



**2025  
Comprehensive Plan for the  
City of Temple Terrace  
Florida**

**Definitions**

**Adopted by City Council  
June 30, 2009**

**Effective Date  
September 22, 2009**

Hillsborough County  
City-County  
Planning  
Commission



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# PLAN DEFINITIONS

## 2025 COMPREHENSIVE PLAN

### FOR THE

## CITY OF TEMPLE TERRACE

All “Key Words” from individual Elements have been deleted and compiled within this Section.

**NOTE:** The following definitions are included to aid users of this comprehensive plan to better understand the use of terms within the comprehensive plan. They shall not be construed or used to counter or replace other descriptions or use of these terms within the text or goals, objectives, and policies of the comprehensive plan or maps, tables, figures, or other illustrations used therein.

**Accessory Dwelling Unit (ADU)** – Means a smaller dwelling unit that is part of a single-family detached dwelling unit, usually appended to a garage, and frequently referred to as a “granny flat” or “garage apartment”, and which is similar to a studio or one-bedroom apartment with a small kitchen and a single bath. It is meant to allow occupancy for adult family members or caregivers to allow for transitional phases or special needs in multi-generational households or to allow for on site caregivers. It may be a rental property, but should be regulated as to size and placement to comfortably fit into the character of a single-family neighborhood.

**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. [

**Adjusted Gross Income** - Means all wages, regular cash, or noncash 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.

**Administration Commission** - The Governor and the Cabinet, and for purposes of this Chapter the Commission, act on a simple majority vote, except that for purposes of imposing the sanctions provided in S.163.3184(8),

affirmative action shall require the approval of the Governor and at least three other members of the Commission.

**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; owners of real property abutting real property that is subject of a proposed change to the future land use map; 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.

**Affordable Housing** - Housing which is available at a price or rent not exceeding 30% of a household's gross income (that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in F.S. 420.0004. This cost should include mortgage or rental payments, taxes, insurance, and utilities.

**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 the general interest in community good shared by all persons.

**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.

**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 this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.

**Annexation** - The adding of real property to the boundaries of the City in accordance with the provisions of Florida Statutes, Chapter 171, such addition making such real property in every way a part of the municipality.

**Aquifer** - A groundwater bearing geologic formation, or formations, that contain enough saturated permeable material to yield significant quantities of water.

**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.

**Areawide Development Plan** - A plan of development that, at a minimum encompasses a defined planning area approved pursuant to this 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 regulations, 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.

**Arterial Road** — A roadway carrying relatively continuous and relatively high traffic volume. Trip length is long and 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. Every U.S. numbered highway (e.g., U.S. 301) is an arterial road.

**Assisted Living Facilities** - Any building, buildings, 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 to persons not related to the owner or operator by blood, marriage, or adoption and licensed, certified, or approved by the State .

**Attenuation** - To limit stormwater flow to reduce downstream impacts.

**Average Annual Daily Traffic (AADT)** – The average daily number of vehicles passing a point or segment of a highway facility in both directions over a 24-hour period calculated by determining the annual total count divided by the number of days in the year.

**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.

**Bicycle and Pedestrian Ways** - Any road, path or way which is open to bicycle travel and foot traffic and from which motor vehicles are excluded.

**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** - All residential/domestic sewage carried off by toilets, urinals, and kitchen drains.

**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.

**Capacity** - The measure of the ability of a traffic facility to accommodate a stream of moving vehicles, expressed as a rate. Thus, it is the maximum number of vehicles that have a reasonable expectation of passing over a given roadway in a given time period under the prevailing roadway and traffic conditions.

**Capital Budget** - The portion of the City of Temple Terrace’s budget which reflects capital improvements scheduled for a fiscal year.

**Capital Improvements** - 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.

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

**Cases of Overriding Public Interest** - Actions required by local, regional, State, or federal government necessary for the protection of the general public health, safety, or welfare.

**Centerline Miles of Roadway** - The length of a roadway as measured along the middle of the road.

**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.

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

**Class I Waters** - These are surface waters that are used as a source of public potable water supplies, or are withdrawn for treatment as such.

**Class III Waters** - These are waters of the state that are suitable for recreational body contact and for the propagation of fish and wildlife, but are not classified as Class I or II.

**Clustering** - The practice of grouping structures and infrastructure on a portion of a development site rather than distributing them evenly throughout a site while remaining below the applicable gross density or intensity ceiling of the future land use plan category.

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

**Collector Road** — A roadway carrying relatively moderate traffic volume. Trip length and operating speed are moderate. Collector roads are facilities that connect and augment the arterial system. Collector roads distribute traffic to geographic areas smaller than those served by arterials and place more emphasis on land access.

**Commercial Land Use Plan Category (C)** - An area uniquely suited for commercial and office uses with mixed residential uses permitted when included as a component of planned developments, and compatible related uses. A geographic area designated on the Future Land Use Map or text in the Future Land Use Element.

These areas contain activities that offer a full range of retail goods and services, including offices, for residents and businesses of the urban area. They should be developed as cohesive units that offer safe and convenient movement from one activity to another and that afford a pleasant environment for shopping. Residential uses may be included as a component of planned developments or as mixed-uses in the same structure.

Predominant uses in the commercial areas of Temple Terrace would be those that provide convenience or specialty retail goods and services, including offices, for residents of the immediate area or motorists passing through. Typical establishments would include grocery stores, druggists, cleaners, beauty salons, restaurants, apparel, household goods, minor repair, etc.

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

**Community Mixed Use-12 Land Use Plan Category (CMU-12)** - These areas provide the opportunity for mixed use developments within the Interstate 75 Corridor, and elsewhere in the City, if appropriate; and may serve as a transitional or holding use for agricultural and industrial uses, as required, in annexation areas surrounding the I-75 corridor. Two purposes are served:

- 1) To identify a broad range of existing uses characterized by a mixture of residential, commercial, industrial, and agricultural activities that lack an identifiable development trend, and to recognize them as legally conforming uses with the potential for future transition to more compatible uses in the City, until such time as an identifiable trend emerges or is created through a future plan.
- 2) To provide a flexible transitional area in the eastern portion of the City that will accommodate future development and redevelopment

within and suitable to the U.S. 301 and Interstate 75 Corridor, featuring redevelopment of large parcels with mixed uses, limited highway access and high quality professional employment, as envisioned in the City’s Visioning documents.

The areas are suburban in character, including intensity and density of land use. New development and substantial expansion of existing uses shall be approved through a planned unit development rezoning process that requires integrated site plans, controlled through performance standards, to achieve developments compatible with surrounding land use patterns, the City’s master plan for annexation and for guiding the future development of areas adjacent to Interstate 75, and the Comprehensive Plan’s Goals, Objectives, and Policies.

**Community Park** - Means a park located near major roadways, and designed to serve the needs of more than one neighborhood.

**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.

**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.

**Composition** - Means the make-up of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or future land use plan category.

**Comprehensive Plan** - A plan that meets the requirements of SS.163.3177 and 163.

**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.

**Concurrency** - A regulation or regulations specifying (1) which public facilities must be provided to a proposed development or redevelopment, (2) when the

facilities will be provided, and (3) who will pay for them. 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.

**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.

**Cone of Depression** - In an unconfined and confined aquifer, the displacement of water by a pumping well creates a conically shaped drawdown in either the potentiometric surface or the water table and is termed the cone of depression.

**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.

**Confined Aquifer System** - Aquifers that are separated from the land surface by one or more relatively less permeable geologic formations, or confining units.

**Congregate Living Facility (CLF)** - Any building(s), section 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 Temple Terrace 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 Human Services. Such facilities shall contain congregate kitchen, dining and living areas only, with separate sleeping rooms. For purposes of this Future Land Use Element, congregate living facilities shall not be deemed to include boarding/rooming houses; fraternities/sororities; monasteries; convents; hotels/motels; professional residential facilities; or nursing convalescent and extended care facilities.

**Conservation Area (also see Preservation Area)** - Means lands designated as environmentally sensitive areas in the Comprehensive Plan and the City's development codes. Development of these areas is limited to conservation uses. The following Conservation Areas will be protected from activities which would significantly damage the natural integrity, character, or ecological balance of said areas, except in cases of overriding public interest:

- a) Natural Shoreline (other than Preservation);
- b) Freshwater marshes;
- c) Alluvial wetlands;
- d) Shallow grassy ponds;
- e) Freshwater swamps (bay);
- f) Freshwater swamps (cypress);
- g) Class III waters;
- h) Sandpine scrub habitat;
- i) Other areas of significant biological productivity, diversity, or scarcity.

**Conservation Uses** - Activities or conditions within the 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. [F.A.C. 9J-5.003(30)]

**Conserved** - To avoid wasteful or destructive use of.

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

**Contiguous** - A substantial part of a boundary of the territory sought to be annexed by a municipality that 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.

**Contraction** - The reversion of real property within municipal boundaries to an unincorporated status.

**Corridor** - Included all roadways located within one-half mile of the identified roadway.

**Critical Habitat for Species of Endangered, Threatened, or Rare Status** - These are land or water areas that are determined by means of due process provisions of the Federal Endangered Species Act of 1973 to be necessary to the normal needs or survival of those species which are likely candidates for extinction or extirpation.

**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.

**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.

**Deadhead** - Non-revenue generating miles (i.e, bus travel from the garage to the start of the route, and no passengers are carried.)

**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** - An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

**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 Credit** - Density which may be transferred from a project site which is composed of fifty (50) percent or more environmental lands to a separate project within the city, subject to the requirements of the Comprehensive Plan and applicable development regulations. In no event shall the overall density in the project receiving the density credit transfer exceed 125 percent of the total gross density and/or dwelling units permitted under the applicable future land use plan category of the site, or 100 percent of the total allowable gross density or dwelling units in cases when the receiving site also contains environmental lands.

**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.

**Design Capacity** - The amount of flow a storm sewer system is designed to manage, usually expressed in cubic feet per second for flow and cubic feet or acre feet for storage.

**Developer** - Any person, who engages in or proposes to engage in a development activity either as the owner or as the agent of an owner of property, or association of persons, including a governmental agency undertaking any development as defined in this chapter.

**Development** - The act of building, engineering, mining, or other operations in, on, over, or under land or the making of any material change in the use of any building structure or land.

**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 conditions map.

**Development Order** - Any order granting, denying, or granting with conditions an application for a development permit.

**Development Permits** - Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any

other official action of local government having the effect of permitting the development of land.

**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.

**Discharge (Discharge Point)** - The volume of water that passes a given point within a given period of time.

**Distribution** - Means the spatial array of land uses throughout the area.

**Distribution System** - Network of pipes and storage tanks that transport water between production components and consumers throughout the service area.

**Ditch** - An open stormwater conveyance facility with steep side slopes.

**Downtown Core** - A primary business and retail shopping node of a city.

**Downtown Mixed Use-25 Land Use Plan Category (DMU-25)** – The land use category used to establish, define, promote, and facilitate the redevelopment and enhancement of the City’s primary and historical urban center and its traditional downtown central business district surrounding the Busch Boulevard/Bullard Parkway and N. 56<sup>th</sup> Street intersection. The DMU-25 is intended to foster development incentives through increased densities and intensities but subject to adherence to design guidelines and requirements in order that new development and redevelopment will prevent, replace, and eliminate blight, and the deterioration of physical conditions associated with outmoded, inefficient, non-viable public and private design and development which is unable to serve the long term community interests. The DMU-25 land use category is further intended to implement the downtown and general redevelopment goals, objectives and policies of the Future Land Use Element in that area, as well as to promote the accomplishment of the City’s Community Redevelopment Area (CRA) designation for the downtown area and the implementation of redevelopment plans, studies and regulations.

**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.

**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.

**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.

**Drainage Retention Facilities** - A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

**Drawdown Depth** - The difference between the elevation of the natural water level (unstressed) on potentiometric surface and the cone of depression.

**Dumpster** - Large container used to collect solid waste from several sources such as apartment complexes and commercial establishments.

**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.

**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 Fish and Wildlife Conservation Commission (FWC) 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.

**Enhanced Facilities** - Roadways identified in the *2015 Long Range Transportation Plan* as constrained, and which are not being proposed for additional lanes. These facilities will be improved to increase the operating

efficiency of the roadways. These improvements include adding turn lanes at key intersections, signal timing optimization, bicycle facilities, sidewalks, extra landscaping and drainage considerations.

**Environmentally Sensitive Areas Overlay Land Use Plan Category (ESA-O) -**

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 that are potentially environmentally sensitive and thereby subject to classification as Conservation or Preservation Areas under the provisions of the Conservation Element of the Temple Terrace Comprehensive Plan. The Environmentally Sensitive Overlay Areas future land use plan category overlay on the Future Land Use Map is very 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).

These are environmentally sensitive lands which are classified as conservation or preservation areas by the Hillsborough County Environmental Protection Commission and/or Florida Department of Environmental Regulation. In Temple Terrace, these lands generally included those areas within the 25 year floodplain of the Hillsborough River and may include portions of the river's 100 year floodplain. Development in these areas is restricted by federal, state, and/or local environmental regulations.

**Environmentally Sensitive Lands** - Means 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. 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.

**Essential Wildlife Habitat** - Land or water bodies which, through the provision of breeding or feeding habitat, are necessary to the survival of threatened or endangered species or species of concern, as listed by the Florida Game and Fresh Water Fish Commission.

**Established Drainage Ways** - Either man-made or naturally formed topographically depressed areas that serve to transport stormwater to receiving bodies.

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

**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, F.S.

**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 City of Temple Terrace Highway Functional Classification Map. (See the Traffic Circulation and Mass Transit Element's, Functional Classification Map.)

**Extent** - Means the amount of development, including the area or size in acres.

**Facility** - Transportation infrastructure such as roads, mass transit lines and/or terminals, bikeways, sidewalks, rail lines, ports, and airports.

**Facility Availability** - Means whether or not a facility is available in a manner to satisfy the concurrency management system.

**Flood Plains** - 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.

**Floodprone Areas** - Means 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.

**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.

**Florida Administrative Code (FAC)** - Rules and regulation which implement Florida Statutes passed by the legislature.

**Florida Aquifer System** - One of the world’s most extensive and highly permeable aquifers and represents a very important water source in Florida.

**Florida Department of Community Affairs** - A department of the state of Florida that is charged with overseeing the development of the comprehensive plans for the governmental jurisdictions throughout Florida. *(Note - common abbreviation’s are: “DCA”, “Department”, and/or “Agency”).*

**Florida Friendly Landscaping** - Landscaping that conserves water and protects the natural environment as promoted by the Florida Yards and Neighborhoods Program.

**Force Main** - A pressurized transmission conduit which carries wastewater from a pump station to the point of discharge, usually a gravity sewer.

**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 Classification** — A system for grouping roads into categories according to the character of service they provide in relation to the total roadway network. The basic functional categories are limited-access facilities, arterial roads, collector roads, and local roads. These hierarchical categories may be further grouped into principal, major and minor levels, and urban and rural categories.

**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.

**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 land use category, subject to the Goals, Objectives, and Policies of the Comprehensive Plan and applicable development regulations.

**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.

**Generated Runoff** - The portion of the total runoff which is in excess of that which would occur under natural conditions; where runoff is defined as that portion of precipitation or irrigation on the land that ultimately reaches receiving water bodies and that does so by flowing over the surface of the land.

**Goal** - The long-term end toward which programs or activities are ultimately directed.

**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 herein.

**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 this section, or any department, commission, agency, or other instrumentality thereof; any school board or other special district, authority, or governmental entity.

**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.

**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.

**Groundwater** - Water found beneath the surface of the earth, in soils or geologic formations that are saturated.

**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. Assisted Living Facilities comparable in size to group homes are included in this definition. Group homes do not include rooming or boarding homes, clubs, fraternities, sororities, monasteries, convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**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.

**Guideway or Rail Transit** — A description referring to a grouping of several transportation technologies in which the vehicles operate on rails or on a beam. This includes, but is not limited to, light-rail, heavy-rail, monorail, and automated guideway systems.

**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.

**Headway** - The amount of time between consecutive buses or transit vehicles on a route.

**High Occupancy Vehicle (HOV) Lanes** - Roadway travel lanes exclusively reserved for vehicles with two or more occupants.

**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.

**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.

**Hydraulic Conductivity** - “The capacity of a porous medium to transmit water or the ease with which any fluid moves through a formation”. (Driscoll, 1986).

**Hydrologic Cycle** - The ultimately complete cycle through which water passes through the atmosphere to the land and back to the oceans.

**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 F.S. 163.3177, F.S. 163.3178, 163.3180, 163.3191, 163.3245, the State Comprehensive Plan, and the appropriate regional policy plan, where such rule is not inconsistent with Chapter 163, part II.

**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.

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

**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 areas; stormwater systems; utilities; piers; docks; wharfs; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**Inlet** - A structure which allows stormwater to flow into a conveyance system.

**Institutional Uses** - Activities which are non-profit or quasi-public in use such as a church; library; public or private school; hospital; or municipally-owned or operated building, structure, or land used for public purpose.

**Intensity** - The degree to which land is occupied and/or the density of development. (There is no single measure of the intensity of land use. Rather, a land use is relatively more or less intense than another use.) Generally, a particular use may be more intense due to one or more characteristics, such as traffic generated, amount of impervious surface, bulk of the structures, number of employees, density or nuisance such as pollution, noise, light, etc.

**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.

**Interceptor** - Sewers used to collect the flows from main and trunk sewers and carry them to a central point for treatment and/or discharge.

**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, local) act together in a smooth, concerted way to either avoid and/or share the responsibilities and benefits of a common service or facility.

**Interim Plant** - A wastewater treatment plant which has a design service life of ten 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.

**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.

**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.

**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.

**Land Use Category** - A classification used to designate geographically on a map and/or verbally in text form which activities are permitted within the area designated.

**Latent Demand** – is the measure of potential demand for a yet to be provided supply. In terms of transportation this is typically referred to bicycle and pedestrian facilities. The latent demand for bicycle and pedestrian facilities is combined with the calculation of bicycle and pedestrian levels of service to indicate the facilities with the greatest need for improvement or construction.

**Laws** - All ordinances, resolutions, regulations, comprehensive plans, land development regulations, and rules adopted by a local government affecting the development of land.

**Leakage** - The combination of hydraulic forces and geologic characteristics which allow water to pass through a confining unit.

**Legal Enclave** - Area of unincorporated territory completely surrounded by one or more incorporated municipalities.

**Level of Service (LOS)** — An indicator of the degree of demand for a public facility compared to the amount of capacity provided by that public facility. For roadways, level of service is an indicator of the operational characteristics of a facility such as vehicle density, operating speed, freedom to maneuver, and delay.

**Lift Station** - A pumping facility which discharges flow directly into a gravity conduit.

**Limited Access Facility** — A roadway especially designed for through traffic that provides uninterrupted flow at relatively high speeds. Freeways and expressways usually control access through grade-separated interchanges.

**Local Comprehensive Plan** - Any of the local comprehensive plans or elements thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended.

**Local Government** - Any county or municipality.

**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.

**Local Planning Agency (LPA)** - The agency designated to prepare the comprehensive plan pursuant to the “Florida Local Government Comprehensive Planning and Land Development Act”. The Hillsborough County City-County Planning Commission under Chapter 97-351, Laws of Florida, and F. S. 163.3221, is the LPA.

**Local Road (Street)** - A roadway carrying relatively low traffic volume. Trip lengths are typically short and through movements are infrequent. The main purpose of a local road is to provide immediate land access primarily to residential units.

**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” also includes “households”.

**Low Income Family** - A family has low income if the adjusted income falls between 50% and 80% of the median income of the area as determined by the U.S. Department of Housing and Urban Development with adjustments for family size.

**Main** - Pipes used to transmit water from trunk mains to individual establishments.

**Major Public Facility** - Any publicly-owned facility of more than local significance.

**Major Trip Generators (or Attractors)** - Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

**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” defined in this section.

**Manufactured Home** - 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.

**Manufactured Housing** - A factory-built structure that is manufactured under the authority of 42 United States Code Sec. 5401 and is to be used as a place for human habitation but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and which does not have permanently attached any wheels or axles to its body or frame. Manufactured housing must bear a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards.

**Mass Transit** - Passenger services provided by public, private, or non-profit entities utilizing vehicles that hold relatively large numbers of people such as vans, buses, and fixed guideway vehicles.

**Mean Annual Floodplain** - The area subject to a 2.33 year flood occurrence (a 43 percent chance of flooding in any given year). The mean annual floodplain is a natural floodwater storage area and is protected in the Conservation Element of the Comprehensive Plan.

**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.

**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.

**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); or a mixture of uses within one structure, usually including retail, services, office, parking, and residential uses.

**Mobility Element** – The name of the Comprehensive Plan Element formerly known as the Transportation Element or the Traffic Circulation and Mass Transit Element.

**Mobile Home** - A structure, transportable in one or more sections, 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 not 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.

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

**Moderate Income Family** - A family has moderate income if the adjusted income falls between 80% and 120% of the median income of the area as

determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.

**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 Highrise** - A structure over eight stories containing multiple dwelling units.

**Multi-Family Midrise** - A three- to eight-story structure containing multiple dwelling units.

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

**Multimodal Transportation District (MTD)** – A geographic area established pursuant to Section 163.3180.(15)(a), Florida Statutes, and delineated on the adopted future land use map for which the local comprehensive plan assigns secondary priority to personal automobile mobility and primary priority to assuring a safe, comfortable, and attractive pedestrian environment, with convenient interconnection to transit services.

**Multimodal Transportation System (MTD)** - A comprehensive transportation system including the following options of mode-choice users: (fixed-guideway transit, bus, auto, motorcycle, motorized and non-motorized transportation options, 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 municipality created pursuant to general or special law authorized or recognized pursuant to S.2 or S.6, Art. VIII of the State Constitution.

**Natural Aquifer Recharge** - The replenishment of groundwater in an aquifer.

**Natural Drainage Features** - The naturally occurring features including rate, volume, and direction of flow of an area which accommodate the flow of stormwater.

**Natural Floodwater Storage Areas** - All naturally occurring areas which would detain floodwaters under undrained conditions. Such areas shall include, but not be limited to, the following:

1. The best available approximation of the 25-year floodplain of major watercourses;
2. The best available approximation of mean annual floodplain for all other wetlands and low-lying areas.

Best available approximation shall be based on:

- a) Class I Flood Areas as designated on the Flood Hazard Delineation Maps prepared by the Southwest Florida Water Management District (SWFWMD); and
- b) If such maps are not available, then SWFWMD shall be requested by the developer or the City to delineate appropriate topographic contour levels to show the 25-year floodplain or the mean annual floodplain in localized areas.

**Natural Preservation Overlay Land Use Plan Category (NP-O)** - This land use plan category is used to designate major publicly or privately owned land managed primarily for conservation purposes. Typically, these lands are environmentally unique, irreplaceable or valued ecological resources. Some of these lands may be suitable for compatible passive recreational use, such as walking trails, camping and boardwalks in order to ensure the protection of natural resources on site.

If the lands are privately owned, the owner(s) and all other persons having an interest in such lands shall execute an easement, declaration of restrictions or similar instrument restricting the uses of such land to those which are consistent with this land use plan category. Such easement, declaration of restrictions or similar instrument applicable to privately owned land in this land use category shall be recorded in the Public Records of Hillsborough County, Florida.

No residential uses are permitted except for facilities determined necessary to serve a caretaker of the recreational or environmental property. All other

development is prohibited in these areas except for compatible passive recreational/educational development. Educational uses should be limited to those which utilize the natural amenities found on the site, i.e. the study of flora, fauna or wildlife.

**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.

**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.

**Neighborhood Commercial** - 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.

**Neighborhood Park** - A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**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.

**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, 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.

**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.

**Non-Point Source (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.

**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.

**Office/Institutional Land Use Plan Category (O-I)** - A use category uniquely suited for office and/or large-scale institutions along arterial roads or for small-scale office and/or residential/small-office mixed uses along collector or arterial roads and designated geographically on the Future Land Use Map or by text in the Future Land Use Element. Intensity range is 0-0.5 on a gross acreage basis. Density range is 0-9 dwelling units per gross acre. Mixed residential uses are permitted when included as a component of planned developments.

These areas contain activities that generally do not entail sale or display of goods and do not require high visibility from highways. They can be developed as cohesive units which offer a range of related business and professional services or as individual uses on the perimeters of neighborhoods. They may include limited commercial uses.

Typical uses in office/institutional areas would include legal, financial, technical, and medical services establishments. Limited amounts of convenience and business service commercial uses can be incorporated into these areas when they are developed as an integrated unit of a larger project. Residential uses at densities up to nine (9) dwelling units per gross acre or less are allowed. Mixed-residential uses are allowed as part of an office or commercial structure.

These uses may be applied to areas as part of a redevelopment or rehabilitation strategy or as an alternative use where existing parcel size or proximity to residential uses would not allow the development of larger scale structures and related more intensive uses and activities. In these instances, office/institutional land use allows small-scale office buildings, home offices, or

home-to-office conversions, as well as home and office combination mixed use structures.

**Open Spaces** - Undeveloped lands suitable for passive recreation or conservation uses.

**Outfall** - Location where stormwater flows out of a given system. The outfall of the system in Temple Terrace is the Hillsborough River.

**Overlay – Commercial Corridor-18 Land Use Plan Category (O-CC-18)** - This category allows typical strip commercial office and retail development at medium density and intensity, but also allows integrated residential uses and parking facilities within the main commercial structures; some attention to connecting vehicular access between developments may also be addressed.

This plan category is intended to address the City of Temple Terrace's desire to encourage tightly-regulated urban-scale mixed-use developments at limited locations within the City that are oriented to existing or emerging high intensity/density nodes. This plan category mandates that, at a minimum, two (2) land use types - a multi-family residential and a non-residential component - are included and that the proposed development is located along a significant transportation corridor in close proximity to, or that is directly served by mass transit facilities and that allows easy access to the interstate highway system.

In order to ensure protection of the character of the City, proposed developments within this category shall meet strict standards regarding minimum land area, minimum density of the residential component, locational criteria, landscaping/buffering features, a high level of urban services (i.e., public water and wastewater services, police and fire/EMS services), and the degree of integration of the non-residential land use(s) with the required residential component. It is further envisioned that this category will encourage a "live-work" relationship whereby the residents of the development would have the opportunity for employment within the non-residential component of the development.

This category is **not** a mandatory overlay category. Properties falling within the areas of this category, as shown on the Future Land Use Map (FLUM), shall continue to operate under its existing zoning and its existing land use category, unless or until the property-owner(s) within the overlay area requests to develop or redevelop property pursuant to the provisions of the overlay category and related implementing zoning. The voluntary use of this overlay category is intended to recognize that market forces, as recognized by the property owners, will drive development feasibility under its provisions. The category respects

that existing development or future improvements of property may be economically feasible under current category designations and zoning regulations, and during this Plan's horizon (2025), may never be satisfactory for the style of development allowed under the overlay provisions.

**Overlay – Community Village-20 Land Use Plan Category (O-CV-20)** - This category allows mixed use developments on major arterials in a village configuration to serve the needs of community-scale markets; sensitivity to surrounding residential areas must be provided; these areas are meant to be walkable concentrations of development using new urbanism design elements; they have good access to transit and have good connectivity to the surrounding areas using bicycles and sidewalks and other pedestrian friendly amenities; residential components are required as a component of non-residential structures and the inclusion of parking in the structure is strongly encouraged; higher density and intensities are allowed.

This plan category is intended to address the City of Temple Terrace's desire to encourage tightly-regulated urban- and community-scale mixed-use developments at limited locations within the City that are oriented to existing or emerging medium to high intensity/density nodes. This plan category mandates that, at a minimum, two (2) land use types - a multi-family residential and a non-residential component - are included and that the proposed development is located along a significant transportation corridor in close proximity to, or that is directly served by mass transit facilities and that allows easy access to the interstate highway system.

In order to ensure protection of the character of the City, proposed developments within this category shall meet strict standards regarding minimum land area, minimum density of the residential component, locational criteria, landscaping/buffering features, a high level of urban services (i.e., public water and wastewater services, police and fire/EMS services), and the degree of integration of the non-residential land use(s) with the required residential component. It is further envisioned that this category will encourage a "live-work" relationship whereby the residents of the development would have the opportunity for employment within the non-residential component of the development.

This category is **not** a mandatory overlay category. Properties falling within the areas of this category, as shown on the Future Land Use Map (FLUM), shall continue to operate under its existing zoning and its existing land use category, unless or until the property-owner(s) within the overlay area requests to develop or redevelop property pursuant to the provisions of the overlay category and related implementing zoning. The voluntary use of this overlay category is

intended to recognize that market forces, as recognized by the property owners, will drive development feasibility under its provisions. The category respects that existing development or future improvements of property may be economically feasible under current category designations and zoning regulations, and during this Plan's horizon (2025), may never be satisfactory for the style of development allowed under the overlay provisions.

**Overlay – Neighborhood Village-18 Land Use Plan Category (O-NV-18)** - This category allows mixed use medium density and intensity developments on major arterials in a small village-style configuration to serve the needs of surrounding residential neighborhoods without degrading those neighborhoods; these areas are meant to be walkable concentrations on neighborhood serving uses and using new urbanism design elements; they have good access or connectivity to transit, and have good connectivity to the surrounding neighborhood using bicycles and sidewalks and other pedestrian friendly amenities; residential components are allowed as a component of non-residential structures.

In order to ensure protection of the character of the City, proposed developments within this category shall meet strict standards regarding land area, minimum density of the residential component, locational criteria, landscaping/buffering features, a high level of urban services (i.e., public water and wastewater services, police and fire/EMS services), and the degree of integration of the non-residential land use(s) with the residential component. It is further envisioned that this category will encourage a "live-work" relationship whereby the residents of the development would have the opportunity for employment within the non-residential component of the development.

This category is **not** a mandatory overlay category. Properties falling within the areas of this category, as shown on the Future Land Use Map (FLUM), shall continue to operate under its existing zoning and its existing land use category, unless or until the property-owner(s) within the overlay area requests to develop or redevelop property pursuant to the provisions of the overlay category and related implementing zoning. The voluntary use of this overlay category is intended to recognize that market forces, as recognized by the property owners, will drive development feasibility under its provisions. The category respects that existing development or future improvements of property may be economically feasible under current category designations and zoning regulations, and during this Plan's horizon (2025), may never be satisfactory for the style of development allowed under the overlay provisions.

**Overlay – Suburban Village-20 Land Use Plan Category (O-SV-20)** - This category allows suburban style mixed-use developments more characteristic of

suburban areas, including “big box” retail uses, franchised sit-down restaurants, and more space for parking cars, but also required to have a residential component, which may be free-standing, but still integrated into the development; some new urbanism principles apply primarily relating to pedestrian, bicycle, and transit connectivity, but also in a fashion to suggest a village atmosphere; higher density and intensities are allowed.

This plan category is intended to address the City of Temple Terrace's desire to encourage tightly-regulated suburban-scale mixed-use developments at limited locations within the City that are oriented to existing or emerging high intensity/density nodes. This plan category mandates that, at a minimum, two (2) land use types - a multi-family residential and a non-residential component - are included and that the proposed development is located along a significant transportation corridor in close proximity to, or that is directly served by mass transit facilities and that allows easy access to the interstate or primary highway system.

In order to ensure protection of the character of the City, proposed developments within this category shall meet strict standards regarding minimum land area, minimum density of the residential component, locational criteria, landscaping/buffering features, a high level of urban services (i.e., public water and wastewater services, police and fire/EMS services), and the degree of integration of the non-residential land use(s) with the required residential component. It is further envisioned that this category will encourage a "live-work" relationship whereby the residents of the development would have the opportunity for employment within the non-residential component of the development.

This category is **not** a mandatory overlay category. Properties falling within the areas of this category, as shown on the Future Land Use Map (FLUM), shall continue to operate under its existing zoning and its existing land use category, unless or until the property-owner(s) within the overlay area requests to develop or redevelop property pursuant to the provisions of the overlay category and related implementing zoning. The voluntary use of this overlay category is intended to recognize that market forces, as recognized by the property owners, will drive development feasibility under its provisions. The category respects that existing development or future improvements of property may be economically feasible under current category designations and zoning regulations, and during this Plan's horizon (2025), may never be satisfactory for the style of development allowed under the overlay provisions.

**Overlay – Urban Village Corridor-20 Land Use Plan Category (O-UVC-20) -**  
This category allows mixed use developments on major arterials in a linear

village configuration and reflective of urban village requirements to serve the needs of the greater urban-scale market; sensitivity to surrounding residential areas must be provided; these areas must be walkable concentrations of development using new urbanism design elements; they are required to have good access to transit and good connectivity to the greater urban area using bicycles and sidewalks and other pedestrian friendly amenities; residential components are required as a component of non-residential structures and the inclusion of parking in the structure is required, as are high densities and intensities.

This plan category is intended to address the City of Temple Terrace's desire to encourage tightly-regulated urban-scale mixed-use developments at limited locations within the City that are oriented to existing or emerging high intensity/density nodes. This plan category mandates that, at a minimum, two (2) land use types - a multi-family residential and a non-residential component - are included and that the proposed development is located along a significant transportation corridor in close proximity to, or that is directly served by mass transit facilities and that allows easy access to the interstate highway system.

In order to ensure protection of the character of the City, proposed developments within this category shall meet strict standards regarding land area, minimum density of the residential component, locational criteria, landscaping/buffering features, a high level of urban services (i.e., public water and wastewater services, police and fire/EMS services), and the degree of integration of the non-residential land use(s) with the required residential component. It is further envisioned that this category will encourage a "live-work" relationship whereby the residents of the development would have the opportunity for employment within the non-residential component of the development.

This category is **not** a mandatory overlay category. Properties falling within the areas of this category, as shown on the Future Land Use Map (FLUM), shall continue to operate under its existing zoning and its existing land use category, unless or until the property-owner(s) within the overlay area requests to develop or redevelop property pursuant to the provisions of the overlay category and related implementing zoning. The voluntary use of this overlay category is intended to recognize that market forces, as recognized by the property owners, will drive development feasibility under its provisions. The category respects that existing development or future improvements of property may be economically feasible under current category designations and zoning regulations, and during this Plan's horizon (2025), may never be satisfactory for the style of development allowed under the overlay provisions.

**Overlay - Urban Village-25 Land Use Plan Category (O-UV-25)** - This category allows mixed use developments at the intersection of major arterials in a large village configuration and reflective of urban village requirements to serve the needs of the greater urban-scale market; sensitivity to abutting residential areas must be provided; these areas must be walkable concentrations of mixed use development using strong new urbanism design elements; they are required to have good access to transit and modal-split centers and good connectivity to the greater urban area using bicycles and sidewalks and other pedestrian friendly amenities; residential components are required as a component of non-residential structures and the inclusion of parking in the structure is required, as are high densities and intensities of use.

This plan category is intended to address the City of Temple Terrace's desire to encourage tightly-regulated urban-scale mixed-use developments at limited locations within the City that are oriented to existing or emerging high intensity/density nodes. This plan category mandates that, at a minimum, two (2) land use types - a multi-family residential and a non-residential component - are included and that the proposed development is located along a significant transportation corridor in close proximity to, or that is directly served by mass transit facilities and that allows easy access to the interstate highway system.

In order to ensure protection of the character of the City, proposed developments within this category shall meet strict standards regarding minimum land area, minimum density of the residential component, locational criteria, landscaping/buffering features, a high level of urban services (i.e., public water and wastewater services, police and fire/EMS services), and the degree of integration of the non-residential land use(s) with the required residential component. It is further envisioned that this category will encourage a "live-work" relationship whereby the residents of the development would have the opportunity for employment within the non-residential component of the development.

This category is **not** a mandatory overlay category. Properties falling within the areas of this category, as shown on the Future Land Use Map (FLUM), shall continue to operate under its existing zoning and its existing land use category, unless or until the property-owner(s) within the overlay area requests to develop or redevelop property pursuant to the provisions of the overlay category and related implementing zoning. The voluntary use of this overlay category is intended to recognize that market forces, as recognized by the property owners, will drive development feasibility under its provisions. The category respects that existing development or future improvements of property may be economically feasible under current category designations and zoning

regulations, and during this Plan’s horizon (2025), may never be satisfactory for the style of development allowed under the overlay provisions.

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

**Package Plant** - Small, self-contained sewage treatment facilities built to serve developed areas usually located beyond the service area of sanitary sewers.

**Para-Transit** — Transit service other than fixed route system. Examples would be the demand-responsive transit and taxis.

**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 neighborhood, community, or regional park.

**Parks, Recreation and Open Space Land Use Plan Category (P-R-OS)** - A use category for major existing and proposed parks and recreational facilities available for public use, including those privately owned, operated, and/or controlled, and designated geographically on the Future Land Use Map or by text in the Future Land Use Element. Intensity range is 0-1 on a gross acreage basis. . Community parks, which exist or are proposed, are also located in proximity to residential areas.

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

**Peak Sensitive Lands** - Outfalls with inadequate flow.

**People Mover** - An electrically powered, generally automated vehicle that serves a limited area, such as a downtown or airport, with connections to other modes of transportation.

**Percolation** - The ability of water to pass through the soil.

**Person** - An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest or any other legal entity.

**Person-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.

**Pervious Surface** - Surface which allows the penetration of water; a decrease in pervious area will increase the rate and volume of runoff from a given drainage basin.

**Plan** - The City's Comprehensive Plan (i.e., *the "2025 Comprehensive Plan for the City of Temple Terrace" or the "2025 Temple Terrace Comprehensive Plan"*), sometimes simply referred to as the "Plan", which may consist of several maps, data, and other descriptive matter, for the City's physical development, or any portion thereof, including amendments, extensions, or additions thereto; showing existing and proposed streets, highways, routes of railroads and transit lines; parks, playgrounds, and other open spaces; sites for public buildings and structures; districts for residence, business, recreation, and special districts for other purposes; limited development districts for purposes of conservation, water supply, sanitation, drainage, flood protection, public utilities, locations either public or private including, but not limited to, sewerage and water supply systems; zoning districts; and other planning features.

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

**Planned Development (PD)** - Development governed by the City's Planned Development (PD) zoning district or revisions designed as a unit, that may include one or more land uses; generally avoids a gridiron street pattern; provides common open space, recreation areas, or other amenities; and includes submission and review of site plans and capital improvement commitments when applicable.

**Playground** - A recreation area with play apparatus.

**Point Source (of Air or Water 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.

**Policy** - The way in which programs and activities are conducted or prescribed to achieve an identified goal.

**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.

**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.

**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.

**Potentiometric Level** - The level to which water will rise in tightly cased wells that penetrate an aquifer.

**Preservation Areas (also see Conservation Area)** - A land designation assigned to environmentally sensitive areas in the Comprehensive Plan. Additional details on Preservation Areas are found in the Conservation Element of the Comprehensive Plan. The following preservation areas will be protected from any further development except in extreme cases of overriding public interest:

- a) Aquatic Preserves;
- b) Critical habitat for endangered, threatened, or rare species;
- c) Class I and II waters;
- d) Marine grass beds;
- e) Natural beaches and dunes;
- f) Mangrove forests;
- g) State wilderness areas;
- h) Other unique environmental features such as springs, steep natural slopes, and cavernous sinkholes.

**Preserved** - To maintain at no less; to protect from destruction.

**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.

**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 prepared by the local planning agency that is transmitted to the local governing body for review and adoption.

**Public Access** - The ability of the public to physically reach, enter, or use recreation sites including beaches and shores.

**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 Facilities** - Major capital improvements, including, transportation, sewer, solid waste, drainage, potable water, educational, parks and recreation facilities.

**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.

**Public or 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.

**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.

**Public/Semi-Public Land Use Plan Category (P-SP)** - A use category for major existing public or semi-public facilities having major unique land use impacts on surrounding uses (e.g. major church sites), but may identify similar major future uses, and designated on the Future Land Use Map or by text in the Future Land Use Element. Usually allows a wide range of public and semi-public uses subject to compatibility requirements and locational criteria.

Activities that provide major community service functions vary greatly in character and locational need. A primary consideration in locating these uses is to place each where its intended function for the developed area can be most efficiently and economically accomplished.

**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.

**Recharge** - The replenishment of groundwater in an aquifer.

**Recreation** - The pursuit of leisure time activities occurring in an indoor or outdoor setting.

**Recreation Facility** - A component of a recreation site used by the public such as a trail, court, athletic field, or swimming pool.

**Recreational Uses** - Activities within areas where recreation occurs.

**Recycling** - Process by which waste products are reduced to raw materials and transformed into new and often different products.

**Redevelopment** - A process that is used in developed areas to rehabilitate and infill under-utilized 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.

**Refuse** - Discarded large material objects; trash; garbage; the worthless or useless part of something.

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

**Regional Park** - A park which is designated to serve two or more communities.

**Regional Planning Agency** - The agency designated by the State land planning agency to exercise responsibilities under law in a particular region of the State. For the City of Temple Terrace it is the Tampa Bay Regional Planning Council.

**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.

**Research Corporate Park Land Use Plan Category (RCP)** - A use category potentially suited for research and development activities, related educational facilities, light restricted manufacturing and warehousing, offices, corporate headquarters, and related accessory uses such as hotel, motels, restaurants, and internally-oriented recreational facilities; and requiring a highly regulated zoning district; site plan submittal, review, and approval addressing integrated internal and external design features, high visibility frontage along arterials and expressways, and proximity to employment markets. Intensity range is 0-1 floor area ratio (FAR) per gross acreage.

Research/Corporate Parks do not contain activities that entail sale or display of goods, but may require high visibility from highways and locations near employment markets. They should be developed as cohesive units in well-landscaped, park-like settings.

Typical uses in research/corporate park areas would include research and development activities, light manufacturing, corporate headquarters, technical and medical services establishments, and related educational facilities. Limited amounts of convenience and business service commercial uses can be

incorporated into these areas when they are developed as an integrated, accessory portion of a large scale project.

**Residential - 4 Land Use Plan Category (R-4)** - A use category for single-family detached residential and compatible uses classified as in-home, family day care facilities and designated geographically on the Future Land Use Map or by text in the Future Land Use Element. Density range is 0-4 dwelling units per gross acre. Accessory dwelling units (ADUs), aka “granny flats” or “garage apartments”, are allowed but do not count toward density limits.

These areas should offer people safe, quiet, and attractive environments. The goal of the Residential-4 areas is to allow individuals to enjoy personal space and control their exposure to people and activities outside their home. These areas are located at the core of residential neighborhoods and are the least intensely developed.

Single-family homes on individual lots are the predominant use in these areas, although other housing and development approaches can be integrated at lower densities. Neighborhood parks, scenic open space, and certain small scale institutional uses, and public facilities serving neighborhoods are often integral parts of these residential areas.

**Residential - 9 Land Use Plan Category (R-9)** - A use category for low-medium density residential and compatible uses classified as neighborhood commercial and office development up to a 0.25 FAR in restricted locations and designated geographically on the Future Land Use Map or by text in the Future Land Use Element. Density range is 0-9 dwelling units per gross acre. Accessory dwelling units (ADUs), aka “granny flats” or “garage apartments”, are allowed but do not count toward density limits.

These areas should offer safe, quiet, and attractive environments. The goal of Residential-9 areas is to allow individuals to enjoy personal space in a cohesive neighborhood setting.

Single-family attached and detached homes on individual lots are the predominant use in these areas, although other housing and condominium development approaches can be integrated at medium densities. Community and neighborhood parks, scenic open space, and certain institutional uses serving neighborhoods are often integral parts of these residential areas. Limited commercial uses and public facilities can also be accommodated under controlled conditions that protect the quality of the residential environment, e.g., adult congregate living facilities and day care centers.

**Residential - 18 Land Use Plan Category (R-18)** - A use category for medium density residential and compatible uses classified as neighborhood commercial and office development up to a 0.35 FAR in restricted locations, and designated geographically on the Future Land Use Map or by text in the Future Land Use Element. Density range is 0-18 dwelling units per gross acre.

These areas should offer safe, quiet, and attractive environments. In exchange for less personal space, the area should offer benefits such as better accessibility to work and shopping areas, more common recreational facilities and open space, and housing cost savings.

Housing types are typically townhouses or multi-family dwellings although single-family dwellings on small lots can be incorporated. Some types of commercial, institutional, and public uses, e.g., hotels/motels, adult congregate living facilities and day care centers, are limited so they do not distract from the area's primary function of residential use.

**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.

**Residential Uses** - Activities within land areas used predominantly for housing.

**Resource Planning and Management Committee or Committee** - A committee appointed pursuant to S.380.045.

**Resource Recovery** - Process of obtaining material or energy from solid waste.

**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.

**Retention** - Facilities designed to release stormwater by evaporation and by percolation into the ground with no direct discharge to surface water.

**Right-of-Way** - The publicly-owned land on which transportation facilities are constructed.

**Riverine Floodplains** - These are lands lying along drainage corridors (rivers and streams) that are subject to flooding. These areas usually contain mixed alluvial, poorly drained soils, and natural vegetation that is adapted to fluctuating water levels.

**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.

**Roadway Network** - The network includes all roads shown on the 2015 Metropolitan Planning Organization Long Range Transportation Plan.

**Runoff** - The portion of rainfall or irrigation water that flows across ground surface and eventually is returned to creeks, streams, and rivers.

**Sanitary Sewer Facilities (or Sewerage)** - Structures or systems designed for the collection, transmission, treatment, or disposal of sewage, including trunk mains, interceptors, treatment plants, and disposal systems.

**Sanitary Sewer Interceptor** - A sewerage conduit which connects directly to, and transmits sewage to, a treatment plant.

**Sanitary Sewer Trunk Main** - A sewerage conduit which connects directly to, and transmits sewage to, an interceptor.

**Scale** - Generally refers to relative size or extent.

**Section 8** - The low- income housing assistance program authorized in Title II of the federal 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.

**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 Enclave** - An area of unincorporated territory partially surrounded by one or more incorporated municipalities and natural or man-made geographic features such that the delivery of government services to said unincorporated area requires access through the adjacent municipalities.

**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.

**Significant Wildlife Habitat** - Contiguous stands of natural plant communities which have the potential to support healthy and diverse populations of wildlife and which have been identified on the Florida Game and Freshwater Fish Commission's natural systems and land use cover inventory map.

**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.

**Single-Family Dwelling** - A structure containing a single-family unit occupying the building from ground to roof.

**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, semi-solid, or contained gaseous

material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

**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.

**Solid Waste Processing Plant** - A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

**Solid Waste Transfer Station** - A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

**Special District** - A designated land area set up to manage a 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.

**Specific Storage** - For a confined aquifer it is the volume of water that a unit volume of aquifer releases from storage under a unit decline in aquifer pressure [Freeze and Cherry, 1979].

**Specific Yield** - The quantity of water that a unit volume of an unconfined aquifer gives up by gravity. (Driscoll, 1986).

**Standard Housing** - Housing which has no or few structural defects. Defects can be corrected by normal and/or minimal maintenance.

**State Bond Act** -From F.S., 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 Economic Opportunity (DEO).

**Storativity** - A function of either the specific storage or specific yield of the aquifer and the thickness of the aquifer.

**Storm Sewer Capacity** - The ability of a storm sewer system to manage runoff, expressed in cubic feet per second for flow and cubic feet or acre feet for storage.

**Stormwater** - The flow of water which results from a rainfall event.

**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.

**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 a site.

**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.

**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.

**Substandard Housing** - Housing which is in need of structural repair over and above regular maintenance or which creates a danger to the health and safety of the occupants.

**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.

**Sufficiency Review** - Means Florida Department of Community Affairs 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.

**Suitability** - Means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

**Support Documents** - Any surveys, studies, inventory maps, data, inventories, listings or analyses used as basis for or in developing the local comprehensive plan.

**Surficial Aquifer System** - A permeable hydrologic unit contiguous with the land surface, comprised principally of unconsolidated or poorly consolidated materials.

**Suspended Solids** - Small particles of solid pollutants in sewage that contribute to turbidity and that resist separation by conventional means.

**Tourist** - Not a resident of the State of Florida.

**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 Station** - A fixed facility used for removing refuse from collection trucks and other vehicles and placing it in long-haul vehicles for transfer to a disposal facility.

**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.)

**Transmissivity** - A measure of the rate of flow in gallons per minute through the vertical section of an aquifer one foot wide and extending the full saturated height or thickness of an aquifer under a unit pressure. (Driscoll, 1986).

**Transportation Concurrency Exception Area (TCEA)** – An area designated in the Plan, pursuant to Rule 9J-5.0055(6)(a)3., Florida Administrative Code, in which development may be exempt from transportation concurrency requirements as long as the impacts of development to the transportation

system are mitigated using multi-modal strategies related to, but not limited to, such things as street connectivity, traffic calming, pedestrian facilities, pedestrian connectivity, bicycle facilities, and public transit service; and these strategies are provided for and specified in the Plan and approved by the State. In Temple Terrace, the TCEA encompasses the 225± acre downtown Community Redevelopment Area (CRA).

**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.

**Transportation Disadvantaged** - Those individuals who, because of physical or mental disability, income, status, or age, are unable to utilize regular public or private transportation services and are, therefore dependent upon others or specialized vehicles or services to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

**Transportation Mode** - The specific method chosen to make a trip such as walking, bicycling, by automobile or rail transit. Typical modes are walking, bicycle, motorcycle, automobile, van, taxi, bus, and a variety of rail transit technologies.

**Transportation System** - The sum of all forms or modes of transportation which, taken together, provide for the movement of people and goods in a particular region. The system includes all forms of air, water, and ground transportation.

**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 operating, regulatory, and service policies to achieve maximum efficiency and productivity for the system as a whole.

**Trash** - Discarded small material objects, leaves, lawn clippings, tree limbs, or other landscape material.

**Travel Time** - The number of days or years (or other unit of time) which water on the land's surface will take to reach a well system.

**Trip Generation** - The total number of trip ends produced by a specific land use or activity.

**Trip Generators and Attractors** - Types of land use which either generate or attract vehicular traffic. As an example, residential neighborhoods generate traffic, and downtown central business districts attract traffic.

**Trunk Main** - Sewers used to collect flows and transmit wastewater directly to an interceptor.

**Uniform Mitigation Assessment Method (UMAM)** – Standardized state assessment method to determine the amount of mitigation needed to offset adverse impacts to wetlands and other surface waters. This methodology was promulgated through Chapter 62-345, F.A.C. and requires the replacement of the ecological value of impacted wetlands and other surface waters.

**Urban** - 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.

**Urban Area** - Means 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.

**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.

**Urban Mixed Use - 20 Land Use Plan Category (UMU-20)** - Used to designate those areas within the Interstate Highway 75 corridor, and elsewhere in the City, if appropriate, and designated on the Future Land Use Map best suited for urban uses with development occurring as the provision and timing of transportation and public facility services necessary to support these uses are made available. Serves as a transitional area emphasizing compatibility with adjacent plan categories. Non-residential development intensities up to 1.0 floor area ratio and residential densities up to 20.0 dwelling units per gross acre may be permitted. New development and substantial expansions of existing uses shall be approved through a planned unit development rezoning process that requires integrated site plans controlled through performance

standards compatible with surrounding patterns and the Goals, Objectives, and Policies, of the Comprehensive Plan. Mixed use development, particularly in the same structures, and using new urbanism design principles are an important component of this type of development.

**Urban Mixed Use-25 Land Use Plan Category (UMU-25)** - This category is used to designate tightly-regulated urban-scale mixed-use developments at limited locations within the City that are oriented to existing or emerging high intensity/density nodes. This plan category mandates that, at a minimum, two (2) land use types - a multi-family residential and a non-residential component - are included and that the proposed development is located along a significant transportation corridor in close proximity to, or that is directly served by mass transit facilities and that allows easy access to the interstate highway system. Developments within this category must meet strict standards regarding minimum land area, minimum density of the residential component, locational criteria, landscaping/buffering features, a high level of urban services (i.e., public water and wastewater services, police and fire/EMS services), and the degree of integration of the non-residential land use(s) with the required residential component. This category encourages a "live-work" relationship whereby the residents of the development would have the opportunity for employment within the non-residential component of the development.

A minimum land area of twenty (20) acres of usable land is required for designation to ensure that an urban-scale community environment is created. A minimum residential density of ten (10) dwelling units per gross acre is required for development within this plan category. In addition, the minimum non-residential development intensity (Floor Area Ratio, or FAR) requirement for this category shall be 0.05 based on total gross site area; and the maximum non-residential intensity (Floor Area Ratio, or FAR) for this category shall not exceed 0.20 based on total gross site area. A maximum residential density up to twenty-five (25) dwelling units per gross acre is permitted for consideration. New development and substantial expansions of existing uses shall be approved through a site-planned development rezoning process that requires integrated site plans controlled through performance standards compatible with surrounding patterns and the Goals, Objectives, and Policies, of the Comprehensive Plan.

**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.

**Urban Services** - Any services offered by a municipality, either directly or by contract, to any of its present residents.

**Urban Sprawl** - A development pattern characterized by low density, automobile dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

**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.

**Very Low-Income Family** - 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.

**Village** – As used in the Future Land Use Element (FLUE) and on the Future Land Use Map (FLUM), village describes mixed-use development at varying scales of density and intensity depending on locations as shown on the overlay categories on the FLUM and as described in the text of the FLUE. It is intended to convey a pedestrian-oriented development using the design principles of new urbanism.

**Volume of Traffic** - The number of vehicles passing a given point on a roadway during a given length of time.

**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.

**Volume-to-Capacity Ratio (v/c)** - A ratio of traffic volume to roadway capacity. A value less than or equal to one (1.0) indicates LOS (level of service) D or better operating conditions. A value greater than one (1.0) indicates LOS E or F operating conditions.

**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 Recharge Areas** - Land or water areas through which groundwater is replenished.

**Water Wells** - Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.

**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.

**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.

**Wellhead Protection Area** - Means an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, 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.

**Wetlands** - Lands that are transitional between terrestrial (upland) and aquatic (open water) systems where the water table is usually at or near the surface, or where the land is covered by shallow water, such lands predominantly

characterized by hydrophytic vegetation. The presence of hydric soils as determined by the U. S. Soil Conservation Service, and other indicators of regular or periodic inundation, shall be used as presumptive evidence of the presence of a wetland area. The existence and extent of these shall be determined by the jurisdictional limits defined by Chapter 62-4, FAC. and implemented by the Florida Department of Environmental Protection, or as defined within Chapter 40D-4 FAC. and implemented by the Southwest Florida Water Management District, or as defined within the EPC Wetlands Rule, Ch. 1-11, and implemented by the Environmental Protection Commission of Hillsborough County (EPC).

**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.



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