



DUNEDIN 2025
THE COMPREHENSIVE PLAN

VOLUME 1
POLICY DOCUMENT

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TABLE OF CONTENTS

I.	Introduction	I-1
II.	Executive Summary	ES-1
III.	Goals, Objectives and Policies	GOPS-1
	Support Services	SS-1
	Wastewater	SS-1
	Potable Water	SS-4
	Stormwater	SS-7
	Solid Waste	SS-15
	Natural Groundwater Aquifer Recharge	SS-18
	Transportation	TR-1
	Conservation and Coastal Management	CCM-1
	Housing	HSG-1
	Future Land Use	FLU-1
	Intergovernmental Coordination	IC-1
	Recreation and Open Space	ROS-1
	Capital Improvements	CI-1
	Public School Facilities	PSF-1
IV.	Levels of Service	LOS-1
V.	Capital Improvements Summary	CIS-1
VI.	Monitoring and Evaluation of Comprehensive Plan	M&E-1
VII.	Appendix: Regulatory Land Use Plan Map	APP-1

I. INTRODUCTION

The first incarnation of the City’s comprehensive plan was adopted in 1989. The plan was a product of many people, joined together to create a unique vision for a unique community. The plan set forth provided policy direction for eight elements (one of which was composed of five sub-elements). Although there were some changes over those first few years, the original efforts were so sound that when the first Evaluation and Appraisal-based amendments were put together in 1997, the changes that were necessary were mainly to respond to new state requirements.

When the 2006 Evaluation and Appraisal Report (EAR) was developed, it became apparent that the comprehensive plan was still functioning well and that the necessary changes would again center around new requirements. While certainly specific issues were raised in the EAR, given the scope and magnitude of the original document, the resultant changes are quite minimal.

In 2008, a new state-mandated portion was added to the comprehensive plan, creating the following list of elements:

- Support Services
 - Wastewater
 - Potable Water
 - Stormwater
 - Solid Waste
 - Natural Groundwater Aquifer Recharge
- Transportation
- Conservation and Coastal Management
- Housing
- Future Land Use
- Intergovernmental Coordination
- Recreation and Open Space
- Capital Improvements
- Public School Facilities

For each element, the plan sets qualitative goals, measurable targets, and level of service standards. In this way the plan includes “report cards” by which we can grade the City’s future performance.

Dunedin present and Dunedin future come first: in this plan, there is no attempt to tailor Dunedin’s future to fit a preconceived model of growth management. Just the opposite is true. We have used the tools of growth management to preserve and enhance what is best in Dunedin. The plan recognizes that Dunedin is close to “build-out conditions.” Little vacant



land remains. “Growth” in large measure means upgrading and reviewing existing housing and public facilities.

It is important to realize that Dunedin is not a developing community; its land use and development directions have been well-established for three decades; its shoreline and conservation practices have been previously dedicated; infrastructure is in a state of maintenance rather than expansion; and many of growth management’s concerns are beyond the jurisdiction of local government.

Thus, the plan can be thought of as augmenting the positive characteristics while improving or mitigating against the negative ones. The vision of *Dunedin 2025* is to create a future that takes the best parts of the present and make them even better.



II. EXECUTIVE SUMMARY

The original comprehensive plan was adopted in 1989, and subsequently updated through annual amendments as well as the Evaluation and Appraisal Report based amendments of 1997. A second Evaluation and Appraisal Report was developed and adopted in 2006 and provided recommendations for updating the goals, objectives and policies as well as the supporting document.

Major findings of this update include the following:

The City of Dunedin's ten square miles is approaching 100 percent build-out.

The City's functional population, through redevelopment, the development of vacant parcels and the annexation of built and vacant enclave parcels is expected to increase from 38,128 in 2005 to 44,804 by the year 2025.

Analysis suggests that less than 110 acres of vacant developable land remain within the City.

The average assessed value of housing within the City of Dunedin rose from less than \$80,000 in 1997 to over \$176,000 in 2005. And the situation is not limited to the City; mean sales price of housing within Pinellas County rose from \$124,772 in 1996 to \$249,673 in 2005. While there may be plenty of units from which to choose within the City, the issue of housing affordability has become a major concern.

The City's potable water, wastewater, solid waste and drainage facilities continue to be upgraded and improved. The City's Wastewater Treatment Plant and Water Treatment Plant were substantially upgraded in the early 1990s and are expected to be able to serve the build-out population.

The City has begun a program of brackish water well development. One test well has already been drilled.

The City recycled 17 % of its solid waste stream in FY 2005/06;

The City is continuing its expansion of the Reclaimed Water System. Nearly 60 % of the wastewater flow is being reused for irrigation.

The City can adequately handle demand for wastewater, potable water, solid waste collection, transportation facilities and parklands should the entire Planning Area be annexed by the year 2025. This is achieved in part through the maintenance of the respective infrastructure service areas. Because there



is no “drainage service area,” though the improvement and maintenance of currently county-owned and -maintained stormwater drainage facilities could prove overly taxing should the City be forced to subrogate these drainage facilities following annexation.

Major traffic issues and deficiencies, while subject to intergovernmental coordination with local government, fall primarily under the jurisdiction of the Florida Department of Transportation and Pinellas County. Patricia Avenue from Union Street to SR 580 is the only major City-owned roadway projected to become deficient.

The Pinellas Trail through Dunedin was completed in 1992 and attracts hundreds of walkers, runners, and bicyclists. A spur out to Honeymoon Island was completed in 1996.

Dune systems and barrier island estuarine systems are solely under the control of the Florida Department of Environmental Protection. The City continues to address shoreline protection, preservation and access along the St. Joseph’s Sound shoreline.

The City has over 20 lakes, many of them serving as retention facilities.

Dunedin is the home of Hammock Park, an 80-acre wetland hardwood hammock, which has been designated a state natural feature.

There is a wealth of other parks available to residents. Nearly 1,600 acres of public and private parks and open space exist in the City.

The City cooperates and coordinates its actions and policies with over a dozen local governments, regional or state agencies.

The City of Dunedin’s Capital Improvement Program lays out expenditures in excess of \$54 million between FY 2007/08 and FY 2012/13 for projects related to the comprehensive plan.

Are we now ready to write “Mission Accomplished”? By no means. Success will be won over the years ahead only if we maintain active citizen participation and resilient public-private cooperation. Between now and the year 2025 steady on-course progress will demand the combined vigilance of concerned citizens and committed City Commissioners. Obstacles and challenges along the way will yield only to innovative strategies forged by private developers and city officials working together. This plan is but a great beginning.



III. GOALS, OBJECTIVES AND POLICIES

The adopted *Dunedin 2025-The Comprehensive Plan* consists of goals, objectives and policies and certain maps.

A goal is a broad and general long range statement that bears upon the City’s overall “quality of life”;

Objectives are the “guideposts” to goals and are mid- to short-term, relatively specific and quantitatively measurable;

Policies are most significant in that they are definitive statements of intent as to how objectives will be implemented that affect operations and immediate decisions.

The strategies encompassed and implemented through the goals, objectives and policies, have been developed through citizen participation in discussing the relevant issues affecting Dunedin’s future in coordination with the City’s staff research and analysis of past conditions.

While the goals, objectives and policies provide the framework by which growth will be managed, there are other important data points which must be considered. First, the Capital Improvements Element Project Listing, included in the Support Document, delineates those projects that are necessary to achieve or maintain level of service standards or to implement specific policies. Second, there are a plethora of tables contained within the Support Document. Many of them are important enough that specific policies reference them Third, the following maps depict the existing or anticipated conditions within the City of Dunedin relative to comprehensive planning:

- Natural and Man-Made Hydrological Features,
- Identified Wellhead Protection Areas
- Major Drainage Basins and Facilities
- Future Traffic Circulation Network: 2025 Functional Classification
- Future Traffic Circulation Network: 2025 Number of Lanes
- 2025 Fixed Route Transit System
- 2025 Bicycle Ways
- 2025 Parking Facilities
- Historic and Archaeological Sites
- Flood Zones
- Soils
- Significant Wetlands
- Coastal Storm Area
- Elementary Schools in Pinellas County
- Middle Schools in Pinellas County
- High Schools in Pinellas County
- Ancillary Facilities in Pinellas County



Finally, the Regulatory Land Use Plan Map is also a part of this comprehensive plan and is included as an Appendix.

GOPS-2

DUNEDIN 2025-THE COMPREHENSIVE PLAN
POLICY DOCUMENT

ADOPTED 12/18/08
ORDINANCE 08-08
AMENDMENT 08-1 ER



SUPPORT SERVICES

WASTEWATER

GOAL: **ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE EXISTING AND FUTURE DEMANDS.**

OBJECTIVE A: The following wastewater level of service standards shall apply:

POLICY A-1: The capacity to transport and treat 102 gallons per capita per day.

POLICY A-2: Wastewater flows shall not exceed the Dunedin Wastewater Treatment Plant's permitted design capacity of 6.0 million gallons per day, average daily flow.

POLICY A-3: Inflow/infiltration (I/I) peak flow during high precipitation shall not exceed 275 gallons per capita per day.

OBJECTIVE B: Existing wastewater facility deficiencies shall be corrected by the year 2025.

POLICY B-1: The Dunedin Wastewater Treatment Plant's tertiary treatment and capacity of 6 million gallons per day will be maintained.

POLICY B-2: Existing collection pipe conditions in Ranchwood Estates, Ravenwood Manor, Baywood Shores and Downtown shall be monitored and repaired or replaced as they become deficient in terms of the inflow/infiltration standard.

OBJECTIVE C: The required increase in capacity or extension of wastewater facilities shall occur concurrently with development.

POLICY C-1: Development will only be permitted if adequate wastewater facilities are provided to serve the development.

POLICY C-2: The City will timely undertake to acquire real property sufficient to provide land area for expansion of the Wastewater Treatment Plant ample enough to serve the necessary wastewater treatment, disposal and regulatory needs of the City for its ultimate build-out.



- OBJECTIVE D:** The City will encourage development in areas with adequate wastewater facility capacity in order to discourage urban sprawl and more effectively use existing facilities.
- POLICY D-1:** The Public Works Department will make available to developers the City’s Wastewater Atlas for inspection as hardcopy or through internet access.
- OBJECTIVE E:** Continue a plan of reclaimed water use to conserve potable water.
- POLICY E-1:** Continue the program of distribution equipment and/or lines for treated wastewater irrigation into the capital improvements program.
- POLICY E-2:** Continue the public information program to educate the public on the benefits of treated wastewater irrigation.
- OBJECTIVE F:** By the year 2015, the City will reduce the number of known septic tanks within the incorporated City to zero.
- POLICY F-1:** Permits for septic tanks shall not be issued for property within the City of Dunedin.
- POLICY F-2:** The Public Works Department shall, where appropriate, extend sewer lines and employ ink dye tests in order to ensure that all incorporated City areas served by septic tanks are served by wastewater.
- POLICY F-3:** As there are currently no commercial or industrial activities using septic tanks, the City will continue this practice.
- POLICY F-4:** By the year 2015, the City will develop a sewer main extension plan to alleviate septic tank usage in Lofty Pines.
- OBJECTIVE G:** The improvement of surface and groundwater quality shall be considered when wastewater treatment and disposal alternatives are being developed.
- POLICY G-1:** The City will strictly adhere to all state and federal regulations applicable to surface water disposal and land application of treated wastewater.
- POLICY G-2:** Adherence to the City’s Sewer Ordinance which requires connection within 90 days of the availability of wastewater shall continue.



OBJECTIVE H: All required improvements to wastewater collection and treatment facilities shall be programmed into the Capital Improvements Element of the comprehensive plan and Capital Improvement Program.

POLICY H-1: The staff of the Wastewater Division shall annually assess the Capital Improvement Program in regards to the suitability of priorities and projects scheduled for wastewater facilities.

POLICY H-2: Priorities for replacement, correcting existing wastewater facility deficiencies and providing for future facility needs will be based on urgency for need, funding availability and effectiveness at achieving levels of service.



SUPPORT SERVICES

POTABLE WATER

GOAL: **AN ADEQUATE QUANTITY AND GOOD QUALITY OF POTABLE WATER SHALL BE PROVIDED TO CURRENT AND FUTURE USERS.**

OBJECTIVE A: Development permits will be issued only if the following potable water levels of service are met:

POLICY A-1: The City shall be able to provide 110 gallons per capita per day (gpcpd).

POLICY A-2: The capacity to store in public potable water facilities the amount of potable water pumped for use during an average day.

OBJECTIVE B: Improve potable water quality and account for existing facility deficiencies as defined in the Support Services Element/Potable Water Sub-element. The time frame for the improvement of deficiencies is contained in the separate policies listed below.

POLICY B-1: Replace all galvanized pipe that has a diameter of four inches or less. The City shall replace deficient pipe as it is discovered.

POLICY B-2: Meet or exceed all State and Federal Safe Drinking Water Act requirements. Such standards are illustrated in Tables A-1 through A-4, Potable Water Sub-element.

POLICY B-3: Continue the pigging activities as needed to clean water lines.

POLICY B-4: Continue the well monitoring/abandonment project to address saltwater intrusion concerns.

POLICY B-5: Continue the existing program of backflow prevention in order to protect potable water wells from contamination.

POLICY B-6: Continue to maintain the incidences of rusty water complaints at fewer than 20 per month.

POLICY B-7: Continue to extensively inventory the existing system's facilities and upgrades to it to be used in the "Water Distribution Management

System” in order to track water system components from installation to scheduled replacement.

POLICY B-8: A permit will be secured at the appropriate time in order to allow for the discharge of high chloride content water produced by the Water Treatment Plant if development of brackish water supplies in the future requires such a permit modification.

OBJECTIVE C: Maintain water pressure of 50 pounds per square inch citywide.

POLICY C-1: When possible, loop water systems to eliminate dead ends and thereby improve water flows.

OBJECTIVE D: During the year, water conservation programs and public education on water reuse will be continued and, where possible, expanded.

POLICY D-1: The Public Works Department will continue the program to educate the public on water conservation measures.

POLICY D-2: Continue the use of the Florida Building Code’s references to low volume plumbing in the *UDC*.

OBJECTIVE E: Improvements to potable water facilities shall be prioritized, scheduled and budgeted in the Capital Improvement Program.

POLICY E-1: Priorities for improvement will be based on the projects identified in Table 4 of the Potable Water Sub-element.

POLICY E-2: Table A-5 of the Potable Water Sub-element, shall be used to establish priorities for potable water pipe replacement.

POLICY E-3: The Water Division and the Planning & Development Department shall coordinate with one another regarding, but not limited to, such items as population and population projections, consumptive use permits, planning areas and water service boundaries.

OBJECTIVE F: The City will encourage development in appropriate areas in order to discourage urban sprawl and more effectively use existing facilities.

POLICY F-1: The Public Works Department will continue to update and make available to developers maps, either as hardcopy or through internet access, of the potable water system.



SUPPORT SERVICES

STORMWATER

GOAL: **ADEQUATE DRAINAGE FACILITIES SHALL BE PROVIDED TO ENSURE FLOOD PROTECTION AND TO PROTECT WATER QUALITY.**

OBJECTIVE A: The preservation of natural drainage facilities shall be given priority in drainage project design and implementation.

POLICY A-1: Wetlands shall be treated as effective natural storage areas and protected.

POLICY A-2: The natural course of drainage ways will be retained.

POLICY A-3: Man-made modifications such as channelization of natural drainage ways will be discouraged in areas of new construction.

OBJECTIVE B: The City shall establish stormwater level of service standards for both conveyance and water quality.

POLICY B-1: The following table shall establish existing and future year level of service standards by basin and channel on a 24-hour storm event:

BASIN	CHANNEL	2006 LOS	2015 LOS	2025 LOS
Cedar Creek	A	25-year	25-year	25-year
Cedar Creek	C	25-year	25-year	25-year
Cedar Creek	B	25-year	25-year	25-year
Cedar Creek	D	25-year	25-year	25-year
Cedar Creek	E	10-year	10-year	25-year
Cedar Creek	F	25-year	25-year	25-year
Coastal	Orangewood	<25-year	<25-year	25-year
Coastal	Paloma	<25-year	25-year	25-year
Coastal	President	<25-year	25-year	25-year



BASIN	CHANNEL	2006 LOS	2015 LOS	2025 LOS
Curlew Creek	A	10-year	10-year	25-year
Curlew Creek	B	10-year	10-year	25-year
Spring Branch	A	<10-year	<10-year	25-year
Spring Branch	B	<10-year	<10-year	25-year
Spring Branch	C	10-year	10-year	25-year
Spring Branch	F	25-year	25-year	25-year

POLICY B-2: Those man-made facilities not within specific channels (including storm runoff, detention/retention facilities, pipes) when improved, will be designed for a 25-year, 24-hour storm event level of service.

POLICY B-3: All local, federal and state regulations regarding stormwater quality will be adhered to. Table 9 of the Stormwater Sub-element will function as the City’s Water Quality Standards for Stormwater Discharge.

OBJECTIVE C: Drainage deficiencies, on both public and private lands, will be corrected for both flood control and water quality.

POLICY C-1: All public projects undertaken to correct drainage deficiencies shall be in conformance with the Capital Improvement Program as approved annually by the City Commission.

POLICY C-2: The President Street drainage improvement will be completed by the year 2015.

POLICY C-3: Table 3 of the Stormwater Sub-element will be considered in the prioritization of stormwater drainage improvements.

POLICY C-4: In the event of severe storm events, existing facilities suffering flooding will be examined, analyzed and scheduled for improvement in order to meet future level of service standards.

POLICY C-5: Correction of drainage deficiencies on private property will be accomplished during development and redevelopment or retrofitted to reduce the impacts on public facilities or make a financial pro rata contribution to a public project that will have the effect of



substantially lessening the drainage deficiency; to be implemented by ordinance.

OBJECTIVE D: A multi-jurisdictional approach and stronger intergovernmental coordination shall be used to address drainage problems.

POLICY D-1: Dunedin will work cooperatively with Pinellas County, SWFWMD and other agencies in the implementation of stormwater studies, drainage issues that cross jurisdictional lines and comprehensive watershed management plans.

OBJECTIVE E: Water quality protection, pollution control and attainment of water quality standards will be addressed through the development of stormwater control projects, programs and regulations.

POLICY E-1: The effects of existing development on surface water quality will be minimized through the implementation of the requirements of the National Pollutant Discharge Elimination System (NPDES) Permit. The subject areas addressed include the following:

E-1-a. Structural Controls Maintenance;

E-1-b. Roadway Maintenance;

E-1-c. Education Activities;

E-1-d. Development Planning Procedures;

E-1-e. Pesticides, Herbicides and Fertilizers;

E-1-f. Illicit Discharge Inspection/ Investigation/
Enforcement;

E-1-g. High Risk Industrial Facility Inspections;

E-1-h. Flood Management;

E-1-i. Monitoring Activities;

E-1-j. Public Reporting of Illicit Discharges;

E-1-k. Municipal Facilities;

- E-1-l. Field Screening;
- E-1-m. Spill Response;
- E-1-n. Oil and Household Hazardous Waste;
- E-1-o. Sanitary Sewer Seepage;
- E-1-p. Construction Planning Procedures; and
- E-1-q. Construction Inspections.

- POLICY E-2: Maintain a program in which all ambient water quality standards pursuant to federal, state and local guidelines will be adhered to in order to protect surface and groundwater from stormwater facilities built prior to stormwater quality regulations taking effect.
- POLICY E-3: All drainage improvements made to existing drainage facilities will include provision for groundwater recharge and water quality improvement to the extent that these improvements are cost-effective.
- POLICY E-4: By the required date, implement the necessary best management practices with other public and private stakeholders for Total Maximum Daily Load (TMDL) requirements.
- POLICY E5: Implement the recommendations of the Master Drainage Plan for the pretreatment of stormwater before it enters St. Joseph's Sound via outfalls.
- POLICY E-6: Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters owned or managed by the State of Florida.



- OBJECTIVE F:** New development and redevelopment shall be required to have onsite retention of water and control the quantity, quality, and rate of flow before release into the drainage system.
- POLICY F-1:** Continue strict enforcement of the City’s Stormwater Management Ordinance.
- POLICY F-2:** Coordinate with SWFWMD the review and approval of development proposals to ensure that water management district stormwater regulations are enforced for those projects requiring such a permit.
- POLICY F-3:** Redevelopment projects, irrespective of previous impervious cover, shall provide or support stormwater quality improvements within the affected drainage basin.
- POLICY F-4:** Low impact development, such as porous driveways, rain gardens and green roofs, shall be encouraged.
- OBJECTIVE G:** The City will encourage development in areas with existing adequate drainage facilities in order to discourage urban sprawl and more effectively use existing facilities.
- POLICY G-1:** The Public Works Department will make available to developers the City’s Drainage Atlas for inspection as hardcopy or through internet access.
- OBJECTIVE H:** Continue to improve water quality through the control of point and non-point discharges into surface waters through the following policies.
- POLICY H-1:** Non-permitted point sources shall not be permitted to discharge into surface waters. Permitted point sources which negatively impact water quality of receiving waters shall be reduced.
- POLICY H-2:** Domestic sewage and industrial discharges shall be required to achieve best practical technological standards and to implement reuse systems to minimize pollution discharge.
- OBJECTIVE I:** Approach stormwater issues in a holistic fashion, incorporating aspects of flood protection and the preservation of natural systems.



POLICY I-1: Where appropriate and cost-effective, stormwater studies will be comprised of aspects of comprehensive watershed management planning, including flood protection, stormwater quality, erosion and sedimentation.

OBJECTIVE J: Existing development shall meet current stormwater quality standards and/or future TMDL mandates.

POLICY J-1: Existing public and private properties shall be retrofitted to the maximum extent possible onsite or contribute to off-site improvement equivalents.

POLICY J-2: Existing public and private properties shall be in compliance with City stormwater standards and/or any future TMDL mandates by 2025.

POLICY J-3: The City shall develop projects, programs, and regulations to facilitate the retrofitting of existing development.



SUPPORT SERVICES

SOLID WASTE

GOAL: **TO ADEQUATELY COLLECT, RECYCLE AND DISPOSE ALL SOLID WASTES GENERATED.**

OBJECTIVE A: The following solid waste level of service standard will be adopted :

POLICY A-1: The capacity to collect, recycle or otherwise dispose of up to 1.301 tons per year per capita (an average of 6.8 pounds per capita per day).

OBJECTIVE B: The City will assist Pinellas County in its goal to recycle at least 30 percent of the volume of solid waste requiring disposal each year.

POLICY B-1: The City will annually quantify the types and amounts of material being recycled in the City.

POLICY B-2: The City will support and assist the Technical Management Committee to continue a public education and information program to assess the public perception of recycling activities.

POLICY B-3: The City will continue the municipal office paper recycling program.

POLICY B-4: The City will cause to be collected, at a minimum, newspaper, clear glass, and plastic polyethylene terephthalate bottles (PET – Number 1 and Number 2) cardboard, Used Beverage Containers (UBC- aluminum and steel cans) and mixed paper products.

POLICY B-5: The City shall continue to submit certified quarterly reports to the Pinellas County Department of Solid Waste Management specifying: (1) the quantity, by weight, of each recyclable material collected within the City during the previous quarter, and (2) the percentage of population participating in the various types of recycling activities instituted.

POLICY B-6: Innovative resource recovery and solid waste disposal alternatives such as composting or mulching of vegetative materials, vegetative incineration, source reduction and recycling shall be encouraged by the City.



- OBJECTIVE C: Dunedin will adhere to all of the goals, objectives, and policies contained in the (1) Pinellas County Solid Waste and Resource Recovery Element of the comprehensive plan and (2) the Hazardous and Non-Hazardous Materials and Waste Section of the Tampa Bay Regional Policy Plan.
- POLICY C-1: Adopted Pinellas County levels of service for the disposal of solid waste shall apply to Dunedin.
- OBJECTIVE D: Continue implementing the Pinellas County Hazardous Waste Management Program.
- POLICY D-1: Assist the County in distributing information on the safe storage, treatment, handling, transporting and disposal of hazardous waste to the public.
- POLICY D-2: Federal, state, county and municipal regulations regarding hazardous wastes shall be enforced.
- POLICY D-3: The City will continue the program of education for the proper disposal of hazardous waste. Of particular concern will be the appropriate disposal of residential hazardous waste other than into septic tanks.
- POLICY D-4: Support the continued development of environmentally safe hazardous waste treatment, storage and disposal facilities.
- POLICY D-5: Identify and clean up hazardous waste sites.
- POLICY D-6: Require all hazardous waste generators to properly manage their own wastes. Known violators will be reported to appropriate state and/or county agencies.
- POLICY D-7: Encourage the research, development and implementation of recycling, resource recovery, energy recovery, and other methods of using garbage, trash, sewage, slime, sludge, hazardous waste and other waste.
- POLICY D-8: Encourage coordination of intergovernmental and interstate waste management efforts.
- POLICY D-9: Identify, develop, and encourage environmentally sound wastewater treatment and disposal methods.



- POLICY D-10: Continue, and expand where possible, those methods established allowing low-volume generators of hazardous waste to safely dispose of these materials in a convenient manner.
- POLICY D-11: Encourage strict enforcement of hazardous waste laws and swift prosecution of violators.
- OBJECTIVE E: Capacity and deficiencies will be analyzed annually, and any deficiencies will be corrected.
- POLICY E-1: Any collection deficiencies will be remedied through the acquisition of additional collection vehicles or through route restructuring.
- POLICY E-2: Priority shall be given to the acquisition of collection vehicles in a timely and cost-effective manner.
- POLICY E-3: The purchase of new solid waste collection and recycling equipment shall be programmed into the Capital Improvement Program.



SUPPORT SERVICES

NATURAL GROUNDWATER AQUIFER RECHARGE

GOAL: **NATURAL GROUNDWATER AQUIFER RECHARGE AREAS WILL BE INVENTORIED, PROTECTED AND MAINTAINED.**

OBJECTIVE A: The City will provide protection where possible to natural groundwater recharge areas through the creation of a wellhead protection ordinance.

POLICY A-1: The City shall continue its use of the Preservation or Recreation/Open Space land use on high or moderate recharge areas such as the Jerry Lake Soccer Complex, Scotsdale Park, the Vanech Recreational Complex and the Englebert Recreation Complex.

POLICY A-2: The City shall continue its use of reclaimed water on City-owned property in order to reduce the demand on the aquifer.

OBJECTIVE B: Development shall be restricted on identified prime aquifer recharge areas in order to protect natural groundwater recharge areas.

POLICY B-1: The Zoning Code shall include provisions to protect prime aquifer recharge areas.

POLICY B-2: Public purchase of prime aquifer recharge areas shall be investigated, and, where appropriate and feasible, and in the public interest, said purchases will be made.

OBJECTIVE C: Development regulations shall continue to assure the protection of natural aquifer recharge areas and to protect aquifers from depletion and contamination.

POLICY C-1: Continue the enforcement of the Stormwater Management Ordinance to assist in the recharging of the aquifer .

POLICY C-2: Land development regulations and other measures shall continue to address aquifer protection.

OBJECTIVE D: The City will increase public awareness of the role that citizens can play in aquifer protection.



POLICY D-1:

The City will utilize SWFWMD informational pamphlets on water conservation and the Floridan aquifer to educate the public on aquifer problems.

SS-16

DUNEDIN 2025-THE COMPREHENSIVE PLAN
POLICY DOCUMENT

ADOPTED 12/18/08
ORDINANCE 08-08
AMENDMENT 08-1ER



TRANSPORTATION

GOAL I: MANAGE AND FORECAST A FUTURE TRAFFIC CIRCULATION SYSTEM THAT PROVIDES THE HIGHEST POSSIBLE LEVEL OF SERVICE FOR THE INTRA- AND INTER-CITY MOTORING PUBLIC.

OBJECTIVE I-A: Emphasize the support of and coordination among state and county road work programs and projects that affect but are not under the jurisdiction of the City.

POLICY I-A-1: Support the designation of U.S. Alt. 19 and its attendant laneage as defined by the Pinellas County Metropolitan Planning Organization’s Long Range Plan.

POLICY I-A-4: Continue the established coordinative processes with the Metropolitan Planning Organization and the Pinellas Planning Council.

POLICY I-A-5: Within one year of the formal issuance of any updated projected future traffic volumes and the future LOS Maps by the Pinellas County Metropolitan Planning Organization, the City will update the Transportation Element pursuant to these finalized results.

OBJECTIVE I-B: Implement roadway improvements and programs under the City’s jurisdiction that will facilitate a safe, convenient and efficient motorized transportation system.

POLICY I-B-1: The City of Dunedin adopts the following level of service standards for City, county and state roadways:

I-B-1-a. The minimum acceptable level of service on City collectors is Level of Service D peak hour.

I-B-1-b. The minimum acceptable level of service on county collector and arterial roadways within the City’s jurisdiction shall be Level of Service D peak hour with a volume-to-capacity (v/c) ratio less than 0.9.

I-B-1-c. The minimum acceptable level of service on all state roadways and Transportation Regional Incentive Program



(TRIP) funded roads within the City's jurisdiction shall be D peak hour.

- POLICY I-B-2: Impacts on the level of service of any future backlogged roads shall be minimized through the application of Chapter 106, Concurrency Management, of the *Uniform Development Code*.
- POLICY I-B-3: Impacts generated by development projects on the levels of service on constrained roadways shall be minimized through the application of Chapter 106, Concurrency Management, of the *Uniform Development Code*.
- POLICY I-B-4: Improvements necessary to alleviate existing level of service deficiencies shall be identified in the City of Dunedin Capital Improvements Element for City roads, the Pinellas County Capital Improvements Element and the Capital Improvements Program for County roads, the Florida Department of Transportation Five-Year Work Program for state roads and the Metropolitan Planning Organization Transportation Improvement Program for State, County and City roads.
- POLICY I-B-5: The City shall maintain the level of service standards through the continued implementation of the Concurrency Management System of the *Uniform Development Code* which will require that transportation facilities needed to serve the new development shall be in place or under actual construction within 3 years after the City approves a building permit.
- POLICY I-B-6: Improvements undertaken by the City, the County or the Florida Department of Transportation on level of service E and F facilities shall be sufficient to alleviate the substandard level of service conditions to the greatest extent possible.
- POLICY I-B-7: Both the City and county will perform concurrency determinations on deficient or close to deficient county roadways. Of the two, the review having the more restrictive requirements will be binding. If requested by the county and FDOT, the City will enter into an interlocal agreement with both agencies in order to achieve and implement FDOT standards.



- POLICY I-B-8: Roadway projects to eliminate deficiencies and maintain level of service standards will be appropriately sized to achieve those standards. However, proper consideration will be given to economic decisions regarding design and right-of-way acquisition consistent with long range needs in conformance with the MPO Long Range Plan.
- POLICY I-B-9: The City shall undertake those projects identified in the Transportation Element to handle projected traffic circulation system demand in accordance with adopted LOS standards through the year 2025, in conformance with the adopted MPO Long Range Highway Plan.
- POLICY I-B-10: Pursuant to the designation of the City as an existing urban service area, and pursuant to Rule 9J-5.0055(3)(c)5., proposed urban redevelopment shall not be subject to concurrency requirements established in Rule 9J-5.0055(3)(c)1. through 4. for up to 110 percent of the transportation impact generated by the previously existing development. Previous existing development is the actual previous built use which was occupied and active within five years of the time of submittal of the proposed urban redevelopment.
- POLICY I-B-11: Discourage land use plan amendments that would increase the number of vehicle trips generated on deficient roadways.
- POLICY I-B-12: Six months after the adoption of any updated Pinellas County Metropolitan Planning Organization's Long Range Highway Plan, the City shall amend its Future Traffic Circulation Map consistent with the MPO Plan.
- POLICY I-B-13: As part of the Concurrency Management System, the City will coordinate with appropriate county and state authorities to ensure that adequate site access management guidelines are followed with regard to respective county and state roadways.
- POLICY I-B-14: As Patricia Avenue approaches a deficient condition, apply corridor level studies to determine the most cost-efficient manner of improving the roadway or applying policy constraints.
- POLICY I-B-15: Provide Transportation Systems Management strategies to improve vehicle movement and reduce accident potentials, and assist the



Florida Department of Transportation in improving high accident locations.

- POLICY I-B-16: Shared connections and driveways onto roads will be promoted.
- POLICY I-B-17: Augment the existing roadway network to provide minimum response times by fire, police, medical and other emergency vehicles.
- POLICY I-B-18: Charge the Sheriff’s Office to strictly enforce the “Truck Routing Plan.”
- POLICY I-B-19: Continue to strictly enforce Chapter 110 of the City of Dunedin *Uniform Development Code*, “Development Standards” and Section 134-1982 of the City of Dunedin *Uniform Development Code*. This policy hereby incorporates by reference the City of Dunedin’s *Uniform Development Code* Chapter 110; and 134-1982.
- POLICY I-B-20: Land Development Regulations will develop incentives for the construction of low-cost transportation systems management projects.
- POLICY I-B-21: Roadway improvements will be made such that energy resources are used efficiently and air quality is improved.
- POLICY I-B-22: Continue the implementation of traffic count procedures.
- POLICY I-B-23: Provide traffic counts and other locally derived traffic data to Pinellas County, FDOT and other interested parties.
- POLICY I-B-24: Continue the enforcement of the parking requirements as defined in Section 134-1982 of the *UDC*.
- OBJECTIVE I-C: Improvements to the traffic circulation system will be coordinated with the future land uses shown on the Regulatory Land Use Plan Map.
- POLICY I-C-1: The Planning & Development Department will have the responsibility for informing local, county and state agencies, including the Pinellas County MPO and the Florida Department of Transportation, of traffic circulation improvements needed to support future land uses.



- POLICY I-C-2: Continue the requirement that FDOT approve driveway/drainage/utility permits (or other development continuance approvals) for development adjacent to the State Highway System.
- POLICY I-C-3: Make use of the latest acceptable transportation analysis techniques recommended and/or provided by the Florida Department of Transportation to determine development impacts on the State Highway System.
- OBJECTIVE I-D: Provide for right-of-way and corridor protection for existing and future transportation facilities in accordance Table 9, Right-of-Way Standards, in the Transportation Element.
- POLICY I-D-1: Ensure the availability of needed right-of-way, as identified in the figures and table referenced in Objective D, through the site plan review process.
- OBJECTIVE I-E: Assist the Florida Department of Transportation to the greatest extent possible.
- POLICY I-E-1: The City will enter into a Memorandum of Agreement or Understanding regarding “backlogged facilities” on the State Highway System if requested by the Florida Department of Transportation.
- POLICY I-E-2: The City will assist the Florida Department of Transportation in restoring deficient facilities on the State Highway System to their minimum peak hour standards over a reasonable period of time.
- OBJECTIVE I-F: The City of Dunedin shall continue to assist Pinellas County in meeting all air quality standards.
- POLICY I-F-1: Improve air quality through improvements to the motorized roadway network.
- POLICY I-F-2: Ensure that developments and transportation systems are consistent with the maintenance of optimum air quality.
- POLICY I-F-3: Encourage the use of alternative energy resources that do not degrade air quality.



GOAL II: ENCOURAGE AND PROMOTE TRANSPORTATION ALTERNATIVES OTHER THAN THE PRIVATE PASSENGER VEHICLE.

OBJECTIVE II-A: Maintain, expand and promote a safe, convenient and efficient non-motorized transportation system.

POLICY II-A-1: By the year 2010 investigate the possibility of implementing a bicycle/pedestrian trail system within the City that would be coordinated with other local governments' bicycle/pedestrian plans.

POLICY II-A-2: Appropriate adequate funds for the timely and continuing repair and/or replacement of City pedestrian sidewalks and for the incorporation of handicap facilities.

OBJECTIVE II-B: Through intergovernmental coordination, promote programs that will increase the public's awareness of mass and/or rapid transit system utilization and other transportation demand management programs.

POLICY II-B-1: Support the most effective routing and utilization of the Pinellas Suncoast Transit Authority's (PSTA) intra/intercity bus system, including the use of mini-buses if appropriate.

POLICY II-B-3: Develop a promotional strategy encouraging commuter participation in Bay Area Commuter Services (BACS) programs and other transportation demand strategies.

POLICY II-B-4: If appropriate, the City will adopt transit level of service standards developed by PSTA or Pinellas County. Such standards would have to be maintained and enforced by other agencies as the City has no jurisdiction over transit operations.

POLICY II-B-5: Assist Pinellas County and the MPO appropriately in their development of level of service and performance indicators for a countywide bicycle and pedestrian transportation network.

OBJECTIVE II-C: Promote alternative transportation strategies to the single passenger vehicle through local regulations and land uses.

POLICY II-C-1: Continue the promotion of commercial activity on arterial roadways.



- POLICY II-C-2: Permit the construction of transit shelters as long as they meet requisite codes.
- POLICY II-C-3: Wherever possible and feasible, integrate bicycle lanes into the design of new construction or reconstruction of City-maintained roadways.
- POLICY II-C-4: For the purposes of coordination, the City will supply any information regarding data to measure level of service of pedestrian and bicycle facilities. Following the development of level of service standards by Pinellas County, the City shall adopt or modify and adopt these standards appropriately.
- OBJECTIVE II-D: Assist the transportation disadvantaged population within the City.
- POLICY II-D-1: Repair existing bicycle or sidewalk facilities and construct new bicycle or sidewalk facilities.
- POLICY II-D-2: Continue the Neighborhood Business Zoning District to promote lower intensity commercial enterprises in or near neighborhoods.
- POLICY II-D-3: Promote transit and paratransit services to areas which have a high incidence of transportation disadvantaged characteristics.



CONSERVATION AND COASTAL MANAGEMENT

GOAL I: IMPLEMENT WATER REPLENISHMENT, WASTE MATERIAL RECYCLING AND HAZARDOUS WASTE REDUCTION PROGRAMS.

OBJECTIVE I-A: Develop, monitor, enforce and adequately staff projects and regulations that will mitigate excessive potable water loss and protect existing potable water sources.

POLICY I-A-1: Continue local development and building code requirements calling for the incorporation of water saving systems or devices.

POLICY I-A-2: Continue the municipal reclaimed water distribution system to irrigate all golf courses and City recreational and park facilities.

POLICY I-A-3: Strictly enforce emergency conservation restrictions in accordance with the mandates of SWFWMD.

POLICY I-A-4: Continue to monitor and protect the functions of water recharge.

POLICY I-A-5: The City will coordinate with SWFWMD and its Regional Water Supply Plan regarding issues related to consumptive use permits, water conservation measures and education information.

OBJECTIVE I-B: Continue to implement a waste materials recycling program that will reduce landfill and resource recovery plant volumes.

POLICY I-B-1: The City will cause to be collected, at a minimum, newspaper, clear glass, and plastic polyethylene terephthalate bottles (PET – Number 1 and Number 2) cardboard, Used Beverage Containers (UBC- aluminum and steel cans) and mixed paper products.

OBJECTIVE I-C: Continue implementing the Pinellas County Hazardous Waste Management Program.

POLICY I-C-1: Assist the County in distributing information on the safe storage, treatment, handling, transporting and disposal of hazardous waste to the public.

POLICY I-C-2: Federal, state, county and municipal regulations regarding hazardous wastes shall be enforced.

CCM-1

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POLICY DOCUMENT

ADOPTED 12/18/08
ORDINANCE 08-08
AMENDMENT 08-1 ER



- POLICY I-C-3: The City will continue the program of education for the proper disposal of hazardous waste. Of particular concern will be the appropriate disposal of residential hazardous waste other than into septic tanks.
- POLICY I-C-4: Support the continued development of environmentally safe hazardous waste treatment, storage and disposal facilities.
- POLICY I-C-5: Identify and clean up hazardous waste sites.
- POLICY I-C-6: Require all hazardous waste generators to properly manage their own wastes. Known violators will be reported to appropriate state and/or county agencies.
- POLICY I-C-7: Encourage the research, development and implementation of recycling, resource recovery, energy recovery, and other methods of using garbage, trash, sewage, slime, sludge, hazardous waste and other waste.
- POLICY I-C-8: Encourage coordination of intergovernmental and interstate waste management efforts.
- POLICY I-C-9: Identify, develop, and encourage environmentally sound wastewater treatment and disposal methods.
- POLICY I-C-10: Continue, and expand where possible, those methods established allowing low-volume generators of hazardous waste to safely dispose of these materials in a convenient manner.
- POLICY I-C-11: Encourage strict enforcement of hazardous waste laws and swift prosecution of violators.
- GOAL II: PRESERVE AND/OR IMPROVE THE WATER QUALITY OF ESTUARINE, GULF AND TIDALLY AFFECTED LAKE, DRAINAGE BASIN AND AQUIFER SYSTEMS.**
- OBJECTIVE II-A: Remove, relocate or redesign existing and potentially hazardous sources of pollutants.
- POLICY II-A-1: Focus on the removal of sediments and oils from drainage outfalls into the Dunedin Marina basin.



- POLICY II-A-2: Implement runoff detention and pollutant removal techniques in constructing new or replacement drainage collection and outfall systems.
- POLICY II-A-3: Establish controls on the introduction or continuation of nutrient intrusion (such as fertilizers) into watersheds.
- POLICY II-A-4: Strictly enforce environmental legislation that regulates the storage and disposal of medical and hazardous wastes.
- POLICY II-A-5: Continue tertiary treatment at the Wastewater Treatment Plant and the expansion of the Reclaimed Water System in order to reduce and improve wastewater flows into St. Joseph’s Sound.
- POLICY II-A-6: Wetlands identified in Figure 20 of the Conservation and Coastal Management Element will be protected through the methods cited in that Table 6 of the Conservation and Coastal Management Element.
- POLICY II-A-7: Potable water wellfields shall be protected by restricting them to preservation or passive recreational use.
- OBJECTIVE II-B: Continue to develop and implement conservation management and maintenance techniques.
- POLICY II-B-1: Where appropriate, cost-effective and on a prioritized basis as to need, general public benefit and subject to budgeted funds availability, maintain a program to stabilize drainageways, creeks, lakes and coastal shorelines from excessive erosion. Such a program will benefit the public at large and not be beneficial to only a limited number of property owners.
- POLICY II-B-2: Maintain drainageways and basins free from obstructions that will inhibit adequate flows.
- POLICY II-B-3: Continue to implement the design parameters and phases established in the City’s Master Drainage Plan.
- GOAL III: PRESERVE COASTAL AND ENVIRONMENTALLY SENSITIVE AREAS.**
- OBJECTIVE III-A: Set aside public and private land resources to preserve natural wildlife, vegetation, minerals, and soils.



- POLICY III-A-1: Identify acquisitions and/or strict development standards for wetland and upland areas such as the Vanech Recreation Complex, Jerry Branch, and the Howell Tract.
- POLICY III-A-2: Protect existing natural reservations as identified in the Conservation and Coastal Management and Recreation and Open Space Element inventory and analysis.
- POLICY III-A-3: Strictly enforce federal, state and county mandates for the protection of wildlife and wildlife habitats and particularly endangered species.
- POLICY III-A-4: Continue to cooperate with adjacent municipalities and Pinellas County for the conservation of any vegetative communities located under more than one jurisdiction.
- POLICY III-A- 5: Continue the Concurrency Management System’s restrictions which include not less than 200 percent mitigation on environmentally sensitive land.
- POLICY III-A-6: Strict development standards will be applied to known polluted sites (such as the area west of Promenade Drive and north of Union Street. Such standards should provide for the recognition of pollutant types, for a risk-based assessment, and for the removal of such pollutants or the design of development which would be appropriate for such pollutant types.
- OBJECTIVE III-B: Support efforts for the re-establishment of marine reproduction and feeding grounds and benthic vegetation in St. Joseph’s Sound.
- POLICY III-B-1: Severely restrict any future construction of bulkheads, seawalls, docks, or other water based structures that adversely affect marine ecological systems.
- POLICY III-B-2: By December 2009, determine the necessity and most efficacious manner of stabilizing the Edgewater Drive Shoreline.
- POLICY III-B-3: Through intergovernmental cooperation with the City of Clearwater, Pinellas County and the Tampa Bay Regional Planning Council, coordinate adequate sites for water-dependent uses, promote increased water quality and reduce exposure of degradation to natural resources in the estuarine system of St. Joseph’s Sound.



OBJECTIVE III-C: Preserve, augment and prioritize water accessibility for public use along coastal waters.

POLICY III-C-1: Study alternatives for expansion and location of additional boat launching facilities.

POLICY III-C-2: Enforce the Coastal Zone Protection Act of 1985 which shall include continuing and replacing adequate physical public access to the shoreline, public transportation and parking facilities.

POLICY III-C-3: Continue the implementation of the City of Dunedin Zoning Code, which minimizes land use conflicts.

POLICY III-C-4: Preserve and protect Dunedin Causeway Beach for public use.

POLICY III-C-5: Preserve and protect water views for the public by requiring development along the coastline to preserve these views to the greatest extent possible.

OBJECTIVE III-D: The protection and preservation of wetlands will be provided through regulatory, maintenance and other means.

POLICY III-D-1: The City will protect the location and function of wetlands and other ecological communities.

POLICY III-D-2: Assist the state in its management of Honeymoon Island and Caladesi Island.

POLICY III-D-3: Protect and improve the condition of St. Joseph's Sound.

POLICY III-D-4: Continue the information outreach campaign relevant to environmental protection by periodically distributing the material developed.

GOAL IV: PROTECT HUMAN LIFE, PRIVATE PROPERTY, AND COASTAL RESOURCES FROM THE EFFECTS OF HURRICANES AND OTHER NATURAL DISASTERS AND TO LIMIT PUBLIC EXPENDITURES IN THE COASTAL STORM AREA.

OBJECTIVE IV-A: Identify a Coastal Storm Area, direct population concentrations out of this area, and limit public expenditures that subsidize development in this area.



POLICY IV-A-1: The coastal high-hazard area (CHHA) shall be the area defined by the *Sea, Lake and Overland Surges from Hurricanes (SLOSH)* model to be inundated from a category one hurricane, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*.

POLICY IV-A-2: The Coastal Storm Area shall be the area delineated in Figure 25 of the Conservation and Coastal Management Element, which encompasses the following:

1. The coastal high hazard area.
2. Those isolated areas surrounded by the CHHA or by the CHHA and a body of water.
3. The entire parcel of land if 20% or more of the parcel is located within the CHHA.

POLICY IV-A-3: Strictly enforce building and construction codes in accordance with FEMA standards and the National Flood Insurance Program's (NFIP) regulations and all state, regional and county standards.

POLICY IV-A-4: As part of the City's post-disaster redevelopment practices, address stormwater management, wastewater collection and treatment, land use and other infrastructure elements to evaluate hazard mitigation. Practices shall include, but not be limited to, the following:

IV-A-4-a. Prioritize immediate repair and cleanup actions and permitting activities subsequent to a natural disaster by collecting and analyzing storm damage data and basing the tasking of essential activities based on this data;

IV-A-4-b. Relocate habitable structures which have incurred damage from a natural disaster, where damage is greater than 50 percent of their assessed value, to new locations outside the coastal storm area, provided that sufficient land is available on the subject parcel for such relocation;

IV-A-4-c. Any disturbance of natural shoreline resources that provide shoreline stabilization and protect landward areas from effects of storm events shall not be allowed if the disturbance would cause shoreline destabilization or increase storm risk to landward areas as compared to pre-development conditions;

IV-A-4-d. Prohibit the construction of new seawalls and limit the repair or reconstruction of seawalls unless no other alternative shore stabilization techniques are available which afford reasonable property protection.

POLICY IV-A-5: Apply appropriate in-place procedures for professional and timely post-storm damage assessment.

POLICY IV-A-6: City-funded infrastructure shall be prohibited within the coastal storm area except for the following:

IV-A-6-a. The expenditure for the maintenance, repair or replacement of existing facilities; or

IV-A-6-b. The expenditure for restoration or enhancement of natural resources or public access; or

IV-A-6-c. The expenditure needed for the maintenance and reconstruction of existing City facilities; or

IV-A-6-d. The expenditure for retrofitting for water quality enhancement of stormwater runoff; or

IV-A-6-e. The expenditure for a public facility of overriding public interest to ensure public health and safety.

POLICY IV-A-7: The City shall prohibit the construction of hospitals, nursing homes and additional, or expansions to, mobile home parks within the coastal storm area. The City shall prohibit the construction of adult congregate living facilities within the coastal storm area. The City shall prohibit new ACLFs and the expansion of the existing ACLFs within the CHHA. This provision shall not be in conflict with the mandates of Chapter 419, Florida Statutes, Community Residential Homes.

OBJECTIVE IV-B: Ensure that the City of Dunedin's Law Enforcement and Fire Departments maintain up-to-date and locally relevant disaster preparedness procedures as defined in Pinellas County's Comprehensive Emergency Management Plan to maintain or reduce existing hurricane evacuation times and to mitigate any county-identified deficiencies.

POLICY IV-B-1: Maintain a Comprehensive Emergency Management Plan in accordance with Chapter 9G-7, Florida Administrative Code (FAC).

POLICY IV-B-2: Ensure that the Comprehensive Emergency Management Plan provides for minimizing the potentials of injury or death to the population and assures the safe and timely evacuation from storm/flood hazard areas.

POLICY IV-B-3: Be able to fully implement such a plan at the local level and in cooperation with the Tampa Bay Region, Pinellas County Disaster Advisory Committee, Pinellas County Department of Emergency Management, and adjacent municipalities.

POLICY IV-B-4: Provide guidelines for the utilization of private resources under emergency conditions.

POLICY IV-B-5: In order to maintain or reduce existing hurricane evacuation times, the City shall perform the following:

IV-B-5-a. Provide for and maintain the clear posting of evacuation routes within the City's jurisdiction;

IV-B-5-b. Allow earlier evacuation notice and encourage residents to leave the City entirely;

IV-B-5-c. Utilize the Dunedin Fire Department to educate the general public on hurricane evacuation procedures; and

IV-B-5-d. Prohibit the construction of hospitals, nursing homes and additional, or expansions to, mobile home parks within the coastal storm area; prohibit the construction of adult congregate living facilities within the coastal storm area; and prohibit new ACLFs and the expansion of the existing ACLFs within the CHHA. This provision shall not be in conflict with the mandates of Chapter 419, Florida Statutes, Community Residential Homes.

IV-B-5-e. Continue to utilize the "Host Home" concept by periodically distributing information about its application.

POLICY IV-B- 6: The Pinellas County Comprehensive Emergency Management Plan is hereby incorporated as part of *Dunedin 2025-The Comprehensive Plan* by reference.



- POLICY IV-B-7: The City shall work with Pinellas County towards reducing the out-of-county hurricane evacuation clearance time of 55 hours in 2006, as determined in the *Tampa Bay Region Hurricane Evacuation Study 2006*, for a category 5 storm event as measured on the Saffir-Simpson scale.
- POLICY IV-B-8: Consistent with Pinellas County’s standard, the adopted level of service standard for out-of-county hurricane evacuation clearance time for a category 5 storm event as measured on the Saffir-Simpson scale shall be 16 hours.
- POLICY IV-B-9: If the City of Dunedin elects to utilize the provisions of Section 163.3178(9), FS to comply with the State’s coastal high-hazard provisions when amending the City’s comprehensive plan, any appropriate mitigation that may be required by this section shall be directed at increasing the number of hurricane shelter spaces, unless an alternative mitigation proposal has been approved by the Pinellas County Director of Emergency Management or her or his designee. Such mitigation shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to their development, and shall require the City, Pinellas County and the developer to enter into a binding agreement to memorialize the mitigation plan.
- OBJECTIVE IV-C: Establish policies that will mitigate the potential of damages or loss to the public infrastructure in coastal storm areas except for the restoration and enhancement of natural resources.
- POLICY IV-C-1: Apply infrastructure standards that recognize coastal storm area potentials.
- POLICY IV-C-2: Limit or delete consideration of non-essential public projects.
- POLICY IV-C-3: Continue the application of the Urban Forestry Program.
- OBJECTIVE IV-D: By 2012, update the adopted Post-Disaster Redevelopment Plan.
- POLICY IV-D-1: The update to the Post-Disaster Redevelopment Plan shall consider the following;
- IV-D-1-a. Identification of areas requiring redevelopment (e.g., CRA District) and elimination of unsafe conditions and



inappropriate uses as opportunities arise and may include temporary measures to reduce impacts

IV-D-1-b. Accounting for wave, wind and flooding damage potentials in infrastructure design.

IV-D-1-c. Monitoring of private development standards for damage mitigation.

IV-D-1-d. Strategies and techniques outlined in the Pinellas County Comprehensive Emergency Management Plan, and recommendations contained in any hazard mitigation reports.

GOAL V: MAINTAIN THAT LEVEL OF SERVICE FOR CONSERVATION AND COASTAL MANAGEMENT AS ADOPTED IN THE PLAN.

OBJECTIVE V-A: Implement the level of service standards found in the Transportation, Recreation and Open Space Elements, and the Sanitary Sewer, Potable Water, Stormwater and Solid Waste Sub-elements. These standards for facilities and services shall be the same as those for the remainder of the City.

POLICY V-A-1: The City shall not allow proposed development unless level of service standards are met. As adopted in the comprehensive plan, infrastructure to meet demands shall be available to serve the development or redevelopment and shall be consistent with coastal resource protection and safe evacuation procedures.

POLICY V-A-2: The City shall continue to enforce the Land Development Regulations that specify restoration and mitigation criteria for any future environmentally-related disruptions or degradations.

POLICY V-A-3: Where appropriate and cost-effective, stormwater studies will be comprised of aspects of comprehensive watershed management planning, including flood protection, stormwater quality, erosion and sedimentation.

GOAL VI: PROMOTE THE HIGHEST STANDARDS OF AIR QUALITY FOR THE CITY OF DUNEDIN'S CITIZENRY.

OBJECTIVE VI-A: Through intergovernmental coordination and assisting in the enforcement of federal, state, and county laws, help to ensure air quality emissions meet all required standards.



- POLICY VI-A-1: Improve air quality and maintain the improved level to safeguard human health and prevent damage to the natural environment.
- POLICY VI-A-2: Ensure that developments and transportation systems are consistent with the maintenance of optimum air quality.
- POLICY VI-A-3: Reduce sulfur dioxide and nitrogen oxide emissions and mitigate their effects on the natural and human environment.
- POLICY VI-A-4: Encourage the use of alternative energy resources that do not degrade air quality.



HOUSING

GOAL I: BUILD UPON AND UPGRADE THE ESTABLISHED CHARACTER AND NEIGHBORLY VALUES OF DUNEDIN AS A TRULY NICE PLACE TO LIVE BY ANTICIPATING AND FACILITATING CHANGES IN HOUSING NEEDS WITH REGARDS TO CHANGING LIFESTYLES, HOUSEHOLD SIZES AND AGE, AND NEEDS OF THE HANDICAPPED AND DISADVANTAGED.

OBJECTIVE I-A: Encourage the private sector with planning, construction, financing and tax incentives to supply all of the new and replacement housing units to achieve the projected year 2025 need for the population, including households with special housing needs.

POLICY I-A-1: Housing development shall not occur unless adequate support services are in place to serve the development.

POLICY I-A-2: Distribute information on housing assistance programs, planning, financing, tax and construction incentives to the private sector.

POLICY I-A-3: Hold conferences annually with, or provide information to, representatives of the private sector housing delivery system to determine avenues for improving the housing delivery system and incentive programs.

POLICY I-A-4: Annually analyze codes, ordinances, regulations and the permitting process to eliminate excessive requirements, and add others in order to encourage the construction of desired housing.

POLICY I-A-5: Provide public information on building code workshops, innovation in building, housing designs, and construction techniques.

OBJECTIVE I-B: Provide special guidance and help to the private sector to insure adequate and affordable housing for the elderly, the handicapped and families with children.

POLICY I-B-1: Developers of multi-family residential projects shall be encouraged through planning incentives to build units large enough to accommodate families with children and to provide units with interiors accessible to handicapped persons.



- POLICY I-B-2: The Community Redevelopment Agency shall encourage developers to locate residential projects adjacent to existing or planned facilities for health care, transportation, shopping, service related businesses and professional offices within the downtown area.
- OBJECTIVE I-C: Support to the greatest extent possible efforts to create, maintain and expand housing implementation programs and affordable housing for very low income, low income and moderate income families.
- POLICY I-C-1: Provide assistance to the Pinellas County Housing Authority, the Dunedin Housing Authority, the Tampa Bay Community Development Corporation and the Pinellas County Housing Finance Authority.
- POLICY I-C-2: Pursue state and federal funding sources for infrastructure improvements, public facilities, and for the construction or rehabilitation of very low, low and moderate income housing.
- POLICY I-C-3: Assist Pinellas County Community Development in providing information on housing opportunities and programs.
- POLICY I-C-4: The Economic and Housing Development Department will annually produce a list of appropriate housing implementation programs to be pursued.
- POLICY I-C-5: Promote affordable income housing construction activity in Dunedin such as that provided by Habitat for Humanity, Inc.
- POLICY I-C-6: Investigate programs or the adoption of ordinances that promote affordable, attainable and workforce housing that are appropriate to the needs of the City.
- POLICY I-C-7: Participate with Pinellas County in the promotion and application of both the housing trust fund and the community land trust.
- POLICY I-C-8: By 2010, the Economic and Housing Development Department will review the City's Code of Ordinances and make recommendations on changes that will better facilitate the introduction of more affordable, attainable and/or workforce housing.
- POLICY I-C-9: By 2010, the Economic and Housing Development Department will assess the use of density bonuses for affordable housing.



POLICY I-C-10: Continue the allowance of accessory structures in single-family zoning districts.

GOAL II: PROMOTE THE REDEVELOPMENT AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS.

OBJECTIVE II-A: Maintain and improve the integrity of existing viable neighborhoods.

POLICY II-A-1: Promote the maintenance of community facilities such as grocery stores, pharmacies, fruit markets, and libraries in existing neighborhoods.

POLICY II-A-2: Identify existing viable neighborhoods and encourage redevelopment where deterioration prohibits rehabilitation.

POLICY II-A-3: Work with civic associations, neighborhood groups and citizen groups to assist in neighborhood upgrading projects by administering code enforcement efforts and establishing priorities to eliminate problems.

POLICY II-A-4: Support the establishment of neighborhood associations to consolidate interest in housing maintenance activities and increase civic pride.

POLICY II-A-5: Utilize funds available through the U.S. Department of Housing and Urban Development, the Florida Housing Finance Agency, and the Pinellas County Housing Finance Authority to improve neighborhood conditions in very low to moderate income areas and increase the supply of safe, affordable, and sanitary housing for very low to moderate income persons and elderly persons.

OBJECTIVE II-B: Continue to preserve historically and architecturally significant housing in Dunedin as identified by the National Register of Historic Places, the Florida Master Site File and Local Historic Resources List.

POLICY II-B-1: Continue to promote the Historic Preservation Ordinance.

POLICY II-B-2: Strictly enforce the standard building code to ensure high building standards and the quality of housing, and assist the Dunedin



Historical Society, Inc., to promote the rehabilitation of historically significant housing.

OBJECTIVE II-C: Eliminate substandard housing by adopting regulatory and economic incentives that will promote housing rehabilitation and redevelopment.

POLICY II-C-1: Encourage the banking community to provide an adequate supply of mortgage money and home improvement financing.

POLICY II-C-2: Continue support of community development corporations in providing joint public-private relationships for the redevelopment and rehabilitation of housing.

OBJECTIVE II-D: Improve 10 percent of substandard and structurally deficient housing units annually.

POLICY II-D-1: Continue code enforcement activities through regular annual inspections of the housing stock, including mobile homes in problem mobile home parks. Fund a suitable level of community services staffing to achieve this policy.

POLICY II-D-2: Work with the Pinellas County Community Development Department to promote the low interest housing rehabilitation loan program to help low/moderate income families and investors rehabilitate housing units in declining neighborhoods.

POLICY II-D-3: If housing is not worthy of rehabilitation, eliminate this housing and encourage infill housing.

OBJECTIVE II-E: Continue to assess the existing public and private housing programs and identify potential ways to further increase access to affordable, standard housing for all citizens, regardless of race, color, national origin, sex, age and handicap status, marital status or income level.

POLICY II-E-1: Assist Pinellas Community Services Foundation to monitor the housing market for discriminatory practices and to develop recommendations for programs/actions to eliminate discrimination.

POLICY II-E-2: Provide public information to instruct the housing industry, legal professionals and the general public of fair housing rights and responsibilities.



- POLICY II-E-3: Monitor the extent of housing discrimination occurring against families with children. Develop strategies to increase housing opportunities for this segment of the population (as per federal requirements).
- OBJECTIVE II- F: Develop programs consistent with the City’s essentially built-out constraints to maintain existing sites for very low, low and moderate income housing such as mobile homes so that these forms of affordable housing will remain an alternative to very low, low and moderate income renters and homeowners.
- POLICY II-F-1: Maintain zoning districts which allow mobile homes and manufactured housing.
- POLICY II-F-2: Continue enforcement of FEMA regulations requiring elevation of structures when mobile homes in the floodplain are replaced.
- POLICY II-F-3: Consider the adoption of a mobile home transition program ordinance similar to Pinellas County’s.
- OBJECTIVE II-G: Monitor the development, location and operation of group homes to insure that these facilities are not concentrated in one area (in compliance with Section 134-1781 of the City’s *Uniform Development Code*).
- POLICY II-G-1: Sites for group homes in suitable residential locations which meet all regulatory requirements may be approved.
- POLICY II-G-2: Monitor group home operations for compliance with City Codes.
- POLICY II-G-3: The group home criteria and principles listed in the Dunedin Zoning Code shall be used to guide the location of group homes licensed by the Agency for Health Care Administration and foster care facilities licensed by the Florida Department of Children and Families.
- OBJECTIVE II-H: Continue to offer assistance to the Pinellas County Coalition for the Homeless in order to develop anany relevant inventories of homeless housing needs in Dunedin.
- POLICY II-H-1: Encourage local social service agencies and non-profit organizations to provide homeless shelters and other necessary services.



OBJECTIVE II-I: Implement local and federal programs to promote redevelopment activities which do not displace the existing population. Reasonably located, decent housing at affordable costs will be provided if public action requires displacement.

POLICY II-I-1: Adhere to Community Redevelopment Area displacement policies and federal displacement policies for relocation necessitated by public actions.

POLICY II-I-2: Assist with affordable permanent relocation housing to all persons displaced by City programs.



FUTURE LAND USE

- GOAL:** ENSURE THAT THE LOCATION AND CHARACTER OF LAND USES MAXIMIZE THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS AND VISITORS WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY INCOMPATIBLE LAND USES, HAZARDS, NUISANCES AND ENVIRONMENTAL DEGRADATION.
- OBJECTIVE A:** Development and renewal of the Community Redevelopment District will be encouraged.
- POLICY A-1:** Elimination of support service deficiencies in the Community Redevelopment District will be a priority except where threatening conditions to life, public safety, and/or property, occurring elsewhere in the City, shall have a higher priority.
- POLICY A-2:** The development review process shall favor redevelopment projects of a mixed use nature that are of high quality and meet the level of service standards detailed in the other elements of this comprehensive plan.
- OBJECTIVE B:** All development and redevelopment shall be dependent on the availability of adequate roads, parks, potable water, sanitary sewer, stormwater management facilities and solid waste disposal.
- POLICY B-1:** Development approval will not be granted unless appropriate adopted level of service standards for support services and roadways are met.
- POLICY B-2:** Development will be promoted in areas with adequate support service capacity and discouraged in areas with deficient capacity. In areas that are deficient in support service facilities, development may occur if the developer agrees to construct and fund suitable services for the development.
- POLICY B-3:** Discourage land use plan amendments that would increase the number of vehicle trips generated on deficient roadways.
- POLICY B-4:** The City hereby designates the land within the corporate limits of the City of Dunedin as an existing urban service area.

FLU-1

DUNEDIN 2025-THE COMPREHENSIVE PLAN
POLICY DOCUMENT

ADOPTED 12/18/08
ORDINANCE 08-08
AMENDMENT 08-1 ER



- OBJECTIVE C: The annexation of enclaves and contiguous unincorporated land in the Dunedin Planning Area will be pursued.
- POLICY C-1: Coordinate efforts with other municipalities to encourage the State Legislature to modify annexation legislation to make it easier for municipalities to annex.
- OBJECTIVE D: Development or redevelopment which results in elimination or reduction of uses inconsistent with Dunedin's character and the Regulatory Land Use Plan Map will be encouraged.
- POLICY D-1: Redevelopment of sites from an incompatible land use to a compatible use will be actively promoted by the City.
- POLICY D-2: During the review process for the redevelopment of land, special attention will be focused on issues of compatibility. Redevelopment incompatible with adjacent land uses shall be denied.
- POLICY D-3: Land uses that are not compatible or consistent with the Regulatory Land Use Plan Map will not be allowed to expand.
- POLICY D-4: During the review process for new development or modifications or expansions to existing development, special attention will be focused on issues of compatibility. New or expanding development incompatible with adjacent land uses shall be denied.
- OBJECTIVE E: Land use shall be coordinated with natural resources such as topography, geology, soils, wetlands and floodplains and the availability of facilities and services such that the level of service standards set forth in the adopted elements are not exceeded.
- POLICY E-1: During the development review process, natural resources shall be protected before development occurs.
- POLICY E-2: During the development review process, aquifer recharge characteristics shall be examined and any negative impacts caused by the development shall necessitate either denial of the project, or modification of the project to alleviate these negative impacts.
- POLICY E-3: During the development review process, soil capability analyses for stability, permeability and flood hazards shall be examined, and any

developments or redevelopments posing serious threats to soil integrity or are, in turn, threatened by inadequate soil stability, permeability or flooding shall be required to be modified or denied.

- POLICY E-4: Wetlands identified in Table 6 of the Conservation and Coastal Management Element will be protected through the methods cited in that table. Potable water wellfields shall be protected by restricting them to preservation or passive recreational use.
- POLICY E-5: Development that occurs within the 100-year floodplain shall adhere strictly to applicable development regulations.
- OBJECTIVE F: Dunedin's unique natural resources and historic resources shall be protected from unsuitable development.
- POLICY F-1: Significant hydrological and topographical features shall be preserved.
- POLICY F-2: Dunedin's heritage shall be promoted by the identification, designation and preservation of archaeological and historical sites and buildings.
- POLICY F-3: Historical and archaeological sites on publicly-owned land shall be protected from further development except in extreme cases of overriding public interest.
- POLICY F-4: Continue the promotion of the Historic Preservation Ordinance, which provides guidelines and incentives for the preservation of historically significant sites and structures.
- OBJECTIVE G: All land development regulations shall continue to be made consistent with the comprehensive plan and all development approvals shall be consistent with those development regulations.
- POLICY G-1: Zoning categories shall be compatible and consistent with Regulatory Land Use Plan categories as outlined in the *Uniform Development Code's* Chapter 134, Zoning.
- POLICY G-2: Development shall not exceed the densities and intensities specified on the Regulatory Land Use Plan Map.



POLICY G-3: Development regulations adopted by the City of Dunedin, State of Florida and federal government must be met or exceeded by all development.

POLICY G-4: Land development regulations which implement the Regulatory Land Use Plan Map shall be maintained or developed, and which:

G-4-a. Regulate the subdivision of land;

G-4-b. Regulate signage;

G-4-c. Regulate areas subject to seasonal and periodic flooding and provide drainage and stormwater management;

G-4-d. Ensure the compatibility of adjacent land uses; and

G-4-e. Specify required open space, vehicle parking, and safe and convenient on-site traffic flow.

POLICY G-5: Intensity standards and other standards will be implemented through the land development regulations and shall be consistent with the *Countywide Rules Concerning the Administration of the Countywide Future Land Use Plan, As Amended*, adopted by Pinellas County Ordinance No. 92-4 on March 15, 1992. The City of Dunedin hereby incorporates by reference Section 2.3.3 of the *Countywide Rules Concerning the Administration of the Countywide Future Land Use Plan, As Amended*, relating to density and intensity standards of the Land Use Plan Categories. These standards are also included in the City of Dunedin *Uniform Development Code*, Chapter 134. Where there is any conflict, the more restrictive of the standards will prevail.

POLICY G-6: The Residential/Office General, Residential/Office/Retail, Commercial Neighborhood, Commercial Limited, Commercial General and Resort Facilities Medium Land Use Categories shall allow for mixed uses within the zoning districts allowing for mixed uses. Maximum density and intensity standards shall be as follows:

Category	Residential Density	Residential Distribution	Non-residential FAR	Non-residential ISR
R/OG	15 UPA	50%	.50	.75
R/O/R	15 UPA	50%	.40	.85
CN	10 UPA	50%	.40	.80
CL	15 UPA	50%	.45	.85



CG	15 UPA	50%	.55	.90
RFM	15 UPA	50%	.65	.85

- POLICY G-7:** The residential density of the Planned Redevelopment-Mixed Use plan category shall have a maximum of 30 units per acre, the percentage distribution of residential within a mixed use parcel shall have a maximum of 90 percent of the square footage of the uses on the property, the maximum non-residential impervious surface ratio shall be 1.0, and the maximum non-residential floor area ratio shall be .65. The ultimate density, mixed use percentages impervious surface ratio and floor area ratio shall be established in a required special area plan following a compatibility analysis, an assessment of community needs in the vicinity of the development, and an analysis of the impact on the abutting property and within the general area of the development, as well as other factors determined by the City Commission. The amount and location of commercial and residential uses shall be integrated to insure their compatibility and ability to successfully coexist internally and with abutting properties. The special area plan as a component of the Planned Redevelopment-Mixed Use plan category is a policy-making legislative decision of the City Commission. Densities and percent distribution maxima expressed herein are subject to substantial modification to meet the legislative goals of the City Commission.
- OBJECTIVE H:** Innovative land development regulations shall be encouraged as a way of implementing the Regulatory Land Use Plan Map.
- POLICY H-1:** The City will maintain its existing innovative land development regulations such as Planned Residential and Tourist Facilities zoning, and the Downtown zoning categories.
- OBJECTIVE I:** The future introduction of residents into currently vacant land within the City’s hurricane vulnerability area shall be minimized.
- POLICY I-1:** During the development review process, any additional residential development within the City’s hurricane vulnerability area shall be examined carefully vis-a-vis the hurricane evacuation plan. Development or redevelopment that poses serious threats to the efficacy of the hurricane evacuation plan shall be denied.
- OBJECTIVE J:** Any necessary environmental land and water management, and coastal planning and management plans will be coordinated and prepared pursuant to Chapter 380, Florida Statutes.



- POLICY J-1: Developments of regional impact and quality developments shall be developed in accordance with the Future Land Use Element.
- OBJECTIVE K: The proliferation of urban sprawl shall be discouraged.
- POLICY K-1: Mixed use developments and redevelopments will be favored in the Community Redevelopment District in order to concentrate development and discourage urban sprawl.
- POLICY K-2: New strip commercial development (i.e., free standing, non-shared parking and separate access) shall be discouraged and the development of shopping centers with several attached businesses, common parking and access will be promoted.
- OBJECTIVE L: Suitable land for public utility facilities shall be made available throughout the City.
- POLICY L-1: Public utilities needed to provide essential service to existing land uses and to such regulatory land uses as are authorized by other plan elements shall be permitted in all of the regulatory land use classifications conforming to appropriate location criteria.
- POLICY L-2: Full access to park and recreation facilities and services by elderly, handicapped and economically disadvantaged shall be made.
- POLICY L-3: Wherever possible and feasible, preference should be given to mast arm signalization when considering new or upgraded traffic signalization devices throughout the City.
- POLICY L-4: Wherever possible and feasible, electric and telecommunications utilities should be placed underground.
- OBJECTIVE M: As opportunities arise, urban redevelopment in the existing urban service area shall be encouraged by the utilization of an Urban Redevelopment “overlay” area as designated on the Regulatory Land Use Plan Map.
- POLICY M-1: The development review process shall encourage the demolition and reconstruction or substantial renovation of existing buildings or infrastructure in urban redevelopment areas as established on the Regulatory Land Use Plan Map.



POLICY M-2: The land use regulations shall provide incentives which encourage urban redevelopment in the designated Urban Redevelopment “overlay” areas.

POLICY M-3: In order to designate an area as an Urban Redevelopment “overlay” area, the area must have adequate roads, parks, potable water, sanitary sewer, stormwater management facilities, solid waste disposal and disaster preparedness action plans.

POLICY M-4: The land use regulations shall encourage parcel assembly, replatting and innovative design standards in the Urban Redevelopment “overlay” area.

POLICY M-5: The land use regulations shall encourage concentrated development, particularly mixed-use development and urban redevelopment, in the vicinity of the Community Redevelopment District.

POLICY M-6: Areas shall not be designated as Urban Redevelopment unless appropriate level of service standards for support services and roadways are met.

POLICY M-7: The City shall continue to identify and appropriately establish Urban Redevelopment “overlay” areas.

POLICY M-8: The establishment of an Urban Redevelopment “overlay” area does not amend the existing land use category on the properties within the “overlay” area.

POLICY M-9: The following area is hereby designated as an Urban Redevelopment “overlay” area:

That area bounded by St. Joseph’s Sound on the west, Wilson Street/San Christopher Drive on the north, the Pinellas County Trail on the east, and Jackson Street on the south, and further shown on maps NW 27 and SW 27 of the Regulatory Land Use Plan Map.

OBJECTIVE N: The City will encourage the collocation of public facilities such as parks, libraries and community centers with schools to the extent possible.



POLICY N-1: Playgrounds may be collocated with elementary schools. In areas with sufficient densities, neighborhood parks, with facilities for the elderly and a library sub-branch, may be included.

POLICY N-2: Community parks and athletic fields may be collocated with middle schools. A community center, if the school will not be used for this purpose, and a library sub-branch or branch may be included depending on the school's location and the population served.

POLICY N-3: Community parks with a community center and athletic fields, if the school will not be used for these purposes, may be collocated with high schools. A branch library may also be appropriate.

POLICY N-4: The surrounding land uses and the availability of adequate land will figure prominently in any assessment of the collocation of public facilities with schools. If an existing public facility is being reconstructed, collocation will not be required.

OBJECTIVE O: The City shall evaluate development and redevelopment as it relates to the compatibility of the surrounding land and its uses. Development and redevelopment deemed not compatible will be denied. Compatibility shall be broadly defined to include physical dimension, compatibility with surrounding properties, economic use compatibility when appropriate in commercial areas or adjacent to commercial areas, architectural compatibility with commercial areas and residential areas and other matters that are relevant to the integration of the proposed development or redevelopment into the portion of the City in which it is located.

POLICY O-1: Physical compatibility of the proposed development or redevelopment with the surrounding environment shall include the following criteria:

Height issues.

Heights of the existing structures.

Height compatibility will take into account the impacts on abutting property as to light, air and view and other possible negative impacts on abutting property from development or redevelopment.

Land development code provisions concerning heights in individual districts or areas establish only the maximum height allowed and the actual permissible height is a decision to be determined by a compatibility analysis during site plan

approval or other development approvals. Approved heights may be substantially less based on this compatibility analysis.

Architectural features of the existing structures.

Compatibility review will consider whether or not an architectural style is substantially incompatible with existing styles within the neighborhood or general area of the proposed development or redevelopment to the degree that such would be aesthetically unpleasing or potentially damage property values or discourage development and redevelopment within the area. Even in the absence of adopted architectural guidelines, the compatibility of the proposed architectural style shall be considered as to aesthetic and economic impacts.

The historic aspects of the existing structures.

Compatibility review will consider the impact of the proposed development or redevelopment on historic structures in the neighborhood or general area, including aesthetic and economic impacts.

Existing natural features (e.g., wetlands, open space).

As is necessary to protect wetlands, open space and similar types of uses that protect open space, environmental sustainability, waterfront accommodations, marinas and waterfront activities. Public access to waterfront venues, including the visibility of St. Joseph's Sound. Efforts will be made to limit the reduction of waterfront vistas for the general public and from adjacent properties.

Existing land uses.

Land use compatibility is not limited to the specific district designation but deals with exact uses.

Compatibility will include an analysis of whether or not the proposed development or redevelopment is less than the present ratio of commercial to residential uses particularly in the downtown area and if an increase in residential use continues approximately the same square footage of commercial use. The degree to which the proposed development or redevelopment is integrated into the present use and planned development of abutting properties and properties in the general vicinity.

Existing residential densities.

Existing non-residential intensities (e.g., floor area ratios, impervious surface ratios).

Present commercial use of property or the change of an entirely commercial or partially commercial use to a totally

residential or lesser commercial use may be considered in a compatibility analysis if such is relevant to the economic viability of the area in which the proposed development or redevelopment is located.

Economically-related uses.

A change in or loss of existing or previously established uses constituting an economic impact on the portion of the community in which the development or redevelopment is located. A change of use from a mixed use to a single use relative to its location within the community which potentially defeats the purpose of providing a mixture of uses in appropriate locations beneficial to the economics of the community, including the loss of tourist facilities, retail opportunities, transient accommodations and similar matters which can potentially impact the economic viability or diversity of the community.

POLICY O-2: By December of 2008, the City will develop guidelines by ordinance that will further refine the criteria and type of analysis to determine compatibility, but the general concepts set forth in Policy O-1 above will be applicable prior to guideline adoption.

OBJECTIVE P: The City will support and retain working waterfronts as much as possible.

POLICY P-1: The City will continue its use of the Commercial Recreation land use to identify working waterfronts enterprises.

POLICY P-2: Assist the state in its management of Honeymoon Island and Caladesi Island.

POLICY P-3: Continue the operation of the City Marina.



INTERGOVERNMENTAL COORDINATION

GOAL I: TO ESTABLISH AND MAINTAIN AN EFFECTIVE AND EFFICIENT SYSTEM AMONG MUNICIPALITIES AND AGENCIES IN ADDRESSING MULTI-JURISDICTIONAL PLANNING AND DEVELOPMENT ISSUES FOR THE PURPOSE OF:

1. Achieving the goals and objectives of the *Dunedin 2025-The Comprehensive Plan*; and
2. Resolving any incompatibility of goals, objectives, policies, and development in the *Dunedin 2025-The Comprehensive Plan* with those other municipal or agency plans that provide services, but do not have regulatory authority over the use of land in Dunedin; and
3. Furthering the goals of the Pinellas County Comprehensive Plan, the Strategic Regional Policy Plan of the Tampa Bay Region, and the State Comprehensive Plan.

OBJECTIVE I-A: Continue the established procedures for coordinating the comprehensive plan and proposed developments with the plans of the school board, and units of government and agencies who provide services but do not have regulatory authority over the use of land, and with the comprehensive plans of Pinellas County and the City of Clearwater.

POLICY I-A-1: All applicable boards, units of government, and agencies shall be notified, in writing, about the approval of the *Dunedin 2025-The Comprehensive Plan*. Furthermore, written notifications shall be sent regarding any proposed amendments to the plan, and there shall be formal consideration of any comments that may be received.

POLICY I-A-2: The City shall remain active with intergovernmental boards such as the Tampa Bay Regional Planning Council, Pinellas Planning Council, the Metropolitan Planning Organization, and associated advisory sub-committees.

POLICY I-A-3: Through written correspondence and the development of a liaison relationship, the City shall maintain close contact with public utility

IC-1

DUNEDIN 2025-THE COMPREHENSIVE PLAN
POLICY DOCUMENT

ADOPTED 12/18/08
ORDINANCE 08-08
AMENDMENT 08-1 ER



companies that provide essential services to the City to assure continuity and availability of service.

- POLICY I-A-4: During an application or permit review period for a proposed development that is contiguous to the jurisdictional limits of another unit of government, written notification concerning such proposed action shall be made to that unit of government. Any comments regarding the relationship of the proposal to the comprehensive plan of the adjacent jurisdiction, shall be considered.
- POLICY I-A-5: 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.
- POLICY I-A-6: The City shall support and cooperate with the applicable agencies in the management of coastal waters and aquatic preserves under the Pinellas County Aquatic Reserves Management Plan and specific programs and activities contained in the Conservation and Coastal Management Element.
- POLICY I-A-7: Continue the interlocal agreement with Pinellas County to adequately plan for unincorporated enclave and contiguous lands that may be annexed.
- POLICY I-A-8: Any development issues, that cross jurisdictional boundaries, unresolved through negotiations shall be mediated through an informal mediation forum of the Tampa Bay Regional Planning Council.
- POLICY I-A-9: When requested or where appropriate specific city contacts, through interlocal agreements, shall be improved with regional, state, and federal agencies that have permitting responsibility in the City.
- POLICY I-A-10: The City of Dunedin shall enter into an interlocal agreement with the Pinellas County School Board to implement the public educational facilities siting requirements of Chapters 163 and 235 FS.
- POLICY I-A-11: The City will coordinate with the Southwest Florida Water Management District and its Regional Water Supply Plan regarding issues related to consumptive use permits, water conservation measures and education information.



POLICY I-A-12: The City will revise the Potable Water Sub-element appropriate subsequent to the updating of the Southwest Florida Water Management District’s Regional Water Supply Plan.

OBJECTIVE I-B: Continue the coordination of level of service standards for public facilities operated and maintained by state, regional, county, or local entities.

POLICY I-B-1: Other local governments, the Pinellas County School Board and adjoining agencies who provide service in Dunedin, but do not have regulatory authority over the use of land, shall be kept up to date regarding the coordination of planning activities mandated by the various elements of *Dunedin 2025-The Comprehensive Plan* and notified when the impact of any proposed development is anticipated to affect established levels of service.

POLICY I-B-2: The timing, location, and capacity of public facilities as reviewed in annual capital improvements budgets shall be coordinated with other service providers to ensure that required services will be available when needed and to minimize utility disruptions.

OBJECTIVE I-C: Continue the established specific city contacts with governmental and non-profit service agencies to share and distribute information.

POLICY I-C-1: Continue programs assisting service agencies in providing information to Dunedin citizens regarding social assistance, housing programs, grant programs, and the like.

POLICY I-C-2: The City shall continue cooperation with the efforts and activities of the National League of Cities and the Florida League of Cities.

GOAL II: TO ENCOURAGE LEGISLATION ON THE STATE LEVEL ADDRESSING LOCAL ISSUES WHICH HAVE COUNTY, REGIONAL OR STATEWIDE APPLICATIONS.

OBJECTIVE II-A: Propose appropriate legislation to the local delegation for consideration at the annual Florida Legislative Session.

POLICY II-A-1: Lobby state elected representatives and officials and appropriate administrative agencies, singularly or with other interested and concerned governmental entities within Pinellas County, to educate them for the need for new legislative efforts to deal with problems of



highly urbanized areas in the state, particularly as it pertains to Pinellas County.

GOAL III: ESTABLISH A REGULAR MEANS OF COMMUNICATION AMONG OFFICIALS OF TWO OR MORE POLITICAL OR OTHER GOVERNMENTAL AGENCIES FOR THE PURPOSE OF ADDRESSING AND ATTEMPTING TO RESOLVE ISSUES OF MUTUAL INTEREST THAT ARISE FROM DUNEDIN’S COMPREHENSIVE PLAN AND PLANS OF OTHERS.

OBJECTIVE III-A: To identify and coordinate the effects of the special districts in Pinellas County upon the comprehensive plan.

POLICY III-A-1: The City will review the plans and independent special district facility reports of the Pinellas Suncoast Transit Authority (PSTA), and SWFWMD, and identify and attempt to resolve conflicts with the City’s comprehensive plan, including concurrency related items.

POLICY III-A-2: The City will coordinate with PSTA and SWFWMD staff and governing boards in order to attempt to resolve issues in Policy III-A-1 above.

POLICY III-A-3: The City will consider amending its comprehensive plan based upon the review of plans and discussions at subsequent meetings identified in Policy III-A-2 above.

OBJECTIVE III-B: Identify and coordinate joint planning areas for annexations and service provisions.

POLICY III-B-1: The City will continue its efforts to annex enclaves within its jurisdiction while adhering to all existing state and local requirements for such annexations.

OBJECTIVE III-C: Identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, countywide facilities, and problematic land uses.

POLICY III-C-1: The City will coordinate with the Pinellas County Planning Department in order to develop countywide population projections that include expected growth shown in the comprehensive plan for the community.



- POLICY III-C-2: The City will review the draft population projections and consider using them in the comprehensive plan.
- POLICY III-C-3: The City's interlocal agreement with the School Board will include the joint utilization of consistent and coordinated population projections.
- POLICY III-C-4: The City will utilize the countywide planning process as a means of notifying other local governments and governmental agencies of land use plan amendments.
- POLICY III-C-5: The City will choose Option B (City to hold required public hearing), as described in the Intergovernmental Coordination Element's appendix, that establishes consistent planning time frames and procedures for review of school sites.
- POLICY III-C-6: The City will utilize the countywide planning process, or other appropriate process, in the review and recommendation of any necessary modifications to the agreed upon school siting processes due to intergovernmental conflicts or to address any needed refinements to reflect current statutory requirements.
- POLICY III-C-7: As needed, the City will review the School Board's annually updated 5-year School Plan Survey (5-year facility work program), 10-, and 20-year facility work programs against the provisions of the City's comprehensive plan and make recommendations to both the City and the School Board.
- POLICY III-C-8: The City may enter into an interlocal agreement with the School Board if it is determined that the collocation of public facilities is advantageous and mutually agreeable.
- POLICY III-C-9: The City will forward requests for access to county or state maintained roadways to each respective agency for comment concerning their respective plans and policies.
- POLICY III-C-10: The City will continue to coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels of service.



- POLICY III-C-11: The City will continue to coordinate with the MPO, FDOT and PSTA staffs for the provision of county and state facilities and mass transit.
- POLICY III-C-12: The City will assist in the development, review and recommendations for coordinated guidelines for the location of problematic land uses.
- POLICY III-C-13: The City may utilize the existing countywide planning process, as appropriate, to attempt to resolve local government future land use plan disputes as well as other planning related intergovernmental disputes.
- POLICY III-C-14: The City will consider utilizing as one available choice the TBRPC's role as a mediator and conciliator as outlined in Rule 29H-13, FAC, to reconcile differences in planning and growth management issues as outlined in that Rule.
- POLICY III-C-15: The City will coordinate potable water concurrency with Pinellas County for any development within the City but outside the City's water service area.
- POLICY III-C-16: If appropriate during the administration of the Proportionate Fair-Share Ordinance, the City will enter into an interlocal agreement with FDOT, Pinellas County and/or the City of Clearwater for the mitigation to impacted facilities not under jurisdiction of the City. Such agreements may address cross-jurisdictional impacts as outlined in the *Uniform Development Code*.
- OBJECTIVE III-D: The City of Dunedin shall continue to coordinate its Comprehensive Plan with plans of the School Board of Pinellas County and other local governments through participation in joint planning processes and procedures.
- POLICY III-D-1: The City of Dunedin shall implement the Public Schools Interlocal Agreement in coordination with the School District and the other local governments that are signatories to the Agreement (the partner local governments).
- POLICY III-D-2: In fulfillment of Section 8 of the Public Schools Interlocal Agreement, the City of Dunedin shall continue its participation on the Pinellas Schools Collaborative, which shall meet at least once a year to evaluate implementation of the Public Schools Interlocal



Agreement and school concurrency, and propose amendments for improvement if deemed necessary.

- POLICY III-D-3: The City of Dunedin, the School District, and the partner local governments shall coordinate annually in preparing a staff report on the effectiveness of school concurrency that will be presented at the annual meeting of the Pinellas Schools Collaborative, with the annual *School Capacity and Level of Service Report* forming the basis for the staff report.
- POLICY III-D-4: The City of Dunedin, the School District, and the partner local governments shall coordinate in amending the Public School Facilities Element according to the procedures in Section 10 of the Public Schools Interlocal Agreement, to ensure that the Public School Facilities Element within the local government comprehensive plans remains coordinated and consistent with one another and with the plans of the School Board.
- POLICY III-D-5: The City of Dunedin, through the implementation of its concurrency management system and the Public Schools Interlocal Agreement, shall coordinate and share information with the School District and the Pinellas County Planning Department to determine whether there is available public school capacity to support the anticipated students from residential site plans and final residential subdivision approvals.
- POLICY III-D-6: The City of Dunedin, its partner local governments, and the School District shall cooperate in establishing a procedural manual for implementation of school concurrency. This manual and any subsequent changes to the manual will be developed by the School Planning Workgroup and approved by the Pinellas Schools Collaborative.
- POLICY III-D-7: The City of Dunedin shall coordinate with the School Board of Pinellas County to implement the public educational facilities siting requirements of Chapter 163 and Chapter 1013, F.S., as stipulated in Section 4 of the Public Schools Interlocal Agreement.



RECREATION AND OPEN SPACE

GOAL I: MAINTAIN THE MINIMUM LEVELS OF SERVICE ADOPTED IN THIS PLAN FOR RECREATION AND OPEN SPACE.

OBJECTIVE I-A: Ensure that parks and recreation facilities are adequately provided.

POLICY I-A-1: The City shall maintain a level of service standard of 0.5 acres/1000 population for mini-park acreage and 2.0 acres/1000 population for neighborhood park acreage.

GOAL II: ESTABLISH A PUBLIC POSITION RELEVANT TO THE USE AND DEVELOPMENT OF DEDICATED OPEN SPACE LANDS NOT IMMEDIATELY UNDER CONTROL OR OPERATION BY THE CITY OF DUNEDIN.

OBJECTIVE II-A: Retain existing open space, leisure and wildlife preserves free from further development or change in use.

POLICY II-A-1: Support the Southwest Florida Water Management District's (SWFWMD) position to maintain the Jerry Lake tract for stormwater management preservation purposes.

POLICY II-A-2: Continue, and expand where feasible, the partnership between the City and the Pinellas County School Board in making facilities available to Dunedin's citizenry.

POLICY II-A-3: The lands owned by the City of Dunedin and operated by the Dunedin Country Club as the Dunedin Golf Course shall be used in the future only for a golf course.

GOAL III: SUPPORT INNOVATIVE RECREATIONAL AND ACTIVITY PROGRAMS THAT FULLY UTILIZE THE CITY'S FACILITIES AND SERVE ALL OF ITS AREAS, INTERESTS, AND SOCIO-ECONOMIC GROUPS.

OBJECTIVE III-A: Continue to promote strong interest in City-sponsored recreational programs as they benefit the public's mental and physical well being.

POLICY III-A-1: Promote senior citizens' participation in community affairs, social interaction and physical health.



POLICY III-A-2: Promote teenager participation in recreational programs as an alternative to less positive leisure activities.

POLICY III-A-3: Retain the emphasis on youth activities which contribute toward their physical and educational development.

POLICY III-A-4: Provide the funding and personnel to develop and promote special recreational programs.

OBJECTIVE III-B: Continue City-sponsored or joint-sponsored recreation activities that will generate community pride and involvement.

POLICY III-B-1: Develop activities that will harmonize with and promote interest in Downtown revitalization.

POLICY III-B-2: Promote activities that will enhance cooperation between City government, civic groups and private interests.

GOAL IV: SUPPORT AND EXPAND OPEN SPACE PHYSICAL FACILITIES THAT TAKE FULL ADVANTAGE OF THE CITY'S NATURAL RESOURCES AND CATER TO A FULL RANGE OF INTERESTS AND AGE GROUPS

OBJECTIVE IV-A: Purchase small and relatively inexpensive parcels of available, undeveloped land for passive use.

POLICY IV-A-1: Identify and place in the public trust those parcels that are unique for their location or vegetative character as passive, open space pockets within a highly urbanized fabric.

POLICY IV-A-2: Acquire parcels that will increase the public's access to coastal and significant inland waters.

POLICY IV-A-3: Incorporate handicapped and elderly access requirements for all water dependent uses, parks and recreational facilities.

OBJECTIVE IV-B: Establish greater emphasis for the repair and maintenance of existing recreational and natural resources.

POLICY IV-B-1: Provide sufficient equipment, personnel and funding to maintain under high use conditions such facilities as the municipal swimming pool, ball fields, courts, and indoor recreational structures.



- POLICY IV-B-2: The City would like to continue to have a major league baseball team conduct their spring training in Dunedin; however, it should be cost-effective.
- OBJECTIVE IV-C: Program capital improvement funding for community based, recreational development of open space lands consistent with area and functional planning.
- POLICY IV-C-1: Provide improvements to the Dunedin Causeway consistent with its current recreational activities to include landscaping and a bicyclist/pedestrian route.
- OBJECTIVE IV-D: Continue to support public and private cooperation in the mutual use of parks and open space lands to meet recreational needs.
- POLICY IV-D-1: Continue to initiate joint programs with the Dunedin Chamber of Commerce, civic organizations and private enterprise.
- POLICY IV-D-2: Continue, and augment where feasible, the partnerships and interlocal agreements between the City and other local governments and entities which will allow for an increase in acreage or activities.



CAPITAL IMPROVEMENTS

GOAL: **THE CITY SHALL UNDERTAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES IN A MANNER WHICH MAINTAINS AND ENHANCES QUALITY OF LIFE, PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES AND ENSURES ORDERLY GROWTH.**

OBJECTIVE A: Capital improvements shall be provided to correct existing deficiencies, to replace worn out or obsolete facilities, and to accommodate desired future growth, as indicated in the Support Document, Capital Improvements Element.

POLICY A-1: The Capital Improvements Element shall address those projects in the Support Services, Transportation, Conservation and Coastal Management, Recreation and Open Space Elements of *Dunedin 2025-The Comprehensive Plan*.

POLICY A-2: The City shall set priorities, schedules, and fund all capital improvement projects based on the following:

A-2-a. As a first priority, whether the project is needed to protect public health, safety and welfare, to fulfill a legal commitment to provide facilities, to preserve or achieve full use of existing facilities, or to correct an existing deficiency, and is financially feasible.

A-2-b. As a second priority, whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides services to developed areas lacking full service or promotes infill development and/or redevelopment, and is financially feasible.

A-2-c. As a third priority, whether the project represents a logical extension of facilities within a designated service area, and is financially feasible.

In order to ensure efficient utilization of available funding, consideration will be given within each priority to the plans of state agencies, water management districts and county agencies that provide public facilities within the City's jurisdiction.



- OBJECTIVE B: Public expenditures that subsidize development in coastal storm areas shall be limited to those improvements consistent with applicable goals, policies, and objectives in the Conservation and Coastal Management Element.
- POLICY B-1: The City shall fund the replacement and renewal of existing public facilities at their existing capacity in coastal storm areas.
- OBJECTIVE C: Future development shall bear a proportionate cost of facility improvements resulting from development, to maintain adopted levels of service.
- POLICY C-1: The City shall continue to participate in the Countywide Transportation Impact Fee Ordinance.
- POLICY C-2: The City shall continue to implement its impact fee ordinances and shall annually review the fees to assure consistency with associated costs in order to finance public facility improvements necessitated by development and to adequately maintain adopted level of service standards.
- OBJECTIVE D: The City shall coordinate land use decisions and manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development permits and for future development and redevelopment.
- POLICY D-1: The City shall continue to adopt an annual Capital Improvement Program and an annual capital budget as a part of its budgeting process.
- POLICY D-2: The projects listed in the Capital Improvements Element Support Document shall be consistent with those proposals of the annual Capital Improvement Program which, in turn, shall be consistent with the implementation and maintenance of the levels of service defined by *Dunedin 2025-The Comprehensive Plan*.
- POLICY D-3: Efforts shall be made to secure grants and private funds whenever available to finance the provisions of capital improvements.
- POLICY D-4: The City shall monitor its stormwater utility fee to ensure appropriate funding to help pay for drainage capital projects.



POLICY D-5: Fiscal policies of the City to direct capital improvement expenditures shall be consistent with the goals, policies, and objectives of the *Dunedin 2025-The Comprehensive Plan*.

POLICY D-6: Debt service shall be evaluated annually to ensure a healthy debt structure. Indicators shall include but not be limited to the following:

D-6-a. The City's overall outstanding ratio of total annual general government debt service exclusive of enterprise fund, internal service fund and special assessment debt service to total annual general government revenue shall not exceed 12.5 percent.

D-6-b. The City's maximum ratio of outstanding capital debt to the property tax base shall not exceed 20 percent.

D-6-c. The City's use of revenue bonds may be 100 percent of total debt.

POLICY D-7: The majority of outstanding capital indebtedness shall be managed through the City's enterprise funds and development impact fees and minimize impacts on the property tax base.

POLICY D-8: In the event of a failure of a referendum on which the City bases projected capital expenditures in the Capital Improvement Program, the City will take the following actions:

D-8-a. Investigate other appropriate revenue sources such as assessment districts, sales tax, user fees and fund transfers.

D-8-b. Investigate the raising of other rates which may be utilized for the affected projects.

D-8-c. Investigate deletion of non-essential affected projects.

D-8-d. Investigate the modification of the level of service standard.

OBJECTIVE E: The issuance of development order permits will be based upon coordination of the development requirements of this plan, the applicable land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.



POLICY E-1: The City shall use the following level of service standards in reviewing the effects of new development and redevelopment upon the public facilities.

E-1-a. Sanitary Sewer

The treatment capacity shall be maintained at 102 gallons per capita per day, not to exceed the permitted design of 6.0 million gallons per day, average daily flow. I/I should not exceed 275 gpcpd.

E-1-b. Potable Water

The level of service for supply capacity shall be an average of 110 gallons per capita per.

The level of service for storage capacity shall be the amount of potable water pumped for use during an average day.

The level of service for water quality shall comply with the standards set forth by the Federal Safe Drinking Water Act, as amended. Such standards are illustrated in the body of the Support Document, Support Services Element.

E-1-c. Solid Waste

The level of service shall be to collect up to 1.301 tons per year per capita (average of 6.8 pounds per capita per day).

E-1-d. Stormwater

The level of service shall be on a 24-hour storm event, and shall range from less than a 10-year storm to a 25-year storm. The level of service standards by basin and channel appear in the body of the Support Document, Stormwater Sub-element.

E-1-e. Transportation

All collector streets and above shall be maintained at the following level of service standards:

City Collectors: D Peak



County Collectors: D Peak with v/c <0.9
County Arterials: D Peak with v/c <0.9
State Arterials: D Peak

TRIP-Funded Roads: D Peak

E-1-f. Recreation and Open Space

Park facilities shall be maintained at 0.5 acres/1000 population for mini-park acreage and 2.0 acres/1000 population for neighborhood park acreage.

POLICY E-2: The City shall continue the implementation of the Concurrency Management System article of the *Uniform Development Code* to ensure that adequate public facilities capacity is concurrent with the impacts of a proposed development in which a final permit authorizing construction will not be issued unless public facilities exist or are assured to be available to meet or exceed the adopted level of service standards concurrent with the impacts of development.

POLICY E-3: Proposed plan amendments and requests for new development and redevelopment shall be evaluated according to the following criteria:

E-3-a. Consistency with the goals, policies, and objectives of the *Dunedin 2025-The Comprehensive Plan* and of other applicable plans of county, regional, state, or special district agencies.

E-3-b. Demands for public facilities that have been included in the Capital Improvements Element.

E-3-c. Conformance with Regulatory Land Use Plan Map.

E-3-d. Whether the adopted levels of service with *Dunedin 2025-The Comprehensive Plan* for the public facilities are maintained.

POLICY E-4: Continue to apply the provisions of Article VII of Chapter 134, "Development Agreements," of the *Uniform Development Code*, governing permitted uses of land, public facilities servicing and impacted by development, public land dedication, permit requirements, and regulatory consistency.



POLICY E-5: Public facilities and services shall meet or exceed established levels of service and shall be available when needed for new development or redevelopment. A developer shall assure that at the time the development permit is issued, such permit is issued subject to the condition that at the time of the issuance of a certificate of occupancy, either the necessary services are in place and available, or that the following shall apply for the provision of services to new development or redevelopment:

E-5-a. Wastewater, stormwater, and solid waste facilities shall be in place and available to serve the new development no later than the issuance of a certificate of occupancy.

E-5-b. Adequate potable water supplies shall be in place and available to serve new development no later than the date of the City's issuance of a certificate of occupancy; and prior to approval of a building permit, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of the City's issuance of a certificate of occupancy.

E-5-c. Transportation facilities needed to serve the new development or redevelopment shall be in place or under actual construction within 3 years after the City approves a building permit.

E-5-d. Parks needed to serve the new development shall be in place or under actual construction no later than 1 year after issuance of a certificate of occupancy. However, the acreage for such facilities shall be dedicated or be acquired prior to issuance of a certificate of occupancy, or funds in the amount of the developer's fair share shall be committed no later than the City's approval to commence construction.

E-5-e. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement which includes the provisions of E-5-a, E-5-b, E-5-c and E-5-d above. An enforceable development agreement includes development agreements pursuant to Section 163.3220, Florida Statutes, or



an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

OBJECTIVE F: The City of Dunedin, in coordination with the School District, shall ensure that the capacity of public schools is sufficient to support the anticipated students from residential site plans and final residential subdivision approvals consistent with the adopted level-of-service standard for public schools.

POLICY F-1: The City of Dunedin shall utilize the following level-of-service standard for public school facilities, which shall be applied consistently district-wide by the School District and by the local governments within Pinellas County that signed the Public Schools Interlocal Agreement (the partner local governments).

Student enrollment plus vested students divided by *Florida Inventory of School Houses (FISH)* School Capacity plus additional capacity does not exceed 100 percent. This level-of-service standard shall apply to each type of public school facility.

POLICY F-2: Amendments to the adopted level-of-service standard shall be accomplished using the procedure contained in Section 10 of the Public Schools Interlocal Agreement.

POLICY F-3: The *School Capacity and Level of Service Report*, prepared by the School District, approved by the School Board, and delivered to the City of Dunedin no later than November 30th of each year, and as adjusted throughout the year based on the official student enrollment count of the fall semester and the estimated number of vested students, shall be utilized by the City of Dunedin as the basis for assessing the existing level of service conditions and the available capacity within each Concurrency Service Area.

POLICY F-4: By December 1st of each year, the City of Dunedin shall adopt by reference the School District's Five-Year Work Program to ensure the level of service standard is achieved and maintained during the period covered by the five-year schedule within the Capital Improvements Element.

POLICY F-5: The School Board, in coordination with the partner local governments, will use the procedure in Section 3(a) of the Public Schools Interlocal Agreement to annually update the District's



Five-Year Work Program to maintain a financially-feasible capital improvements program that is able to achieve and maintain the adopted level of service standard within the period covered by the five-year schedule.

POLICY F-6

The City of Dunedin hereby adopts by reference the School District's Five-Year Work Program for FY 2007/08 through 2011/12, as adopted by the School Board on September 10, 2007.



PUBLIC SCHOOL FACILITIES

GOAL I: THROUGH PARTNERSHIPS AND EFFECTIVE COLLABORATION AMONG LOCAL GOVERNMENTS AND THE PINELLAS COUNTY SCHOOL DISTRICT, AND BECAUSE OF A SHARED COMMITMENT TO EDUCATIONAL EXCELLENCE, ALL STUDENTS OF THE PINELLAS COUNTY SCHOOL DISTRICT SHALL BE PROVIDED THE OPPORTUNITY FOR HIGH STUDENT ACHIEVEMENT THROUGH THE AVAILABILITY OF HIGH QUALITY PUBLIC EDUCATIONAL FACILITIES.

OBJECTIVE I-A: The City of Dunedin, its partner local governments, and the School District agree to coordinate and base their plans upon consistent projections of population growth and student enrollment, and will coordinate in sharing of information on proposed school facility changes, certain planned infrastructure improvements, and proposed land use plan amendments and/or rezonings that increase or decrease residential densities

POLICY I-A-1: The City of Dunedin, its partner local governments, and the School District, will utilize population growth projections prepared by the Pinellas County Metropolitan Planning Organization’s Technical Coordinating Committee, when developing their plans and student enrollment projections, consistent with Section 2 of the Public Schools Interlocal Agreement.

POLICY I-A-2: To ensure that land use and zoning decisions are adequately coordinated with public school facility planning, the City of Dunedin shall continue to notify the School District of all Local Planning Agency hearings where land use plan amendments and/or rezonings will be considered that increase or decrease residential densities.

POLICY I-A-3: The City of Dunedin shall inform the School District in advance of infrastructure projects that will restrict vehicular or pedestrian accessibility to public schools with sufficient time for School District review and comment, in compliance with Section 3(b) of the Public Schools Interlocal Agreement. An example would be infrastructure projects that would disrupt the use of sidewalks that are utilized by students accessing public school facilities.



POLICY I-A-4: The School District shall notify the City of Dunedin of the need for on-site or off-site improvements to support new, proposed expansion, or redevelopment of existing schools within the jurisdiction of the City of Dunedin. Thereafter, representatives of the School District and the City of Dunedin will meet and determine the responsibility for making such improvements and identify other agencies that should be involved. The School District and the City of Dunedin will then meet with the other agencies to coordinate the completion of the on-site and off-site improvements, in accordance with Section 5 of the Public Schools Interlocal Agreement.

OBJECTIVE I-B: The City of Dunedin, through implementation of its concurrency management system for public school facilities, and in coordination with the School District, shall ensure that there is available public school capacity to support the anticipated students from residential site plans and final residential subdivision approvals (“Residential Approvals”) consistent with the adopted level-of-service standard for public school concurrency throughout the five years covered by the Five-Year Work Program, as amended, and the period of the long-range planning program contained in the Public School Facilities Element.

POLICY I-B-1: The City of Dunedin hereby adopts, consistent with Section 11 of the Public Schools Interlocal Agreement, the following level-of-service standard, which shall be applied consistently district-wide by all partner local governments within Pinellas County and by the School District:

Student enrollment plus vested students divided by *Florida Inventory of School Houses* (FISH) School Capacity plus additional capacity does not exceed 100 percent. This level-of-service standard shall apply to each type of public school facility.

POLICY I-B-2: If the utilization rate established by the State Requirements for Educational Facilities (SREF) is changed and it will impact how the School District determines school capacity, the School District will notify all local governments of the change.

POLICY I-B-3: Amendments to the adopted level-of-service standard shall be accomplished using the procedure contained in Section 10 of the Public Schools Interlocal Agreement.



- POLICY I-B-4: School concurrency shall be measured and applied on the basis of Concurrency Service Areas, as established by the School Board and as documented in the data and analysis support section of the Public School Facilities Element.
- POLICY I-B-5: The School Board shall maximize school capacity through program adjustments and/or through adjustments to Concurrency Service Area boundaries, consistent with Section 12 of the Public Schools Interlocal Agreement, to ensure that each Concurrency Service Area will, in the aggregate, operate at the adopted level-of-service standard throughout the five-year period covered by the Five-Year Work Program, as amended.
- POLICY I-B-6: When adjusting Concurrency Service Area boundaries, the School Board shall take into consideration the factors identified in Section 12 of the Public Schools Interlocal Agreement.
- POLICY I-B-7: Consistent with Sections 1002.33(1) and 1002.33(2), F.S., the City of Dunedin and the School District shall recognize charter schools as public school facilities. Such facilities shall serve to expand the school capacity of the School District and are a potential option for mitigating the impact that new Residential Approvals may have on public school facilities.
- POLICY I-B-8: The City of Dunedin, its partner local governments, and the School District shall utilize the uniform, district-wide procedure in Section 13 of the Public Schools Interlocal Agreement to implement school concurrency within their respective jurisdictions.
- POLICY I-B-9: The City of Dunedin and the School District shall utilize the *School Capacity and Level of Service Report*, prepared by the School District, approved by the School Board, and delivered to the City of Dunedin, no later than November 30th of each year, and as adjusted throughout the year based on the official student enrollment count of the fall semester and the estimated number of vested students, as the basis for assessing the existing level of service conditions and the available capacity within each Concurrency Service Area.
- POLICY I-B-10: In order to facilitate the accurate annual assessment of projected public school facility capacity, the City of Dunedin shall,



throughout the year, notify the Pinellas County Planning Department of development permits, including certificates of occupancy issued for new dwelling units and expired school concurrency Residential Approvals, that affect the availability of school capacity, consistent with Section 13 of the Public Schools Interlocal Agreement, so that an estimate of the number of vested students can be maintained for school concurrency purposes.

POLICY I-B-11: A school concurrency Residential Approval shall be valid for purposes of the issuance of development orders or permits 12 months from the date of issuance.

POLICY I-B-12: In accordance with Section 13 of the Public Schools Interlocal Agreement, if the School District determines that there is not Available Capacity within an affected Concurrency Service Area to accommodate the estimated number of students that would be generated by a proposed Residential Approval and maintain the adopted level-of-service standard, then the School District shall consider whether there is Available Capacity in the contiguous Concurrency Service Area(s).

POLICY I-B-13: If the School District determines that, in the aggregate, there is Available Capacity in the affected Concurrency Service Area and in the contiguous Concurrency Service Area(s) to accommodate the estimated number of students from the proposed Residential Approval, then an adequate level of service would be provided and the Residential Approval shall be issued a School Concurrency Approval by the City of Dunedin.

POLICY I-B-14: If the School District determines that, in the aggregate, there is not Available Capacity within an affected Concurrency Service Area and the adjacent Concurrency Service Area(s) to accommodate the estimated number of students from the proposed Residential Approval, a proposed Residential Approval will not proceed without execution of a legally binding development mitigation agreement between the applicant, the School Board, and the City of Dunedin designed to mitigate the impacts anticipated to be caused by the proposed Residential Approval on public school facilities, consistent with Section 163.3180, F.S., and Section 13 of the Public Schools Interlocal Agreement. The applicant and the School Board shall attempt to negotiate a development mitigation agreement. If the applicant and the School Board are unable to agree on an acceptable form of mitigation, the City of Dunedin



may utilize the conflict resolution provision in Section 14 of the Public Schools Interlocal Agreement to attempt to resolve the impasse.

- POLICY I-B-15:** A development mitigation agreement shall include the applicant’s commitment to continue to renew the development agreement until the mitigation is completed as determined by the School Board or as determined through the conflict resolution procedures provided for in Section 14 of the Public Schools Interlocal Agreement, if applicable.
- POLICY I-B-16:** Acceptable forms of proportionate share mitigation that may be allowed by the School Board and the standards that determine the appropriate use of any mitigation funds required by the School District are identified in Section 13 h. of the Public Schools Interlocal Agreement.
- POLICY I-B-17:** The City of Dunedin and the School District shall utilize student generation rates developed by the School District for purposes of calculating the anticipated number of public school students that would be generated by Residential Approvals and for developing student enrollment projections.
- POLICY I-B-18:** Prior to the utilization of new student generation rates, the City of Dunedin, through its participation on the School Planning Workgroup, will have the opportunity to review and comment on the proposed student generation rates developed by the School District before they are finalized by the District.
- OBJECTIVE I-C:** The City of Dunedin six-year schedule of capital improvements shall include those projects necessary to address any existing public school deficiencies and future public school facility needs consistent with the adopted level-of-service standard.
- POLICY I-C-1:** By December 1st of each year, the City of Dunedin shall amend its Capital Improvements Element to incorporate, by reference, the updated School District Five-Year Work Program adding a new fifth year to maintain a financially feasible capital improvements program and to ensure the level-of-service standard will continue to be achieved and maintained throughout the subsequent five-year planning period.



- POLICY I-C-2: The City of Dunedin adopts by reference the School District’s Five-Year Work Program, approved by the School Board on September 10, 2007 to ensure that the School District’s capital needs are reflected in the City of Dunedin’s Comprehensive Plan, enabling the coordination of existing and planned public school facilities with local capital projects.
- OBJECTIVE I-D: The City of Dunedin shall practice effective intergovernmental coordination with its partner local governments and the School District to ensure that land use plans, development approvals, and capital facilities planning are coordinated with the availability of public school facilities.
- POLICY I-D-1: The City of Dunedin shall appoint one elected official to represent the local government’s interest to the Pinellas Schools Collaborative, to provide for collaborative oversight and to provide coordination and direction regarding the conduct of the school concurrency process and implementation of the Public Schools Interlocal Agreement.
- POLICY I-D-2: The City of Dunedin, the School District, and partner local governments shall coordinate annually in preparing a staff report on the effectiveness of school concurrency that will be presented at the annual meeting of the Collaborative, with the annual *School Capacity and Level of Service Report* forming the basis for the staff report.
- POLICY I-D-3: The City of Dunedin shall coordinate with the Pinellas County Planning Department in the maintenance of a countywide residential development tracking system, by providing necessary and timely development data, including demolitions and vested development data, required to accurately assess the impact of Residential Approvals on available school capacity.
- POLICY I-D-4: Amendment of the Public Schools Facilities Element shall occur according to the procedure in Section 10 of the Public Schools Interlocal Agreement to ensure that the Element within the local government comprehensive plans remains coordinated and consistent with one another and with the plans of the School Board.
- POLICY I-D-5: The City of Dunedin, its partner local governments, and the School District shall coordinate in establishing a procedural manual for



implementation of school concurrency. This manual and any subsequent changes to the manual will be developed by the School Planning Workgroup and approved by the Pinellas Schools Collaborative.

GOAL II: THE CITY OF DUNEDIN SHALL COORDINATE WITH ITS PARTNER LOCAL GOVERNMENTS AND THE SCHOOL DISTRICT ON PROJECTS THAT CREATE COHESIVE NEIGHBORHOODS, THAT CONTRIBUTE TO COMMUNITY BUILDING, AND THAT PROVIDE FOR LONG-TERM ENVIRONMENTAL SUSTAINABILITY.

OBJECTIVE II-A: The City of Dunedin shall support efforts that facilitate coordination of planning between the City and the School District for the location and development of public educational facilities.

POLICY II-A-1: The City of Dunedin shall participate with the School District in the process of evaluating potential school closures, significant renovations to existing schools, and school site selection before land acquisition in accordance with Section 4 of the existing Public Schools Interlocal Agreement.

POLICY II-A-2: Public educational facilities are defined as elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools of the Pinellas County School District.

POLICY II-A-3: Public educational facilities of the School Board are a permitted use or use permitted by special exception within the following regulatory land use categories, subject to institutional uses being allowed in the underlying districts:

- Residential Suburban
- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential High
- Residential/Office General
- Institutional
- Commercial Limited
- Commercial General
- Commercial Recreation



Transportation/Utility
Community Redevelopment District

POLICY II-A-4: The location and construction of new public educational facilities, or the expansion of an existing site, within one of the regulatory land use categories listed in Policy II-A-3 above shall only be permitted upon a determination by the City of Dunedin that the proposed site is consistent with the local comprehensive plan.

POLICY II-A-5: In addition to consistency with the City's regulatory land use categories defined in Policy II-A-3 above, the proposed location of a new or expanded facility of the School Board within one of the regulatory land use categories listed in Policy II-A-3 above shall be reviewed and considered with the following general criteria:

II-A-5-a. The proposed location is compatible with present and projected uses of adjacent property.

II-A-5-b. The site area of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.

II-A-5-c. Based on the Five Year Capital Improvement Program of the School Board and the Six-Year Capital Improvement Program of the City of Dunedin, there will be adequate public services and facilities to support the public school.

II-A-5-d. There are no significant environmental constraints that would preclude development of a public educational facility on the site.

II-A-5-e. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by the City as locally significant historic or archaeological resources.

II-A-5-f. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.



II-A-5-g. The proposed location is not in conflict with the county's Stormwater Management Plan and the City's Master Drainage Plan.

II-A-5-h. The proposed location is not in a velocity flood zone, a 100-year floodway or coastal high-hazard area as defined by Rule Chapter 9J-5, FAC.

II-A-5-i. The proposed location can accommodate the required parking and anticipated queuing of vehicles onsite.

II-A-5-j. The proposed location lies outside the area regulated by section 333.03(3), F.S., regarding the construction of public educational facilities in the vicinity of an airport.

II-A-5-k. If the proposed location lies within a category 4 storm evacuation area or higher, the school should meet the emergency shelter construction requirements pursuant to Section 1013.372 F.S.

POLICY II-A-6: The following criteria shall also be used to evaluate whether proposed locations of specific types of schools are consistent with the City's comprehensive plan:

II-A-6-a. Elementary Schools and Special Education Facilities and Alternative Education Facilities

II-A-6-a-i. The proposed location shall have direct access to at least a City Collector road or as otherwise approved by the City after determination of acceptable traffic impacts on adjacent roads of lesser classification.

II-A-6-a-ii. If outdoor recreational facilities and similar support facilities are to be located on the proposed site, they shall be buffered on the proposed site to minimize negative impacts on adjacent properties.

II-A-6-b. Middle Schools

II-A-6-b-i. The proposed location shall have direct access to at least a City Collector road or as otherwise approved by the City after determination of acceptable traffic impacts on adjacent roads of lesser classification.

II-A-6-b-ii. If outdoor recreational facilities and similar support facilities are to be located on the proposed site, they shall be buffered on the proposed site to minimize negative impacts on adjacent properties.

II-A-6-c. High Schools

II-A-6-c-i. The proposed location shall have direct access to at least a City Collector road or as otherwise approved by the City after determination of acceptable traffic impacts on adjacent roads of lesser classification.

II-A-6-c-ii. If stadiums, outdoor recreational facilities and similar support facilities are to be located on the proposed site, they shall be buffered on the proposed site to minimize negative impacts on adjacent properties.

II-A-6-d. Vocational-Technical Schools

II-A-6-d-i. The proposed location shall have direct access to at least a City Collector road or as otherwise approved by the City after determination of acceptable traffic impacts on adjacent roads of lesser classification.

II-A-6-d-ii. If industrial education facilities are to be located on the proposed site, they shall be buffered on the proposed site to minimize negative impacts on adjacent properties.

POLICY II-A-7: Proposed locations that are less than the standard site acreage as prescribed in the Florida Department of Education State Requirements of Educational Facilities may be determined to be consistent with the City's comprehensive plan provided the

requirements of s. 1013(36), F.S., are met and off-site impacts can be adequately mitigated.

- POLICY II-A-8: The consistency determination for a proposed new site or additional property with the local comprehensive plan may be conditioned with reference to specific types of public educational facilities.
- POLICY II-A-9: At the time of consistency determination, the City of Dunedin may impose reasonable conditions for development of the site as it relates to any of the criteria in Policies 5 and 6 above. Conditions may not be imposed which conflict with those established in Chapter 1013 F.S. or the State Uniform Building Code, unless mutually agreed.
- POLICY II-A-10: Before a significant change of program at a public educational facility is implemented, the School Board and the City shall review the facility's onsite and offsite impacts. The School Board and the City will work cooperatively to mitigate onsite and offsite impacts, including impacts to public facilities, identified through the review.
- POLICY II-A-11: The City and the School Board shall annually coordinate in the development of their respective capital improvement programs relative to public educational siting issues.
- POLICY II-A-12: The policies under Objective A above are assumed to be consistent with, and do not nullify or conflict with, the provisions of Chapter 1013, FS.
- OBJECTIVE II-B: Consistent with Section 163.3177(6)(a), F.S., and consistent with the City of Dunedin future land use policies, the City of Dunedin shall explore those opportunities where collocation of public facilities and public schools provides a mutual benefit, serves a desirable community purpose, or represents an efficient use of finances and staff resources.
- POLICY II-B-1: As the opportunity arises, the City of Dunedin and the School Board, shall evaluate the ability to enter into an agreement to collocate existing or planned school sites with other public facilities, including but not limited to: bike and pedestrian pathways, libraries, parks, community and recreational centers and facilities, museums, performing arts centers, auditoriums, stadiums, healthcare and social services and other uses as may be determined appropriate.



POLICY II-B-2: Should the City of Dunedin and the School Board determine that the collocation of public facilities is mutually advantageous and desirable, the appropriate method of agreement will be decided upon, and could include such options as, but not be limited to, interlocal agreement, a resolution by the City of Dunedin, or memorandum of understanding.

OBJECTIVE II-C: The City of Dunedin will support the School District's commitment to sustainable design and operations, as public schools are integral contributors to the quality of the surrounding community.

POLICY II-C-1: The City of Dunedin and the School District will share information on sustainable design and green building practices, and take advantage of opportunities to incorporate demonstration projects and technologies onsite, so that local schools can serve as community models of environmental efficiency.

GOAL III: THE CITY OF DUNEDIN WILL COORDINATE WITH THE SCHOOL DISTRICT AND OTHER LOCAL GOVERNMENTS TO IMPROVE THE SAFETY OF STUDENTS AS THEY ACCESS PUBLIC SCHOOL FACILITIES.

OBJECTIVE III-A: The City of Dunedin shall collaborate with the School District and other local governments to promote safe access for students to public school facilities.

POLICY III-A-1: The City of Dunedin shall participate on the School Transportation Safety Committee (STSC) of the Pinellas County Metropolitan Planning Organization (MPO) to identify locations within the County where student safety is a concern, and to develop recommendations in response to student safety issues raised by the School District, local governments, the School Transportation and Enhanced Pedestrian Safety (STEPS) Committee, or the community to enhance the safety of students accessing public school facilities.

POLICY III-A-2: The City of Dunedin shall consider implementation of recommendations from the STSC that affect its jurisdiction, in coordination with the School District and any agencies that have some involvement in the identified action, to support student



access to public schools in a manner that both improves student safety and is compatible with the surrounding community.

POLICY III-A-3: The City of Dunedin shall cooperate with School District initiatives that implement STSC recommendations for modifications to a school campus.

POLICY III-A-4: The City of Dunedin shall, in its capital improvement program, consider giving priority for the construction of those sidewalks, crosswalks, bicycle paths, and other improvements that help to provide continuous access to public schools for pedestrians and bicyclists.

POLICY III-A-5: The City of Dunedin shall annually update its Capital Improvements Element to identify the School District's capital needs in the Comprehensive Plan, enabling the coordination of existing and planned public school facilities with the required local capital projects needed to provide support services for the safety of public school students.

POLICY III-A-6: For new development or redevelopment within a two-mile radius of any existing or planned public school facility, the City of Dunedin may require the developer to construct sidewalks along the corridor contiguous to the property being developed that directly serves the public school facility, in support of Section 1013.36 (5), F.S. and the MPO 2025 Transportation Plan.

GOAL IV: OPPORTUNITIES ARE MAXIMIZED FOR PUBLIC SCHOOLS TO BE DESIGNED SUCH THAT THEY CAN SERVE A VITAL EMERGENCY MANAGEMENT PURPOSE IN TIMES OF DISASTER.

OBJECTIVE IV-A: The safety of the public shall be a high priority when designing future public school facilities and renovating existing facilities.

POLICY IV-A-1: The City of Dunedin shall coordinate with the School District and Pinellas County on emergency preparedness issues, including the use of public school facilities for emergency shelters.

POLICY IV-A-2: Future public school facilities that are not located within category 1, 2 or 3 evacuation zones, shall be designed to serve the public as emergency shelters, consistent with Section 1013.372 F.S. These



public school facilities shall be designed according to the public shelter criteria outlined in the Florida Building Code.

POLICY IV-A-3: The City of Dunedin shall annually update its Capital Improvements Element to ensure that the School District's capital needs are reflected in the Comprehensive Plan, enabling the coordination of existing and planned public school facilities with the required local capital projects needed to provide emergency shelter spaces, as identified by the Tampa Bay Regional Hurricane Evacuation Study, developed by the Tampa Bay Regional Planning Council.



IV. LEVEL OF SERVICE

The following is an evaluation of the condition of the infrastructure in Dunedin in 2006 and the adopted levels of service (LOS). Development will not be allowed to occur if these LOS are not maintained. The state requires legally binding LOS for the support service, traffic circulation and recreation/open space element. The criteria used to develop each score are discussed in each individual element.

LOS-1

DUNEDIN 2025-THE COMPREHENSIVE PLAN
POLICY DOCUMENT

ADOPTED 12/18/08
ORDINANCE 08-08
AMENDMENT 08-1ER



ELEMENT/SUB-ELEMENT	INDICATOR	LOS STANDARD	2006 OPERATING LOS	ESTIMATED 2015 OPERATING LOS	ESTIMATED 2025 OPERATING LOS
Support Services					
Sanitary Sewer					
	Collection	102 gpcpd	100 gpcpd	102 gpcpd	102 gpcpd
	Flows	Not to exceed 6.0 mgd	4.49 mgd	4.68 mgd	4.72 mgd
	I/I	275 gpcpd	Annual average of 145 gpcpd	Annual average of 170 gpcpd	Annual average of 170 gpcpd
Potable Water					
	Supply	110 gpcpd	85 gpcpd	110 gpcpd	110 gpcpd
	Storage	100% of daily consumption	226% of daily consumption	170% of daily consumption	168% of daily consumption
	Water Quality	Federal and State Standards	Meets or exceeds Federal and State Standards	Meets or exceeds Federal and State Standards	Meets or exceeds Federal and State Standards
Stormwater					
	Ability to Confine Floodwaters	Define by Basin and Channel	See Stormwater Sub-element	See Stormwater Sub-element	See Stormwater Sub-element
Solid Waste					
	Ability to Collect	1.301 tpcpy	1.188 tpcpy	1.301 tpcpy	1.301 tpcpy
Natural Groundwater Aquifer Recharge					
		N/A	N/A	N/A	N/A
Transportation					
	Roadways	Defined by Type and Jurisdiction	See Transportation Element	See Transportation Element	See Transportation Element
Conservation and Coastal Management					
		N/A	N/A	N/A	N/A
Recreation and Open Space					
	Mini-Parks	.5 acres/1000 population	.12 acres/1000 population	.11 acres/1000 population	.11 acres/1000 population
	With inclusion of privately-owned Mini-Parks		1.11 acres/1000 population	1.07 acres/1000 population	1.06 acres/1000 population
	Neighborhood Parks	2 acres/1000 population	6.69 acres/1000 population (with inclusion of Community Parks)	6.49 acres/1000 population (with inclusion of Community Parks)	6.42 acres/1000 population (with inclusion of Community Parks)

Source: Dunesdin Department of Planning & Development

LOS-2

ADOPTED 12/18/08
ORDINANCE 08-08
AMENDMENT 08-1ER

DUNEDIN 2025-THE COMPREHENSIVE PLAN POLICY DOCUMENT



V. CAPITAL IMPROVEMENTS SUMMARY

For the purposes of this element, capital improvements are defined as physical assets constructed or purchased to provide, improve, or replace a public facility. While all budgetary approved projects are shown, those implementing the comprehensive plan will be denoted through the first two columns of the project listing. These columns will identify the plan element and the goal, objective and policy being implemented.

The Capital Improvements Element highlights those capital improvements that will be required to accomplish the policies outlined in the Support Services Element, the Transportation Element, Conservation and Coastal Management Element, Future Land Use Element and the Recreation and Open Space Element. The proposed policies of the other elements do not call for a capital improvement, as defined herein.

The location and timing of these proposed capital projects are believed to be consistent with the applicable plans of state agencies and of the Southwest Florida Water Management District.



VI. MONITORING AND EVALUATION OF THE COMPREHENSIVE PLAN

The state requires that periodic monitoring, updating and evaluation procedures be followed in the preparation of the required evaluation and appraisal reports. Pursuant to the schedule established in the Florida Administrative Code the Dunedin Planning & Development Department will complete an Evaluation and Appraisal Report (EAR) for *Dunedin 2025-The Comprehensive Plan*. The EAR shall serve as a guide for amendments to the comprehensive plan. To ensure that implementation activities will be monitored on a continual basis the following citizen participation procedures are hereby adopted as part of the comprehensive plan:

Citizens will be encouraged to participate in the evaluation of the plan by joining the Comprehensive Plan Evaluation and Monitoring Committee (CPEMC) or by attending their meetings. The CPEMC will be an ongoing committee responsible for advising the City Commission and Local Planning Agency of the successes and failures of the entire plan implementation. This Committee will develop evaluation reports as necessary (at least annually). The Budget Office will continue to encourage more public input to the annual budget development process and annual review of the Capital Improvements Element. The Planning & Development Department will annually inform the public of plan implementation activities through press releases and encourage public contributions to such reports.

In the annual report, the CPEMC will cite accomplishments of the previous year, as well as significant problems or obstacles resulting in the underachievement of the goals, objectives and policies. During the course of the annual evaluation, as new information, new requirements or new approaches are developed, the goals, objectives and policies will be proposed to be modified accordingly.

The annual evaluation reports of the CPEMC will be utilized to develop the periodic state-mandated Evaluation and Appraisal Report. Additionally, in order to effectively and efficiently create this EAR, the following data points are hereby adopted as part of the comprehensive plan:

1. Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.
2. The extent of vacant and developable land.



3. The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.

4. The location of existing development in relation to the location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth.

5. An identification of the major issues for the jurisdiction and, where pertinent, the potential social, economic, and environmental impacts.

6. Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic regional policy plan since the adoption of the original plan or the most recent evaluation and appraisal report update amendments.

7. An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, an identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue.

8. A brief assessment of successes and shortcomings related to each element of the plan.

9. The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new



population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. This paragraph shall not require the submittal of the plan amendments with the evaluation and appraisal report.

10. A summary of the public participation program and activities undertaken by the local government in preparing the report.

11. The coordination of the comprehensive plan with existing public schools and those identified in the applicable 5-year school district facilities work program adopted pursuant to s. 235.185. The assessment shall address, where relevant, the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decision-making processes engaged in by the local government and the school board in regard to establishing appropriate population projections and the planning and siting of public school facilities. If the issues are not relevant, the local government shall demonstrate that they are not relevant.

The Planning & Development Department, working with other departments and agencies as well as the CPEMC, will inventory and develop the necessary data for the EAR.

