

DEFINITIONS SECTION

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 determined as provided in the definitions of Very-low-income persons, Low-income persons, or Moderate-income persons based upon a formula as established by the United States Department of Housing and Urban Development.

ADJUSTED GROSS INCOME – means all wages, assets, regular cash or non-cash contributions or gifts 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.

AFFORDABLE – means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in the definitions of Very-low-income persons, Low-income persons, or Moderate-income persons.

AFFORDABLE HOUSING – means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing. [Source: Rule 9J-5 FAC]

Comment: Definition added to provide greater clarity of existing term in the Comprehensive Plan.

AGRICULTURE – means the science and art of producing plants and animals for use by mankind, including the preparation of land resources to accommodate agricultural practices and, to a variable extent, the preparation and harvesting of agricultural products for marketing purposes. The term "agriculture" encompasses activities that are customarily associated with aquaculture and fisheries, horticulture, floriculture, viticulture, silviculture, and aeviaculture, livestock and poultry operations, bee keeping, stable and kennel operations, animal husbandry,

ranching, dairy operations, forestry, veterinary medicine, or any other practice which the Board of County Commissioners deems is typical of, necessary to, or in keeping with these listed agricultural activities. ~~{Source: County's draft Zoning Ordinance}~~

Comment: Language is removed because the source is not necessary.

AGRICULTURAL USES – means 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. [Source: Rule 9J-5 FAC]

AIRPORT CLEAR ZONE – means a designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations. [Source: Rule 9J-5 FAC]

AIRPORT FACILITY – means any area of land or water improved, maintained or operated by a governmental agency for the landing and take-off of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way. [Source: Rule 9J-5 FAC]

AIRPORT – MILITARY – ACCIDENT POTENTIAL ZONE – Accident Potential Zone (APZ) is an area beyond the clear zone that exhibits a measurable potential for accidents relative to the clear zone. The APZ may curve to follow flight tracks.

AIRPORT – MILITARY – MILITARY AIRPORT ZONE (MAZ) – The Military Airport Zone (MAZ) is an overlay district providing regulatory measures and zoning standards to achieve land use compatibility and protection of public health and safety in the areas exposed to impacts generated by military flight or ground activities occurring at, near, or above military airports.

AIRPORT – MILITARY – MILITARY AIRPORT NOTIFICATION ZONE – Military Airport Notification Zones are those areas within which notification of airfield proximity is required when property is sold or leased.

AIRPORT – NOISE CONTOUR – A line connecting points of similar day night average sound levels measured from a specific noise source.

Comment: Above definitions relocated from the Land Use Element.

AIRPORT OBSTRUCTION – means any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations. [Source: Rule 9J-5 FAC]

ARTERIAL ROAD – means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high, operating speed. In addition, every United States numbered highway is an arterial road. [Source: Rule 9J-5 FAC]

ASSISTED LIVING FACILITY (ALF) – Assisted Living Facility, hereinafter referred to as “facility,” or “AL,” means any building or buildings, section of a building, or distinct part of a building, residence, private home, boarding home, 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 24 hours, housing, food service, and one or more personal services for four or more adults, not related to the owner or administrator by blood or marriage, who require such services; or to provide extended congregate care, limited nursing services, or limited mental health services, when specifically licensed to do so pursuant to s.400.407, unless the facility is licensed as an adult family-care home. A facility offering personal services, extended congregate care, limited nursing services, or limited mental health services for fewer than four adults is within the meaning of this definition if it formally or informally advertises to or solicits the public for residents or referrals and holds itself out to the public to be an establishment which regularly provides such services, unless the facility is licensed as an adult family-care home.

AVAILABILITY or AVAILABLE – with regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the standards set forth in Rule 9J-5.0055(2), Florida Administrative Code. [Source: Rule 9J-5 FAC]

BICYCLE and PEDESTRIAN WAYS – means any road, path, or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded. [Source: Rule 9J-5 FAC]

BUSINESS – means all gainful private sector activity. Includes commerce, industry, agriculture, construction, tourism, recreation sport, medical practice, retail trades and services, and any other such undertakings contributing to the economic base of Highlands County.

CANAL - means any manmade waterway used for the purposes of drainage, irrigation, or transportation which collects and then diverts or directs the flow of surface water or groundwater. A ditch is not a canal. [Source: Modified from FDOT Glossary of Transportation Terms, 1992]

CAPITAL BUDGET – means the portion of Highlands County's budget which reflects capital improvements that are scheduled for a given fiscal year. [Source: modified from Rule 9J-5 FAC]

CAPITAL IMPROVEMENT – means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this Comprehensive Plan physical assets which have been identified as "existing needs" or "projected needs" in the Plan elements shall be considered capital improvements. [Source: modified from Rule 9J-5 FAC]

COLLECTOR ROAD – means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. [Source: Rule 9J-5 FAC]

COMMERCIAL NODE – means a collection of commercial uses typically located at the intersection of two thoroughfare roadways.

COMMERCIAL RURAL – means commercial uses of limited size, primarily serving the agricultural community, located within the Agricultural Future Land Use Category.

Comment: Definitions added to provide greater clarity of existing terms within the Comprehensive Plan.

COMMERCIAL USES – means activities within land areas which are predominantly connected with the sale, rental, and distribution of products or the performance of services. [Source: Rule 9J-5 FAC]

COMMUNITY PARK – means a park located near major roadways, and designed to serve the needs of more than one neighborhood. [Source: Rule 9J-5 FAC]

COMPREHENSIVE PLAN – means any elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended. [Source: modified from Chapter 380.031 F.S.]

CONCURRENCY – means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. [Source: Rule 9J-5 FAC]

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. [Source: Rule 9J-5 FAC]

CONE OF INFLUENCE – means an area around one or more major water-wells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth. [Source: Rule 9J-5 FAC]

CONSERVATION USES – means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats. [Source: Rule 9J-5 FAC]

CONSISTENCY REZONE – means that action taken by the Board of County Commissioners to make a property's zoning district classification consistent with its Comprehensive Plan Land Use Designation, ~~as this designation appears on the Future Land Use Map series by adoption or by amendment.~~ [Refer to ~~Future Land Use Policy 1.5~~]

Comment: Language is clarified and the reference to Policy 1.5 is not needed.

CULTURAL RESOURCE(S) – for purposes of this Comprehensive Plan, means any natural or manmade artifact, structure, or site which conveys knowledge about the history, prehistory, or culture of Highlands County. ~~[Refer to Natural Resources Objective 1 and Future Land Use Objective 7 and Policies thereunder]~~

Comment: Reference to the Policies is not needed.

CUTTHROATGRASS SEEP – means any area of land supporting cutthroatgrass (*Panicum abscissum Swallen*) as the dominant species. ~~[Refer to Natural Resources Policy 4.2]~~

Comment: Reference to Policy 4.2 is not needed.

DEVELOPER – means any person, including a governmental agency, undertaking any development as defined in this ~~Glossary~~ Definitions Section. [Source: modified from Chapter 380.031 F.S.]

DEVELOPMENT – shall mean the exact definition included in Chapter 380.04 F.S.

- (1) *The term “development” means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.*
- (2) *The following activities or uses shall be taken for the purposes of this chapter to involve “development”, as defined in this section:*
 - (a) *A reconstruction, alteration of the size, or material change in the external appearance of a structure on land;*
 - (b) *A change in the intensity of the use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;*
 - (c) *Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any “coastal construction” as defined in ss 161.021;*
 - (d) *Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;*
 - (e) *Demolition of a structure;*
 - (f) *Clearing of land as an adjunct of construction; and,*
 - (g) *Deposit of refuse, solid or liquid waste, or fill on a parcel of land.*
- (3) *The following operations or uses shall not be taken for the purpose of this chapter to involve “development” as defined in this section:*
 - (a) *Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way;*
 - (b) *Work of any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, poles, tracks, or the like;*
 - (c) *Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure;*
 - (d) *The use of the structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling;*

- (e) *The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes;*
 - (f) *A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class;*
 - (g) *A change in the ownership or form of ownership of any parcel or structure; and,*
 - (h) *The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.*
- (4) *“Development” as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development, reference to particular operations is not intended to limit the generality of subsection (1).*

DEVELOPMENT ORDER/PERMIT – means any order or approval by Highlands County that grants, denies, or grants with conditions an application for a development permit, including but not limited to any building permit, zoning action or permit, plat approval, certification, variance, or other action having the effect of permitting new development, redevelopment, or ongoing development. [Source: modified from Chapter 380.031 F.S.]

DEVELOPMENT, SMALL SCALE – (aka small scale plan amendment development) means those development proposals or activities which meet the statutory criteria of Section 163.3187(1) F.S. [~~Refer to Future Land Use Policy 1.5A.2~~]

Comment: Language added to clarify F.S. reference is to plan amendments. Policy reference is not needed.

DITCH – means a long, narrow, shallow trench or furrow that has been dug in the ground for irrigation, drainage, or boundary line purposes. [Source: Modified from FDOT Glossary of Transportation Terms, 1992]

DOMINANT PLANT SPECIES – for the purposes of this Comprehensive Plan, means any individual herbaceous species which constitutes the greatest percent of cover for a given area. [Source: ~~Natural Resources Policy 4.2B~~]

Comment: Policy reference is not needed.

DRAINAGE BASIN – means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin. [Source: Rule 9J-5 FAC]

DRAINAGE FACILITIES – means a system of man-made structures designed to collect, convey, hold, divert, retain, or discharge stormwater, and includes stormwater, sewers, canals, detention structures, and retention structures. [Source: modified from Rule 9J-5 FAC]

ECONOMIC BASE – The structure of the local economy in terms of industries, employers, employment trends and projections, demographic trends and projections, and business conditions.

EDUCATIONAL USES – means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities, or parking. [Source: Rule 9J-5 FAC]

ENSURE – Provide the resources for achieving a set goal, objective, or policy.

ENVIRONMENTAL CLEARANCE – means those procedures and processes that are used to establish remedies for any negative impacts a specific development proposal may have on natural resources occurring at the development site. [~~Refer to Natural Resources Policy 3.3~~]

Comment: Policy reference is not needed.

FINDINGS – for purposes of this Comprehensive Plan, means the factual and legal basis upon which decisions are made in accordance with Comprehensive Plan objectives and policies.

FLOODPLAIN – for purposes of this Comprehensive Plan, means the area calculated to be inundated or the actual area that is inundated during a 100-year storm event, as generally identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. [Source: modified from Rule 9J-5 FAC]

GOAL – means the long-term end toward which programs or activities are ultimately directed. [Source: Rule 9J-5 FAC]

GOVERNMENTAL AGENCY means:

- (a) The United States or any department, commission, agency, or other instrumentality thereof;
- (b) This state or any department, commission, agency, or other instrumentality thereof;
- (c) Any local government, as defined in this ~~chapter~~ section, or any department, commission, agency, or other instrumentality thereof; and,
- (d) Any school board or other special district, authority, or other governmental entity.
[Source: Chapter 380.031 F.S.]

HAZARDOUS WASTE (1) – means any industrial or medical by-product, refuse, waste material, biomass, chemical, or substance which is unsuitable for reuse, remanufacture, or recycling and which requires extraordinary measures or precautions for its containment, storage, transportation, or disposal as a means to protect: (1) public health and safety; (2) the naturally occurring ecology of the County; (3) the purity of local aquifers and the quality of groundwater recharge occurring on the Lake Wales ridge; and, (4) the productivity and usefulness of private property.

Hazardous waste is further defined for the purposes of this Comprehensive Plan as including, but not being limited to, any noxious, poisonous, carcinogenic, contaminated, radioactive, or pathological refuse, by-products, or precipitates resulting from any process to treat or incinerate industrial or medical wastes generated outside Highlands County. ~~[Refer to Infrastructure Policy 14.3 and Natural Resources Policy 7.2 and 7.6]~~

Comment: Policy references are not needed.

HAZARDOUS WASTE (2) – means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed. [Source: Rule 9J-5 FAC]

HISTORIC RESOURCES – means 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. [Source: Rule 9J-5 FAC]

HURRICANE SHELTER – means a structure designated by local officials as a place of safe refuge during a storm or hurricane. [Source: Rule 9J-5 FAC]

INCENTIVE – Any assistance granted to aid in the development or expansion of a ~~commercial~~ non-residential enterprise. This may be in the form of financial grants, loans, coordination of training programs for expanding or relocating firms, or any other mechanisms approved by the Highlands County Board of County Commissioners.

Comment: Commercial changed to non-residential to reflect the possibility of incentives for industrial or other non-residential uses.

INDUSTRIAL DEVELOPMENT AUTHORITY (IDA) – The Highlands County Board of County Commissioners by Resolution, created the Highlands County Industrial Development Authority in 1980, designating five members to the Authority. By Court Petition and Final Judgment (Case No. 90-216-G June 5, 1990), Section 159.45C3 of the Florida Statutes was amended to provide for "not less than five persons" to be appointed as Members of the Authority. The Board of County Commissioners subsequently appointed eleven (11) Members to the Authority. The by laws of the Economic Development Commission, Inc. (EDC), state that the EDC Directors shall be appointed by the Highlands County Board of County Commissioners to serve simultaneous, concurrent terms of office in both the EDC and the IDA, under provisions as set forth in the Florida Statutes Chapter 159.45 Section (3) as granted by the Final Judgment of Circuit Court Judge Joe R. Young, Jr. in Highlands County on June 5, 1990. Two legal entities – The Highlands County Industrial Development Authority and the Economic Development Commission for Highlands County, Inc. - function as one and the same in representing the public and private sectors in a partnership engaged in economic development activities in Highlands County.

Comment: Eliminates text which provides history, but does not define the term IDA.

INDUSTRIAL USES – means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products. [Source: Rule 9J-5 FAC]

INFILL – means a land use strategy to encourage the utilization of existing infrastructure for the orderly development of isolated or skipped-over properties within the urbanized areas of the County. "Infill Development" means the improvement and building up of such properties for the most suitable density and/or intensity or type of land use that is compatible with surrounding development patterns and infrastructure capacities. [Refer to Future Land Use Policy 2.4]

INFRASTRUCTURE – means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges, and roadways. [Source: Rule 9J-5 FAC]

LAND – means the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land. [Source: Chapter 380.031 F.S.]

LAND DEVELOPMENT REGULATIONS – include local zoning, subdivision, building, and other regulations controlling the development of land. [Source: Chapter 380.031 F.S.]

LAND USE – means the development that has occurred or is designated to occur on a property by the Future Land Use map series. [Source: modified from Chapter 380.031 F.S.]

LEVEL OF SERVICE – means an indicator of the extent or degree of service provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. [Source: Rule 9J-5 FAC]

LIMITED ACCESS FACILITY/ROAD – means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access. [Source: modified from Rule 9J-5 FAC]

LOCAL ROAD – means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property. [Source: Rule 9J-5 FAC]

LOT OF RECORD – means a lot which is part of a subdivision recorded in the office of the Clerk of the Circuit Court, or a lot or parcel described by metes and bounds, the description of which is recorded.

LOT – A “lot” is a parcel of land of at least sufficient size to meet the minimum requirements for use, coverage, and area and to provide such yard and open space as is herein required. Such lot shall have frontage on an improved public road or street where required by the terms of this chapter and may consist of:

- (1) A single lot of record;
- (2) A portion of a lot of record
- (3) A combination of complete lots of record; of complete lots of record and portions of lots of record; or of portions of lots of record;
- (4) A parcel described by metes and bounds;

provided that in no case of division or combination shall any residual lot or parcel which does not meet the requirements of this Plan include the words “plot” or “parcel.”

LOW IMPACT DESIGN PRINCIPLES – Low Impact Design (LID) is an approach to land development or re-development that works with nature to manage stormwater as close to its source as possible to reduce the impact of built areas and promote the natural movement of water within an ecosystem or watershed. LID employs principles such as preserving and recreating natural features, minimizing impervious surfaces to create functional and appealing site drainage which treats stormwater as a resource rather than a waste product. Practices that can be used to adhere to these principles include bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

Comment: Definition added to provide greater clarity of existing term in the Comprehensive Plan.

LOW-INCOME FAMILY(IES)/HOUSEHOLDS – means "lower income families" as defined under the federal Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for Highlands County. The term "families" includes "households". [Source: modified from Rule 9J-5 FAC]

Comment: Household added to provide greater clarity of existing term in the Comprehensive Plan.

LOW-INCOME OR MODERATE-INCOME PERSONS – means families and persons who cannot afford, as defined by federal law, to pay the amounts at which private enterprise is providing a substantial supply of decent, safe, and sanitary housing and fall within income limitations set by the agency in its rules.

LOW-INCOME PERSONS – means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

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. [Source: Section 320.01 Florida Statutes]

Comment: Definition added to provide greater clarity of existing term in the Comprehensive Plan.

MAJOR PUBLIC FACILITY – means any publicly owned facility of more than local significance. [Source: Chapter 380.031 F.S.]

MAJOR TRIP GENERATORS or ATTRACTORS – means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends. [Source: Rule 9J-5 FAC]

MINERALS – means 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. [Source: Rule 9J-5 FAC]

MINING – means the commercial extraction of minerals, ores, and organic matter from their natural location by excavation, including any associated processing and storage of these raw materials. [Source: Natural Resources Policy 2.1]

Comment: Policy reference is not needed.

~~**MOBILE HOME** – means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. [Source: Rule 9J-5 FAC]~~ means a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do 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 or her discretion either inspect the home to determine the actual length or may assume 4 feet to be the length of the drawbar, coupling, or hitch. [Source: Section 320.01 Florida Statutes]

Comment: Updated definition to match the definition given in the Florida Statutes.

MODERATE-INCOME PERSONS – means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

NATURAL DRAINAGE FEATURES – means the naturally occurring features of an area which accommodates the flow of stormwater, such as streams, rivers, lakes and wetlands. [Source: Rule 9J-5 FAC]

NATURAL PRESERVATION SITES – means areas designated for conservation purposes which are operated by contractual agreement with or are managed by a federal, state, regional, or local government or non-profit agency, such as: national or state parks; lands purchased for conservation purposes with public funds, such as under the Save Our Rivers, Preservation 2000, or Highlands County Conservation Trust Fund programs; and, lands used for sanctuaries, natural systems research and education, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. [Source: modified from Rule 9J-5 FAC]

NEIGHBORHOOD PARK – means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways. [Source: Rule 9J-5 FAC]

NONCONFORMING – in the context of this Comprehensive Plan, means that the physical features or use of a particular property which existed prior to the Comprehensive Plan's effective date of adoption do not conform to the requirements or standards established by the policies of the Comprehensive Plan. [~~Refer to Future Land Use Policy 1.3F~~]

Comment: Policy reference is not needed.

OBJECTIVE – means a specific, measurable, intermediate end that is achievable and marks progress toward a goal. [Source: Rule 9J-5 FAC]

OPEN SPACE(S) – means undeveloped lands suitable for passive recreation or conservation uses. [Source: Rule 9J-5 FAC]

PARCEL OF LAND – means any quantity of land capable of being described with such definitiveness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit. [Source: Chapter 380.031 F.S.]

PARK – means a neighborhood, community, or regional park. [Source: Rule 9J-5 FAC]

PERFORMANCE-BASED TREATMENT SYSTEMS – A specialized on-site sewage treatment and disposal system designed by a professional engineer with a background in wastewater engineering, registered in the State of Florida, using the appropriate application of sound engineering principles to achieve specified levels of CBOD5 (carbonaceous biochemical oxygen demand), TSS (total suspended solids), TN (total nitrogen), TP (total phosphorus), and fecal coliform found in domestic sewage waste, to a specific and measurable established performance standard. The term also includes innovative systems.

PERSON – means 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. [Source: Chapter 380.031 F.S.]

PLANNING PERIOD – Planning Period means the period of time covered by the Comprehensive Plan. ~~The Planning Period for the Highlands County Comprehensive Plan is through 2010.~~

Comment: As the specific planning period will change over time, the specific timeframe has been deleted to keep the definition current.

POLICY – means the way in which programs and activities are conducted to achieve an identified goal. [Source: Rule 9J-5 FAC]

POLLUTION – ~~is~~ means 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. [Source: Rule 9J-5 FAC]

POTABLE WATER FACILITIES – means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains. [Source: Rule 9J-5 FAC]

PUBLIC FACILITIES – means transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, and public health systems or facilities. [Source: Rule 9J-5 FAC]

PUBLIC POTABLE WATER WELL – means any well serving 15 or more residential households or serving a commercial or industrial property, as defined by Chapter 17-550 FAC. [~~Refer to Infrastructure Policy 6.4~~]

Comment: The Policy reference is not needed.

PUBLIC RECREATION SITES – means sites owned or leased on a long-term basis by a federal, State, regional, or local government agency for purposes of recreational use. [Source: Rule 9J-5 FAC]

PUBLIC SERVICES – means any administrative, entitlement, protective, maintenance, or utility provided by Highlands County to the general public. [Source: Rule 9J-5 FAC]

RECREATION FACILITY – means a component of a recreation site used by the public such as a trail, court, athletic field, or swimming pool. [Source: Rule 9J-5 FAC]

RECREATION, ACTIVE – means ~~L~~leisure-time activities, usually of a formal nature and often performed with other people, requiring equipment and taking place at prescribed places, sites, or fields. Such activities include swimming, tennis, and other court games, baseball and other field sports such as football and soccer, track, and playground activities.

Comment: Added missing word.

RECREATION, PASSIVE – means ~~A~~activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, and similar table games, and nature walks and observation.

RECREATIONAL USES – means activities within areas where recreation occurs. [Source: Rule 9J-5 FAC]

REGIONAL PARK – means a park which is designed to serve two or more communities. [Source: Rule 9J-5 FAC]

REGULATION – means a principle, rule, or law, ~~not~~ currently implemented in Highlands County, that is designed to govern or control behavior.

Comment: Correcting scrivener's error

RELOCATION HOUSING – means those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent., safe and sanitary and within the financial means of the families or individuals displaced. [Source: Rule 9J-5 FAC]

RESIDENTIAL USES – means activities within land areas used predominantly for housing. [Source: Rule 9J-5 FAC]

RIGHT-OF-WAY – means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. [Source: Rule 9J-5 FAC]

ROADWAY - CRITICAL ROADWAY – A transportation facility forecasted to operate at one of the following levels in the base year of the Highlands County Annual Concurrency Management System Summary Report that does not have a capacity improvement scheduled in the first three years of the County’s Capital Facility Schedule (CFS):

- A. Not on a Designated Emergency Evacuation Route: volume to maximum service volume (V/MSV) at the adopted level of service standard ratio greater than 1.1
- B. Designated Emergency Evacuation Route: volume to maximum service volume (V/MSV) at the adopted level of service standard ratio greater than 1.0.

ROADWAY – NEAR CRITICAL ROADWAY – A transportation facility forecasted to operate at one of the following levels in the base year of the Highland County Annual Concurrency Management System Summary Report that does not have a capacity improvement scheduled in the first three years of the County’s CFS.

- C. Not on a Designated Emergency Route: volume to maximum service volume (V/MSV) at the adopted level of service standard ratio greater than 0.9 and less than 1.1.
- D. Designated Emergency Evacuation Route: volume to maximum service volume (VMSV) at the adopted level of service standard greater than 0.9 and less than 1.0.

Comment: Definitions added to provide greater clarity to new terms added to the Comprehensive Plan.

ROADWAY FUNCTIONAL CLASSIFICATION – means 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. [Source: Rule 9J-5 FAC]

RURAL VILLAGE - means a place or locale in the more rural areas of the County for which a master land use plan, called a Rural Village Plan, has been adopted or designated to be done. ~~Rural Villages are identified on Future Land Use Map Sheet No. 1. [Refer to Future Land Use Policy 1.4]~~

Comment: The reference is not needed.

SANITARY SEWER FACILITIES – means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems. [Source: Rule 9J-5 FAC]

SEASONAL POPULATION – means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. [Source: Rule 9J-5 FAC]

SERVICES – means 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. [Source: Rule 9J-5 FAC]

SHORELINE OR SHORE – means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces. [Source: Rule 9J-5 FAC]

SOLID WASTE – means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. [Source: Rule 9J-5 FAC]

SOLID WASTE FACILITIES – means 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. [Source: Rule 9J-5 FAC]

STORMWATER – means the flow of water which results from a rainfall event. [Source: Rule 9J-5 FAC]

STORMWATER FACILITIES – means manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities, and retention facilities.

STRUCTURE – means 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. [Source: Chapter 380.031 F.S.]

SUB-STANDARD – means:

- (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
- (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

SUSTAINABLE COMMUNITY OVERLAY – The following definitions pertain to Sustainable Community Overlays.

COMPACT URBAN DEVELOPMENT AREA (CUDA) – means the area within a Sustainable Community Overlay in which urban development may occur. This area shall not exceed fifteen percent of the entire Sustainable Community Overlay.

DENSITY BONUS – For each currently entitled dwelling unit within the Sustainable Community Overlay allowed by this comprehensive plan that is transferred into the CUDA, a property owner shall be awarded two (2) bonus dwelling units. The bonus dwelling units are granted to the property owner for removing residential entitlements from the lands for agriculture, conservation, and preservation land uses (Sustainable Green Assets).

MASTER COMMUNITY PLAN – The Master Community Plan for a Sustainable Community Overlay shall provide for future development which:

- A. Establishes future land use patterns for the CUDA of a Sustainable Community Overlay and the maximum and minimum densities and intensities of use for all such land uses;
- B. Identifies regionally significant natural resources within the Sustainable Community Overlay;
- C. Identifies regionally significant public facilities within the Sustainable Community Overlay;
- D. Establishes guiding principles that address urban form and interrelationships of anticipated future land uses; and
- E. Identifies procedures to ensure intergovernmental coordination to address extra jurisdictional impacts from the Sustainable Community Overlay.

SUSTAINABLE COMMUNITY OVERLAY – A Sustainable Community Overlay is characterized as a mixed use urban development located outside of the Urban Growth Area that is intended to accomplish the goals of enhancing agricultural sustainability, encouraging conservation of key habitats, and preserving unique natural resources while allowing growth in a higher density urban community with a sustainable mix of uses.

SUSTAINABLE GREEN ASSETS – Sustainable Green Assets refers to agricultural lands, natural resource lands and other lands to be preserved within the Sustainable Community Overlay.

SMART GROWTH – Using comprehensive planning to guide, design, develop, revitalize and build communities for all that:

- Have a unique sense of community and place;
- Preserve, and enhance valuable natural and cultural resources;
- Equitably distribute the costs and benefits of development;
- Expand the range of transportation, employment, and housing choices in a fiscally responsible manner;
- Value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and
- Promote public health and healthy communities.

VERY LOW DENSITY – 1 dwelling unit per 5 acres or less in areas outside of the

CUDA.

Comment: Definitions added to provide greater clarity of existing terms in the Comprehensive Plan.

TARGET INDUSTRY – Any industrial sector that is shown through a study to match Highlands County's economic characteristics.

TRANSPORTATION DISADVANTAGED – means those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities. [Source: Rule 9J-5 FAC]

URBAN LAND USE – means those land use designations on the Future Land Use Map where urban density and intensity of development is allowed; i.e., land uses with 4 du/acre or higher, commercial, commercial/industrial and industrial. (Refer to Future Land Use Element Table 1.3)

Comment: Table 1.3 has been moved to the Technical Support Document. The reference is not needed.

URBAN ZONING – means those implementing zoning districts allowed within the urban land use designations. (Refer to Future Land Use Element Table 1.3)

Comment: Table 1.3 has been moved to the Technical Support Document. The reference is not needed.

VEGETATIVE COMMUNITIES – means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation, and animals. [Source: Rule 9J-5 FAC]

VERY-LOW-INCOME PERSONS/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 state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Comment: Family was added to better reflect the contents of the definition.

VESTING – means a legal procedure by which Highlands County acknowledges that an individual relied on an act of government to confer specific rights to develop property for certain uses, densities, and intensities of use before the effective date of the Comprehensive Plan or its amendments, even though such development may now be inconsistent with this Plan or its amendments. ~~[Refer to Future Land Use Objective 10 and all Policies thereunder]~~

Comment: The referenced Objective and Policy Language has been moved to the Technical Support Document and the cross reference is not needed.

WATER-DEPENDENT USES – means 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. [Source: Rule 9J-5 FAC]

WATER-RELATED USES – means 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. [Source: Rule 9J-5 FAC]

WELLHEAD PROTECTION AREA – means an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

WETLAND – ~~[Refer to Natural Resources Policy 4.2]~~ means those areas that are inundated or

saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.

Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions.

Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas.

Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. (Source: FLORIDA STATUTES: 373.019 (17) **Definitions**)

Comment: The Policy reference is not needed.

XERIC UPLANDS – means those areas containing both the soils listed below and the plant species listed below. Xeric uplands are those areas that are dry or relatively dry sites which contain a unique assembly of plants not found in any other Ecosystems (the unique suite of plants and which are endemic to central Florida) and contains the appropriate soil, as identified by the following soils: Paola Sand 0 to 8 percent slope (map symbol 1), St. Lucie Sand 0 to 8 percent slope (map symbol 2), Duettee Sand 0 to 5 percent slope (map symbol 4), Daytona Sand 0 to 5 percent slopes (map symbol 5), Tavares Sand 0 to 5 slope (map symbol 6), Astatula Sand 0 to 8 percent slopes (map symbol 9), Orsino Sand (map symbol 11), Satellite Sand (map symbol 14), Archbold Sand 0 to 5 percent slopes (map symbol 28), Tavares-Basinger-Sanabel Complex Rolling (map symbol 34), Pomello Sand 0 to 5 percent slopes (map symbol 36), Astatula-Urban Land Complex 0 to 8 percent slopes (map symbol 42), Satellite-Basinger-Urban Land Complex (map symbol 44), Paola-Basinger Sands Rolling (map symbol 45).

Those plants included in these areas are listed but not limited to the following species (found on pages 55 and 565 of Notes on “Plants Endemic to Florida Scrub”). The landward extent of wetlands shall be delineated pursuant to Sections 62-340.100 through 62-340.550, F.A. C., as ratified by section 373.4211, F.S.:

Scientific Name	Common Name	(family)
<i>Ziziphus celata</i>	Florida jujube	(Rhamnaceae)

Scientific Name	Common Name	(family)
<i>Lupinus westianus</i> var. <i>ardorum</i>	Scrub lupine	(Fabaceae)
<i>Dicerandra christmanii</i>	Yellow scrub balm	(Lamiaceae)
<i>Chrysopsis floridana</i>	Florida golden aster	(Asteraceae)
<i>Crotalaria</i> sp. nov.	Avon Park Crotalaria	(Fabaceae)
<i>Dicerandra cornutissima</i>	Long-spurred scrub palm	(Lamiaceae)
<i>Dicerandra immaculata</i>	Lakela's mint	(Lamiaceae)
<i>Dicerandra frutescens</i>	Scrub balm	(Lamiaceae)
<i>Eryngium cuneifolium</i>	Wedge-leaved button-snakeroot	(Apiaceae)
<i>Polygala lewtonii</i>	Lewton's polygala	(Polygalaceae)
<i>Conradina brevifolia</i>	Short-leaved rosemary	(Lamiaceae)
<i>Warea carteri</i>	Carter's warea	(Brassicaceae)
<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i>	Scrub buckwheat	(Polygonaceae)
<i>Calamintha ashei</i>	Ashe's savory	(Lamiaceae)
<i>Chionanthus pygmaeus</i>	Pygmy fringe-tree	(Oleaceae)
<i>Asimina tetramera</i>	Four-petaled pawpaw	(Annonaceae)
<i>Hypericum cumulicola</i>	Highlands scrub hypericum	(Clusiaceae)
<i>Bonamia grandiflora</i>	Scrub morning glory	(Convolvulaceae)
<i>Liatris ohlingerae</i>	Scrub blazing-star	(Asteraceae)
<i>Polygonella myriophylla</i>	Sand-lace	(Polygonaceae)
<i>Polygonella basiramia</i>	Hairy jointweed	(Polygonaceae)
<i>Paronychia chartacea</i>	Papery whitlow-wort	(Caryophyllaceae)
<i>Conradina grandiflora</i>	Large-flowered rosemary	(Lamiaceae)
<i>Schizachyrium niveum</i>	Riparian autumngrass	(Poaceae)
<i>Prunus geniculata</i>	Scrub plum	(Rosaceae)
<i>Lechea cernua</i>	Nodding pinweed	(Cistaceae)
<i>Nolina brittoniana</i>	Scrub beargrass	(Nolinaceae)
<i>Clitoria fragrans</i>	Pigeon-wing	(Fabaceae)

Scientific Name	Common Name	(family)
<i>Persea humilis</i> ¹	Silk bay	(Lauraceae)
<i>Pinus clausa</i>	Sand pine	(Pinaceae)
<i>Carya floridana</i>	Scrub hickory	(Juglandaceae)
<i>Ceratiola ericoides</i>	Florida rosemary	(Empetraceae)
<i>Asclepias curtissii</i>	Scrub milkweed	(Asteraceae)
<i>Garberia heterophylla</i>	Garberia	(Asteraceae)
<i>Sabal etonia</i>	Scrub palmetto	(Arecaceae)
<i>Ilex opaca</i> var. <i>arenicola</i>	Scrub holly	(Aquifoliaceae)
<i>Osmanthus magacarpus</i>	Scrub wild-olive	(Oleaceae)
<i>Quercus inopina</i>	Scrub oak	(Fagaceae)
<i>Sisyrinchium xerophyllum</i>	Scrub blue-eyed grass	(Iridaceae)
<i>Bumelia tenax lacuum</i> entity	Scrub buckthorn	(Sapotaceae)

1. Taxon that sometimes is treated as a variety of *Persea borbonia* (L.) Spreng. (e.g., Little, 1979), but here is considered to be specifically distinct because of significant differences from *Persea borbonia* in density and length of appressed ferruginous hairs on its abaxial leaf surfaces and in flavonoid complement (see Wofford, 1973).

ABBREVIATIONS

BMP(s)	Best Management Practice(s)
BOA	Board of Adjustments – Highlands County
CBDG	Community Development Block Grant – Federal
C.A.R.L.	Conservation and Recreational Lands – State
CERCL	Comprehensive Environmental Response Compensation Liability Act – Federal
CIE	Capital Improvements Element
CIP	Capital Improvements Program – Highlands County
CFS	Capital Facilities Schedule – Highlands County
Co.	County
CO	Certificate of Occupancy
CORPS	Corps of Engineers - Federal
CR #	County Road #
CRRPC	Central Florida Regional Planning Council
CUDA	Compact Urban Development Area
DACS	Department of Agriculture and Consumer Services - State
DCA	Department of Community Affairs - State
DEP	Department of Environmental Protection - State
HUD	Housing and Urban Development - Federal
DO	Development Order
DOD	Department of Defense – Federal (Avon Park Bombing Range & Wildlife Area)
DOT	Department of Transportation - State
DRASTIC	A standardized system for evaluating groundwater pollution potential (D = depth of water, R = net recharge, A = aquifer media, S = soil, T = topography, I = impact vados zone media, C = hydraulic conduct activity).
DRI(s)	Development(s) of Regional Impact
D.U.(s)	Dwelling Unit(s)
EDB	Ethylene Dibromide
EDC	Economic Development Commission – Highlands County
EIR	Environmental Impact Report
EPA	Environmental Protection Agency - Federal
FAC	Florida Administrative Code
FDCA	Florida Department of Community Affairs
FDEP	Florida Department of Environmental Protection
FDHRS	Florida Department of Health and Rehabilitative Services
FDOT	Florida Department of Transportation
FEFM	Federal Emergency Flood Management
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps of the National Flood Insurance Program
F.S. or FS	Florida Statutes
FmHA	Federal Farmers Home Administration

FLUE	Future Land Use Element
Gen. Ag.	General Agriculture
gpcd	Gallons per capita per day
gpm	Gallons per minute
HCCP	Highlands County Comprehensive Plan
HCIA	Highlands County Industrial Authority
HCSB	Highlands County School Board
HCSWCD	Highlands County Soil and Water Conservation District
HRS	Florida Department of Health and Rehabilitative Services
HRWUCA	Highlands Ridge Water Use Caution Area
HSE	Housing Element
HUD	Federal Department of Housing and Urban Development
IDA	Highlands County Industrial Development Authority
ICE	Intergovernmental Coordination Element
IFAS	Institute of Flood and Agriculture Services - State
INF	Infrastructure Element
KRRMP	Kissimmee River Resource Management Plan
lbs	pounds
LDR(s)	Land Development Regulation(s)
LID	Low Impact Development
Lim. Ag.	Limited Agriculture
LOS	Level of Service
LPA	Local Planning Agency pursuant to Chapter 163 FS (see PZC)
LPPVO	<u>Lake Placid Planned Vision Overlay</u>
MAZ	<u>Military Airport Zone</u>
Manuf.	manufactured
MCL	maximum contamination level
MSA	<u>Metropolitan Statistical Area</u>
NRAC	Highlands County Natural Resources Advisory Committee
NRE	Natural Resources Element
PL	Public Law - Federal
PZC	Planning and Zoning Commission – Highlands County (designated as the LPA)
Pop.	Population
PUD(s)	Planned Unit Development(s)
QWIP	Quality of Water Improvement Project - Water Management Districts
Res.	Residential
Ridge	Lake Wales Ridge in Highlands County
ROE	Recreation/Open Space Element
ROW(s)	Right(s) of Way
RPC	Regional Planning Council
RV	Recreational Vehicle
SCS	see US SCS

SFWMD	South Florida Water Management District
SOR	Save Our Rivers - Program of the Water Management Districts
SR #	State Road #
SWCD	Soil and Water Conservation District – Highlands County
SWFWMD	Southwest Florida Water Management District
SWIM	Surface Water Improvement Management
SWMC	<u>Solid Waste Management Center</u>
SWUCA	<u>Southern Water Use Caution Area</u>
TAC	Technical Advisory Committee
TCE	Traffic Circulation Element
TDR(s)	Transfer of Development Right(s)
US	United States
USDA	United States Department of Agriculture
US SCS	United States Soil Conservation Service
WIC	Women, Infants, and Children – Program of HRS
WMD(s)	Water Management District(s)
WSFWP	<u>Water Supply Facilities Work Plan</u>
WUCA(s)	Water Use Caution Area(s)

Chapter 360.3151 FS Florida's Local Government Comprehensive Planning and Land Development Regulation Act, (aka the Growth Management Act)

Chapter 380 FS Florida's Local Land and Water Management Act, (includes DRI procedures)

Rule 9J-5 FAC "Minimum Criteria for Review of Local Comprehensive Plans and Determination of Compliance"

Comment: Abbreviations added to provide greater clarity of existing abbreviations in the Comprehensive Plan.