

LIST OF DEFINITIONS AND ACRONYMS

City of Avon Park Comprehensive Plan Adopted December 26, 1990

Adjacent Municipalities: Those municipalities that could have an immediate effect on land use decisions.

Adaptive Use: The process of converting a building to a use other than that for which it was originally designed.

ADF: Average daily flow.

Affordable Housing: Housing costs that, on a monthly basis, requires rent or mortgage payments of no more than 30 percent of a household's monthly gross income.

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. (§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. (§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. (§171-031 F.S.)

Aquifer: A water-bearing stratum of permeable rock, sand, or gravel.

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. (§9J-5.003 F.A.C.)

Availability or Available: With regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the standards set forth in Rule 9J-S.0055(2), Florida Administrative Code. (§9J-5.003 F.A.C.)

Best Management Practice (BMP): A practice or combination of practices that are determined to be the most effective, practical means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.

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. (§9J-5.003 F.A.C.)

Blighted Areas: Developed areas which have deteriorated through neglect or abandonment and which could benefit the community if redeveloped.

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.

Building: A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, packing house, or similar structure. Buildings may refer to a historically or architecturally-related complex, such as a house or jail, or a barn.

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

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 purposes 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. (§9J-5.003 F.A.C.)

Capital Improvement Program (CIP): A five-year listing of proposed capital improvement projects.

CIE: Capital Improvements Element

Cluster Development: 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.

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. (§9J-5.003 F.A.C.)

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

Community Park: A park between 16 and 100 acres in size designed to serve more than one neighborhood.

Concurrency: The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. (§9J-5.003 F.A.C.)

Concurrency Management System: 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. (§9J-5.003 F.A.C.)

Cone of Influence: An area around one or more major water wells 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. (§9J-5.003 F.A.C.)

Conservation Uses: Activities within 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 vegetative communities or wildlife habitats. (§9J-5.003 F.A.C.)

Critical habitat: The specific area within a geographical area occupied by plant or animal species listed by the Florida Department of Agriculture and Consumer Services, Florida Game and Freshwater Fish Commission, or U.S. Fish and Wildlife Service as endangered, threatened, or species of special concern on which are found those physical or biological features (a) essential to the conservation of the species and (b) which may require special management considerations or protection.

Currently Available Revenue Sources: 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 revenue source which is contingent on ratification by public referendum. (§9J-5.003 F.A.C.)

Demolition: The complete or constructive removal of any or part or whole of a building or structure upon any site when same will not be relocated intact to a new site.

Developer: Any person, including a governmental agency, undertaking any development. (§380.031 F.S.)

Development: 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 to involve "development:"

A reconstruction, alteration of the size, or material change in the external appearance of a structure on land; 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; alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction"; commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken to involve "development":

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; 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, powerlines, towers, poles, tracks, or the like; 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; the use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling; 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; 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; a change in the ownership or form of ownership of any parcel or structure; the creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in 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 or activity, when part of other operations or activities, is not development. (§380.04 F.S.)

Development of Regional Impact (DRI): 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.

Development Order: Any order granting, denying, or granting with conditions an application for a development permit. (§380.031 F.S.)

Development Permit: Includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development. (§380.031 F.S.)

Disturbance: Digging, excavating, and similar activity conducted at an archaeological site.

DNR (FDNR): Florida Department of Natural Resources.

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

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. (§9J-5.003 F.A.C.)

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. (§9J-5.003 F.A.C.)

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

Dwelling Unit: A structure in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit.

Ecological Communities: See Vegetative Communities.

EDB: Ethylene Dibromide.

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. (§9J-5.003 F.A.C.)

Environmentally Sensitive Land: Wetlands, floodplains, or critical habitat for plant or animal species listed by the Florida Department of Agriculture and Consumer Services, Florida Game and Freshwater Fish Commission, or U.S. Fish and Wildlife Service as endangered, threatened, or species of special concern.

EPA: 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. (§9J-5.003 F.A.C.)

FAC: Florida Administrative Code.

FDER (DER): Florida Department of Environmental Regulation.

FDOT: Florida Department of Transportation.

FEMA: Federal Emergency Management Agency.

Floodplains: Areas inundated during a 100-year 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. (§9J-5.003 F.A.C.)

Floodways: The channel of a stream plus any adjacent flood plain areas that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights.

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. (§9J-5.003 F.A.C.)

Frontage Road: A road designed to parallel a major roadway, thereby allowing the major roadway to function as a limited-access facility while providing access to lands adjacent to the roadway. (Sometimes designated a "service road.")

FS: Florida Statutes.

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

GPCD (gpcd): Gallons per capita per day.

GPD (gpd): Gallons per day.

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. (§9J-5.003 F.A.C.)

Hazardous Material: Any hazardous chemical, toxic chemical, or extremely hazardous substance, as defined in s. 329 of Title III. (§252.82 F.S.)

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. (§9J-5.003 F.A.C.)

High Recharge Area: Geographic areas designated by a Florida Water Management District where, generally, water enters the aquifer system at a rate of greater than ten inches per year.

HRS: Florida Department of Health and Rehabilitative Services.

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. (§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, or storage of products. (§9J-5.003 F.A.C.)

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. (§9J-5.003 F.A.C.)

Intensity: The degree to which land is used, referring to levels of concentration or activity in uses such as residential, commercial, industrial, recreation, or parking.

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

Land Use: The development that has occurred on land. (§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 and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. (§9J-5.003 F.A.C.)

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. (§9J-5.003 F.A.C.)

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. (§380.031 F.S.)

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. (§9J-5.003 F.A.C.)

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. (§9J-5.003 F.A.C.)

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." (§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 trip ends. (§9J-5.003 F.A.C.)

MPO: Metropolitan Planning Organization for the Lakeland/Winter Haven Urbanized Areas.

MGD (mgd): Million gallons per day.

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. (§9J-5.003 F.A.C.)

Mini-Park: A park one acre in size or less.

Mobile Home: A structure, transportable in one or more sections, which, in the traveling mode, is eight 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. (§9J-5.003 F.A.C.)

Natural Drainage Features: The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands. (§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. (§9J-5.003 F.A.C.)

Natural Resources: Land, air, water, groundwater, 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. (§380.0558 F.S.)

Neighborhood Park: A park between one and fifteen acres in size that serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways. (§9J-5.003 F.A.C.)

Nonconforming Use: Uses of land and structures, and characteristics of uses, which are prohibited under the terms of a zoning ordinance but were lawful at the date of the ordinance's enactment.

Nonpoint Source Pollution: Any source of water pollution that is not a point source. (§9J-5.003 F.A.C.)

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

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

Parcel of Land: Any quantity of land capable of being described with such definiteness that its location 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. (§380.031 F.S.)

Planned Unit Development (PUD): A form of development 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. Also, a process in which public officials have considerable involvement in determining the nature of development through site plan review. It includes aspects of both subdivision and zoning regulation and usually is administered either through a special permit or a rezoning process.

Playground: A recreation area with play apparatus. (§9J-5.003 F.A.C.)

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, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture. (§9J-5.003 F.A.C.)

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

Pollution: The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade 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. (§9J-5.003 F.A.C.)

Potable Water: Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by private well.

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. (§9J-5.003 F.A.C.)

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

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

Public Access: The ability of the public to physically reach, enter or use recreation sites including beaches and shores. (§9J-5.003 F.A.C.)

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. (§9J-5.003 F.A.C.)

Public Facilities: Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities. (§9J-5.003 F.A.C.)

Public Hurricane Shelter: A structure designated by local emergency management officials and the American Red Cross as a shelter during a hurricane. (§308.032 F.S.)

Public-supply Water System: A public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. (§403.852 F.S.)

Public Recreation Sites: Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use. (§9J-5.003 F.A.C.)

Reconstruction: The authentic reproduction of a building or site that once existed, but disappeared or was demolished.

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

Recreational Uses: Activities within areas where recreation occurs. (§9J-5.003 F.A.C.)

Redevelopment: Undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area 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 in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan. (§163-340 F.S.)

Regional Park: A park which is designed to serve two or more communities. (§9J-5.003 F.A.C.)

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. (§9J-5.003 F.A.C.)

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

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

Resource Planning and Management Committee or Committee: A committee appointed pursuant to s.380.045. (§380.031 F.S.)

Restoration: The creation of an authentic reproduction beginning with existing parts of an original object or building.

Revitalization: The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and

historic character.

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 F.A.C.)

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, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories. (§9J-5.003 F.A.C.)

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

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

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

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. (§9J-5.003 F.A.C.)

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. (§10D-6 F.A.C.)

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. (§9J-5.003 F.A.C.)

Site: The location of a significant event, activity, building, structure, or archaeological resource.

Site Plan: A plan, to scale, showing uses and structures proposed for a parcel of land as required by land development regulations. It includes lot lines, streets, building sites, reserved open spaces, buildings, major landscape features - both natural and man-made - and, depending on requirements, the locations of proposed utility lines.

Site Plan Review: The process whereby local officials review the site plans and maps of a

developer to assure that they meet the stated purposes and standards of land development regulations, provide for the necessary public facilities, and protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping.

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. (§9J-5.003 F.A.C.)

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. (§9J-5.003 F.A.C.)

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

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

Standard Housing: Dwelling units that meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

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

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. (§380.031 F.S.)

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. (§10D-6 F.A.C.)

Substandard Housing: Dwelling units that do not meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

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

SWFWMD: Southwest Florida Water Management District.

Urban Collector (also called an urban segment): A portion of an urban street (or an entire urban

street) which is being evaluated for functional classifications. Segments are generally bounded by intersections by higher classification urban streets (or equal classification if the street does not terminate at a higher classification street).

Urban Sprawl: Scattered, untimely, poorly planned urban development that occurs in urban fringe areas and frequently invades land important for environmental and natural resource protection. Typically, urban sprawl is manifested in leap frog development, ribbon or strip development, or large expanses of low density single dimensional development.

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. (§9J-5.003 F.A.C.)

Viewshed: A scenic vista free from man-made visual obstructions.

Vested Right: A right is vested when it has become absolute and fixed and cannot be defeated or denied by subsequent conditions or change in regulations, unless it is taken and paid for. There is no vested right to an existing zoning classification or to have zoning remain the same forever. However, once development has been started or has been completed, there is a right to maintain that particular use regardless of the classification given the property. In order for a nonconforming use to earn the right to continue when the zoning is changed, the right must have vested before the change. If the right to complete the development was not vested, it may not be built, no nonconforming use will be established, and the new regulations will have to be complied with.

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

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

Zero Lot Line: A development approach in which a building is sited on one or more lot lines having no yard with the intent to allow more flexibility in site design and to increase the amount of usable open space on the lot.