# DEFINITIONS AND ACRONYMS
## City of Auburndale Comprehensive Plan

**Adequate Public Facilities**: Public facilities available to serve a development in a manner to meet the levels of service set forth in the Capital Improvements Element.

**Affordable Housing**: 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 households or persons indicated in s. 420.004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either HUD or the State may be used by local governments if such programs are implemented by the local government to provide affordable housing. (s. 9J-5.003 F.A.C.)

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

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

**Airport Facility**: Any are 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. (s. 9J-5.003 F.A.C.)

**Ambient Air Quality Standards**: Standards which establish acceptable concentration levels for major classes of pollutants in the "ambient air" (that portion of the atmosphere which is external to buildings and accessible to the general public).

**Amendment**: 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 modification 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). (s. 9J-5.003 F.A.C.)

**Amnesty Days**: A period time authorized by the state for the purpose of purging small quantities of hazardous waste, free of charge, from the possession of homeowners, farmers, schools, state agencies, and small businesses. (s. 403.7264 F.S.)

**Annexation**: The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality. (s. 171-031 F.S.)

**Arterial Road**: A roadway providing service which is relatively continuous and of relatively high traffic

volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

**Backlogged Facility**: A state roadway, at least 0.2 miles in length, operating below the Florida Department of Transportation's statewide adopted minimum operating level of service standards for its functional classification, and that is not in the FDOT's Five-Year Work Program and has not been determined by FDOT to be a constrained facility. Unlike a constrained roadway, there are no prohibitive costs or environmental constraints.

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

**Buffer**: An area or strip of land established to separate and protect one type of land use from another with which it is incompatible. A buffer area typically is landscaped and contains vegetative plantings, berms, and/or walls or fences to create a visual and/or sound barrier between the two incompatible uses.

**Capacity, Reserved**: The setting aside of an agreed upon quantity of a public facility or service, to be used for a specific project having been assigned a development order.

**Capital Budget**: Means the portion of each local government's budget which reflects capital improvements scheduled for a fiscal year. (s. 9J-5.003 F.A.C.)

**Capital Improvement**: Physical assets constructed or purchased to 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 purposes of the Rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

**Capital Improvements Element (CIE)**: The Capital Improvements Element of the City's Comprehensive Plan.

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

**Certificate of Concurrency**: A certificate which constitutes proof that public facilities and services are or will be available, consistent with the adopted LOS set forth in the CIE and shall specify the public facilities and services which are to be constructed, timing of, and responsibility for construction. Certification of Concurrency shall cause the reservation of capacity in the public facilities and services which are or will be available, until the Certification of Concurrency is utilized, amended or expires.

**Cluster Development**: Generally refers to a development pattern - for residential, commercial, industrial, institutional, or combinations of such uses - in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as a conventional lot-by-lot development. A zoning ordinance may authorize such development by permitting smaller lot sizes if a specified portion of the land is kept in permanent open space either through public dedication or through creation of a homeowners association.

**Clustering**: The grouping together of structures and infrastructure on a portion of a development site. (s. 9J-5.003 F.A.C.)

**CMS**: Concurrency Management System.

**Collector Road**: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

**Community Development Block Grant (CDBG)**: The Federal Small Cities Community Development Block Grant program, as administered by the Florida Department of Community Affairs; a competitive grant program which can fund a range of activities directed toward neighborhood revitalization, economic development, and provision of improved community facilities and services.

**Community Redevelopment Area**: "Community redevelopment area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.

**Compatibility**: 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. (s. 9J-5.003 F.A.C.)

**Comprehensive Plan (LCP)**: The Comprehensive Plan of the City, including the various Elements, as adopted and amended by the City of Auburndale.

**Commercial Uses**: Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

**Concurrency**: The necessary public facilities and services to maintain the adopted LOS standards are available when the impacts of development occur as set forth in the Capital Improvements Element.(s. 9J-5.003 F.A.C.)

**Concurrency Management System (CMS)**: 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. (s. 9J-5.003 F.A.C.)

**Concurrent with the Impacts of Development**: Pursuant to §9J-5.0055(2), F.A.C., concurrent with the impacts of development shall be satisfied when: the necessary facilities and services are in place at the time a development permit is issued; or a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or that the necessary facilities are under construction at the time a permit is issued; or that the necessary facilities and services are

guaranteed in an enforceable development agreement that includes the provisions of concurrency as defined. For recreation facilities, concurrency may also be met by adherence to §9J-5.0055(2)(b), F.A.C. For roads, concurrency may also be met by adherence to §9J-5.0055(2)(c), F.A.C.

**Cone of Influence**: An area around one or more major potable water wells the boundary of which is determined by a government agency based on groundwater travel or drawdown depth.

**Conservation Uses**: Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats. (s. 9J-5.003 F.A.C.)

**Constrained Facility**: A segment of roadway on the state highway system operating below the adopted level of service standard and unable to reach the standard because of prohibitive costs and environmental constraints. Existing level of service must be maintained on these roadways.

**DCA (FDCA)**: The Florida Department of Community Affairs.

**De Minimis Impact**: A de minimis impact exception shall only be granted for a single family home on an existing lot regardless of the level of deficiency of the adopted level of service.

**Density**: An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre. (s. 9J-5.003 F.A.C.); "Density Control" is a limitation on the occupancy of land, and is generally implemented through zoning. Specific methods include use restrictions, such as single or multiple family dwellings, minimum lot-size requirements, floor area ratio, setback or yard requirements, minimum house size requirements, lot area requirements, or other means. The average density over an area or parcel remains constant, but internal variations are allowed.

**DEP (FDEP)**: The Florida Department of Environmental Protection.

**Development**: Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials or equipment and other activities as defined by the term Development in Section 380.04, F.S.

1. 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.
2. The following activities or uses shall be taken for the purposes of this 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.

3. 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 rights-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 dwelling uses for any purpose customarily incidental enjoyment of the dwelling.
e. The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forest 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 in land.

4. "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 resulting development. Reference to any specific operation is not intended to mean that the operation or activity, part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of subsection (1), as defined by Chapter 380.04, FS

**Development Agreement**: An agreement entered into between the City and a developer, corporation or other legal entity in connection with the approval of a development order pursuant to the requirements of Chapter 163.3220-163.3243, F.S., or an agreement on a development order issued pursuant to Chapter 380, F.S.

**Development Controls**: 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 conditions maps. (s. 9J-5.003 F.A.C.)

**Development Permit**: Any development order issued in conjunction with a building permit, zoning approval, subdivision approval (including preliminary and final approvals), rezoning, certification, site plan approvals, impact statement approvals, special exception, variance, or any other official action of a local government having the effect of permitting the development of land.

**DOT (FDOT)**: Florida Department of Transportation.

**Drainage Basin**: See Stormwater Basin.

**Drainage Detention Structure**: See Stormwater Management Detention Structure.

**Drainage Facilities**: See Stormwater Management Facilities.

**Drainage Retention Structure**: see Stormwater Retention Structure.

**DRI**: Development of Regional Impact. Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county or jurisdiction. Thresholds that define when a proposed development would be a DRI, according to the number of dwelling units, parking spaces or square feet, are established for each county by State Statute.

**EAR**: An Evaluation and Appraisal Report as defined in 163.3191, F.S. (s. 9J-5.003 F.A.C.)

**Educational Uses**: Activities and facilities of public or 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.

**Environmentally Sensitive Land**: Environmentally Sensitive Land: Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. These include Areas of Critical State Concern, 100-year floodplains, high aquifer recharge areas, lakes, native vegetative communities, natural resources defined by state and federal agencies, natural resources of regional significance defined by CFRPC, public supply potable water wellfield cones of influence, and wetlands. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices ~~as revised in 1993~~. (s. 9J-5.003 F.A.C.)

**EPA**: The United States Environmental Protection Agency.

**Evacuation Routes**: Routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane. (s. 9J-5.003 F.A.C.)

**F.A.C**.: The Florida Administrative Code.

**Facility Availability**: Whether or not a facility is available in a manner to satisfy the concurrency management system. (s. 9J-5.003 F.A.C.)

**FDCA (DCA)**: Florida Department of Community Affairs; and the arm of the state government that

administers the growth management act by reviewing all comprehensive plans and amendments.

**FDEP (DEP)**: Florida Department of Environmental Protection, formerly the Departments of Environmental Regulation and Natural Resources.

**FDOT (DOT)**: Florida Department of Transportation.

**FEMA**: Federal Emergency Management Agency.

**Financial Feasibility**: "Financial feasibility" means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by s. 163.3180.

**Floodplains (100-Year Floodplain)**: Areas inundated during a storm so severe that it would theoretically happen only once every 100 years; and, areas inundated during a 100-year storm event and identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. (s. 9J-5.003 F.A.C.)

**Floodprone Areas**: Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps, produced by FEMA. (s. 9J-5.003 F.A.C.)

**Florida Master Site File**: The state's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. A combination of both paper and computer files, it is administered by the Bureau of Archaeological Research, Division of Historical Resources, Florida Department of State.

**F.S.**: Florida Statutes, the laws of the State.

**Fugitive Air Emissions**: Unconfined particulate matter entering the ambient air.

**General Lanes**: Intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes include high occupancy vehicle lanes not physically separated from other travel lanes (9J05.003 F.A.C.).

**Growth Management Act**: Chapter 163, Part II, Florida Statutes, known and cited as the "Local Government Comprehensive Planning and Land Development Regulation Act."

**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 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. (s. 9J-5.003 F.A.C.)

**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. (s. 9J-5.003 F.A.C.)

**HUD**: United States Department of Housing and Urban Development.

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

**Incompatible Land Uses**: Land uses which, if occurring adjacent to one another, have a detrimental effect on one or both of the uses.

**Industrial Uses**: The activities within land areas predominantly connected with manufacturing, assembly, processing, electric power generation or storage of products.

**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 areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways. (s. 9J-5.003 F.A.C.)

**Intensity**: 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. (s. 9J-5.003 F.A.C.)

**LCP**: Local Comprehensive Plan; the comprehensive plan of a municipality or county, but not of the State.

**Land Development Regulations or Unified Land Development Code**: Includes local zoning, subdivision, building, and other regulations controlling the development of land. (s. 380.031 F.S.)

**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 the operational characteristics of the facility.

**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.

**Local Comprehensive Plan**: Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development

Regulation Act, as amended. (s. 380.031 F.S.)

**Local Road**: A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements and high volume land access for abutting property.

**LOS (Level of Service)**: Level of Service.

**Low Income Persons**: 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. For the City of Bartow, the median income of Polk County is used. (420.004, F.S. 1991 and (s. 9J-5.003 F.A.C.)

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

**Manufactured Home (a.k.a. Mobile Home)**: A structure, transportable in one or more sections, which, in the traveling mode, is twelve body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. (320.01, F.S. 1992 Supplement)

**MGD**: Million gallons per day usage, as is referred to in potable water planning.

**Minerals**: All solid materials, 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.

**Mobile Home**: see Manufactured Home.

**Moderate Income Persons**: One or more natural persons or a family, the total annual adjusted gross household income of which does 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. For the City of Bartow, the median income of Polk County is used. (420.004, F.S. 1991 and (s. 9J-5.003 F.A.C.)

**Natural Drainage Features**: 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. (s. 9J-5.003 F.A.C.)

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

**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. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis. (s. 9J-5.003 F.A.C.)

**New Town**: 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. (s. 9J-5.003 F.A.C.)

**Ordinary High Water Line (OHWL)**: Generally, the boundary between publicly owned navigable waters and adjacent privately owned uplands; the ordinary reach of high water during the year; the line between the riparian owner and the public determined by examining the bed and banks, and where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed a character distinct from that of the banks, in respect to vegetation as well as respects the nature of the soil itself.

**Open Space**: Undeveloped lands suitable for passive recreation or conservation uses. (s. 9J-5.003 F.A.C.)

**Planned Unit Development (PUD)**: A form of development usually characterized by a unified site design for a number of housing units, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis. It also refers to a process, mainly revolving around site-plan review, in which public officials have considerable involvement in determining the nature of the development. It includes aspects of both subdivision and zoning regulation and usually is administered either through a special permit or a rezoning process.

**Potable Water Wellfield**: 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. (s. 9J-5.003 F.A.C.)

**Prime Aquifer Recharge Areas**: Geographic areas of recharge to the aquifer system, to be designated by the appropriate Water Management District, as critical for the continuation of potable ground water supplies.

**P.S.I. (p.s.i)**: Pounds per square inch.

**PTPO**: The State designated metropolitan planning organization for the Lakeland/Winter Haven Urbanized Area, known as the Polk Transportation Planning Organization.

**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.

**Public Shelter Space**: An area within a public hurricane shelter which can accommodate a temporary refugee during a storm or hurricane. Generally, public shelter space is measured as a minimum of 20 square feet per person.

**Public 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.(9J05.003 F.A.C.)

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

**Redevelopment**: Undertakings, activities, or projects of a county, municipality, or community redevelopment agency for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment, or rehabilitation or conservation, or any combination or part thereof. (s. 163.340 F.S.)

**Relocation Housing**: Those dwellings which are made 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.

**Reserved Capacity**: The setting aside of an agreed upon quantity of a public facility or service to be used for a specific project having been assigned a development order.

**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.

**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 roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

**Rural Areas**: 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. (s. 9J-5.003 F.A.C.)

**Rural Village or Rural Activity Center**: 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. (s. 9J-5.003 F.A.C.)

**Sprawl**: See Urban Sprawl

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

**Stormwater Detention Structure (formerly 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. (s. 9J-5.003 F.A.C.)

**Stormwater Management Facilities**: Manmade 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. (s. 9J-5.003 F.A.C.)

**Stormwater Management Retention Structure (formerly Drainage Retention Structure)**: A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage. (s. 9J-5.003 F.A.C.)

**Subdivision**: Any tract or plot of land divided into two or more lots or parcels less than one acre in size for sale, lease or rent for residential, industrial or commercial use, regardless of whether the lots or parcels are described by reference to recorded plats, metes and bounds description, or by any other legal method. (Chapter 10D-6 F.A.C.)

**Substandard Housing**: Substandard Dwelling Units as defined in Florida Statutes 420.0004 13(a-b): Any dwelling unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants; or a unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or a unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value 420.0004 (13) (a-c) F.S. Also, a substandard dwelling unit is one that does not have an adequate level of exterior maintenance to assure that roof, walls, windows, doors, and foundation slab will withstand normal weather conditions to preclude visible structural deterioration.

**Sufficiency Review**: 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 Rule 9J-5. (s. 9J-5.003 F.A.C.)

**SWFWMD**: Southwest Florida Water Management District.

**25-Year Frequency, 24-Hour Duration Storm Event**: A storm event and associated rainfall during a continuous 24-hour period that may be expected to occur once every 25 years. Its associated floodplain is that land which may be expected to be flooded during the storm event.

**Transfer of Development Rights**: 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. (s. 9J-5.003 F.A.C.)

**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. (s. 9J-5.003 F.A.C.)

**Urban Areas**: An area of or for development 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. (s. 9J-5.003 F.A.C.)

**Urban And Community Redevelopment**: "Urban redevelopment" means demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas, existing urban service areas, or community redevelopment areas created pursuant to part III Chapter 163, CRA statutes.

**Urban Development Areas**: In the 1991 Comprehensive Plan: areas which are, at a minimum, currently or programmed within the next 5 years to be served with central sewer and water; urban level public safety; an urban road network; a developed parks system; and, elementary schools within walking distance to residential areas.

**Urban Infill**: "Urban infill" means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area.

**Urban Sprawl**: 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. (s. 9J-5.003 F.A.C.)

**Very-low Income Persons**: 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 State or 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. For the City of Auburndale, the median income of Polk County is used. (420.004, F.S.)

**Water Dependent Activity**: An activity which can only be conducted on, in, over, or adjacent to water areas because the activity requires direct access to the water body or sovereign submerged lands for transportation, recreation, energy production or transmission, or source of water, and where the use of the water or sovereign submerged lands is an integral part of the activity. (18-21.004(71) F.A.C.)

**Wellhead Protection Area**: An area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this code, 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 or contribution described in existing data. (s. 9J-5.003 F.A.C.)

**Wetlands**: Lands which are identified by being inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and noncontiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to swamp hammocks, hardwood hybrid hammocks, riverine cypress, cypress ponds, bayheads, bogs, wet prairies and freshwater marshes. Dominant wetland vegetation shall be determined as provided in Rule 17-301.400, Florida Administrative Code. Further, wetlands shall include such areas identified under the jurisdiction of:

1. The U.S. Army Corps of Engineers,
2. The Florida Department of Environmental Protection,
3. The Southwest Florida Water Management District,
4. The South Florida Water Management District

**WETLAND (ISOLATED)**: Any wetland that has no hydrological or vegetative connections with any water of the state as defined in Section 327.02 (28), F.S.