



DUNEDIN 2025  
THE COMPREHENSIVE PLAN

VOLUME 2  
SUPPORT DOCUMENT

# LIST OF ELEMENTS

Introduction

Support Services Element

    Wastewater Sub-Element

    Potable Water Sub-Element

    Stormwater Sub-Element

    Solid Waste Sub-Element

    Natural Groundwater Aquifer Recharge Sub-Element

Transportation Element

Conservation and Coastal Management Element

Housing Element

Future Land Use Element

Intergovernmental Coordination Element

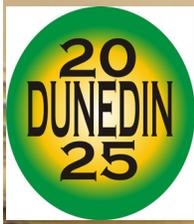
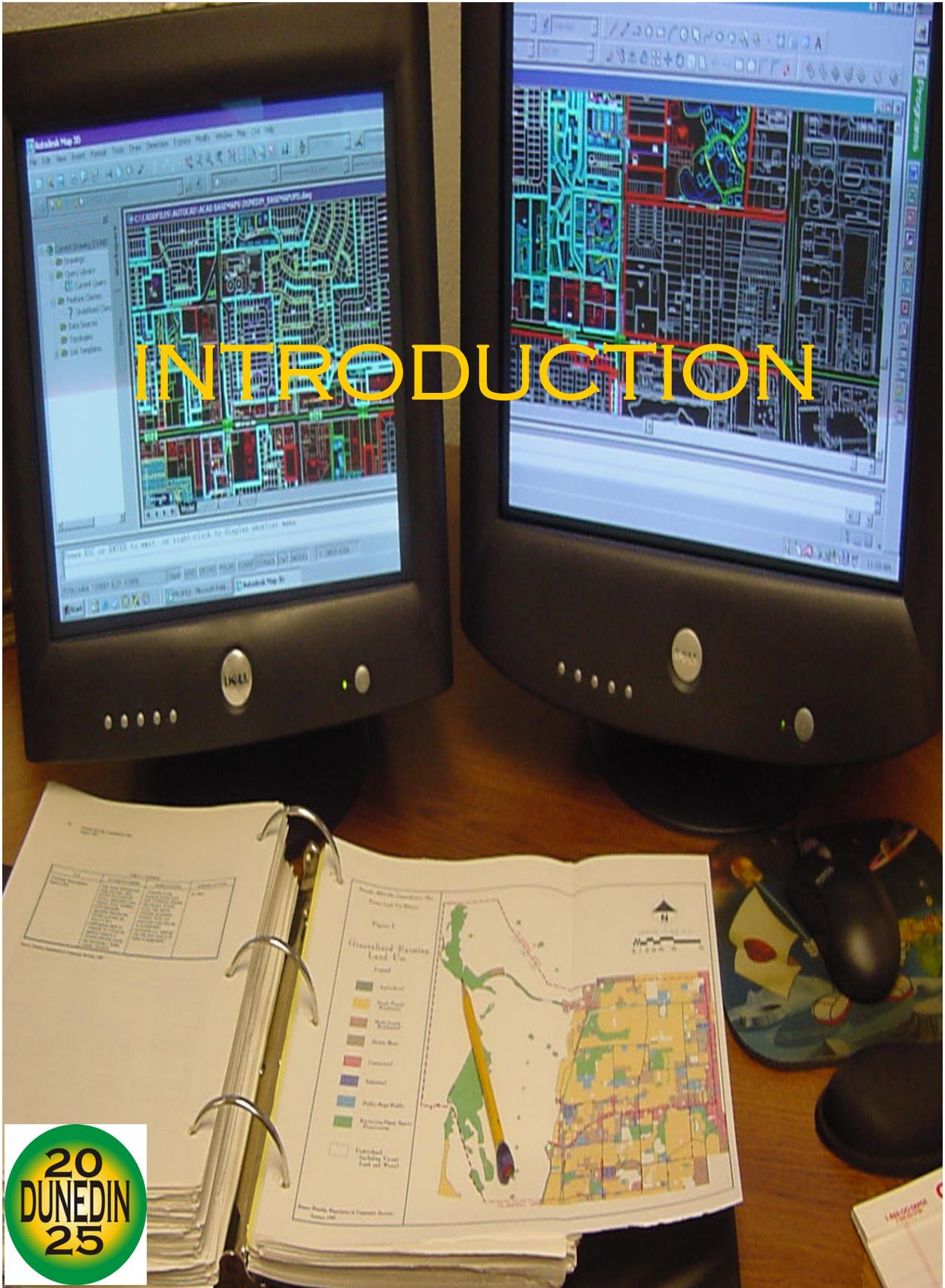
Recreation and Open Space Element

Capital Improvements Element

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Appendix

# INTRODUCTION



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## INTRODUCTION

The Local Government Comprehensive Planning and Land Development Regulation Act mandated that each local government in the state of Florida adopt a comprehensive plan. Codified as part of Chapter 163, Florida Statutes, the intent of this legislation was

so that local governments can preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions.

Although the comprehensive plan has been amended numerous times, this is the second major revision of Dunedin's original comprehensive plan adopted in 1989. The first revision was made pursuant to an Evaluation and Appraisal Report (EAR) and was adopted in 1997. This edition was also made subsequent to an EAR adopted in 2006.

Dunedin is a coastal community located on the west coast of Florida. Having been formed in 1899, it is actually the oldest incorporated city on the west coast south of Cedar Key and north of Key West. Dunedin is roughly ten square miles in size and is primarily residential in nature. It does, however, boast over a quarter of its land as recreationally or open space oriented.

*Dunedin 2025-The Comprehensive Plan* is composed of two parts: the Goals, Objectives and Policies Document, and the Support Document. The former contains all the required goals, objectives and policies (GOPs), as well as the requisite maps and tables necessitated by state regulations. The GOPs document has been formally adopted by ordinance. Any changes to the GOPs require review and approval by the City Commission.

The Support Document contains the data and analysis necessary to bolster the GOPs. The Support Document goes into great detail about the subjects called for in Chapter 163.

## GOALS, OBJECTIVES AND POLICIES

The adopted GOPs set down statements as to how the City will address issues such as transportation, emergency management, recreational lands and intergovernmental coordination. These are accomplished through a hierarchy of declarations. A goal, according to Rule Chapter 9J-5, Florida Administrative Code (FAC), the rules that implement the local comprehensive planning act, "means the long-term end toward which programs or activities are ultimately directed." An objective is "a specific, measurable, intermediate end that is achievable and marks progress toward a goal." A policy "means the way in which programs and activities are conducted to achieve an identified goal."

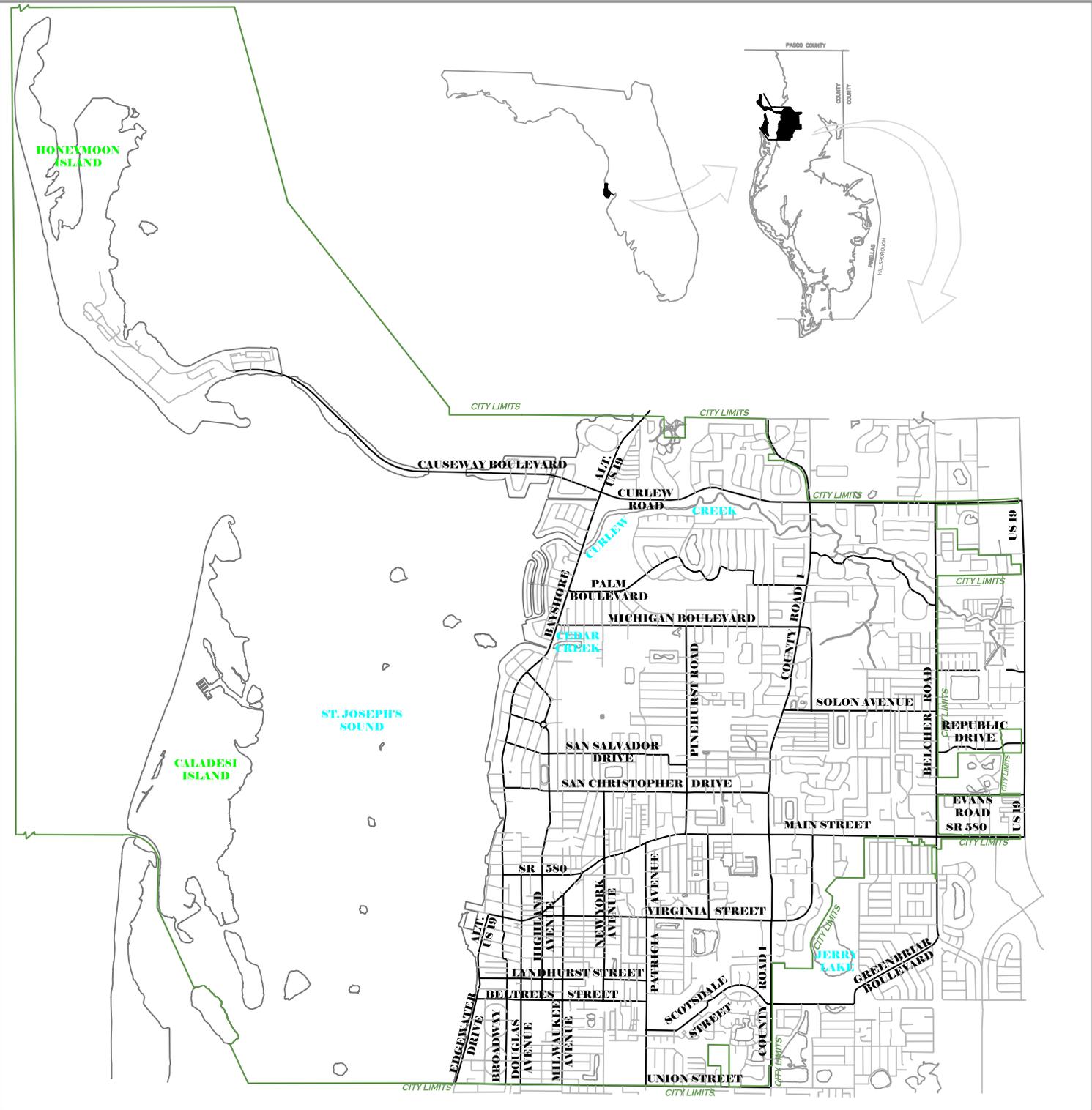
Often, there is a perceived disconnection between what is sometimes considered the lofty pursuit of planning and the everyday life of the citizenry. Comprehensive planning actually tries to bridge that gap not only through the establishment of levels of service but also by recognizing the services and programs required for the continued quality of life. As shown in Figure 2, comprehensive planning becomes part of the daily existence of each person in the community. Comprehensive planning has a great influence in the mere act of turning on a water spigot or of





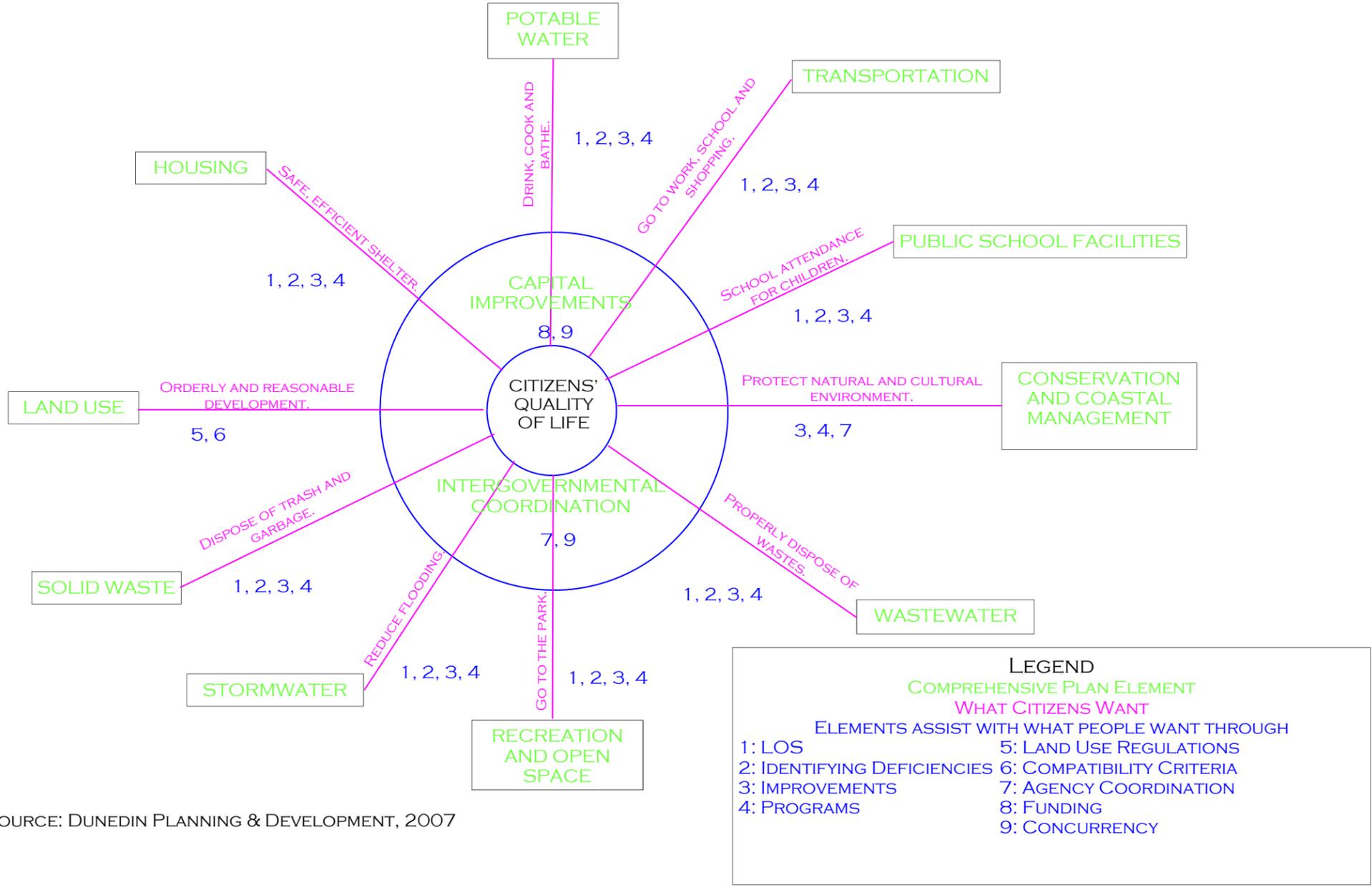
INTRODUCTION

FIGURE 1  
LOCATION



SOURCE: DUNEDIN PLANNING & DEVELOPMENT, 2006

**FIGURE 2  
COMPREHENSIVE PLANNING IN EVERYDAY LIFE**



SOURCE: DUNEDIN PLANNING & DEVELOPMENT, 2007



visiting a park or of pulling out of the driveway.

Figure 2 incorporates all 13 elements or sub-elements required to be part of a comprehensive plan, and color codes the information to show how quality of life is affected and effected. Take for example the Recreation and Open Space (ROS) Element, specified in green type. The basic desire (shown in magenta) is for residents to be able to visit a park, perhaps for some fishing along the Causeway or to get some exercise along the Pinellas Trail or to just sit in quiet contemplation on the waterfront. The comprehensive plan becomes involved (depicted by the blue numbers that reference statements in the legend) by first setting a level of service standard so that enough acreage is available for the different types of parks (e.g., mini-parks, neighborhood parks). The GOPs also identify any deficiencies severe enough that need to be specifically addressed. For example, one policy in the Recreation and Open Space Element calls for incorporating “handicapped and elderly access requirements for all water dependent uses, parks and recreational facilities.” This signals to City staff that work needs to be done at some parks to ensure that this access is made. The comprehensive plan also identifies improvements that should be performed to bring the parks up to where they should be. Finally, the plan can specify programs or services that should be offered to residents. For example, a policy in the ROS Element says “Promote teenager participation in recreational programs as an alternative to less positive leisure activities.” This provides staff direction to continue programs such as summer camps, dance instruction, tennis club, and teen sports training.

But each comprehensive plan element does not operate independently. Quite often the programs specified in one element will influence another. At other times, one element is needed to implement the agenda prescribed by another element. Continuing with the ROS example, both the Capital Improvements and the Intergovernmental Coordination Elements (CIE and ICE, respectively) are required to ensure that the provisions in the ROS Element are met. The former element sets down the projects and the funding for capital projects supported by or called for in the ROS Element. For instance, projects in the CIE identify ongoing maintenance for playgrounds, courts and athletic fields so that parks can continue to be enjoyed. The latter element specifies other agencies that might be involved in the provision of service. For example, a policy in the ICE states “When warranted, the City shall pursue reciprocal agreements with the School Board, other units of government, and other agencies to outline responsibilities in order to reach a common goal or to provide services within the Dunedin jurisdiction.” This provides direction to enter into agreements such as the one with the School Board allowing for joint use of facilities.

This same approach can be used with all the other comprehensive plan elements to see how they contribute to the overall quality of life for Dunedin’s citizens.

## LEVELS OF SERVICE AND CONCURRENCY

As part of the GOPs, local governments must set Level of Service (LOS) standards for seven facilities or services. Table 1 shows these and the way in which the standards are measured.

Standards are often based on a variable that changes through time so that the future conditions can be projected. Using population allows for this to be done with relative ease because, once the future population is estimated, target year impacts can be determined. For example, the Wastewater LOS standard is 102 gallons per capita per day (gpcpd). If the estimated 2025 Wastewater Service Area population is 46,299, then the product of these two numbers (4,722,498 gallons per day) suggests how much wastewater will be produced.

As just noted above, there are two kinds of levels of service: operating and standards. Operating is what exists, or is projected to exist, and will change over time. Standards generally do



**TABLE 1  
LEVELS OF SERVICE**

<b>SUBJECTS</b>	<b>LEVEL OF SERVICE FOR</b>	<b>MEASURE</b>	<b>MEASURE RELATED TO</b>	<b>FUTURE CONDITIONS ESTIMATED BY PROJECTING</b>
<b>Wastewater</b>	Transport and Treat	Gallons per capita per day (gpcpd)	Wastewater Treatment Plant Capacity	Population
	Wastewater Flows	Million gallons per day (mgd)	Wastewater Treatment Plant Capacity	Anticipated Plant Capacity
	Inflow/Infiltration	Gallons per capita per day (gpcpd)	Peak flows into Wastewater Treatment Plant	Historic Trends
<b>Potable Water</b>	Supply	Gallons per capital per day (gpcpd)	Water Treatment Plan Capacity or Consumptive Use Permit	Population
	Storage	Ratio of gallons of storage to gallons supplied	Storage Capacity	Population
	Water Quality	Purity of Water	Federal and State Standards	Existing Conditions*
<b>Stormwater</b>	Confine	Storm event and duration	Amount of water than can be detained or transported	Anticipated Future Conditions
	Stormwater Quality	Purity of Stormwater	Federal and State standards	Not Applicable
<b>Solid Waste</b>	Collect or recycle	Tons per capita per year (tcpy)	Vehicle Hauling Capacity	Population
<b>Transportation</b>	Roadway	Vehicles per Peak Hour	Capacity of Roadway	Traffic Projections
<b>Public School Facilities</b>	Student Population	Student Enrollment	Florida Inventory of School Houses School Capacity	Population and Types of Dwelling Units
<b>Recreation and Open Space</b>	Amount of Parkland (Mini-Parks and Neighborhood Parks)	Acres per 1000 population	Amount of parkland	Population

\*I.e., City is meeting standards now with current technology; should be able to meet standards in the future with current or improved technology.

Source: Dunedin Planning & Development



not change through time, and are fixed unless there is a need to modify them (for example, previous comprehensive plans have shown a decreasing consumption rate for potable water over the years in order to reduce the negative effects on the aquifer and to conserve this precious resource; having achieved this reduction, the current comprehensive plan shows a single LOS standard that does not change through time). Standards, thus, are the ideal, and local governments must strive to get their operating LOS to meet them. This often drives the capital improvements process so that the services are being provided adequately.

As shown in Table 1 above, the LOS standard is related to the capacity that is available. Thus, comparing the operating level of service to the standard provides an indicator as to how well the service is being provided. Indeed, in many cases, determining the existing (or historic) operating level of service involves taking the amount of what was provided and dividing it by the population. The resulting figure is then compared to the standard. For example, dividing the amount of potable water provided during 2006 (3,456,000 gallons per day) by the 2006 population (41,720) yields 85 gallons per capita per day. Comparing this to the standard (110 gpcpd) shows that the LOS standard has not been exceeded.

For future year determinations, a slightly different approach must be made. As suggested above, the standard is multiplied by the population and the result is compared to the expected capacity. Using the Wastewater Service Area example above, the 4.72 million gallons per day (mgd) is compared to the Wastewater Treatment Plant's future (and existing) capacity of 6.00 mgd. Since the Year 2025 operating LOS does not exceed the Year 2025 LOS standard, the wastewater standard is anticipated to be met.

Although involving population, the levels of service for transportation make use of traffic projections performed by the Pinellas County Metropolitan Planning Organization (MPO). The MPO utilizes an extensive computer model that estimates traffic on roads throughout the county. The City then makes use of only those segments within the corporate limits or within the Planning Area. Since the City makes use of the MPO's population projections (see below) these traffic projections are consistent with the other levels of service.

Stormwater does not use population at all. Instead it makes use of hydrological analyses and storm events. Storm events are measured in frequency and duration and make use of statistical models. For example, a 10-year storm is one that has a 10 percent (1 in 10) chance of being equaled or exceeded during any one year. A 25-year storm is more severe but is less likely to occur: statistically speaking, it has a four percent (1 in 25) chance of being equaled or exceeded during any one year. A 100-year storm is even more destructive but, again, is less likely to happen than a 25-year storm. A 100-year storm has a one percent (1 in 100) chance of occurring in any one year. The duration refers to how long the storm event lasts. A 24-hour storm is spread out over a full day; a 6-hour storm spans a much shorter period of time; while a 24 hour storm will drop more total water, the shorter duration storms will likely have higher intensities (e.g., it will rain harder). The city's LOS standard is based on a 25-year/24-hour storm. Generally, stormwater inlets and neighborhood conveyances such as pipes and culverts are designed so that they can handle the amount of rainfall expected during a 10 year storm. The more major conveyances (larger culverts and major ditches) are generally designed to handle the 25 year storm with a safety factor that will prevent the 100 year storm from flooding structures, though some street and yard flooding is likely.

Other standards are not so easily calculated and often involve chemical rather than physical analysis. For example, potable water quality is based on the concentration of other chemicals such as Cadmium, Selenium, Lindane and Styrene. The only way to determine the presence of these



substances is through a laboratory analysis. Stormwater quality is similar to this, requiring the collection of runoff from specific locations and then a detailed laboratory examination.

If appropriate, the LOS standards can be modified based on their location. For example, stormwater quality within certain environmentally sensitive lands could be made more stringent than elsewhere. Dunedin, though, has elected not to do this, preferring to have the standards extend citywide. In the example cited, the City does not have the resources to collect and test the stormwater quality; Pinellas County performs this service as part of the National Pollutant Discharge Elimination System (NPDES) requirements (please see the Stormwater Sub-Element for more information).

Concurrency is an outgrowth of LOS. Facilities and services must be available concurrently with new or expanded development. Pursuant to state requirements, concurrency was made a part of the City's land development regulations ensuring that every new development that is proposed to the City must go through an analysis to determine the effects that the development will have on City's LOS standards and to determine whether those services are indeed available to handle the growth.

## POPULATION PROJECTIONS

As noted above, population is used to determine many of the future operating levels of service. It is important, then, to take careful measure to insure the accuracy of these estimates.

In forecasting the anticipated population growth it is important to note at the outset that the City is somewhat constrained in its range of approaches. Pursuant to a state-mandated inter-local agreement between the School Board of Pinellas County, the Pinellas County government and many of the municipalities throughout the county, the City must utilize consistent county-wide projections. Section 1 of this agreement states in part,

In fulfillment of their respective planning duties, the County, Cities, and School Board agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. The Metropolitan Planning Organization's Technical Coordinating Committee (TCC) staff will annually utilize established procedures to develop population growth projections for each Traffic Analysis Zone (TAZ) in the County, which will be provided to the School Board and all local governments.

Toward that end, the City obtained the population forecasts that were developed by the Metropolitan Planning Organization (MPO) during the update to their Long Range Transportation Plan (LRTP) completed in 2004. Table 2 displays this TAZ level data, and Figure 3 shows the TAZs distributed throughout the City.

TAZs take in both incorporated and unincorporated lands. Because of this it is necessary to make adjustments to the MPO's data. However, these refinements will be such that the overall total of the TAZs are not disturbed. This will allow the City's population projections to remain consistent with the countywide estimates.

Enclaves are not broken out separately in these population figures. Since the City desires to annex all the enclaves anyway, and since *Dunedin 2015* included the enclaves as part of the projections, this same approach will be utilized here. Population in unincorporated enclaves will not be factored out.

However, it is necessary to mitigate the effects of land within the Planning Area. As can be seen in Figure 3, TAZs 1086, 1093 and 1135 consist mostly of land area that is not within the City's jurisdiction. Because of this, and because the annexation of the Planning Area



TABLE 2								
MPO POPULATION PROJECTIONS BY TAZ								
TAZ	2003	2005	2010	2015	2020	2025	2030	Ultimate
1078	475	475	475	475	475	475	475	475
1079	2,033	2,039	2,052	2,061	2,067	2,072	2,075	2,081
1080	1,773	1,775	1,778	1,780	1,782	1,783	1,783	1,785
1081	0	0	0	0	0	0	0	0
1082	1,334	1334	1334	1334	1334	1334	1334	1,334
1083	1,681	1,684	1,691	1,696	1,699	1,702	1,703	1,707
1084	1,128	1,133	1,142	1,148	1,152	1,155	1,157	1,162
1085	722	727	737	744	749	752	754	759
1086	1,854	1,878	1,924	1,957	1,979	1,995	2,006	2,029
1087	791	793	795	797	798	798	799	800
1088	1,865	1,873	1,888	1,899	1,906	1,911	1,915	1,923
1089	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146
1090	2,678	2,682	2,688	2,693	2,696	2,699	2,700	2,704
1091	954	968	995	1,013	1,026	1,035	1,042	1,055
1092	4,697	4,697	4,698	4,698	4,699	4699	4699	4,699
1093	1,918	1,927	1,943	1,955	1,963	1,968	1,972	1,981
1094	217	236	272	298	315	328	336	355
1095	622	630	645	656	663	669	672	680
1096	962	963	966	968	969	970	971	972
1097	466	474	489	499	507	512	515	523
1098	207	230	275	306	328	343	353	376
1099	452	519	650	742	805	849	880	947
1100	1,525	1,553	1,607	1,645	1,672	1,690	1,703	1,731
1101	1,902	1,902	1,903	1,903	1,903	1,903	1,904	1,904
1102	1,396	1,396	1,397	1,397	1,397	1,397	1,397	1,397
1103	2,416	2,444	2,500	2,538	2,565	2,584	2,596	2,625
1104	876	880	887	892	896	898	900	904
1105	2,047	2,051	2,059	2,065	2,069	2,072	2,074	2,078
1106	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833
1135	3,189	3,227	3,303	3,358	3,396	3,424	3,443	3,490
<b>Total</b>	<b>43,159</b>	<b>43,468</b>	<b>44,073</b>	<b>44,496</b>	<b>44,791</b>	<b>44,995</b>	<b>45,137</b>	<b>45,454</b>

Source: Pinellas County MPO, 2005

is not as high a priority as are the enclaves, the population should be factored out. (The Planning Area includes the entire City and contiguous areas in which the City can perform annexations. The Planning Area is shown in combination with the TAZs in Figure 3 and by itself in Figure 4.) This was done by first determining the number of dwelling units within each of these three TAZs. By using the Pinellas County Geographic Information System, inquiring of mobile home parks of the maximum number of lots, and performing “ground truthing,” estimates were developed. The census tract-specific population per total number of dwelling units was then multiplied by the housing unit estimates. This yielded the population figures that needed to be removed from the 2005 numbers. This was significant, the total reaching nearly 5,600 persons.



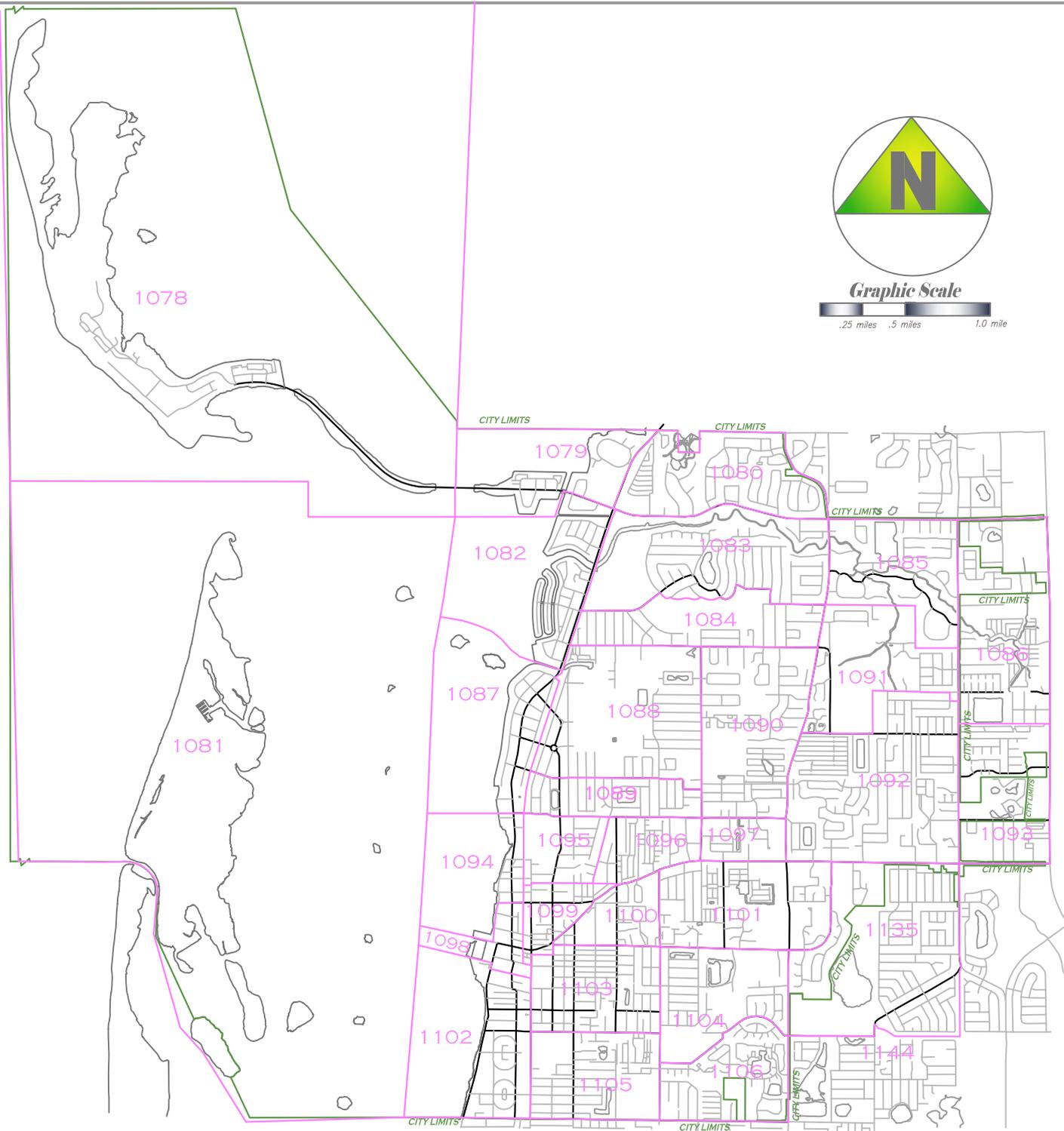


INTRODUCTION

# FIGURE 3 TRAFFIC ANALYSIS ZONES

LEGEND

-  TAZ BOUNDARY
-  TAZ NUMBER





INTRODUCTION

FIGURE 4

PLANNING AREA

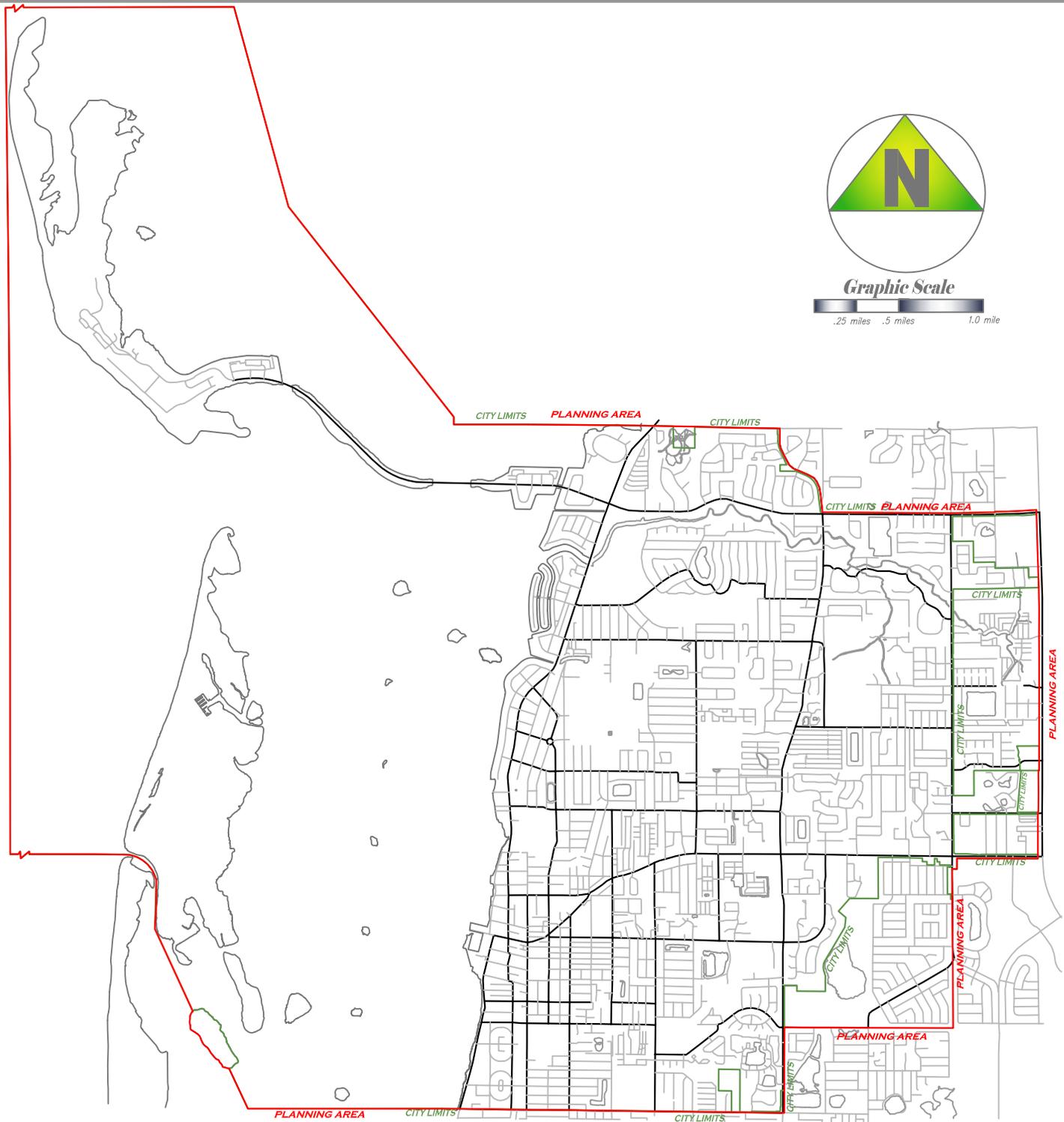
LEGEND

— PLANNING AREA BOUNDARY



Graphic Scale

.25 miles .5 miles 1.0 mile





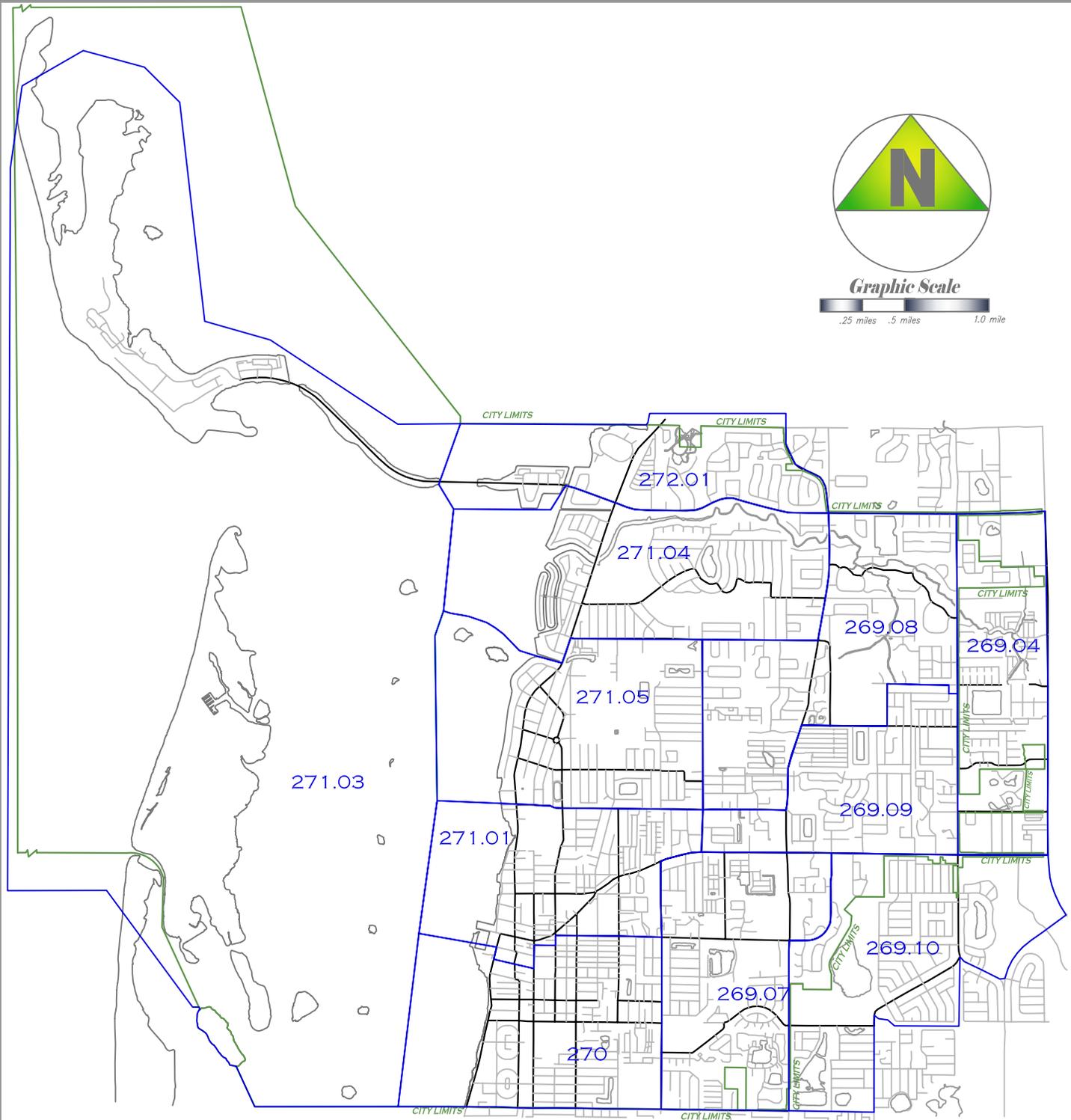
INTRODUCTION

FIGURE 5

CENSUS TRACTS

LEGEND

-  CENSUS TRACT BOUNDARIES
- 271.03** CENSUS TRACT NUMBER



TAZ	2005	2010	2015	2020	2025
1078	475	475	475	475	475
1079	2,039	2,052	2,061	2,067	2,072
1080	1,775	1,778	1,780	1,782	1,783
1081	0	0	0	0	0
1082	1,334	1,334	1,334	1,334	1,334
1083	1,684	1,691	1,696	1,699	1,702
1084	1,133	1,142	1,148	1,152	1,155
1085	727	737	744	749	752
1086	322	330	335	339	342
1087	793	795	797	798	798
1088	1,873	1,888	1,899	1,906	1,911
1089	1,146	1,146	1,146	1,146	1,146
1090	2,682	2,688	2,693	2,696	2,699
1091	968	995	1,013	1,026	1,035
1092	4,697	4,698	4,698	4,699	4,699
1093	559	564	567	569	571
1094	236	272	298	315	328
1095	630	645	656	663	669
1096	963	966	968	969	970
1097	474	489	499	507	512
1098	230	275	306	328	343
1099	519	650	742	805	849
1100	1,553	1,607	1,645	1,672	1,690
1101	1,902	1,903	1,903	1,903	1,903
1102	1,396	1,397	1,397	1,397	1,397
1103	2,444	2,500	2,538	2,565	2,584
1104	880	887	892	896	898
1105	2,051	2,059	2,065	2,069	2,072
1106	1,833	1,833	1,833	1,833	1,833
1135	811	830	844	854	860
<b>Total</b>	<b>38,128</b>	<b>38,626</b>	<b>38,973</b>	<b>39,214</b>	<b>39,381</b>

Source: Pinellas County MPO; Dunedin Planning & Development, 2005

After subtracting out the population from the respective TAZs, the resultant 2005 total was allowed to grow at the same rates as the unadjusted TAZs. The outcome is delineated in Table 3, with the three adjusted TAZ's highlighted. The totals for each year will be termed "EAR estimates" or "EAR results."

As a point of beginning, the TAZ total of 38,128 is consistent with the 2005 estimate of 37,426 made by the Bureau of Economic and Business Research (BEBR). The TAZ total is higher because it contains all the unincorporated enclaves. The rest of this analysis will examine how well the EAR estimates match other projections.

The first assessment merely extends the *Dunedin 2015* results out to 2025. By utilizing the annual growth rate of 1.00804, the following projections can be made:

2010	2015	2020	2025
39,454	41,065	42,743	44,489

Source: *Dunedin 2015-The Comprehensive Plan*

The 2025 result exceeds the EAR estimate by 13%. This does provide a reasonable check, but these projections do not take into account the year 2000 Census adjustment. The decennial census reduced the population vis-à-vis those estimates made by BEBR based on growth during the 1990s. If the growth factor developed

in *Dunedin 2015* is to be utilized again, it should be applied to the more recent population estimates. Beginning with a 2005 population of 37,426, Table 5 provides a second check.

2010	2015	2020	2025
38,955	40,546	42,203	43,927

Source: Dunedin Planning & Development

While lower, the 2025 population estimate still exceeds the adjusted EAR estimated population by roughly 12%.

Since the figures are available, another approach would be to determine the average growth rates for 1990 to 2000 and from 2000 to 2005 and apply



them. These growth rates are 1.00484 and 1.00956, respectively. The results of their application are shown in Table 6.

While the growth rate from the 2000s exceeds the EAR estimates, the 1990s growth rate yields a result only 5% higher than these projections. In any event, there is no more than a 15% difference between any of these growth rate-related estimates for 2025 and the EAR estimates.

Utilizing the permanent population projections derived by the Pinellas County MPO at the TAZ level and adjusting them to account for the population in the unincorporated Planning

TABLE 6 1990S AND 2000S GROWTH FACTOR POPULATION PROJECTIONS				
	2010	2015	2020	2025
<b>1990s Growth Factor</b>	38,341	39,279	40,240	41,224
<b>2000s Growth Factor</b>	39,251	41,165	43,172	45,278
Source: Dunedin Planning & Development, 2005				

Area yields results that, while lower than growth rate-related projections, nonetheless appear reasonable. Additionally, these are consistent with the MPO's estimates, and allow any student forecasts by the Pinellas County School Board to be equally harmonious. Based on the foregoing, Table 7 shows final adjusted permanent population projections for the City.

TABLE 7 PERMANENT POPULATION PROJECTIONS				
2010	2015	2020	2025	
38,626	38,973	39,214	39,381	
Source: Pinellas County MPO; Dunedin Planning & Development, 2007				

The seasonal and tourist population projections were developed in much the same way as the permanent population figures. First the MPO's projections were obtained. Then the population for 2005 in TAZs 1086, 1093 and 1135 was factored down by the same proportion as the permanent population was reduced. The population in these three TAZs was then allowed to grow at the rate established before this adjustment was made. The results appear in Table 8, and includes a total figure for the functional population.

TABLE 8 FUNCTIONAL POPULATION PROJECTIONS				
	2010	2015	2020	2025
<b>Permanent</b>	38,626	38,973	39,214	39,381
<b>Seasonal</b>	2,933	2,960	2,978	2,991
<b>Tourist</b>	2,389	2,409	2,423	2,432
<b>Functional</b>	43,948	44,341	44,615	44,804
Source: Pinellas County MPO; Dunedin Planning & Development, 2007				

One final comparison may be in order. The 2015 functional population derived here is a mere 0.81% lower than the functional population estimated by *Dunedin 2015*.

By modifying this process, estimates for the Planning Area were derived. Those figures subtracted from the City-wide total were inflated in the same fashion as described above and then summed. Additionally, the estimated population in the Greenbriar Condo Apartments development was added; this condominium is in TAZ 1144 but lies just north of the Planning Area limit line. It is therefore necessary to include the projected permanent, seasonal and tourist populations. The results of this analysis are shown in Table 9.

While not apparent in the numbers, it should be noted that all of the enclaves are presumed to be annexed by 2010. While this may not happen in actuality, it is certainly in keeping with the City's policy to foster hegemony over these unincorporated parcels. Additionally, it is



better to presume a most-intense case scenario; that way worst possible operating levels of service can be projected.

The populations for the various service areas were derived by starting with the figures above. Because the Wastewater and Potable Water Service Areas are not coterminous with the City boundaries, the population in some areas has to be removed and the population in other areas has to be added.

For example, the entire Greenbriar area (except for the Lofty Pines) is hooked into the City's wastewater system, but Chesapeake Apartments and Highland Woods are not. Similarly, Highland Woods and Lone Pine Mobile Home Park do not receive City water and must be excluded from those figures. Further complicating the task is that enclaves to the west of Belcher Road are included in the City projections, but they are outside of the Wastewater or Potable Water Service Areas (see Figure 6). When the projections are adjusted to take all of this into account, the result is Table 10.

TABLE 9 FUNCTIONAL POPULATION PROJECTIONS FOR PLANNING AREA				
	2010	2015	2020	2025
<b>Permanent</b>	5,541	5,617	5,671	5,708
<b>Seasonal</b>	318	322	325	327
<b>Tourist</b>	475	479	482	484
<b>Functional</b>	6,334	6,418	6,477	6,519
Source: Pinellas County MPO; Dunedin Planning & Development, 2007				

TABLE 10 SERVICE AREA ADJUSTMENTS FOR FUNCTIONAL POPULATION: CITY ONLY				
	2010	2015	2020	2025
Incorporated City	43,948	44,341	44,615	44,804
Wastewater	45,443	45,836	46,110	46,299
Potable Water	42,292	42,686	42,959	43,149
Solid Waste	43,948	44,341	44,615	44,804
Recreation and Open Space	43,948	44,341	44,615	44,804
Source: Dunedin Planning & Development, 2007				

Finally, since the inclusion of the Planning Area is part of the analysis for each element, it is important to have a valid set of figures here as well. Not only do the projections not double count the Greenbriar

area, they also assume an incremental approach to the annexation of the Planning Area parcels. Roughly 25% the Planning Area's functional population will be presumed to be annexed each five years. Since annexations are voluntary by nature, this figure is not assured, but it is probably more realistic than assuming that all Planning Area would be annexed by, say, 2015. Again, Service Areas have been adjusted; the most notable adjustment is that the nearly 33 acres at the northeast corner of CR 1 and Virginia Street is the only parcel within the Planning Area that is also within the Potable Water and Wastewater Service Areas. Because of that, the potential population of 160 persons would be presumed to be annexed, developed and served by 2015. Again, this may be optimistic, but it would be better to assume the most intense scenario.

TABLE 11 SERVICE AREA ADJUSTMENTS FOR FUNCTIONAL POPULATION: CITY PLUS PLANNING AREA				
	2010	2015	2020	2025
City Plus Planning Area (PA)	45,532	47,550	49,473	51,323
Wastewater Plus PA	45,443	45,996	46,270	46,459
Potable Water Plus PA	42,292	42,846	43,119	43,309
Solid Waste Plus PA	45,532	47,550	49,473	51,323
Recreation and Open Space Plus PA	45,532	47,550	49,473	51,323
Source: Dunedin Planning & Development, 2007				



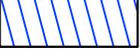


INTRODUCTION

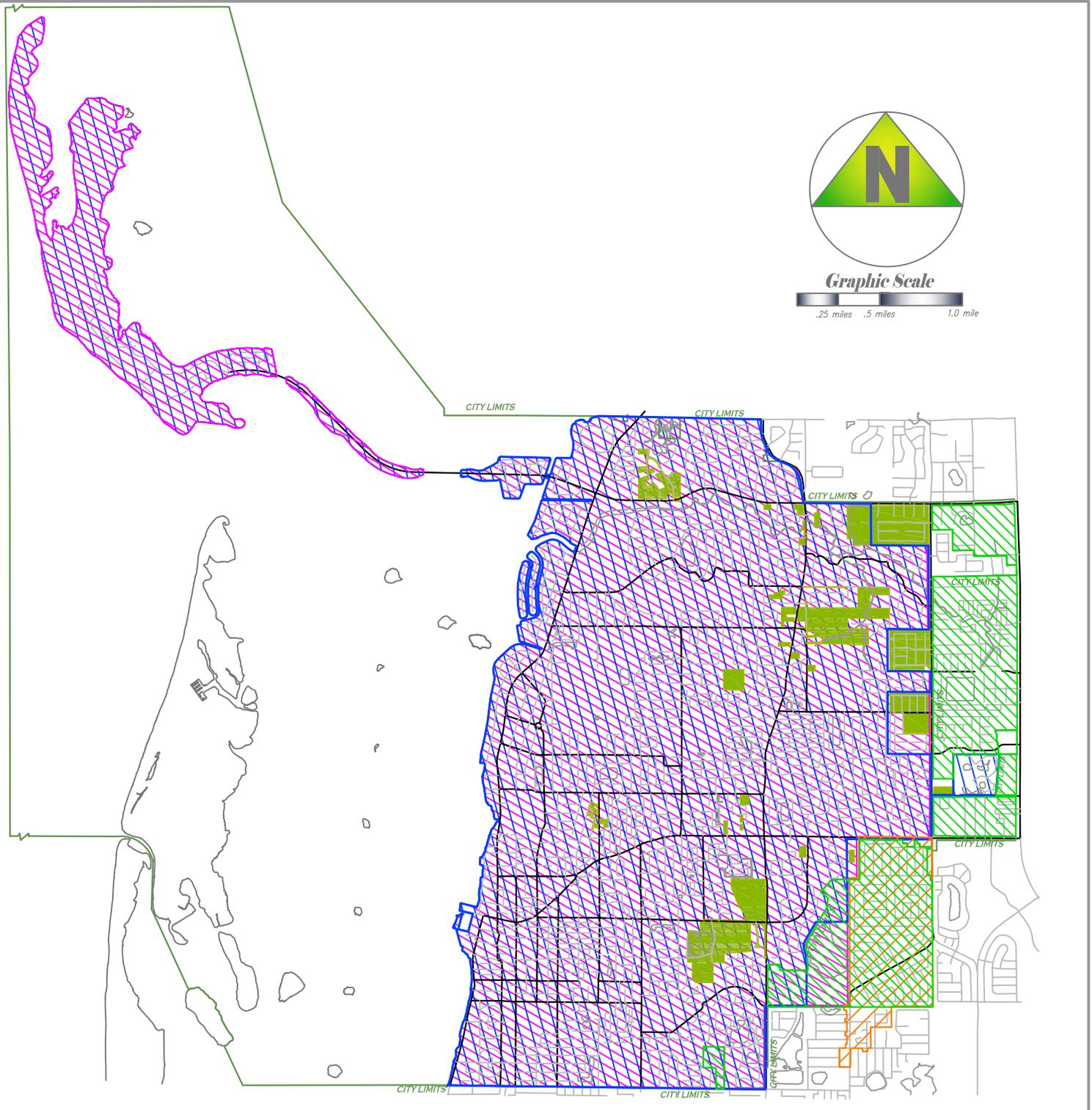
FIGURE 6

SERVICE AREAS

LEGEND

-  DUNEDIN WASTEWATER SERVICE AREA
-  GREENBRIAR WASTEWATER SERVICE AREA
-  POTABLE WATER SERVICE AREA
-  PLANNING AREA
-  UNINCORPORATED PINELLAS COUNTY ENCLAVES

SOLID WASTE AND PARKS AND RECREATION SERVICE AREAS ARE COINCIDENTAL WITH CITY BOUNDARIES



## SUMMARY

This brief introduction has set the stage for the development not only of the remaining Support Document but also of the Goals, Objectives and Policies Document as well. Comprehensive plans are designed to inventory existing conditions, analyze their ability to provide the necessary services, and determine any deficient circumstances. The GOPs implement the comprehensive plan through a series of statements that set the level of service standards, note how any deficiencies will be handled, provide direction for state-mandated requirements, and address other issues deemed important by the local government.

*Dunedin 2025* is prepared to take the City into the first quarter of the new millennium.

