

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS**



Regarding: A Proposed Ordinance to adopt a revised Pinellas County Stormwater Manual, updating parts “A”, “B”, and “C” of the manual for unincorporated areas.

LPA Recommendation: The LPA finds that the proposed amendments to the Pinellas County Stormwater Manual are consistent with the Pinellas County Comprehensive Plan and **recommends approval** to the Board of County Commissioners (vote 6-0).

LPA Report No. LDR-24-03

LPA Public Hearing Date: February 14, 2024

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

Staff recommends that the LPA find the proposed amendments to the Stormwater Manual **consistent** with the Pinellas County Comprehensive Plan.

Staff further recommends that the LPA recommend **approval** of the proposed amendments to the Stormwater Manual to the Pinellas County Board of County Commissioners.

SUMMARY REPORT:

On February 21, 2017, the Board of County Commissioners adopted the Stormwater Manual, with a subsequent update adopted November 1, 2021, outlining the requirements for stormwater management within unincorporated Pinellas County in both public and private projects. The Stormwater Manual is also intended to promote urban regeneration, incentivize more sustainable stormwater management practices, such as green infrastructure, improve water quality, and provide enhanced flexibility for meeting the requirements.

Since the revised November 1, 2021 adoption, the Stormwater Manual regulations have been repeatedly described as too restrictive and inflexible by private sector stakeholders. Stakeholder feedback has focused on greater flexibility and relief to smaller scale land development projects. To that end, a peer review of the Stormwater Manual was performed by Vanasse Hangen Brustlin, Inc. (VHB) dated July 2023 which provided for a suite of recommended updates to the manual. Based on the recommendations, Pinellas County staff proposes revising the Pinellas County Stormwater Manual to, among other things, provide for a small site exemption; modify standards for single family residences on large sites; expand and increase thresholds for administrative adjustments; modify standards for exfiltration systems and trench design; and methodology for stormwater runoff calculations.

Importantly, the proposed revisions to the Stormwater Manual are consistent with the peer review recommendations which included important stakeholder input at public meetings and collaborative review between Public Works, Development Review Services, and Stormwater Engineering. The proposed updates are supported and have been recommended for adoption by the Development Review Committee.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed Ordinance, at a minimum, is consistent with the following adopted principles, goals, objectives and policies of the Pinellas County Comprehensive Plan:

Future Land Use & Quality Communities Element

Goal One: PROVIDE A VARIETY OF LAND USE CHARACTER AREAS TO MEET THE NEEDS OF A DIVERSE POPULATION AND SUPPORT THRIVING, RESILIENT, QUALITY COMMUNITIES.

Obj. 1.2: Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Policy 1.2.2: Consider creative regulatory solutions to support (re)development.

Natural Resource Conservation and Management

Goal Three: CONSERVE, PROTECT, RESTORE AND MANAGE NATURAL SYSTEMS AND LIVING RESOURCES TO ENSURE ENVIRONMENTAL QUALITY.

Obj. 3.3: Preserve, protect, restore and manage the natural resources of floodplains to maintain and enhance water quality, plant and animal diversity and aquatic productivity.

Policy 3.3.1: Maintain the ecological value and function of natural systems and living resources within the floodplains of the County.

Surface Water Management

Goal One: BECOME A MODEL COMMUNITY FOR COMPREHENSIVE INTEGRATED WATER MANAGEMENT AND THE IMPLEMENTATION OF INNOVATIVE TECHNIQUES TO IMPROVE WATER QUALITY AND PROTECT, ENHANCE AND RESTORE NATURAL RESOURCES AND PROCESSES.

Obj. 1.2: Meet or exceed federal, state, and regional regulatory requirements and water management planning objectives.

Policy 1.2.2: Meet or exceed the requirements of the Clean Water Act to protect and enhance

the quality of the County's surface waters.

PROPOSED BCC HEARING DATE: March 26, 2024 (1st of two required hearings)

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared.

ATTACHMENTS:

- Proposed Ordinance
- Exhibit A - Strikethrough/underline amendments to the Stormwater Manual