

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



**Regarding: A Proposed Ordinance to adopt a revised Pinellas County Stormwater Manual.**

**LPA Recommendation:** The Local Planning Agency finds that the proposed amendments to the Pinellas County Stormwater Manual is consistent with the Pinellas County Comprehensive Plan and recommend the amendment be adopted by the Board of County Commissioners. (The vote was 6-0, in favor)

**LPA Report No. LDR-21-03**

**LPA Public Hearing Date: September 17, 2021**

**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.

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**SUMMARY REPORT:**

On February 21, 2017 the Board of County Commissioners adopted the Stormwater Manual, with an effective date of April 1, 2017, 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.

Over the past four years since its initial implementation, staff and external stakeholders have noted elements of the Stormwater Manual where additional clarification and flexibilities would be beneficial. A few redundancies and internal inconsistency issues were also discovered. The purpose of this Ordinance proposing the adoption of a revised Stormwater Manual is to address and correct these issues and create a more user friendly format. Such modifications, additions, and improvements are typical and expected following implementation of a Manual outlining regulatory requirements and required engineering design standards.

Importantly, the proposed revisions to the Stormwater Manual were developed and reviewed by both internal and external stakeholders, including staff from Public Works, Development Review Services, and Stormwater Engineering, as well as private developers. The proposed updates

were also developed in conjunction with a third-party engineering firm considered subject matter experts in this area and the Development Review Committee.

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## **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: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Obj. 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.4: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

Policy 1.2.5: The Board shall implement land development regulations that are compatible with the density, intensity, and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

Obj. 1.9: Through the application of innovative land development regulations the County will support planned residential developments and mixed land use development techniques which include intensity and use characteristics designed to make these developments more livable and compatible with the natural environment.

Policy 1.9.1: The Board shall continue to utilize its innovative development regulations and staff shall continue to examine innovative techniques used elsewhere for incorporation into the Board's planning and regulatory program.

### **Natural Resource Conservation and Management**

Goal Six: Pinellas County will preserve, protect, restore and manage the natural resources of its floodplains to maintain or enhance water quality, plant and animal diversity, and aquatic productivity, to protect the flood storage value and purpose, and to protect the public and minimize property damage.

Policy 6.1.13. Policy: In association with the update to the Land Development Code, the County

will review existing regulations to ensure that site development, erosion control, habitat management, water quality and flood control requirements are internally consistent, mutually supportive, effective and sustainable for the long term.

Policy 6.1.14: In association with the update to the Land Development Code, Pinellas County will evaluate how best to promote development and redevelopment proposals that demonstrate a sustainability commitment through such means as: reducing the amount of impervious surface on an already developed site, maximizing or restoring natural floodplain functions and habitat, demonstrating innovation in stormwater management techniques, and/or recognizing the potential for changing long term floodplain conditions due to the anticipated impacts of climate change.

Policy 6.1.15: The County shall encourage acceptable materials and alternatives to the hardening and bulkheading of natural banks, natural stream courses, lakes and creeks through the enforcement of appropriate ordinances, and in association with the update to the Land Development Code, shall develop criteria for acceptable materials to use for this purpose.

**Surface Water Management**

Obj. 1.2 The County shall apply its stormwater management concurrency management provisions at the time of site plan review, and utilize the following level-of-service standards to support the goals of the Surface Water Management Element.

<b>Pinellas County Level-of-Service Standards for Stormwater Management</b>
All applicable federal, state, and local regulations (as indicated in the Regulatory Framework section of the Surface water Management Element) relating to flood control, stormwater treatment and wetland protection, shall continue to be met in public and private project design.
The twenty-five year storm design standard shall confine the runoff from a 25 year, 24 hour rainfall event within drainage channel banks, or within designated twenty-five year floodplains, in order to protect human life and minimize property damage.
The one-hundred year storm design standard shall protect homes and commercial buildings against flooding by a 100 year, 24 hour rainfall event.
Preference shall be given to stormwater management options which restore floodplains and remove obstructions from floodways.

Policy 1.2.2. Private development shall be reviewed for concurrency purposes during the site plan review process in order to make sure that the development does not adversely impact surrounding properties or off-site conveyance and treatment systems.

Policy 1.2.3 Pinellas County shall evaluate the ongoing effectiveness of its stormwater design standards and adopted level-of-service standards by 2010, and amend if necessary.

Obj. 1.6 Stormwater management decisions and permits will require consideration of the most current regulations and technical data, models, and plans available, including

any approved watershed management plan, and well as other resource management objectives.

Policy 1.6.1: Pinellas County shall enforce County stormwater regulations requiring new construction, or redeveloped sites other than an individual single family parcel to meet the current applicable stormwater management standards (consistent with the Regulatory Framework section of the Surface Water Management Element).

Policy 1.6.3: By 2010, Pinellas County will amend its Land Development Regulations to require that all parcels of land, other than an individual single-family parcel, be able to show that the development or redevelopment of a site meets Pinellas County stormwater regulations or results in improved stormwater treatment when compared to its previous state.

Policy 1.6.12: In association with the update to the Land Development Code, Pinellas County will develop incentives and requirements for the utilization of Low Impact Development (LID) and other sustainable site development practices, for new development and redevelopment, with emphasis on watersheds that have been designated impaired through the Total Maximum Daily Load (TMDL) Program.

## **Economic Element**

Goal One: To facilitate a strong and robust local economy that provides growth opportunities for existing businesses, attracts new high-wage primary employers and promotes a diverse range of industries through innovative, sustainable methods that, in a responsible manner, enhance the County's vitality and the quality of life for residents and visitors.

Obj. 1.6: To provide a system of land development regulations that facilitate design flexibility, demonstrate a commitment to environmental improvement, and ensure provisions for quality redevelopment.

Policy 1.6.6: Pinellas County will evaluate potential changes to land development regulations that streamline the development review process and create more of a redevelopment-oriented code that increases the viability of redevelopment opportunities and ensures that the County remains competitive with surrounding areas that have considerably more developable greenfield acreage.

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**PROPOSED BCC HEARING DATE:** October 12, 2021

**CORRESPONDENCE RECEIVED TO DATE:** See files at the link below

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:**

- **Josie Benwell, Technical Services Section Mgr., Capital Improvements Div., Public Works**
- **Susan Goebel-Canning, P.E., Division Mgr., Stormwater & Vegetation Div., Public Works**

- **Randy Ayers, P.E., Senior Engineer, Development Review Services**

**ATTACHMENTS:**

- Proposed updated Stormwater Manual
- Proposed Ordinance

(Please visit the link to view documents)

<https://pinellasgov.sharepoint.com/sites/BCC/pw/Shared%20Documents/Forms/AllItems.aspx?RootFolder=%2Fsites%2FBCC%2Fpw%2FShared%20Documents%2FStormwater%20Manual%20Updates&FolderCTID=0x012000F329E9008AFA5241B1C5C8BEE13C3DE2&View=%7BB6D605CB%2D8407%2D43CD%2DBBB0%2D004BC11CF574%7D>