

APPENDIX



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CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

Table 1 below outlines how *Dunedin 2025* is consistent with and implements the state comprehensive plan.

STATE COMPREHENSIVE PLAN	COMPREHENSIVE PLAN ELEMENTS								
GOAL NUMBER/GOAL AREA	SUPPORT SERVICES	TRANSPORTATION	CONSERVATION AND COASTAL MANAGEMENT	HOUSING	FUTURE LAND USE	INTERGOVERNMENTAL COORDINATION	RECREATION AND OPEN SPACE	CAPITAL IMPROVEMENTS	PUBLIC SCHOOL FACILITIES
1/Children				X			X		X
2/Families				X					
3/The Elderly				X			X		
4/Housing				X		X			
5/Health	X	X	X		X		X		
6/Public Safety	X	X	X		X			X	
7/Water Resources	X		X		X	X	X	X	
8/Coastal and Marine Resources			X		X	X	X	X	
9/Natural Systems and Recreational Lands	X		X		X	X	X	X	
10/Air Quality		X							
11/Energy		X			X	X			
12/Hazardous and Non-Hazardous Materials and Waste	X		X					X	
13/Mining									
14/Property Rights		X							
15/Land Use	X	X	X	X	X	X	X	X	X
16/Urban and Downtown Revitalization					X				
17/Public Facilities	X		X	X	X	X	X	X	
18/Cultural and Historical Resources			X	X	X				
19/Transportation		X			X	X		X	
20/Governmental Efficiency	X	X	X	X	X	X	X	X	
21/The Economy									
22/Agriculture									
23/Tourism					X				
24/Employment									
25/Plan Implementation	X	X	X	X	X	X	X	X	X



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Agencies

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Bureau of the Census, US Department of Commerce
Bureau of Marine Resource Regulation and Development, Florida Department of
Environmental Protection
Dunedin Historical Society
Dunedin Housing Authority
Federal Emergency Management Agency
Florida Department of Business and Professional Regulation
Florida Department of Community Affairs
Florida Department of Environmental Protection
Florida Department of Health
Florida Department of State
Florida Department of Transportation
Florida Fish & Wildlife Conservation Commission
Florida Marine Resources Institute
Pinellas County Housing Authority
Pinellas County Community Development Department
Pinellas County Emergency Management
Pinellas County Metropolitan Planning Organization
Pinellas County Planning Department
Pinellas County Property Appraiser
Pinellas Planning Council
Pinellas Suncoast Transit Authority
Shimberg Center for Affordable Housing
Southwest Florida Water Management District
Tampa Bay Community Development Corporation
Tampa Bay Regional Planning Council
United States Department of the Interior, Fish and Wildlife Service

City Departments and Divisions
Department of Public Works and Utilities
Engineering Section



Wastewater Division
Water Division
Maintenance Division
Traffic Control Division
Solid Waste Division
Department of Finance
Management Information Services
Department of Leisure Services
Marina
Fire Services
Department of Planning & Development
Building Section

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LIST OF ABBREVIATIONS

A: Arterial
AA: Administrative Appeal
ACLF: Adult Congregate Living Facility
ADA: Americans With Disabilities Act
ADM: Administration
AN: Annexation
AR: Aquifer Recharge

BCC: Board of County Commissioners
BEBR: Bureau of Economic and Business Research
bls: below land surface
BOD: Biochemical Oxygen Demand

C: Collector or Conservation Zone District
CC: City Clerk
CCCL: Coastal Construction Control Line
CCM: Conservation and Coastal Management
CDBG: Community Development Block Grant
CG: Commercial General
C.G.F.O.: Certified Government Finance Officer
CH: Channel
CHHA: Coastal High Hazard Area
CIE: Capital Improvements Element
CIF: Capital Improvement Fund
CIP: Capital Improvements Program
CL: Commercial Limited
CM: City Manager
CN: Commercial Neighborhood
CMP: Corrugated Metal Pipe
COM: City Commission
Conc.: Concrete
CP: Commercial Parkway
CPEMC: Comprehensive Plan Evaluation and Monitoring Committee
CR: Commercial Recreational or County Road
CRA: Community Redevelopment Agency
CRD: Community Redevelopment District
CRPP: Comprehensive Regional Policy Plan
CS: Community Services
CU: Color Units

DC: Downtown Core
DCA: Department of Community Affairs (Florida)
D COM: Downtown Commercial
DEM: Department of Environmental Management (Pinellas County)



DEP: Department of Environmental Protection (Florida)
DEV: Development
DHA: Dunedin Housing Authority
DI: Downtown Industrial
DOS: Department of State (Florida)
DR: Drainage or Downtown Residential Zone District
DRI: Developments of Regional Impact
DRP: Downtown Redevelopment Plan
DSFR: Downtown Single Family Residential
DU: Dwelling Unit

E: East
EAR: Evaluation and Appraisal Report
Educ.: Educational
Ele.: Elementary School
EMA: Ecosystem Management Area
EMC: Comprehensive Plan Evaluation and Monitoring Committee
ENG: Engineering
EPA: Environmental Protection Agency

FAC: Florida Administrative Code
FAR: Floor Area Ratio
FC: Functional Classification
FD: Fire Department
FDEP: Florida Department of Environmental Protection
FDER: Florida Department of Environmental Regulation
FDNR: Florida Department of Natural Resources
FDOT: Florida Department of Transportation
FEMA: Federal Emergency Management Agency
FIHS: Florida Intrastate Highway System
FIN: Finance
FIRM: Flood Insurance Rate Map
FL: Future Land Use
FLU: Future Land Use
FM: Facilities Maintenance
FMRI: Florida Marine Research Institute
FS: Florida Statutes
FY: Fiscal Year or Freeway

GB: General Business
GI: General Industrial
GO: General Office
gpcpd: gallons per capita per day
gpm: gallons per minute
gpmfsf: gallons per minute per square foot



HP: Horsepower
HR: Human Resources
HS: Housing
H.S.: High School
Hts.: Heights
HUD: Department of Housing and Urban Development (US)
HW: Headwater in feet

I: Institutional
IC: Intergovernmental Coordination
IDR: Industrial Development Report
I/I: Inflow/Infiltration
IL: Industrial Limited
IG: Industrial General
ISR: Impervious Surface Ratio
ISTEA: Intermodal Surface Transportation Efficiency Act

L: Local
LDO: Land Dedication Ordinance
LGCPA: Local Government Comprehensive Planning Act
LI: Light Industrial
LIB: Library
LOS: Level of Service
LPA: Local Planning Agency
LS: Leisure Services
LSCIF: Leisure Services Capital Improvement Fund
LUP: Change to Land Use Plan Map
LULU: Locally Unpopular Land Uses
LUPA: Land Use Plan Amendment

MDR: Medium Density Residential
MF: Multi-Family
MFDU: Multi-family Dwelling Unit
mgd: million gallons daily
mg/l: milligrams per liter
MH: Mobile Home
MIS: Management Information Systems
MPL: Municipal Public Lands
MPO: Metropolitan Planning Organization

N: North
N/A: Not Applicable
NAAQS: National Ambient Air Quality Standards
NB: Neighborhood Business
ND: None Detected
Ne: Northeast



NFIP: National Flood Insurance Program
NGVD: National Geodetic Vertical Datum
NL: Number of Lanes
NPDES: National Pollutant Discharge Elimination System
NRU: Non-Residential Uses
N/R: Not Readily Available

OCOST: One Cent Optional Sales Tax
OST: Optional Sales Tax
OW: One-Way

P: Preservation
PCBCC: Pinellas County Board of County Commissioners
PCHA: Pinellas County Housing Authority
pCi/L: PicoCuries Per Liter
Ped.: Pedestrian
PET: Polyethylene Terephthalate
PKS: Parks
Playgrd: Playground
PSTA: Pinellas Suncoast Transit Authority
PPC: Pinellas Planning Council
PPH: Persons per Household
ppm: parts per million
PR: Planned Residential
PR-MU: Planned Redevelopment-Mixed use
Pro: Professional
Profess: Professional
psi: pounds per square inch
PTF: Planned Tourist Facility
PW: Potable Water
PWU: Public Works and Utilities

Q: Flow Rate in cubic feet per second

RCP: Reinforced Concrete Pipe
RE: Residential Estate
REC: Recreation
Rec C: Recreational Center or Complex
Recre: Recreational
RFM: Resort Facilities Medium
RH: Residential High
RL: Residential Low
RLM: Residential Low Medium
RM: Residential Medium
RO or R/O: Reverse Osmosis
R/OG: Residential/Office General



R/O/R: Residential/Office/Retail
ROS: Recreation and Open Space
R/OS: Recreation/Open Space Land Use Plan Category
ROW: Right-of-Way
RS: Residential Suburban
RU: Residential Urban
RW: Reclaimed Water
R&R: Renewal & Replacement Fund

S: South
SAN: Sanitation
SC: Shopping Center
SCIF: Streets Capital Improvement Fund
S/D: Site Plan Amendment/Review
SDFF: Sewer Development Fee
Se: Southeast
SFDU: Single Family Dwelling Unit
SLDR: Suburban Low Density Residential
SNCC: Scenic/Non-Commercial Corridor
SP: Special Use Permit
Spe: Special
SR: State Road
SRPP: Strategic Regional Policy Plan
SS: Sanitary Sewer
STA: Station
STR: Structure or Streets
SW: Solid Waste
SWFWMD: Southwest Florida Water Management District
SWIM: Surface Water Improvement Management
SWUF: Stormwater utility Fee

TC: Traffic Circulation or Traffic Control
TF: Tourist Facility
TBRPC: Tampa Bay Regional Planning Council
TON: Threshold Odor Number
tpcpd: tons per capita per day
tpcpy: tons per capita per year
TR: Transportation
T/U: Transportation/Utility

U/C: Utility/Construction
UDC: Uniform Development Code
UPA: Units Per Acre
UPARC: Upper Pinellas Association of Retarded Citizens
ug/l: Micrograms per liter



V/C: volume to capacity ratio
Veh: Vehicular
VM: Vehicle Maintenance

WCRWSA: West Coast Regional Water Supply Authority
WDF: Water Drainage Feature
WDFE: Water Development Fee
WRAP: Water Resource Assessment Project
WTR: Water
WW: Wastewater

Zo: Change to Zoning District Map



GLOSSARY

Accessory Housing Unit: A housing unit which is incidental or subordinate to the principal housing unit and located on the same site, i.e., a mother-in-law unit.

Advanced Wastewater Treatment: Additional wastewater treatment beyond secondary which includes the removal of compounds of phosphorus and nitrogen.

Affordable Housing: Housing that requires the expenditure of no more than 30% of the household's gross income.

Aquifer: Water-bearing layers of porous rock, sand or gravel.

Barrier Island: In Florida, a natural and usually vegetated sand island roughly paralleling the mainland shore and separated from it by a protected waterway or bay.

Blighted Area: An area characterized by deteriorating and/or abandoned buildings, inadequate public or community services, trash and junk accumulation, and adverse environmental nuisances such as noise, heavy traffic, and odors.

Build-out: Physical build-out refers to a situation where every property in the City has some type of use and there is no vacant land left to develop. Build-out based on the Regulatory Land Use Plan means that every property is developed to the intensity allowed under the regulatory land use category assigned to the property.

Capital Improvements Element (CIE): Physical assets constructed or purchased to provide, improve or replace a public facility identified as an existing or projected need in the Comprehensive Plan documents. Capital improvements, costing \$100,000 or above, are generally nonrecurring and may require multi-year financing.

Capital Improvements Program (CIP): An annual budgetary review involving capital expenditures and also includes maintenance, equipment, and other operating facilities.

Coastal Construction Control Line (CCCL): An imaginary line depicting the landward extent of that portion of the beach-dune system which is subject to severe fluctuations based upon predictable weather conditions as established by the Florida Department of Natural Resources (now the Florida Department of Environmental Protection).

Community Redevelopment Area: A blighted area or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a combination of which the City designates as a redevelopment area.

Concurrent: Occurring at the same time, i.e., support services shall be provided concurrently with development approval.

Cone of Influence: The area surrounding one or more major waterwell(s), the boundary of

which is determined by an environmental government agency based on groundwater travel or drawdown depth. The cone shape comes from the lowering of the potentiometric surface to the point of well pumping with the narrow point being at the end of the well shaft, and the widest section spreading upward toward the potentiometric surface.

Conservation: The careful preservation, protection and planning for a natural resource to prevent exploitation, destruction or neglect.

Demographic: Relating to the dynamic balance of a population with regard to density, capacity, and distribution for expansion or decline.

Density: The number of families, individuals, dwelling units, or housing units per unit of land.

Development of Regional Impact (DRI): A review process mandated by State Law (Chapter 380.06, Florida Statutes) on developments which, because of their character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

Downtown Business District: A regulatory land use category applicable to Downtown Dunedin in which a mixture of land uses and densities are encouraged.

Ecological Community: A specific and distinct interrelationship between plant and animal life and their surrounding environment.

Enclave: A geographical area in the county that is surrounded totally by the City of Dunedin.

Fauna and Flora: Animal and plant life respectively.

Floodplain: An area 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.

Functional Population: The sum of permanent population and seasonal population.

Group Home (Adult Congregate Living Facility): A residential facility which provides a family-living or homelike environment for compensation, including supervision and personal service necessary to meet the physical, emotional and social needs required because of the health, physical limitations or other special characteristics of the resident. The capacity of such a facility shall be at least four unrelated, but not more than sixteen, residents.

Guideway: A channel or track route for controlling a rapid or mass transit system.

Hazardous Waste: Solid waste, or a combination of solid wastes, which because of its quantity, concentration, or infectious characteristics, may cause, or significantly contribute

to, 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.

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.

Household: An occupied housing unit.

Infrastructure: Man-made structures which serve the common needs of the population, such as support services, traffic circulation and park facilities.

Inflow-Infiltration: The incoming flow of a fluid into a substance through pores or small openings.

Intracity: Within the city.

Intercity: Between or among cities.

Intergovernmental Coordination: A process which local governments and local, regional and state agencies work together to identify and achieve common goals and to resolve issues relating to development, zoning, comprehensive planning, land use and the like.

Interlocal Agreement: A formal contract between two or more local governments whereby the respective responsibilities of each government is outlined in order to achieve a common goal or purpose.

Land Development Regulations: Ordinances enacted by governing bodies for the regulation of any aspect of development including any local government zoning, rezoning, subdivision, building construction, and sign regulating.

Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on land related to the operational characteristics of the facility.

Lift station: A sanitary sewer facility which pumps wastewater against the force of gravity.

Low Income Family: A family with a household income not exceeding 80% of the Dunedin median income.

Management: The judicious means to accomplish those goals, objectives and policies directed toward maintaining the integrity of a public resource or service as that resource or service contributes to the health, safety and welfare of the public.

Mixed Use: The development of a tract of land, building, or structure with two or more

different uses such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

Natural Resource: An existing natural element relating to land, water, air, plant, and animal life of an area or a community and the interrelationship of these elements.

Package Treatment Plant: A small private sewage treatment plant which generally serves isolated development and is partially or completely preassembled by the manufacturer prior to shipment to the site of use.

Passive Recreational Use: The use of Recreation/Open Space land as a park facility without the formal park designation; “passive” also means that the construction of structures does not occur as they might in formally designated parks.

Permanent Population (resident population): Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Permanent population does not include seasonal population.

Prime Aquifer Recharge Areas: Areas with the highest potential to recharge water into aquifers.

Regulatory Land Use Map: A map depicting the spatial distribution of various uses of land in the City by regulatory land use category.

Seasonal Population: Part time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not permanent residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

Secondary Wastewater Treatment: A process which includes the removal of 80-90% of the total organic materials and suspended solids from sewage.

Septic Tank: An on-site sewage treatment facility whereby wastes are piped to underground tanks directly from a building, bacteria in the wastes decompose the organic wastes, and the sludge settles on the bottom of the tank.

Sewage Treatment Plant: A facility which functions to remove solid and organic materials from sewage.

Shall: Used in directives to express what is mandatory; compulsion, with the force of must.

Should: Used in the auxiliary function to express obligation, propriety or expediency.

Sludge: The accumulated solid residues of the sewage treatment process.

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.

Stormwater Management Ordinance: A City code which includes strategies for dealing with stormwater quantity and quality issues.

Stormwater Runoff: Water flowing overland during and immediately following a storm event.

Strip Commercial Development: Commercial or retail development, usually one-store deep, that fronts on a major street.

Support Service: Sanitary sewer, potable water, drainage, solid waste and natural groundwater aquifer recharge systems which service development.

Urban Sprawl: Uncontrolled and untimely expansion and spreading out of an urban community into the outlying non-urban areas.

Utility Facility: Any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, steam, communication, rail transportation, water, sewage collection, and other similar service.

Very Low Income Family: A family with a household income of less than 50% of the Dunedin median income.

Wastewater Effluent: The treated liquid which flows out of the sewage treatment plant.

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.

Watershed: A region or area bounded peripherally by a water parting, dividing or ridge line and draining ultimately to a particular watercourse or body of water.

Wellfield: An area containing wells that are excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

Wetlands: Land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Zoning: The dividing of a municipality into districts and the establishment of regulations

governing land use, population density, and building size.

