

Regional Stormwater Facility Program Update

Program Goals



Incentivize redevelopment in priority areas using Regional Stormwater Facilities (RSF)

- **Lealman CRA**
- **Downtown Palm Harbor**
- **Airport/Gateway**

- Short- to Mid-Term Opportunity
- Mid- to Long-Term Opportunity
- Long-Term Opportunity
- Vacant Parcels
- Pinellas County Owned Vacant Parcels
- Underutilized Parcels >1 acre

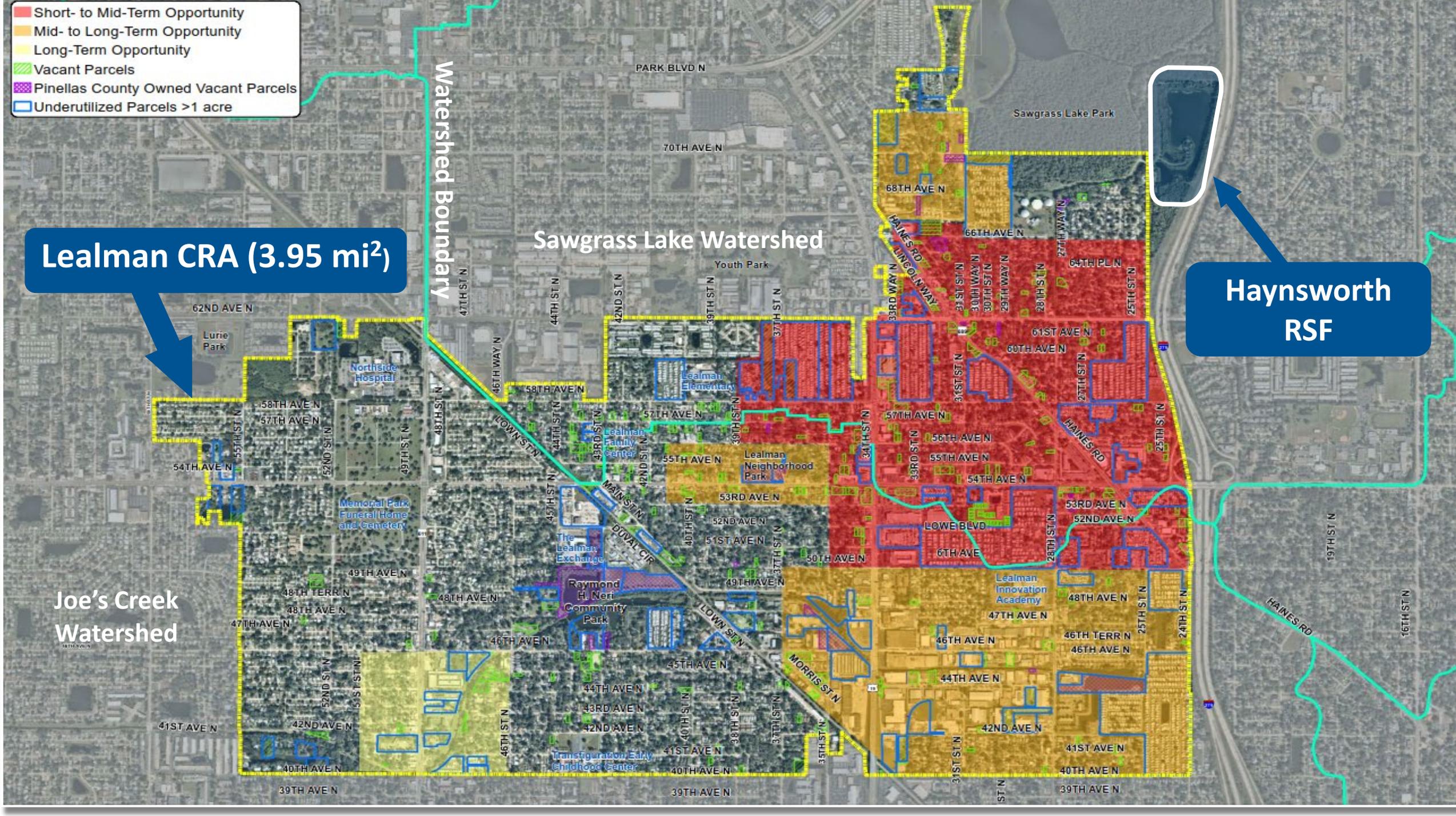
Watershed Boundary

Sawgrass Lake Watershed

Lealman CRA (3.95 mi²)

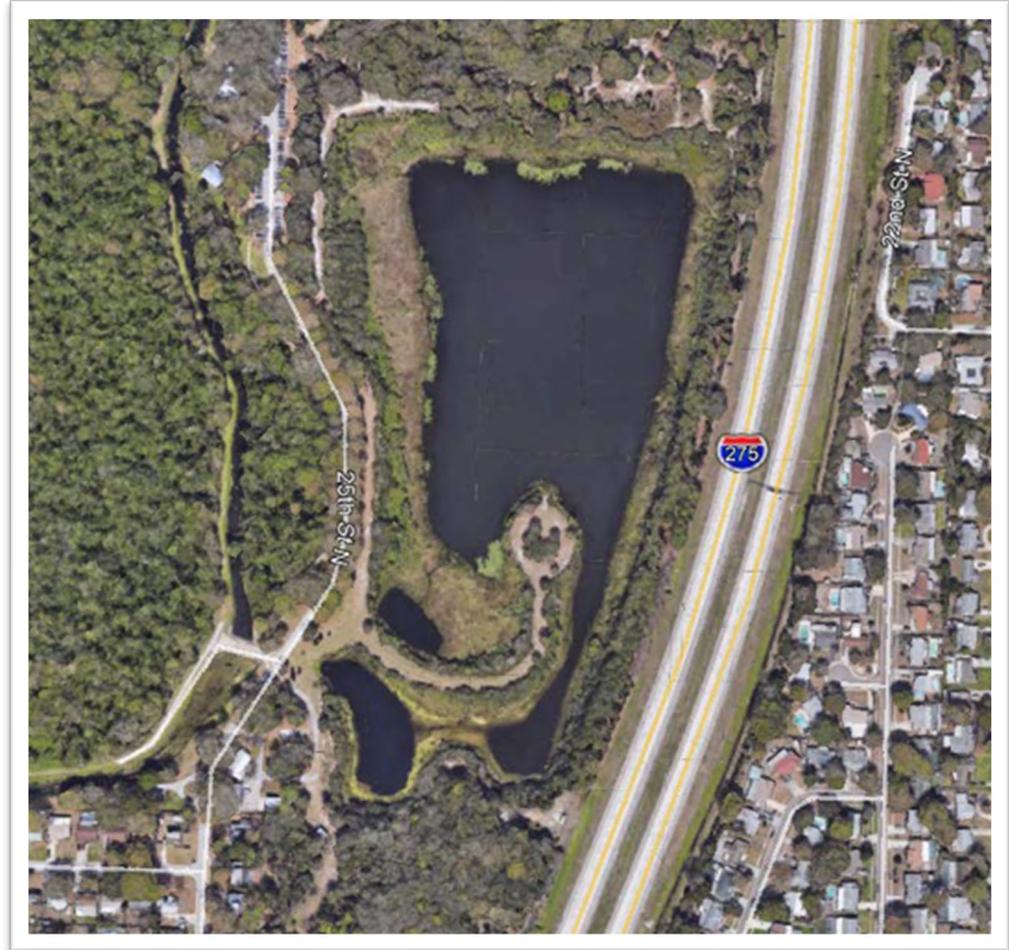
Haynsworth RSF

Joe's Creek Watershed



Lealman CRA - Haynsworth RSF

- Existing Regional Stormwater Facility operated by County
- Constructed in 1997
- 97.38 acres of credit available
- SWFWMD confirmed use for Lealman development credits
- Provides treatment **ONLY**, attenuation (temporary storage) of increased runoff is required onsite
- System is ready!



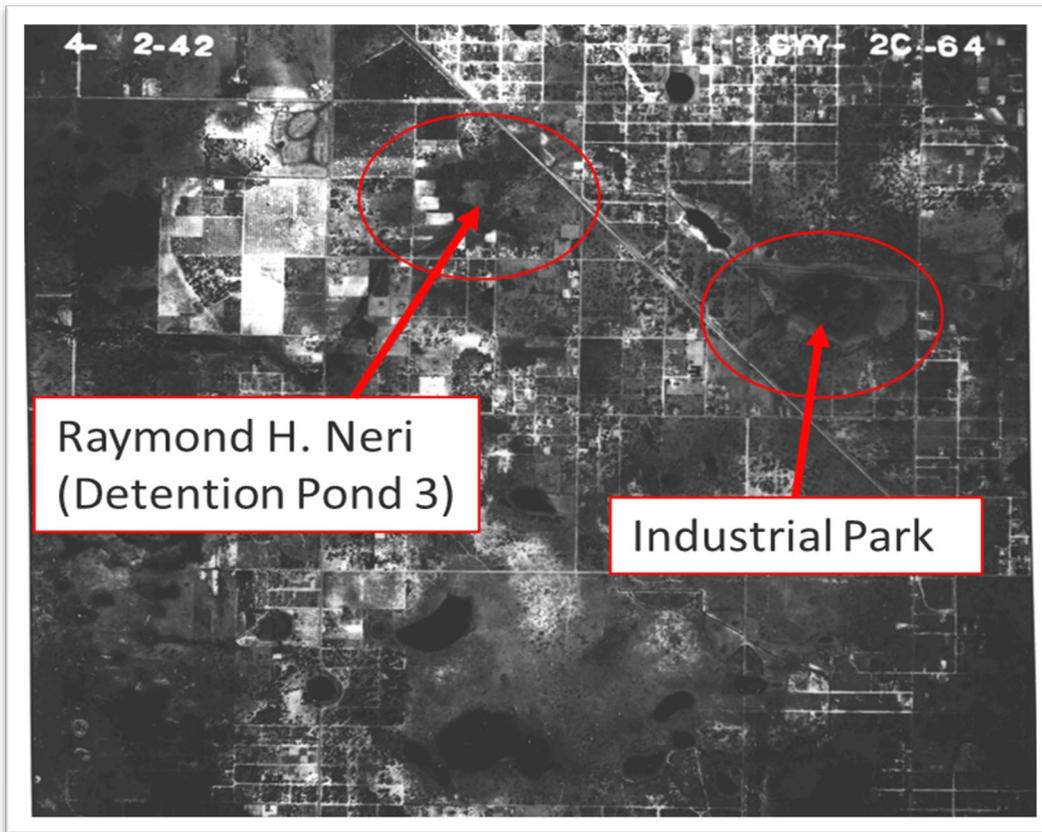
Haynsworth RSF Credit Policy



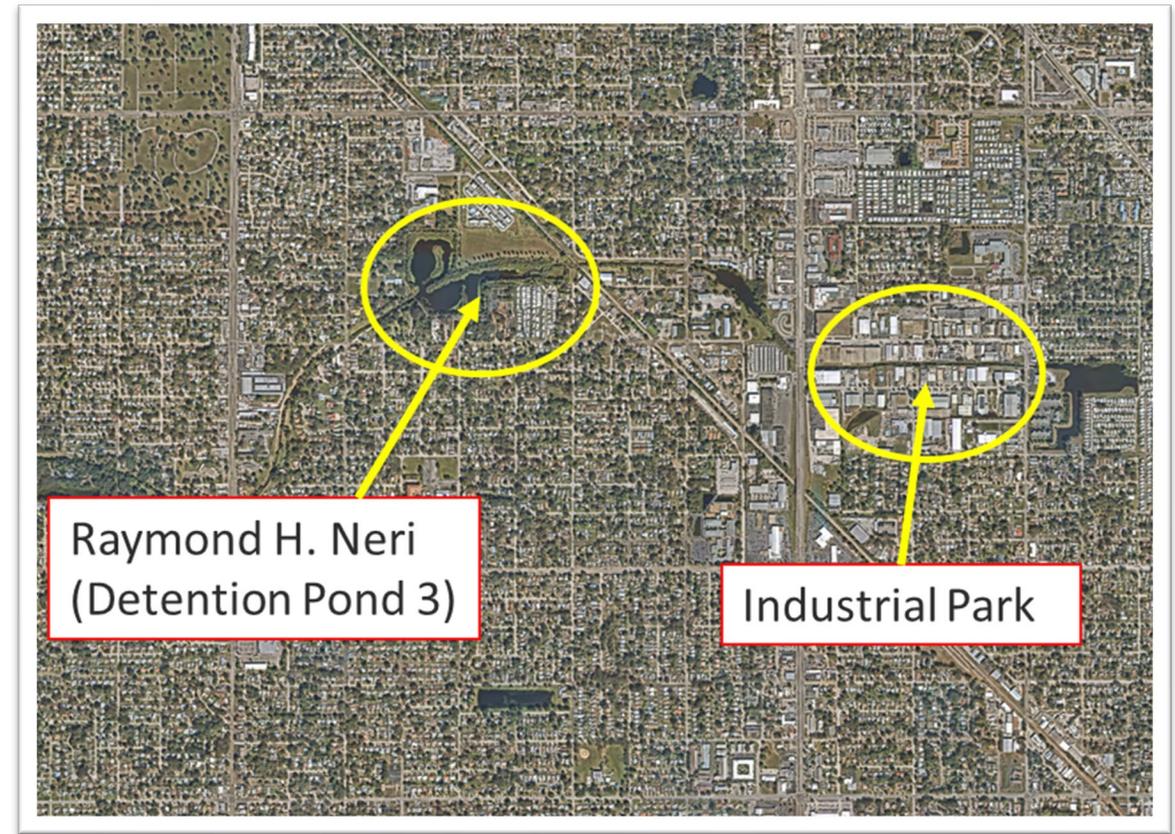
- **Development Credit Cost ~ \$18,517/ Impervious Acre**
- **Facility provides most of the required nutrient removal for redevelopment**
- **Extensive site development or redevelopment can be accommodated**
- **Balance of remaining stormwater treatment to be provided on-site**
- **Recommendation to update costs every ~5 years for market fluctuations**

Lealman CRA - Joe's Creek RSF

1942 Aerial

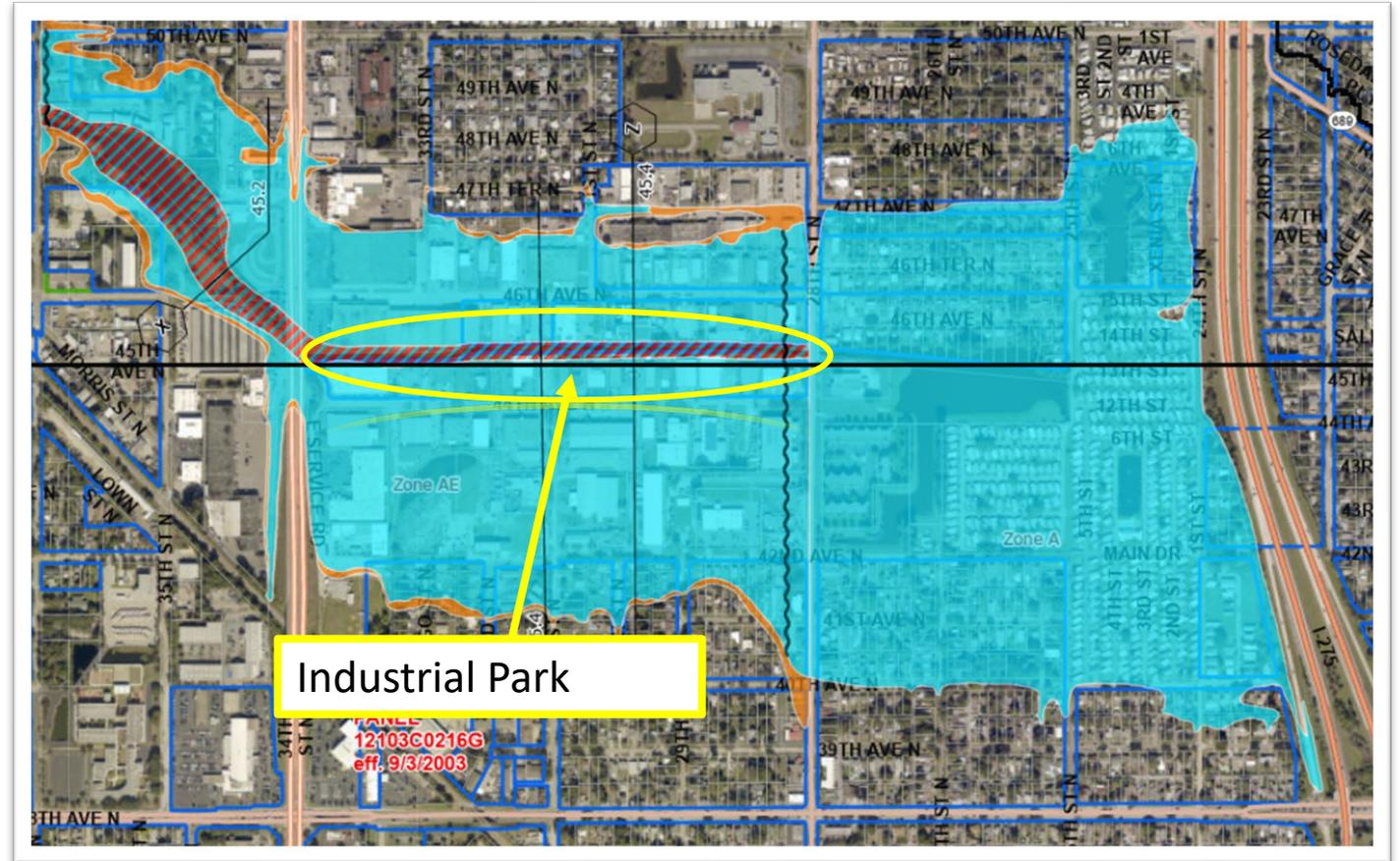


2021 Aerial



Lealman CRA - Joe's Creek RSF Projects

- **Treatment solutions to incentivize redevelopment**
- **Significant flooding**
 - **Floodplain**
 - **Floodway**
- **Solutions for both may be different**



Lealman CRA - Joe's Creek RSF Solutions



Flood Control

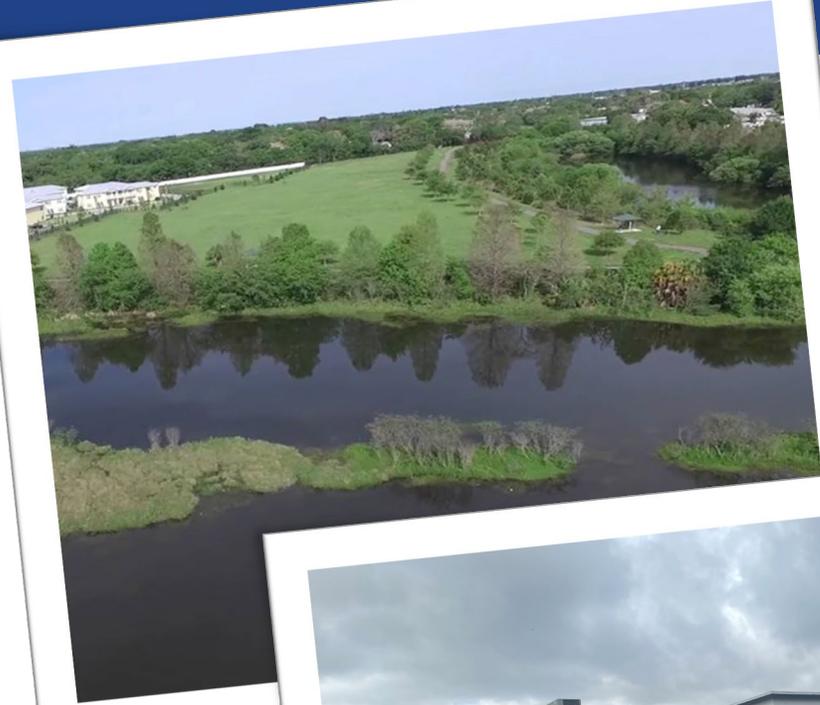
- **Joe's Creek Greenway Project**
 - **Channel improvements**
 - **Floodplain restoration**
 - **Structure upgrades**
- **Other needs**
 - **Storage**
 - **Additional floodplain restoration**

Treatment

- **Joe's Creek Greenway Project**
- **Alum treatment system**
 - **High nutrient load reductions**
 - **Smaller footprint**
 - **6 alum facilities currently operating**

Joe's Creek RSF Next Steps

- **Flooding**
 - ~38 different alternatives have been modeled for upstream segment
 - Working on cost- benefit analysis
 - Update by end of year
- **Joe's Creek Greenway design**
 - Watershed model update



Joe's Creek RSF Next Steps

- **Treatment**
 - **Site selection and acquisition for facility (ARPA)**
 - **Traditional pond or alum?**
 - **Example – Lake Tarpon WQ Area 6 Alum Facility**
 - Treats runoff from ~98 acres in a 1.5-acre pond
 - **Development of Credit System for Joe's Creek RSF**



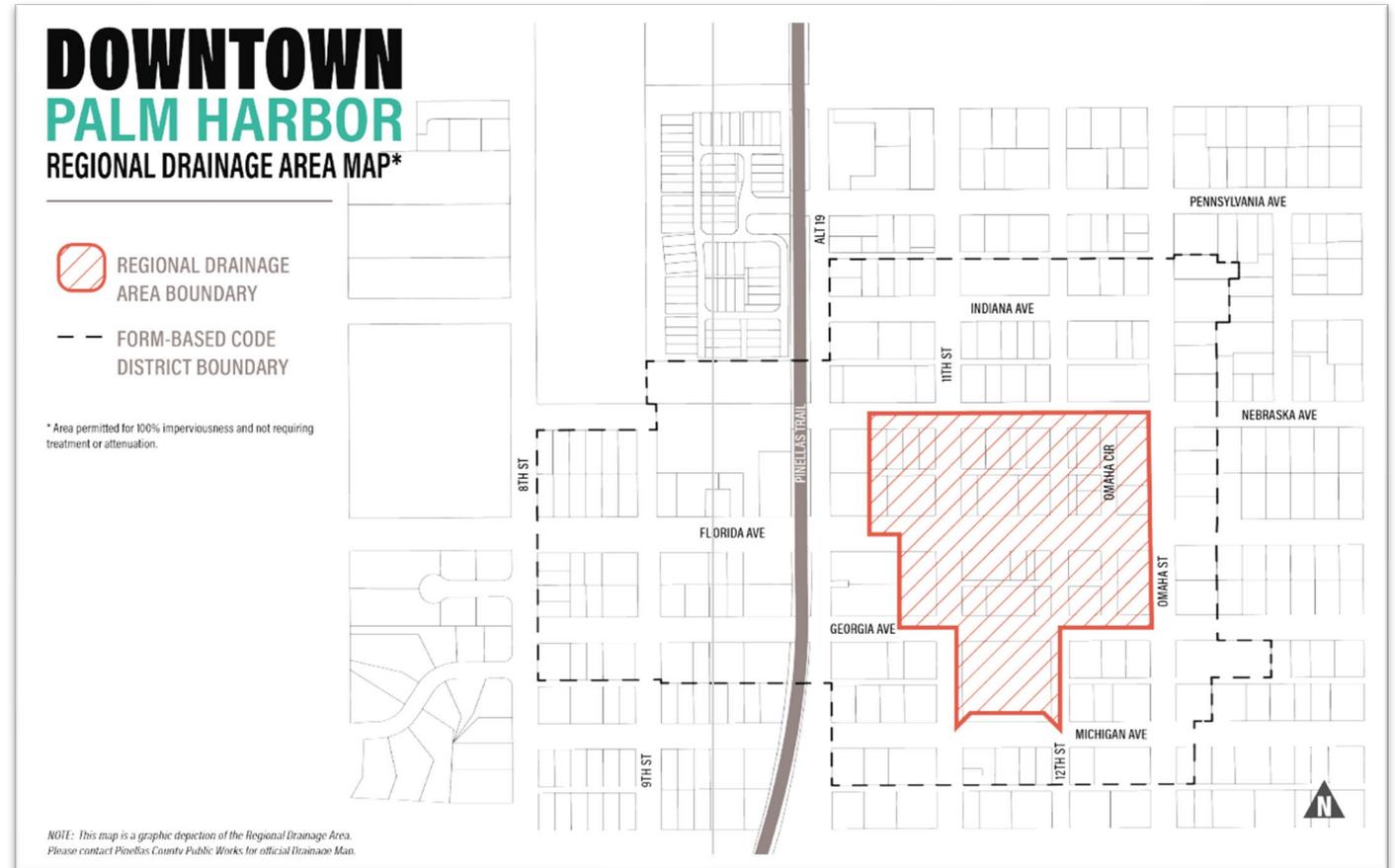
Downtown Palm Harbor RSF

- **Constructed early 2000's**
- **Provides attenuation and treatment**
- **Modification of control structure required**
 - **Construction September 2022**



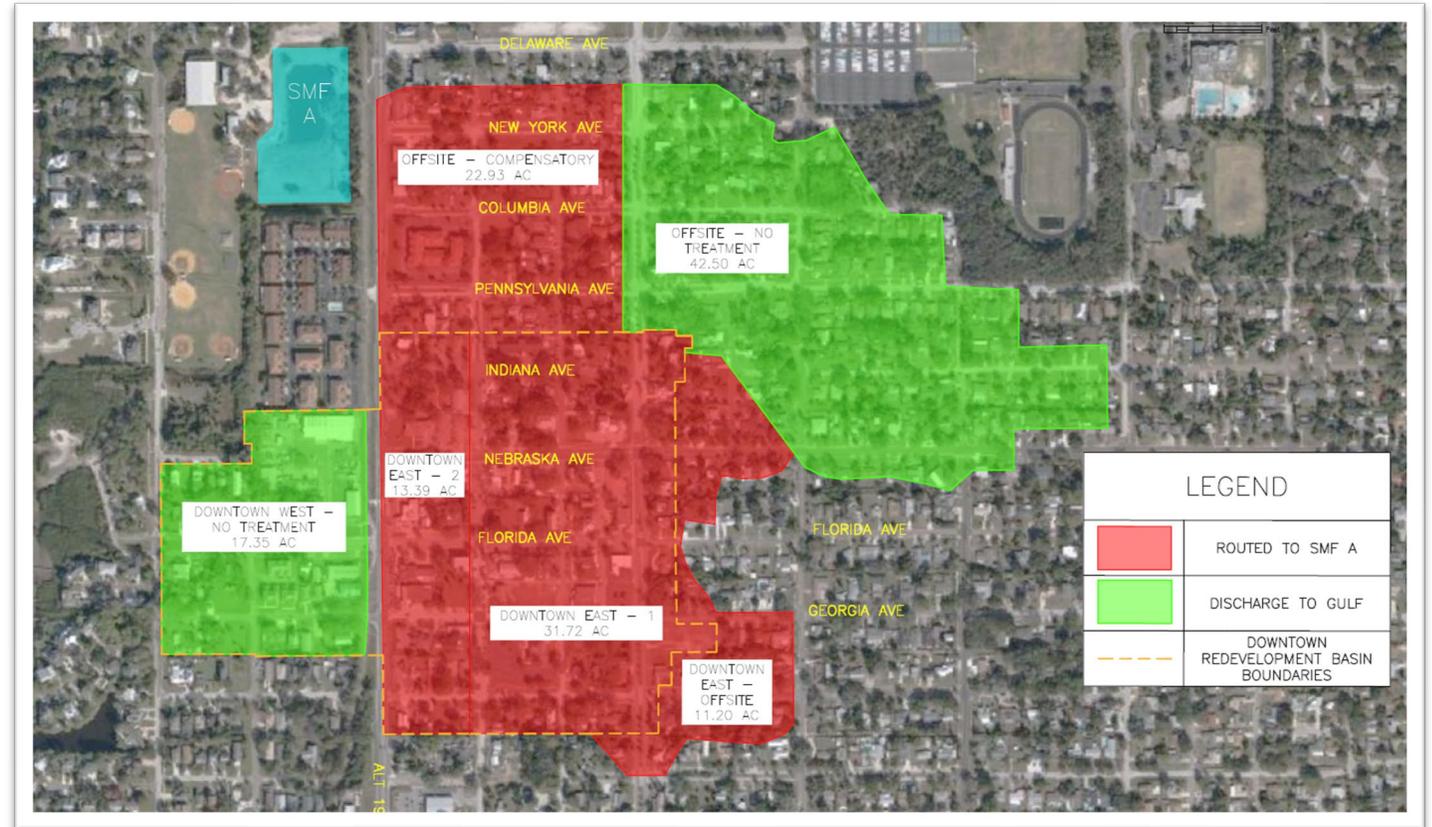
Palm Harbor RSF Expansion

- **Supports:**
 - **Downtown Historic Palm Harbor Master Plan**
 - **Downtown Palm Harbor Form-Based Code implementation**
 - **Expands the area to be served by the facility**



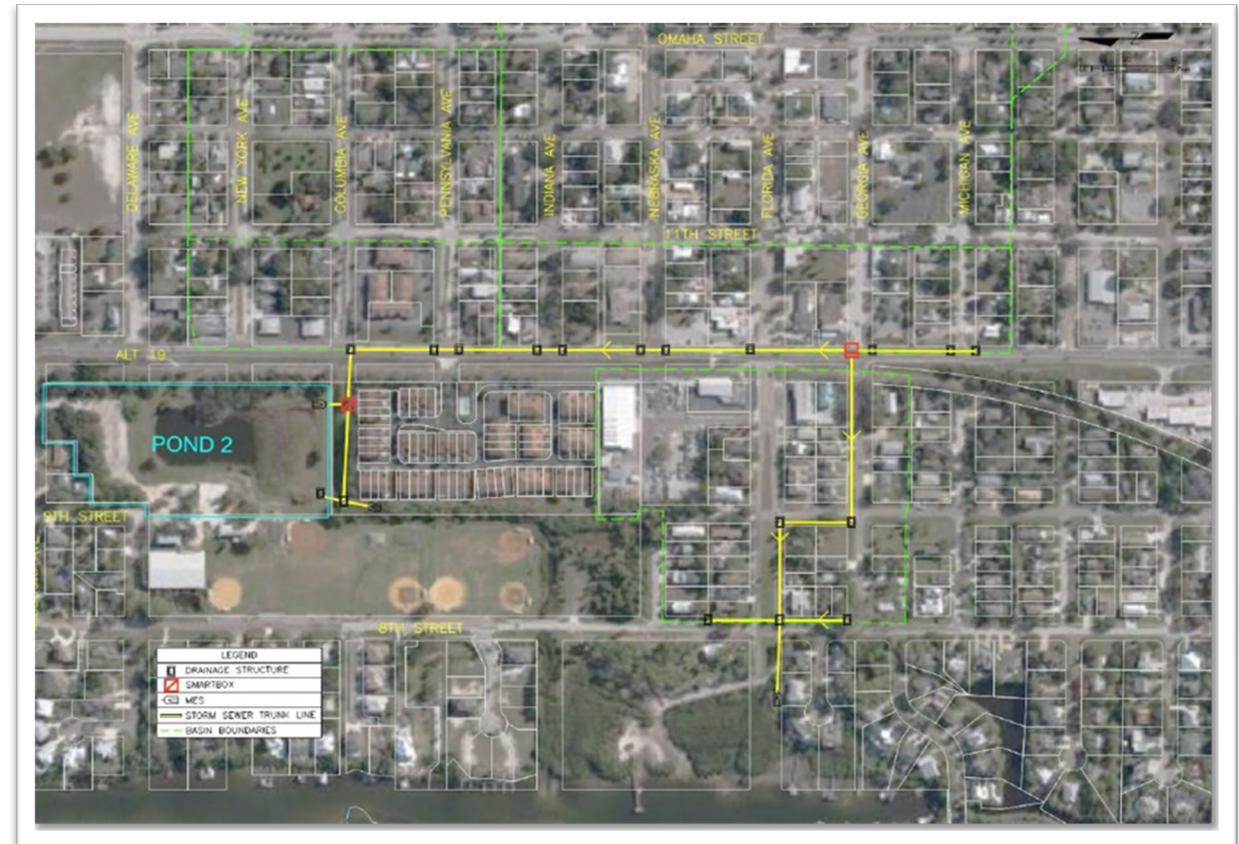
Palm Harbor RSF Expansion

Facility expansion will provide treatment for approximately 17 additional acres outside of the expanded downtown redevelopment area



Palm Harbor RSF Next Steps and Timeline

- **Survey: Aug - Dec 2022**
- **Design & Permitting: Aug 2022 – Feb 2024**
 - Penny funded
- **Construction: Sep 2024 – Aug 2025**
 - ARPA funded
- **Credit System Development: May 2022 – Feb 2024**



Airport – Gateway RSF

- **Stormwater needs**
 - **Airport projects**
 - **Private development**
 - **FAA requirements**
- **Site screening to develop recommended alternatives**



Airport-Gateway RSF Next Steps

- **Develop ranking/scoring matrix**
- **Stakeholder meetings**
- **Development of recommended alternatives**

PHASE 1
December 2022

- **Acquisition or Preliminary Engineering**

PHASE 2
TBD



Questions / Discussion