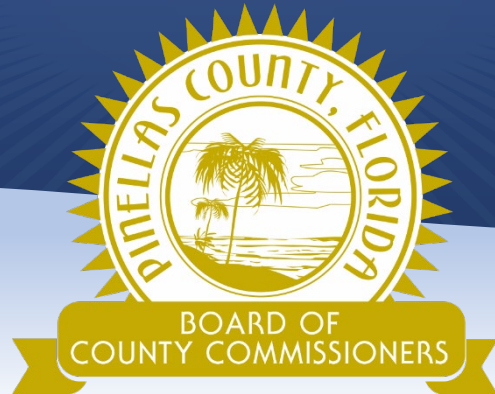


# Pinellas County Stormwater Manual Amendments

Case #LDR-24-03

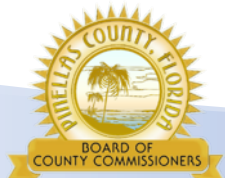
March 26, 2024



**Our Vision:**  
To Be the Standard for  
Public Service in America.

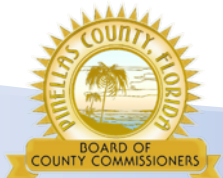
# Background

- **Board of County Commissioners adopted the Stormwater Manual on February 21, 2017 outlining the requirements for stormwater management within unincorporated Pinellas County for both public and private projects**
- **Stormwater Manual was subsequently amended with an updated adoption of November 1, 2021**
- **Since 2021, feedback on the Stormwater Manual regulations has been described as restrictive and inflexible by specific stakeholders**



# Background (cont.)

- **Stakeholder feedback has focused on improving the “ease of use”, greater flexibility, reducing costs associated with stormwater management and relief to smaller scale land development projects**
- **In response to stakeholder feedback, a peer review of the manual was performed by Vanasse Hangen Brustlin, Inc. (VHB) and completed in July 2023**
- **The peer review provided for a suite of recommended updates to the manual including new exemptions, expanded flexibility, incentivizing green infrastructure and numerous technical updates**

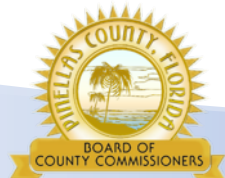


# Proposed Highlights Of Manual Update

- **New small site exemption (parcels 1 acre or less)**
- **New single family exemption for large properties (1 acre and larger)**
- **Expand and increase thresholds for Administrative Adjustments (e.g.- up to 20% decrease in water quality for large sites w/additional landscape area dedicated to incorporation of green infrastructure)**
- **Modify standards for exfiltration systems and trench design**
- **Modify methodology for stormwater runoff calculations based on size of site**

VHB Recommendations Table	Immediate	Code Update	Further Research
<b>Exemptions</b>			
Small Site Exemptions for Reduction in Impervious		X	
Residential Exemption		X	
<b>Flexibilities</b>			
Specify Allowed Adjustment of Nutrient Requirements		X	
Compensatory Treatment or Payment-in-Lieu			X
<b>Incentives</b>			
Reduction in Stormwater Criteria		X	
Density & Intensity Bonus			X
Parking Requirement Reduction		X	
Private Stormwater Facility Retrofit and Enhancement			X
<b>Technical Updates</b>			
Large-Site, Small-Site Criteria		X	
Stone Aggregate Void Space	X		
Reduction in Site Acreage allowed for Rational Method		X	
Vertical Wall Requirements for Retention/Detention Facilities		X	
Defining Master Stormwater Systems Areas		X	
Defining Discharge into County Systems		X	
Infiltration in Routing Modeling	X		
<b>Adaptive Feedback Process</b>			
Incorporate Voluntary Feedback in Review Process	X		
Contract third-party reviewers	X		
Review and Update of Stormwater Manual	X		

X Included in LDR-24-03



# Recommendation

- **Proposed updates are consistent with the VHB peer review recommendations**
- **Updates include important input from external stakeholders and collaborative review between Public Works and Development Review Services**
- **Update will result in relief to small scale land development projects, large lot single family residential projects, greater design & construction flexibility to all projects and construction cost savings**
- **Development Review Committee recommends Approval**
- **Local Planning Agency – recommended approval (6-0 vote)**
- **This is the first of two required BCC public hearings**

