land uses or developments. [F.A.C. 9J-5.003(53)]

Functionally Restored Wetlands - Hydrologically and/or biologically altered wetlands which have been restored to natural levels of productivity and species diversity.

Future Land Use Element - Long-range development guide to coordinate the various functional plans related to the physical development of the community. This element of the Comprehensive Plan guides future growth and development.

Future Land Use Map - The graphic aid intended to depict the spatial distribution of various uses of the land in the City by future land use plan category, subject to the Goals, Objectives, and Policies of the Comprehensive Plan and applicable development regulations.

Future Land Use Plan Category: A classification used to designate, geographically on the Future Land Use Map and/or verbally in text form, which activities are permitted within the area designated. The “Plan Category” section within background data of the Future Land Use Element (FLUE) provides a narrative and standards to guide land use through the overall planning period. Any plan map amendments will require that amended areas conform to the standards as prescribed within this section of the FLUE. The adopted Future Land Use Map provides the following plan category definitions:¹

Commercial (C): The future land use plan category generally used to designate, geographically on the Future Land Use Map and/or textually in the Future Land Use Element, those areas of the City which are suited for general and highway commercial uses and compatible related uses subject to the Goals, Objectives and Policies of the Comprehensive Plan and applicable development regulations. Potential development may consider a maximum density of 16² dwelling units per gross acre; and maximum Floor Area Ratios shall not exceed 0.35 and 1.00 within 1/4 mile of an interstate interchange.³

Downtown Core (DC): The future land use plan category generally used to designate, geographically on the Future Land Use Plan Map and/or textually in the Future Land Use Element, the primary area and the center of the City designed for pedestrian movement and which is uniquely suited for retail commercial, office, governmental, financial, institutional, and residential uses.⁴

Environmentally Sensitive Areas Overlay: The future land use plan category is generally used to designate, geographically on the Land Use Map and/or textually in the Future Land Use Element, those areas in the City that are potentially environmentally sensitive and thereby subject to classification as Conservation or Preservation areas under the provisions of the Conservation and Aquifer Recharge Element of the Comprehensive Plan for the City of Plant City. The Environmentally Sensitive Areas Overlay (E) future land use plan category on the Future Land Use map is generalized and not exhaustive of all environmentally sensitive sites. Therefore, actual on-site environmental evaluations must occur for any specific project review, and development of any lands containing environmentally sensitive areas is restricted by applicable federal, state, and/or local environmental regulations and by the applicable Goals, Objectives, and Policies of the Comprehensive Plan. (Refer also to the definitions of Preservation Area and Conservation Area and to the policies, land use category description, and density computation provisions related to environmentally sensitive areas). In conjunction with on-site environmental evaluation, the adjacent land use designation shall provide guidance as to the development potential that maybe considered once environmentally sensitive areas are surveyed and mapped on site.⁵

Industrial Land Use (I): The future land use plan category used to designate geographically on the Future Land Use Map and/or textually in the Future Land Use Element those areas in the City that are potentially suitable for industrial activities (as described in the Plan Categories Section of the Future Land Use Element)⁶ that create a minimal degree of impact to the surrounding area, particularly in terms of non-objectionable levels of noise, vibration, dust, and/or odor, and for convenience commercial uses that are limited to serving the development. All new development and major expansions of existing uses are subject to site plan review with the intent to integrate and minimize adverse impacts upon adjacent land uses. **No new residential development is allowed.** Development in these areas is subject to the Goals, Objectives and

Policies of the Comprehensive Plan and applicable development regulations pursuant thereto which allows up to a floor area ratio (FAR) of .50 and a maximum commercial area limited to 10% of the planned development industrial building square footage.⁷

Light Commercial/Office (LC/O): Community or neighborhood serving uses, such as personal service, small office, low-intensity retail where manufacturing, wholesale distribution, warehousing, mini-storage, outside storage, or other visible signs of intensive-commercial enterprise will not be permitted. (see “*Light Commercial/Office*” section for examples of appropriate uses.)⁸

Mixed Use-Residential/Commercial Land Use Plan Category (MU-RC)⁹: This land-use plan category may be used to designate mixed-use planned developments consisting of residential and commercial uses.

Non-residential development intensities up to 0.35 Floor Area Ratio (FAR), and residential densities up to 12.0 dwelling units per gross acre, may be permitted within this land-use category. Rezoning shall be considered for approval through a community-unit rezoning process which requires, at a minimum, an integrated site plan controlled through site-specific design features and specified development conditions to achieve developments which are internally well-designed and compatible with surrounding land uses and consistent with the Goals, Objectives and Policies of the City of Plant City’s Comprehensive Plan.¹⁰

Mixed Use-Residential/Commercial/Industrial Land Use Plan Category (MU-RCI): This land-use plan category may be used to designate large-scale mixed-use planned developments consisting of residential, commercial uses, and light-industrial uses, which typically have long-term build out flexibility in a changing market.

Non-residential commercial development intensities up to 0.35 Floor Area Ratio (FAR), light-industrial intensities up to 0.50 FAR, and residential densities up to 12.0 dwelling units per gross acre, may be permitted within this land-use category. Development may be considered for approval through a community-unit rezoning process which requires, at a minimum, an integrated site plan controlled through site-specific design features and specified development conditions to achieve developments which are internally well-designed and compatible with surrounding land uses and consistent with the Goals, Objectives and Policies of the City of Plant City's Comprehensive Plan.¹¹

Public/Semi-Public (P): The future land use plan category generally used to designate, geographically on the Future Land Use Map and/or textually in the Future Land Use Element, those major existing public or semi-public facilities that have major unique land use impacts on surrounding land uses, such as schools (elementary, junior high schools, high schools and community college), major public assembly areas (stadium/baseball spring training grounds), hospital, city's sewer treatment plant, and city's public cemeteries. Although this future land use plan category only identifies existing major public/semi-public uses, it may be used to designate major future uses or other major existing uses having a unique land use impact, subject to the Goals, Objectives, and Policies of the Comprehensive Plan and to the applicable development regulations pursuant thereto. All future development on lands designated under the Public/Semi-Public (P) plan category shall not exceed .35 FAR.¹²

Recreation and Open Space (RO): The future land use plan category generally used to designate, geographically on the Future Land Use Map and/or textually in the Future Land Use Element, existing and proposed parks and recreational facilities available for public use, subject to the Goals, Objectives and Policies of the *Comprehensive Plan for the City of Plant City* and applicable land development regulations. The level of service standard for City Recreation Parks shall provide a minimum of 5 acres per 1,000 population. All future development within the Recreation and Open Space plan category may consider a maximum of .25 Floor Area Ratio.¹³

Residential – 4 (R-4): The future land use plan category generally used to designate geographically on the Future Land Use Map and/or textually in the Future Land Use Element those areas that are best suited for single family detached residential uses although

other housing approaches and compatible related uses such as churches and public utilities serving the neighborhood can be integrated in the area subject to the Goals, Objectives and Policies of the Comprehensive Plan and applicable development regulations pursuant thereto. A density range of 0-4 dwelling units per gross acre maybe achieved within (R-4).¹⁴

Residential – 6 (R-6): The future land use plan category generally used to designate, geographically on the Future Land Use Map and/or textually in the Future Land Use Element, those areas in the City suitable for single-family detached residential uses and compatible related uses such as limited convenience commercial and office developments and home day care facilities serving the neighborhood, subject to the Goals, Objectives, and Policies of the Comprehensive Plan and applicable development regulations pursuant thereto. A density range from 0-6 dwelling units per gross acre may be achieved; and the floor area ratio shall not exceed a maximum of .25 (FAR) within (R-6). For consideration of commercial development, a nodal intersection (Arterial/Collector) distance of 250 feet is required.¹⁵

Residential – 12 (R-12): The future land use plan category generally used to designate, geographically on the Future Land Use Map and/or textually in the Future Land Use Element, those areas in the City which are uniquely suited for single family and multi-family (duplexes, townhouses, patio homes, and garden apartments) residential uses and compatible related uses such as neighborhood commercial and office development, subject to the Goals, Objectives, and Policies of the Comprehensive Plan and applicable development regulations pursuant thereto. A density range from 0-12 dwelling units per gross acre may be achieved; and the floor area ratio (FAR) shall not exceed a maximum of .35 (FAR) within (R-12). For consideration of commercial development, a nodal intersection (Arterial/Collector) distance of 500 feet is required.¹⁶

Residential – 20 (R-20): The future land use plan category is generally used to designate geographically on the Future Land Use Plan Map and/or textually in the Future Land Use Element, those areas in the City which are suited for multi-family residential development (duplexes, townhouses, and apartments) and compatible related uses such as neighborhood commercial and office developments serving the area subject to the Goals, Objectives and Policies of the Comprehensive Plan and applicable development regulations pursuant thereto. A density range from 0-20 dwelling units per gross acre maybe achieved; and the floor area ratio (FAR) shall not exceed a maximum of .35 (FAR) within (R-20). For consideration of commercial development, a nodal intersection (Arterials/Collector) distance of 500 feet is required.¹⁷

G-1 Aquifers - Prime or unique potable water aquifers which should be afforded maximum protection.

Geographic Information System - A computer hardware/software system capable of storing and analyzing geographic information as well as sophisticated image processing.

Goal - The long-term end toward which programs or activities are ultimately directed. [F.A.C. 9J-5.003(54)]

Governing Body - The Board of County Commissioners of a county, the Commission or Council of an incorporated municipality, or any other chief governing body of a unit of local government, however designated, or the combination of such bodies where joint utilization of the provisions of this Act is accomplished as provided in F.S. Chapter 163 and Chapter 177.

Governmental Agency - The United States or any department, commission, agency, or other instrumentality thereof; this State or any department, commission, agency, or other instrumentality thereof; any local government, as defined in F.S. Chapter 380, or any department, commission, agency, or other instrumentality thereof, any school board or other special district, authority, or governmental entity. [F.S. 380.031]

Grant Program - Money available from government sources for specific purposes.

Graywater - All residential waste not described in subparagraph 1 and includes bath, lavatory, sink (but not the kitchen sink) and laundry wastes. [F.S. 381.272]

Gross Residential Acreage - The residential land area of a development proposal which is used in calculating gross residential densities.

Gross Residential Density - The number of dwelling units per gross acre within a given land area.

Group Home - A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters. [F.A.C. 9J-5.003(55)]

Growth Management - A method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

Handicapped - A person is “handicapped” within the meaning of Section 504 (885.3) if he or she: (1) has a mental or physical impairment which substantially limits one or more of such person’s major life activities; (2) has a record of such impairment; or (3) is regarded as having such impairment. “Major life activities” include functions such as caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.

Hazardous Waste- Solid waste, or a combination of solid wastes which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to an increase in mortality; or an increase in serious irreversible or incapacitating irreversible illness; or incapacitating reversible illness; or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed. [F.A.C. 9J-5.003(56)]

Hazardous Waste Generator - Any person, or site, whose action or process produces hazardous waste identified or listed in 40 CFR 261, or whose act first causes a hazardous waste to become subject to regulation.

High Recharge Area or Prime Recharge Area - Means an area so designated by the appropriate water management district governing board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water. [F.A.C. 9J-5.003(57)]

Historic Resources - All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant. [F.A.C. 9J-5.003(58)]

Hurricane Shelter - A structure designated by local officials as a place of safe refuge during a storm or hurricane. [F.A.C. 9J-5.003(59)]

Hurricane Vulnerability Zone (also areas subject to coastal flooding) - The areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event. [F.A.C. 9J-5.003(60)]

Impervious Surface - Surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water, including surfaces such as compacted sand, limerock, shell, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

In Compliance - Consistent with the requirements of SS.163.3177, 163.3178 and 163.3191, the State Comprehensive Plan, the appropriate regional policy plan, and Chapter 9J-5, FAC, where such rule is not inconsistent with Chapter 163, Part II. [F.S. 163.3184]

Individual Graywater Disposal System - A system of piping, a tank or treatment device, and a subsurface absorption bed or drainfield for handling and treating graywater where blackwater is treated by a central sewerage system. [F.S. 381.272]

Industrial Uses - The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products. [F.A.C. 9J-5.003(61)]

Infill Development - Development on scattered vacant sites within the urbanized area of a community.

Informal Agreements - Simple non-binding arrangement of cooperation to provide services or facilities among different entities. Agreements represent acts of goodwill between communities or other entities.

Infrastructure - Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites; or retention/detention areas; stormwater systems; utilities; and roadways. [F.A.C. 9J-5.003(63)]

Intensity - Means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources, and the measurement of the use of or demand on facilities and services. [F.A.C. 9J-5.003(63)]

Interagency Hazard Mitigation Report - The recommendations of a team of federal, State, regional, or local officials which address measures to reduce the potential for future losses and which is prepared in response to a Presidential Disaster Declaration. [F.A.C. 9J-5.003(64)]

Interchange - A system of interconnecting roadways in conjunction with one or more grade separations, providing for the interchange of traffic between two or more roadways on different levels.

Intergovernmental Coordination - Process in which different levels of government (federal, State, regional, and local) act together in a smooth, concerted way to either avoid and/or to share the responsibilities and benefits of a common service or facility.

Interim Wastewater Treatment Plant - A wastewater treatment plant which has a design service life of five years or less.

Land - The earth, water, and air above, below or on the surface, and includes any improvements or structures customarily regarded as land. [F.S. 163.3221]

Land Acquisition - Obtaining land and related resources for public outdoor recreation by various means.

Land Development Regulation Commission - A commission designated by a local government to develop and recommend to the local governing body land development regulations which implement the adopted Comprehensive Plan and to review land development regulations, or amendments thereto, for consistency with the adopted Plan and report to the governing body regarding its findings. The responsibilities of the Land Development Regulation Commission may be performed by the Local Planning Agency. [F.S. 163.3164]

Land Development Regulations - Ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition shall not apply in S.163.3213. [F.S. 380.031; F.S. 163.3164; 163.3221]

Land Use - The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate. [F.S. 163.3164; F.S. 380.031]

Laws - All ordinances, resolutions, regulations, comprehensive plans, land development regulations, and rules adopted by a local government affecting the development of land. [F.S. 163.3221]

Level of Service (LOS) - An indicator of the extent or degree of service provided by, or proposed to be provided, by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. [F.A.C. 9J-5.003(65)]

Limited Access Facility - A roadway especially designed for through traffic, and over, from or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access. A "Limited Access Facility" provides uninterrupted flow at relatively high speeds, such as freeways and expressways, usually control access through grade-separated interchanges. [F.A.C. 9J-5.003(66)]

Local Comprehensive Plan - *The Comprehensive Plan for the City of Plant City*, which is the local comprehensive plan or elements thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended. [F.S. 380.031]

Local Government - Any county or municipality or any special districts or local governmental authority established pursuant to law which exercises regulatory authority over, and grants development permits for, land development. [F.S. 163.3221]

Local Peacetime Emergency Plan - The plans prepared by the county civil defense or county emergency management agency addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation. [F.A.C. 9J-5.003(68)]

Local Planning Agency- The Hillsborough County City-County Planning Commission under Chapter 75-390 and Chapter 78-523, Laws of Florida, which is the agency designated to prepare the comprehensive plan pursuant to the “Florida Local Government Comprehensive Planning and Land Development Act”. [F.S. 163.3221]

Local Road (Street) - A roadway carrying relatively low traffic volume, short Trip lengths are typically short and through movements are frequent. The main purpose of a local road is to provide immediate land access primarily to residential areas. [F.A.C. 9J-5.003(69)]

Low and Moderate Income Families - Lower income families as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term “families” includes “households”. [F.A.C. 9J-5.003(53)]

Low Income Persons - means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. [F.A.C. 9J-5.003(70); F.S. 420.0004]

Major Public Facility - Any “publicly owned” facility of more than local significance. [F.S. 380.031]

Major Trip Generators (or Attractors) - Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends. [F.A.C. 9J-5.003(71)]

Man-Made Water Bodies - For the purposes of determining permitted density, those water-covered lands, either existing or to be created as part of a proposed development (including land excavation and lake creation as defined in applicable development regulations), which do not satisfy the definition of "Water Bodies" as defined in this section.

Manufactured Housing - means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. [F.S. 320.01; F.A.C. 9J-5.003(72)]

Mass Transit - Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus. [F.A.C. 9J-5.003(75)]

Mediation - process of intervening between conflicting parties to promote reconciliation, settlement or compromise.

Minerals - All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the State. [F.A.C. 9J-5.003(75)]

Minimum Housing Code - Standard used to determine whether a structure is safe for human occupancy. The Minimum Housing Code is to insure maintenance and improvement of existing housing to meet accepted standards.

Mitigation - The abatement or diminution of adverse environmental impacts through corrective action after the impacts have occurred (e.g., compensation, restoration, replacement, etc.), or through an avoidance or minimizing of impacts prior to occurrence.

Mixed Use Development - A relatively large scale project composed of one or a group of structures located in proximity to major roadways and intersections which is characterized by two or more significant revenue producing uses (e.g., retail, office, residential, hotel/motel, and recreation).

Mobile Home - Means a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do to enclose interior space. In the event that the mobile home owner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his discretion either inspect the home to determine the actual length or may assume four feet to be the length of the drawbar, coupling, or hitch. [F.S. 320.01; F.A.C. 9J-5.003(77)]

Modal Split - The percentage of total person trips utilizing each of the various modes of transportation (i.e., auto, bus, train, bicycle, walk).

Moderate Income Persons - Means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state; or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA); or, if not within an MSA, within the county in which the person or family resides, whichever is greater. [F.S. 420.0004; F.A.C. 9J-5.003(78)]

Multi-Family Dwelling Units - Three or more attached dwelling units either stacked vertically above one another and/or attached by both side and rear walls.

Multi-Family High-Rise - A structure over eight stories containing multiple dwelling units.

Multi-Family Mid-Rise - A three to eight story structure containing multiple dwelling units.

Multi-Family Quadruplex - A multi-family structure containing four units (may be stacked vertically or not).

Multi-Modal Transportation System - A comprehensive transportation system including the following options of mode-choice users: fixed-guideway transit, bus, auto, motorcycle, bike and pedestrian modes.

Multi-Purpose Outdoor Recreation Facility - (As contrasted to a “single purpose facility”). An outdoor recreation facility which is designed for more than one activity use; e.g., athletic field or racquetball/handball court.

Multi-Purpose Project - A structure(s) which contains more than one use, but which lacks either part or all of the integration, scale, and diversity of "mixed use developments".

Municipality - A governmental entity created pursuant to general or special law authorized or recognized pursuant to S.2 or S.6, Art. VIII of the State Constitution. [F.S. 171.031]

National Ambient Air Quality Standards (NAAQS) - Restrictions established by the Environmental Protection Agency pursuant to Section 109 of the Clean Air Act to limit the quality or concentration of an air pollutant that may be allowed to exist in the ambient air for any specific period of time. Those air pollutants for which standards exist are: carbon monoxide, lead, nitrogen dioxide, ozone, sulfur dioxide and total suspended particulates.

Native Species - Flora and fauna which naturally occur in Plant City; not to mean naturalized or indigenous species which originate from outside the City.

Natural Aquifer Recharge - The replenishment of ground water in an aquifer.

Natural Drainage Features - Means the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands. [F.A.C. 9J-5.003(79)]

Natural Drainage Flow - Means the pattern of surface and stormwater drainage through or from a particular site before the construction or installation of improvements or prior to regrading. [F.A.C. 9J-5.003(80)]

Natural Groundwater Aquifer Recharge Areas, or Natural Groundwater Recharge Areas, or Groundwater Recharge Areas - Means areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer. [F.A.C. 9J-5.003(81)]

Natural Plant Communities - Mature stands of native plant assemblages exhibiting minimal signs of anthropogenic disturbance.

Natural Reservations - Areas designated for conservation purposes and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks; state parks; lands purchased under the Save Our Coast; Conservation and Recreation Lands or Save Our Rivers programs; sanctuaries; preserves; monuments; archaeological sites; historic sites; wildlife management areas; national seashores,; and Outstanding Florida Waters. [F.A.C.9J-5.003(82)]

Natural Resources - Land, air, water, ground water, drinking water supplies, fish and their habitats, wildlife and their habitats, biota, and other such resources belonging to, managed by, held in trust by, appertaining to, or otherwise controlled by the State of Florida and situated in an area of critical state concern or offshore from an area of critical state concern. [F.S. 380.0558]

Natural Streamcourses - Perennial streams which have not been physically altered through dredging, filling, bulkheading, or hardening.

NESHAPS Program - A Federal program regulating stationary sources of air pollutants, defined by CAA Section 112 as the National Emission Standards for Hazardous Air Pollutants.

Net Density - Refers to the number of dwelling units per net developable acre (total acreage of developable residential portions of the site) within a given land area.

New Town - means a new urban activity center and community designated on the future land use map and located within a rural area or at the rural-urban fringe, clearly functionally distinct or geographically separated from existing urban areas and other new towns. A new town shall be of sufficient size, population and land use composition to support a variety of economic and social activities consistent with an urban area designation. New towns shall include basic economic activities; all major land use categories, with the possible exception of agricultural and industrial; and a centrally provided full range of public facilities and services. A new town shall be based on a master development plan, and shall be bordered by land use designations which provide a clear distinction between the new town and surrounding land uses. [F.A.C. 9J-5.003(84)]

Newspaper of General Circulation - A newspaper published at least on a weekly basis and printed in the language most commonly spoken in the area within which it circulates, which is readily available for purchase by all inhabitants in its area of circulation, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising. [F.S. 171.031; F.S. 163.3164]

Node - A focal point within the context of a larger, contiguous area. A node is an area of concentrated activity that attracts people from outside its boundaries for purposes of interaction within that area.

Nonattainment (Air Pollution) - Any area not meeting ambient air quality standards and designated as a nonattainment area under Section 17-2.410, FAC for any of the NAAQS-listed air pollutants.

Non-Point Source Pollution (of Air or Water Pollution) source of air or water pollution that is diffuse and unidentifiable in terms of specific location of origin. Non-point sources of air pollution may be a “complex source” such as entrained dust from a roadway or a “mobile source” such as hydrocarbon emissions from automobiles. Non-point sources of water pollution include stormwater runoff from roads or agricultural lands.

Objective - A specific, measurable, intermediate end that is achievable and marks progress toward a goal. [F.A.C. 9J-5.003(86)]

Office - A structure for conducting business, professional, or governmental activities in which the showing or delivery from the premises of retail or wholesale goods to a customer is not the typical or principal activity.

Open Spaces - A part or parts of a lot reserved for light, air or visual, aesthetic, environmental or recreational amenities or similar purposes. Such open space shall be available for entry and use by the occupants of the building(s) or to the general public. Open space shall include parks, plazas, lawns, landscaped areas, pedestrian ways and active or passive recreation areas. [F.A.C. 9J-5.003(88)]

Outdoor Recreation Activity - A specific, individual type of outdoor recreation. Activities are divided into two categories: active activities are those which involve some direct and specialized physical manipulation by the participant such as swimming, hiking, boating, etc.; passive activities are those which are mental than physical, such as sightseeing, nature study, scenic appreciation, etc.

Outfall- The natural or man-made storm-water conveyance system that drains the land.

Overriding Public Interest - Actions required by local, State, or Federal government, necessary for the promotion of public safety, health, and general welfare.

Paratransit - Transit services, including ridesharing, car or van pools, demand responsive buses, and other public transit services, which are characterized by their nonscheduled, non-fixed route nature. [F.A.C. 9J-5.003(90)]

Parcel of Land - Any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit. [F.S. 163.3164; F.S. 380.031]

Park - A “City Recreation Park”, or a regional park.

Pattern - Means the form of the physical dispersal of development or land use.

Peak Sensitive Lands - Land that is prone to flooding because the outfall is inadequate to handle the water flow.

Performance Standard - A target or objective which defines or qualifies the desired or required state of operation of a specific public facility (stormwater treatment), through use of certain variable parameters which are associated with the public facility.

Person - Any and all persons, natural or artificial, foreign or domestic, including any individual, firm, partnership, business, company, corporation, association, two or more persons having a joint or common interest, or any other legal entity, - and the United States and all political subdivisions, regions, districts, municipalities, and public agencies thereto. [F.S. 380.0558; F.S. 163.3164]

Person-Per Dwelling Unit Conversion Factor - An infrastructure measurement factor which assigns weights to certain groups of people (e.g., the elderly) so that their impacts on the land and supporting infrastructure can be objectively compared to groups whose impacts approximate the average.

Plan - Refers to the adopted Comprehensive Plan for the City of Plant City, known as the *Comprehensive Plan for the City of Plant City*.

Planned - A future project, event, or land area use that has been anticipated and prepared for, usually with a site plan, a land use plan and/or within the Capital Improvement Program and Capital Budget.

Planned Development - Development governed by the requirements of a site plan zoning district.

Playground - A recreation area with play apparatus. [F.A.C. 9J-5.003(93)]

Point Source Discharge - Release of degraded water through a discernible, confined or discrete conveyance, including but not limited to pipes, ditches, channels, tunnels, conduits or wells. This term does not include return flows from irrigated agriculture.

Point Source Pollution - Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock concentrated animal feeding operation, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture. [F.A.C. 9J-5.003(94)]

Policy - The way in which programs and activities are conducted to achieve an identified goal. [F.A.C. 9J-5.003(95)]

Pollution - The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property. [F.A.C. 9J-5.003(96)]

Potable Water Facilities - A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains. [F.A.C. 9J-5.003(98)]

Potable Water Wellfield - Means the site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. [F.A.C. 9J-5.003(99)]

Preservation Area - See Conservation Area.

Primary Tributaries - Waterbodies shown on the most recent U.S. Geological Survey quadrangle sheets as having perennial flow which eventually drain into any permanent open water body.

Priority - The ranking or order or precedence assigned to each project or need to establish its place with respect to all others under consideration at any given time.

Private Recreation Sites - Sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use. [F.A.C. 9J-5.003(100)]

Private Sector Contributions - Land or money donated by the private sector to expand the park system.

Programmed - A facility that has been officially scheduled for construction in the Capital Improvements Program and Capital Budget.

Proposed Evaluation and Appraisal Report - Means a draft evaluation and appraisal report for the *Comprehensive Plan for the City of Plant City* prepared by the local planning agency that is transmitted to the local governing body for review and adoption. [F.A.C. 9J-5.003(101)]

Public Access - The ability of the public to physically reach, enter or use recreation sites. [F.A.C. 9J-5.002(102)]

Public Buildings and Grounds - Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings. [F.A.C. 9J-5.003(104)]

Public Facilities - Major capital improvements, including, but not limited to these systems or facilities for: transportation, sewer, solid waste, drainage, potable water, education, parks and recreation, and public health as provided by or permitted by the jurisdiction, to serve the public interest. [F.A.C. 9J-5.003(105)]

Public Notice or Due Public Notice - As used in connection with the phrase “public hearing” or “hearing to be held after due public notice” means publication of notice of the time, place, and purpose of such hearing at least twice in a newspaper of general circulation in the area, with the first publication not less than 14 days prior to the date of the hearing and the second to be at least 5 days prior to the hearing. [F.S. 163.3164]

Public Recreation Sites - See “City Recreation Park”.

Purchase of Development Rights - Means the acquisition of a governmentally recognized right to develop land which is severed from the realty and held or further conveyed by the purchaser. [F.A.C. 9J-5.003(107)]

Quasi-Public - Partially supported or operated by a public agency.

Real Property - All lands located in an area of critical state concern, including improvements and fixtures thereon and property of any nature appurtenant thereto or used in connection therewith, and every estate, interest, and right, legal or equitable, therein, including terms of years and liens by way of judgment, mortgage, or otherwise and the indebtedness secured by such liens. [F.S. 380.0662]

Receiving Waters - The surface water area into which point source pollution enters after appropriate water quality treatment.

Recreation - The pursuit of leisure time activities occurring in an indoor or outdoor setting. [F.A.C. 9J-5.003(108)]

Recreation Facility - A **component** of a recreation site used by the public such as a trail, court, athletic field or swimming pool. [F.A.C. 9J-5.003(109)]

Recreational Uses - Activities within areas where recreation occurs. [F.A.C. 9J-5.003(110)]

Redevelopment - A process that is used in developed areas to rehabilitate and infill underutilized areas more efficiently and/or replace blighted areas by changing the types of uses, intensities or densities of the land uses, usually to achieve an economically higher and best use of the land.

Regional Activity Center - An area in the city's and region's comprehensive plans designated that is used for the purpose of promoting intense concentrated growth in areas that have adequate infrastructure or planned infrastructure, in order to reduce sprawled development patterns and their associated negative impacts.

Regional Park - A park which is designated to serve two or more communities. [F.A.C. 9J-5.003(111)]

Regional Planning Agency - The Tampa Bay Regional Planning Council, which is the agency designated by the state land planning agency (*Florida Department of Community Affairs*) to exercise responsibilities under law for the City of Plant City. [F.S. 163.3164; F.S. 380.031]

Regional Wastewater Treatment Plants - Large wastewater treatment plants (generally 5 MGD or greater capacity) with the permitted capacity for significant future expansion and higher levels of treatment (AWT).

Regulatory Authority - a constituted body established under law to control, fix or adjust the time, amount, degree or rate of the provision of a public or quasi-public service or facility.

Relocation Housing - Those dwellings which are available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced. [F.A.C. 9J-5.003(112)]

Resident Population - Inhabitants counted in same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population. [F.A.C. 9J-5.003(113)]

Residential Uses - Activities within land areas used predominantly for housing. [F.A.C. 9J-5.003(114)]

Resource Planning and Management Committee or Committee - A committee appointed pursuant to S.380.045. [F.S. 380.045]

Resource Protection Areas - Environmentally sensitive lands or lands containing economically significant natural resources for which special protective measures have been, or may be in the future, prepared.

Resource-Based Recreation - Outdoor recreation that is dependent on some particular element or combination of elements in the natural or cultural environments. Activities that are limited in both quality and location, include hunting, fishing, camping, boating, water-skiing, surfing and nature study. Also may include visiting historical and archaeological sites that can be provided only to the extent that the supporting natural or historical resources are available.

Right-of-Way- Land in which the State, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. [9J-5.003(115)]

Roadway Functional Classification - The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, collector roads, and local streets which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories. [F.A.C. 9J-5.003(116)]

Rural Areas - means low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property. [F.A.C. 9J-5.003(117)]

Rural Village or Rural Activity Center - means a small, compact node of development within a rural area containing development, uses and activities which are supportive of and have a functional relationship with the social, economic and institutional needs of the surrounding rural areas. [F.A.C. 9J-5.003(118)]

Safe Yield- The volume of groundwater which can be withdrawn from public water supply aquifers without resulting in adverse environmental impacts (e.g., saltwater intrusion), while at the same time ensuring an adequate long-term water supply under conditions of historically precedented low rainfall, predictable increases in demand, and events causing significant interruption of the water supply.

Sanitary Sewer Facilities (or Sewerage) - Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants, and disposal systems. [F.A.C. 9J-5.003(119)]

Sanitary Sewer Interceptor - A sewerage conduit which connects directly to, and transmits sewage to, a treatment plant. [F.A.C. 9J-5.003(120)]

Sanitary Sewer Trunk Main- A sewerage conduit which connects directly to, and transmits sewage to, an interceptor. [F.A.C. 9J-5.003(121)]

Scale - Generally refers to relative size or extent.

Seasonal Population - Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. [F.A.C. 9J-5.003(122)]

Section 8 - The low income housing assistance program authorized in Title II of the Housing and Community Development Act of 1974. Assistance is provided on behalf of eligible families occupying new, substantially rehabilitated, or existing rental units through assistance payments and contracts with owners.

Septic Tank - A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

Service Agreement - A contract by common consent between two or more entities (e.g., municipalities, special authorities) to promote and coordinate programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities and infrastructure set out in the local Plan or required by local, State or federal law. Service agreements can be formal or informal in nature though they are almost always formal.

Service Radius - The radius of the generally circular surrounding land area from which a park, recreation site or facility draws its participants. (Adapted from Outdoor Recreation in Florida definition).

Services - The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, State, or federal law. [F.A.C. 9J-5.003(123)]

Setback - Physical distance which serves to minimize the effects of development activity on an adjacent property, structure or natural resource; and within which it may be necessary to restrict activities for the area. Also, a required horizontal distance from the subject land or water area designed to reduce the impact on adjacent land of land uses or cover types located on the subject land or water area.

Significant Wildlife Habitat - Large contiguous stands of natural plant communities which have the potential to support healthy and diverse population of wildlife.

Single Family Attached Dwellings - A structure containing three or more single family dwelling units with both side walls (except end units of building) attached from ground to roof. (See Townhouses)

Single Family Detached Dwellings - A single family dwelling with open space on all sides.

Site - Any tract, lot, or parcel of land or combination of tracts, lots or parcels of land which are in one ownership, or are contiguous and in diverse ownership where development is to be performed as part of a unit, subdivision, or project.

Solid Waste - Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. [F.A.C. 9J-5.003(125)]

Solid Waste Facilities - Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems. [F.A.C. 9J-5.003(126)]

Solid Waste Processing Plant - A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal. [F.A.C. 9J-5.003(127)]

Solid Waste Transfer Station - A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal. [F.A.C. 9J-5.003(128)]

Special District - A designated land area set up to manage an unique resource (e.g., water, historical) or to encourage the redevelopment of an area to its original or a more desired state.

Special Park - A park which is a single purpose park characterized by one major facility such as a boat ramp, a fishing pier, a beach, a small playground, an isolated picnic area, or a community center.

Species of Special Concern - Fauna identified in Section 39-27.03-05 FAC, which warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species; may already meet certain criteria for designation as a threatened species but for which conclusive data is limited or lacking; may occupy such an unusually vital and essential ecological niche that should it decline significantly in numbers or distribution other species would be adversely affected to a significant degree; or has not sufficiently recovered from past population depletion.

Spectator Activities- Those outdoor recreation activities which are carried on primarily for the visual benefit of others rather than for the direct enjoyment of the active participants. These are all activities such as stadium sports, horse races, etc.

State Bond Act - SS.215.57-215.83, as the same may be amended from time to time. [F.S. 380.0662]

State Land Development Plan - A comprehensive statewide plan or any portion thereof setting forth state land development policies. [F.S. 380.031]

State Land Planning Agency - The Department of Community Affairs. [F.S. 163.3164, F.S. 380.031]

State Water Quality Standards - Numerical and narrative standards that limit the amount of pollutants that are allowed in Waters of the State, as defined by Chapter 17-4, FAC.

Stormwater- The flow of water which results from a rainfall event. [F.A.C. 9J-5.003(129)]

Stormwater Facilities - Means man-made structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities. [F.A.C. 9J-5.003(130)]

Stormwater Management System - The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater on, through, and from the site. [F.A.C. 9J-5.003(131)]

Stormwater Runoff - That portion of precipitation which is not passed into the soil by infiltration, evaporated into the atmosphere, or entrapped by small surface depressions and vegetation, and which flows over the land surface during, and for a short duration following, any rainfall.

Stormwater Treatment Facility - A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

Structure - Anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. [F.S. 380.031; F.S. 163.3164]

Subdivisions - The process of laying out a parcel of land into lots, parcels, tracts, or other divisions of land as defined in applicable state statutes and local land development regulations.

Suburban- Generally refers to development on the periphery of urban areas, predominantly residential in nature, with many urban services available. Intensity of development is usually lower than in urban areas.

Sufficiency of Petition - The verification of the signatures and addresses of all signers of a petition with the voting list maintained by the county supervisor of elections and certification that the number of valid signatures represents the required percentage of the total number of qualified voters in the area affected by a proposed annexation. [F.S. 171.031]

Sufficiency Review - Means Florida Department of Community Affairs (DCA) review of an adopted evaluation and appraisal report to determine whether it has been submitted in a timely fashion and whether it contains components in accordance with the prescribed criteria in Section 163.3191, F.S., and this Rule. [F.A.C. 9J-5.003(132)]

Suitability - Means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development. [F.A.C. 9J-5.003(132)]

Support Documents - Any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan. [F.A.C. 9J-5.003(133)]

Townhouses - Two or more single-family dwelling units within a structure having common side walls, front and rear yards, and individual entryways. (See Single family Attached Dwelling).

Transfer of Development Rights - Means a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property. [F.A.C. 9J-5.003(135)]

Transitional Use - Land uses which can be compatibly located between high and low intensity uses (e.g., office or multi-family developments between single-family and commercial areas). Transitional uses are generally projects of a large enough scale to accommodate one or more structures and/or uses within the project boundaries (see Mixed Use).

Transportation Demand Management - Means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management. [F.A.C. 9J-5.003(136)]

Transportation Disadvantaged - Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities. [F.A.C. 9J-5.003(137)]

Transportation Systems Management (TSM) - A process for planning and operating a unitary system of urban transportation. This views automobiles, public transportation, taxis, pedestrians, and bicycles as elements of one single urban transportation system. The key objective of TSM is to coordinate these individual Elements through demand management strategies, incident management strategies, demand management regulatory and service policies, and other actions to achieve maximum efficiency and productivity for the system as a whole. [F.A.C. 9J-5.003(138)]

Urban Area - Generally refers to an area having the characteristics of a city, with intense development and a full or extensive range of public facilities and services. Characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas. [F.A.C. 9J-5.003 (139)]

Urban Growth Area Joint Agreement of Urban Reserve Area Agreement - This refers to the extra-territorial provision (actual or proposed) of public facilities from one jurisdiction to another jurisdiction. The provision of public facilities may be a formal, interlocal agreement contingent upon several factors including but not limited to, the ability to review and comment upon development reviews by the jurisdiction providing the public facilities that occur in the other jurisdiction where the community facilities are being provided.

Urban in Character - An area used intensively for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes. [F.S. 171.031]

Urban Purposes - Land is used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated greenbelt areas. [F.S. 171.031]

Urban Services - Any services offered by a municipality, either directly or by contract, to any of its present residents. [F.S. 171.031]

Urban Sprawl - Means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) the creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) the creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low density, or single-use development. [F.A.C. 9J-5.003(140)].

User-Oriented Recreation - Outdoor recreation which can be provided almost anywhere for the convenience of the user. Golf, tennis, baseball, archery, skeet, and trap shooting, and playground activities are included. Also may include less strenuous pastimes such as listening to a band concert in a park, watching spectator sports or strolling through a zoo. Can always be provided, assuming the availability of space and funds for development. A local government responsibility.

Utility Rights-of-Way - Land dedicated to a public authority for community services, including, but not limited to, electricity, telephone, water supply, gas, and wastewater disposal.

Vegetative Communities- Ecological communities, such as coastal strands, oak hammocks and cypress swamps, which are classified based on the presence of certain soils, vegetation, and animals. [F.A.C. 9J-5.003(141)].

Very Low-Income Family (Household) - Means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. [F.A.C. 9J-5.003(142) and (143)]

Volume Sensitive Lands - Lands that drain into areas that do not have a positive outfall. Positive outfall is the condition when the natural or man-made stormwater conveyance system that drains the land is functioning adequately. This includes man-made swales, waterways or other means of conveyance systems and does not include sheet flow.

Water Bodies - For the purpose of determining permitted density, rivers, lakes, or pond beds and any other permanently or historically water-covered land that occurs naturally at the inundated site up to the mean high water level.

Water Budget- A formula which can be used to derive estimates of the maximum and minimum limits of a water supply by quantifying all inputs (e.g., precipitation) and outputs (e.g., runoff, consumptive use).

Water Dependent Uses- Activities which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply. [F.A.C. 9J-5.003(144)]

Water Recharge Areas- Land or water areas through which groundwater is replenished. [F.A.C. 9J-5.003(145)]

Water Wells - Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption. [F.A.C. 9J-5.003(147)]

Water-Related Uses- Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. [F.A.C. 9J-5.003(146)]

Wellhead Protection Area - means an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data. [F.A.C. 9J-5.003(148)]

Wetlands - means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads,

bogs, cypress domes and strands, slough, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the legislature. [F.A.C. 9J-5.003(149)]

Wildlife - Any member of the animal kingdom, including but not limited to any mammal, fish, bird, amphibian, reptile, mollusk, crustacean, arthropod, or other invertebrate.

Wildlife Corridors - Large contiguous stands of significant wildlife habitat which facilitate the natural migratory patterns, as well as other habitat requirements (e.g., breeding, feeding), of wildlife.

Xeriscape Landscaping - Cultivated landscaping utilizing predominantly native, drought tolerant, plant species to minimize irrigation requirements.

Zoning - In general the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones (e.g., commercial, industrial, residential, or office) and the location, bulk, height, shape, use, and coverage of structures within each zone.

Zoning Conformance - The process by which zoning in areas is maintained or changed to carry out the specific intent of the land use plan categories as defined by the Future Land Use Element and the adopted zoning conformance matrix which illustrates which zoning classifications are permitted in which land use plan categories. State law requires that all land development regulations must be in conformance with the specified and implied intent of the long range, Comprehensive Plan.

¹ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

² **ENDNOTE: 1st Cycle 2007 (Ref: DCA #07-1): One of three text amendments to the Future Land Use Element to address issues related to Commercial Development, School Capacity and the Mixed Use Residential/Commercial Land Use Plan Category. Ord. 7-2007, 02-12-07. DCA NOI #07-1-NOI-2902-(A)-(I), EFFECTIVE: 4-25-07.**

³ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

⁴ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

⁵ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

⁶ Ordinance No. 30-2004 adopted by PCCC July 12, 2004. DCA'S NOI# 04-2-NOI-2902-(A)-(1), EFFECTIVE DATE: September 23, 2004.

⁷ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

⁸ Ordinance No. 8-2004 adopted by PCCC January 26, 2004. DCA'S NOI # 04-1-NOI-2902-(A)-(I) EFFECTIVE DATE: April 7, 2004.

⁹ **ENDNOTE: 1st Cycle 2007 (Ref: DCA #07-1): One of three text amendments to the Future Land Use Element to address issues related to Commercial Development, School Capacity and the Mixed Use Residential/Commercial Land Use Plan Category. Ord. 7-2007, 02-12-07. DCA NOI #07-1-NOI-2902-(A)-(I), EFFECTIVE: 4-25-07.**

¹⁰ Ordinance No. 23-2001 adopted by PCCC November 13, 2001. DCA'S NOI # 01-2-NOI-2902-(A)-(I) EFFECTIVE DATE: January 17, 2002.

¹¹ Ordinance No. 23-2001 adopted by PCCC November 13, 2001. DCA'S NOI # 01-2-NOI-2902-(A)-(I) EFFECTIVE DATE: January 17, 2002.

¹² Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

¹³ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

¹⁴ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

¹⁵ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

¹⁶ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.

¹⁷ Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.