

# 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

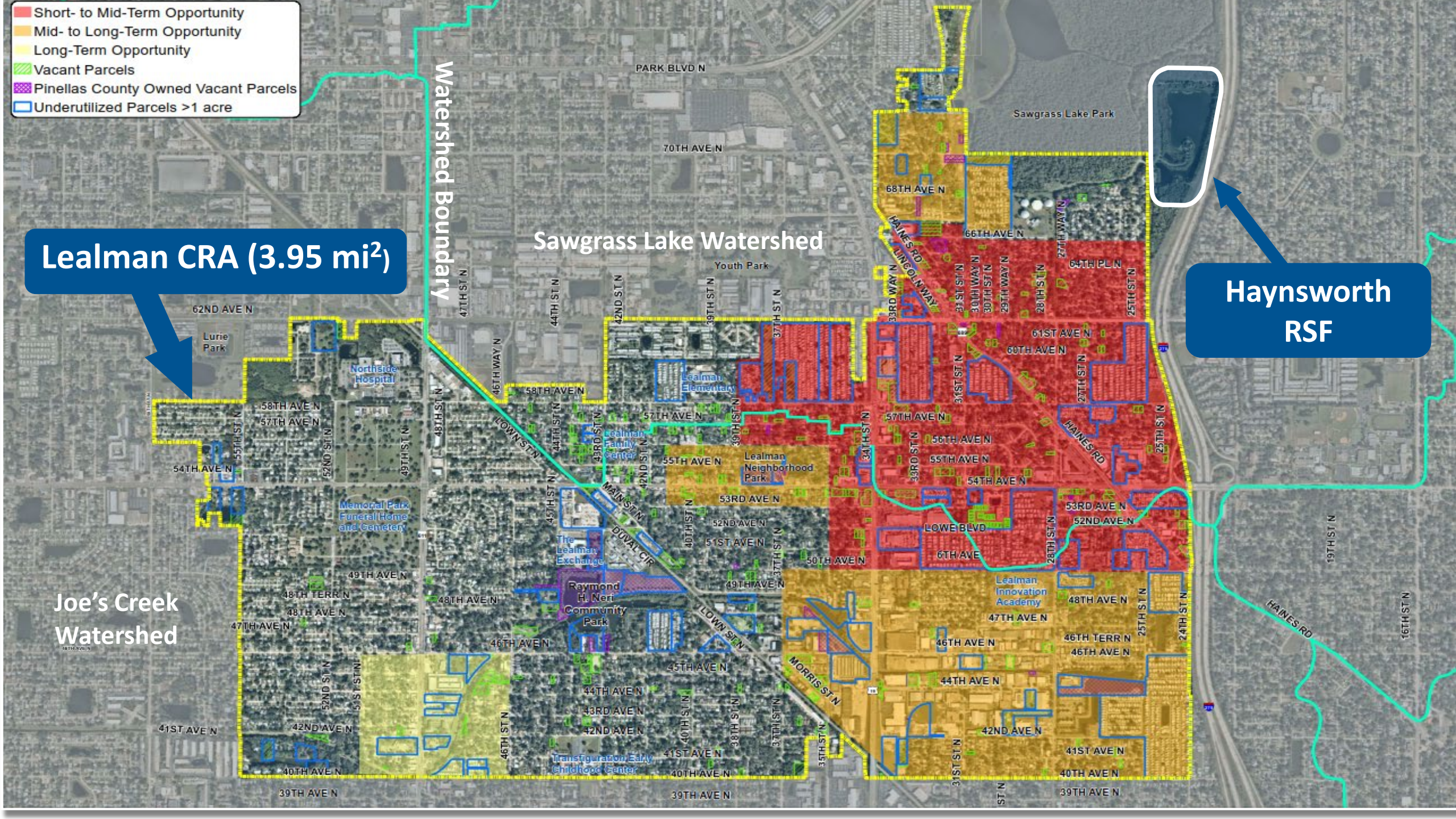
Watershed Boundary

# Sawgrass Lake Watershed

Lealman CRA (3.95 mi<sup>2</sup>)

Haynsworth RSF

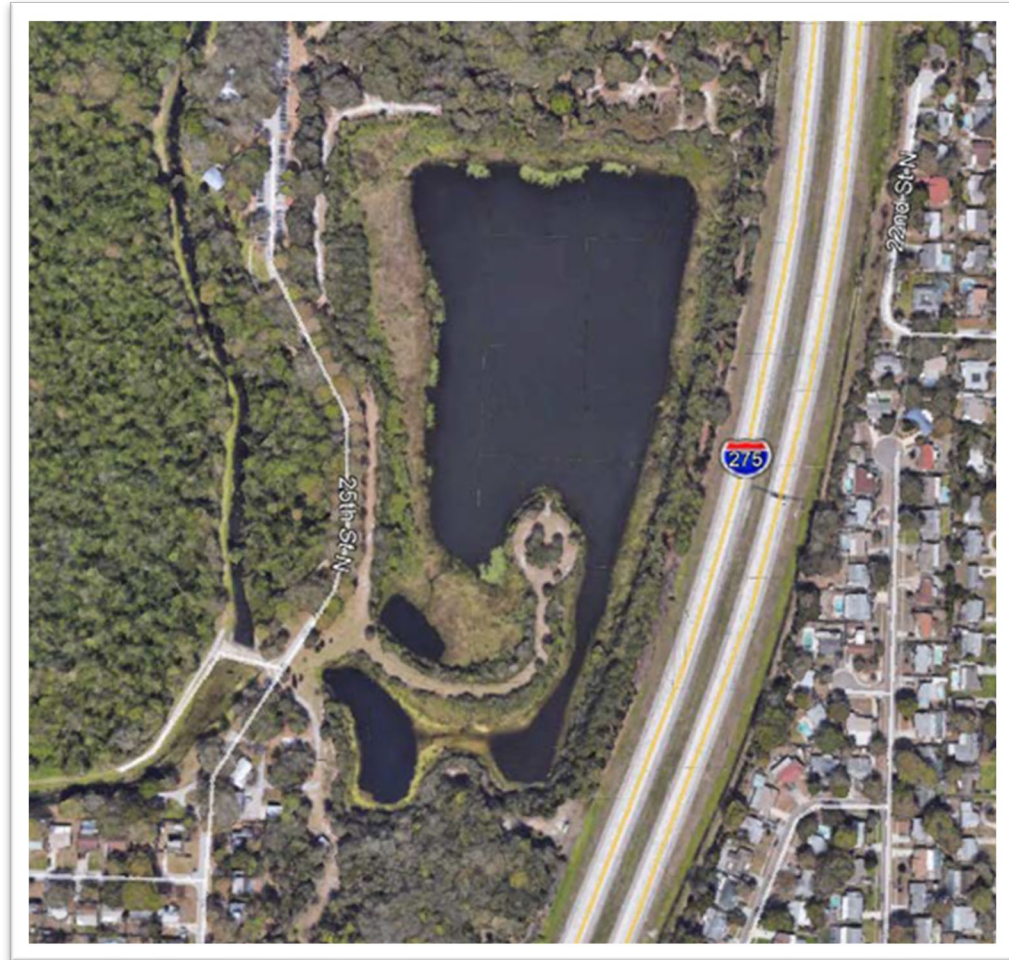
Joe's Creek Watershed





# 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

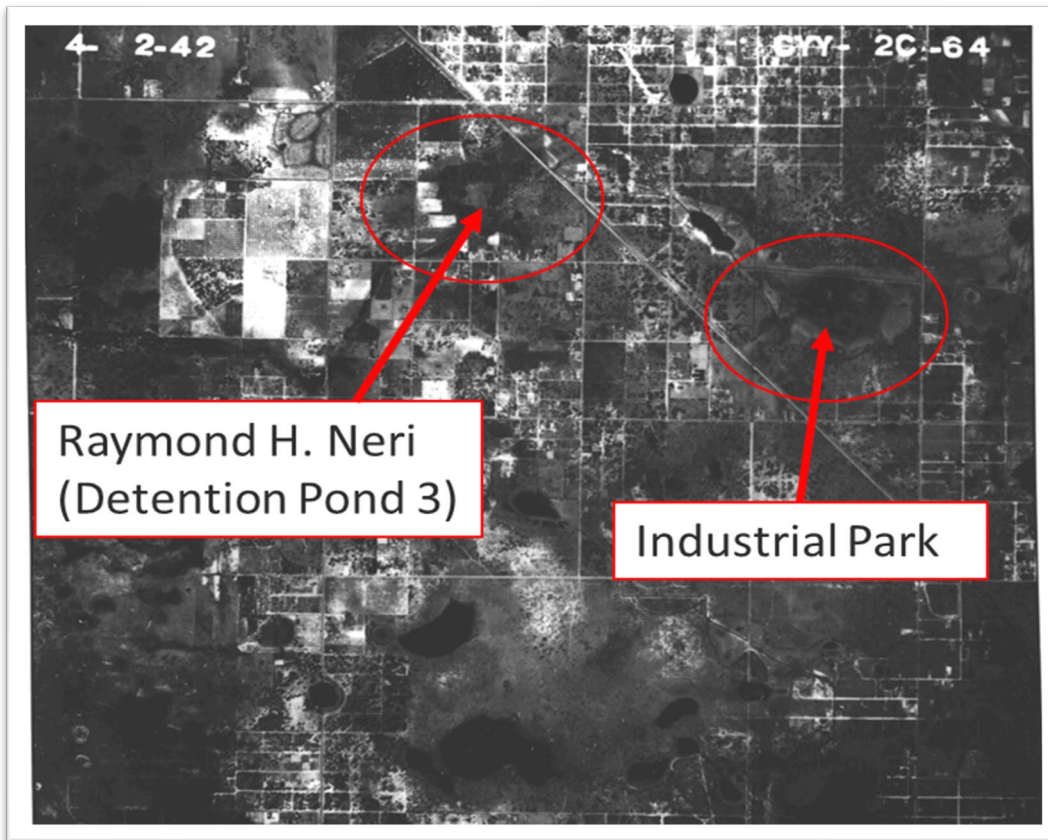


- **Development Credit Cost ~ \$18,517/ Impervious Acre**
- **Facility provides most of the required nutrient removal for redevelopment**
- **Extensive site development or redevelopment can be accommodated**
- **Balance of remaining stormwater treatment to be provided on-site**
- **Recommendation to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

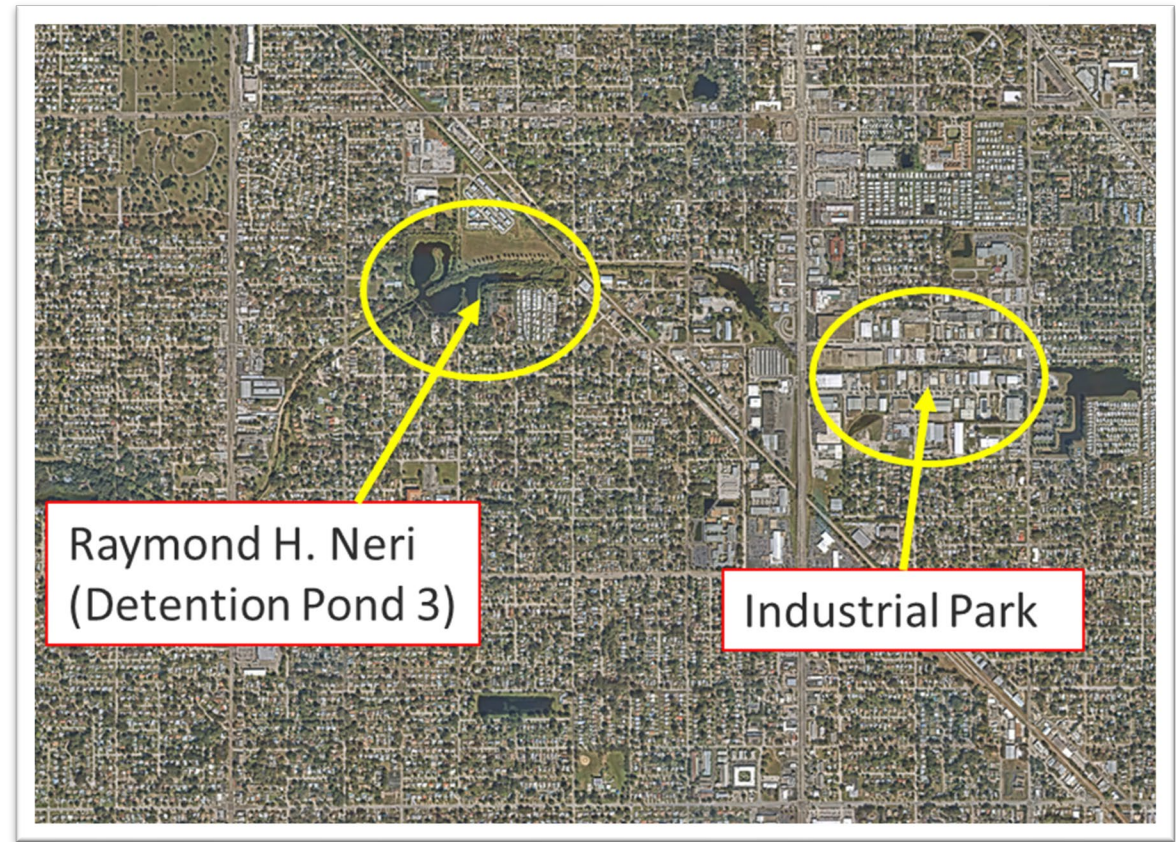


# Lealman CRA - Joe's Creek RSF

1942 Aerial



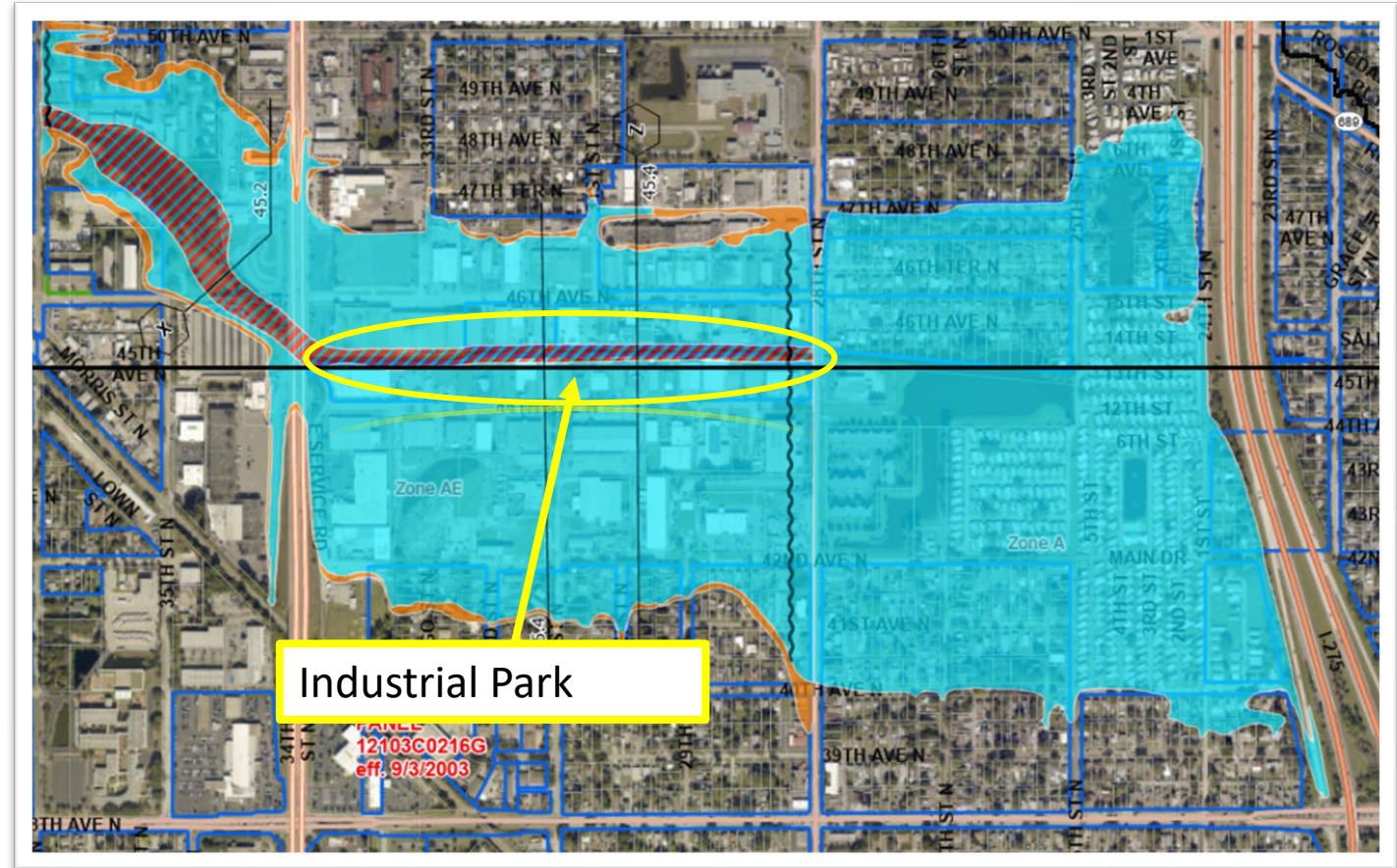
2021 Aerial





# 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

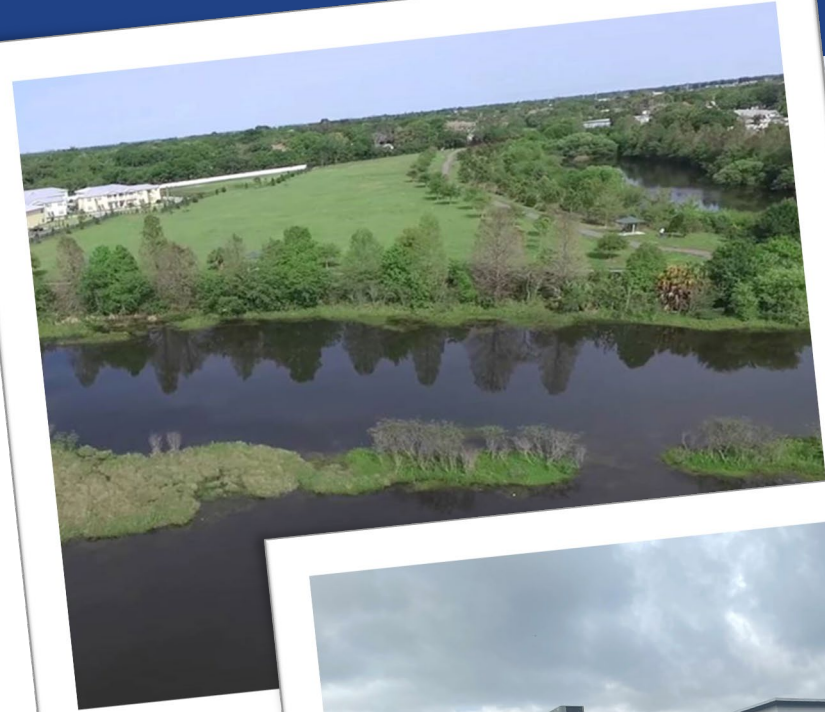
## Treatment

- **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**





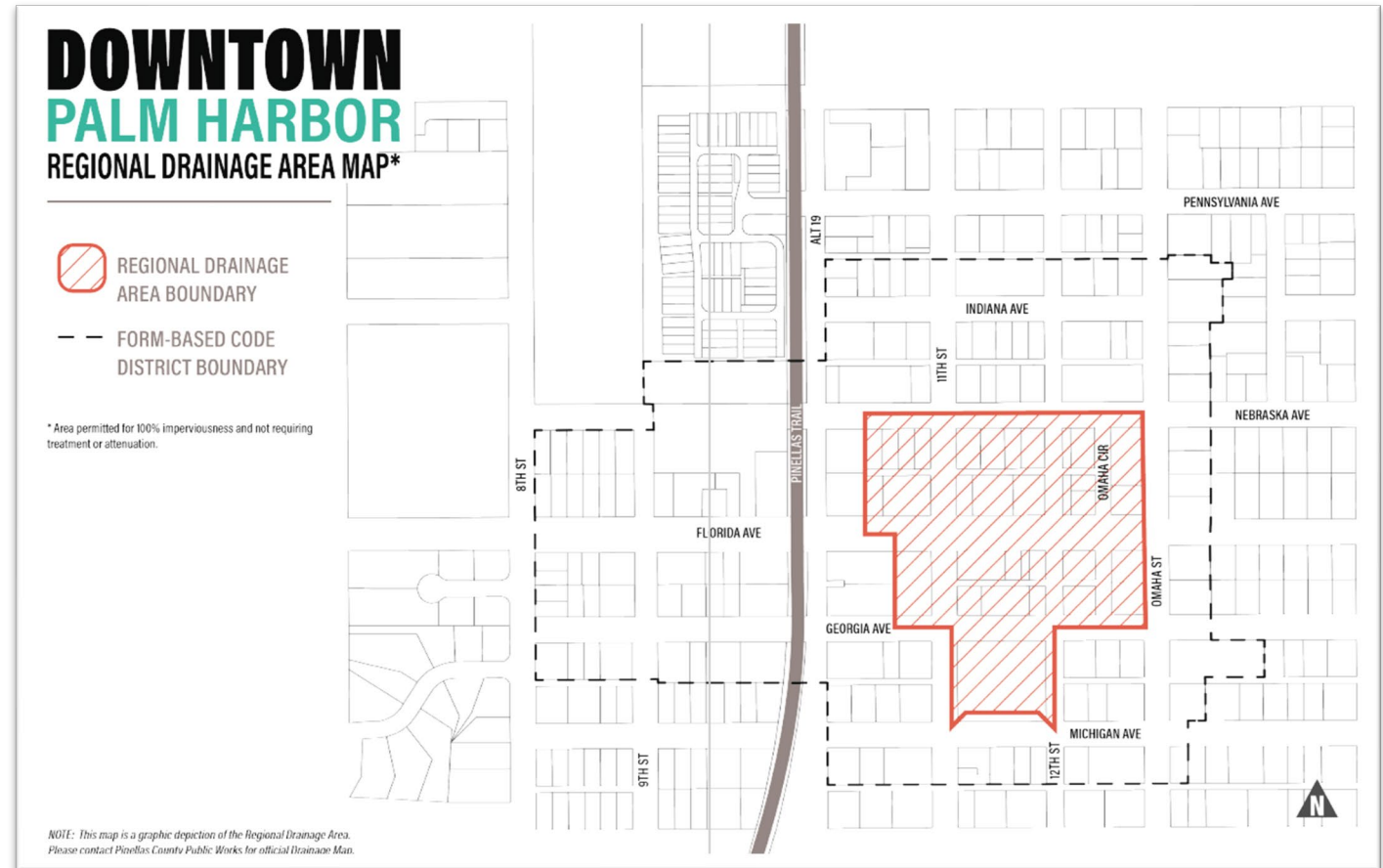
# Downtown Palm Harbor RSF

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



# Palm Harbor RSF Expansion

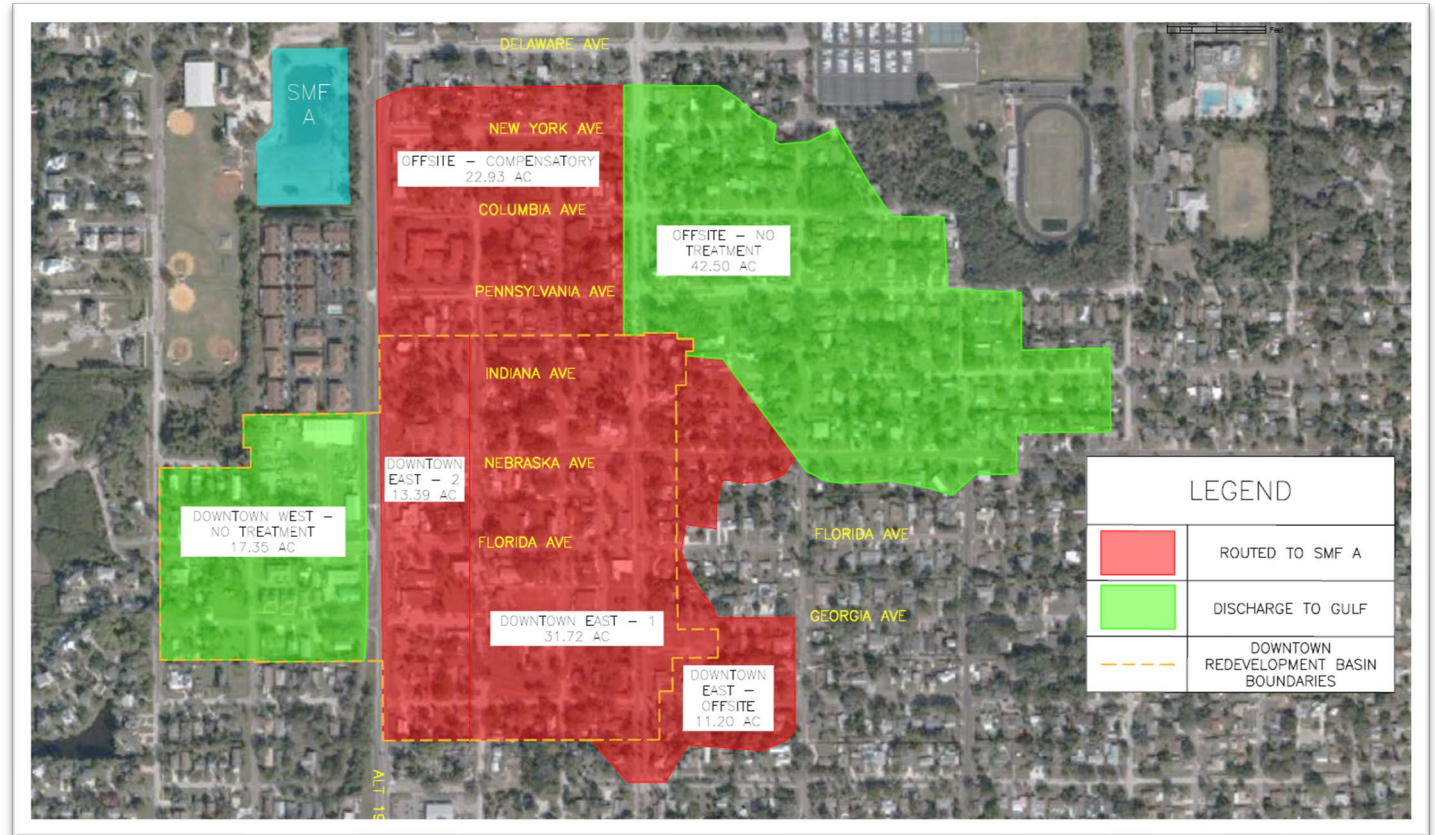
- **Supports:**
  - **Downtown Historic Palm Harbor Master Plan**
  - **Downtown Palm Harbor Form-Based Code implementation**
  - **Expands the area to be served by the facility**





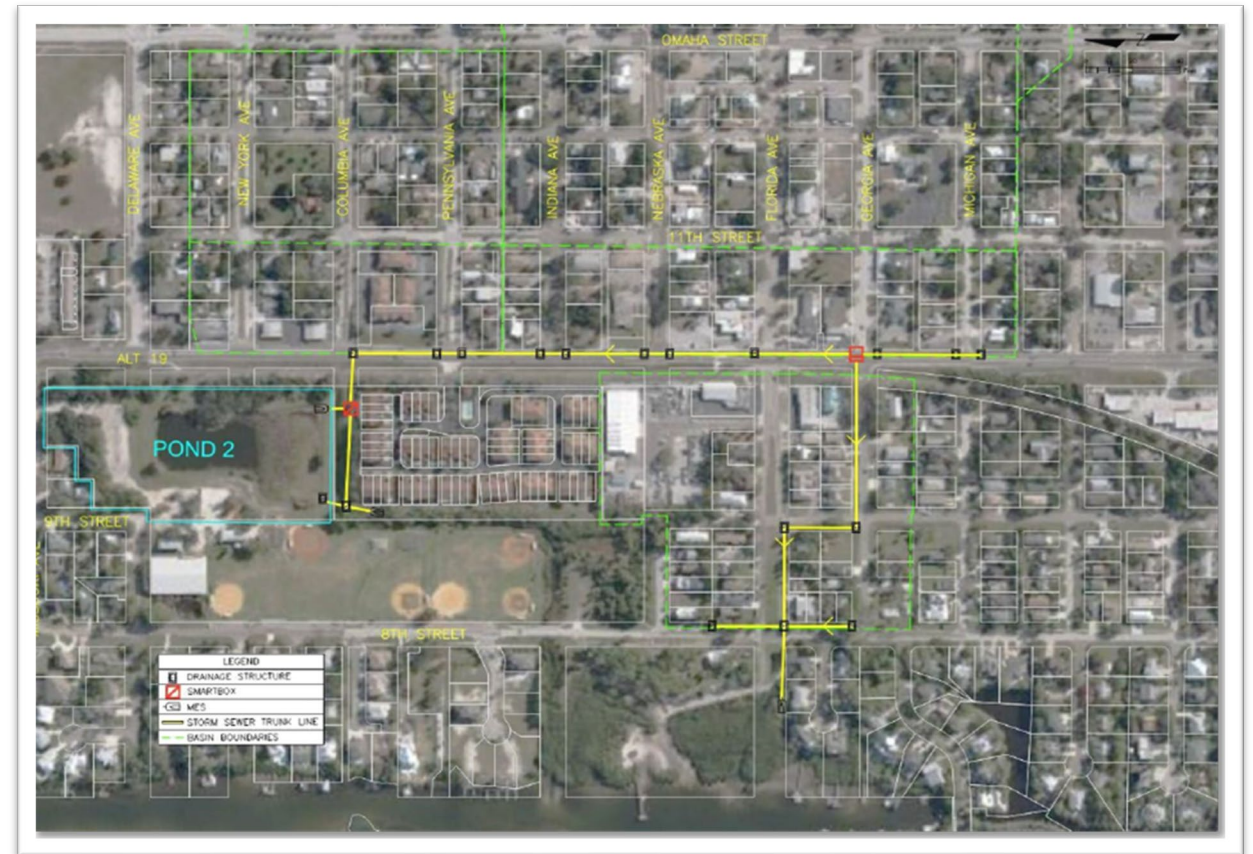
# Palm Harbor RSF Expansion

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



# Palm Harbor RSF Next Steps and Timeline

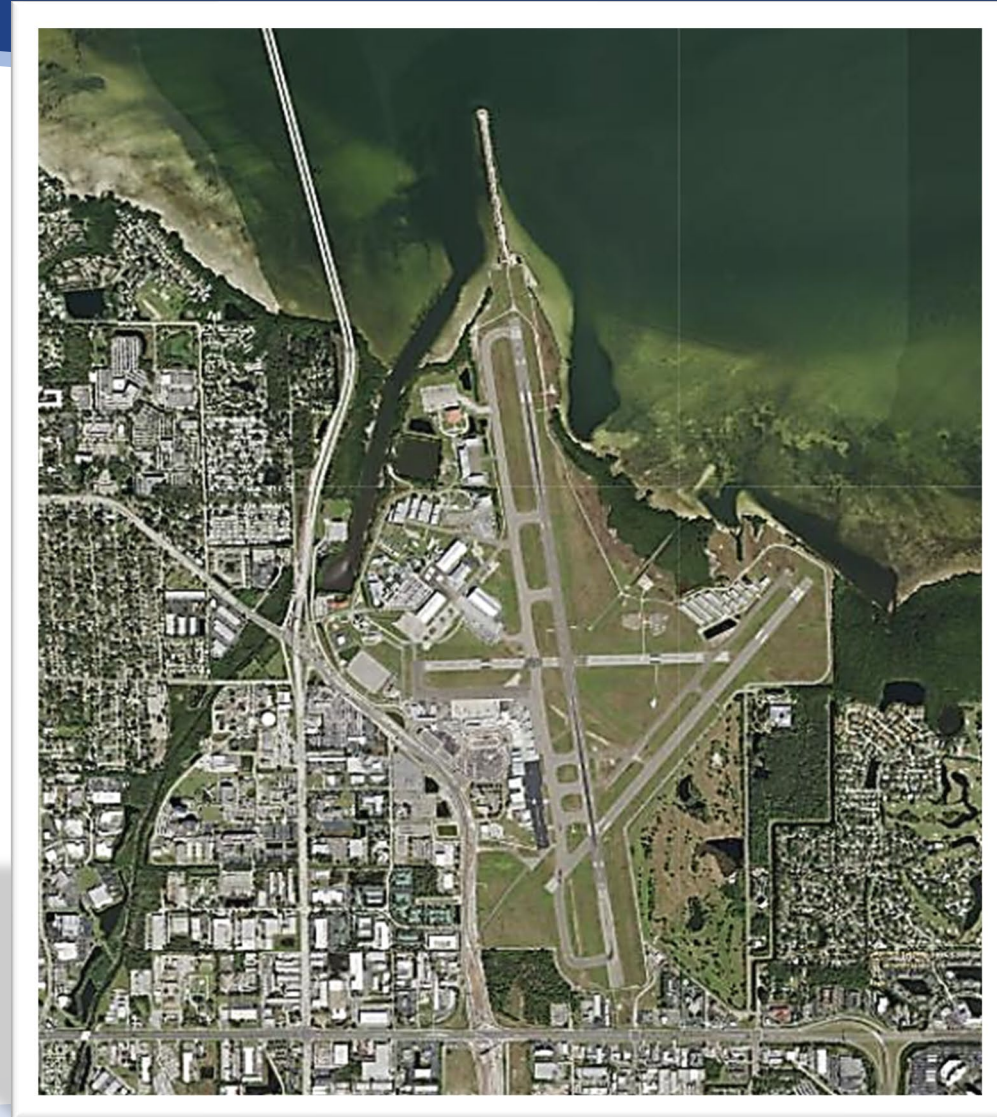
- **Survey: Aug - Dec 2022**
- **Design & Permitting: Aug 2022 – Feb 2024**
  - Penny funded
- **Construction: Sep 2024 – Aug 2025**
  - ARPA funded
- **Credit System Development: May 2022 – Feb 2024**





# 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*