

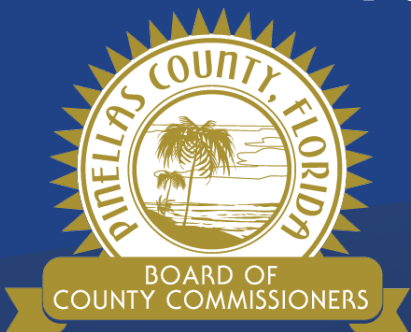
Lealman Regional Stormwater Facility Update



Public Works Department

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Capital Improvements Division



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



Project Goal

**Incentivize
redevelopment in the
Lealman CRA using
regional retention**



Lealman Regional
Stormwater Facility

PINELLAS PARK DITCH #1

Pinellas Park

SAWGRASS LAKE

West Lealman

Kenneth City

JOES CREEK

St Petersburg



0 0.25 0.5 Miles

Legend

Lealman CRA

Watershed Basins

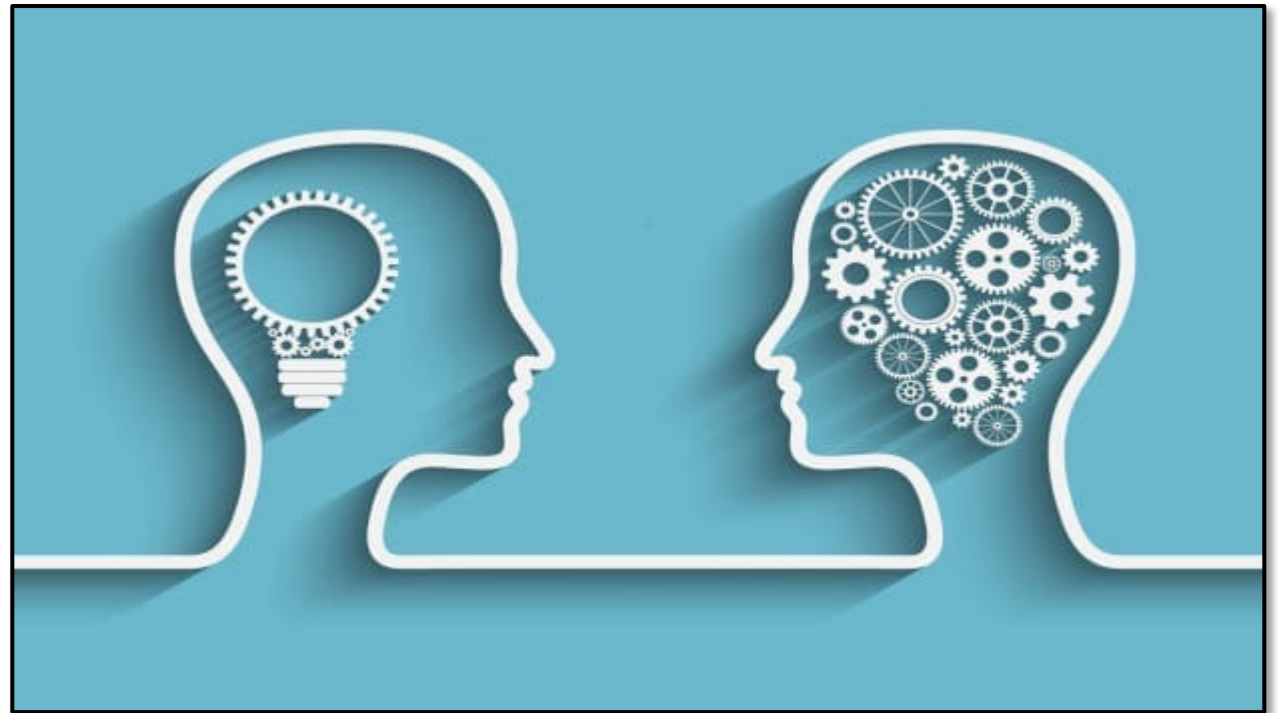
Project Approach

Phase 1: Project Screening

- Data Review & analysis
- Siting and Screening

Phase 2: Project Concept Development

- Numerical Modeling
- Credit System
- Public Involvement



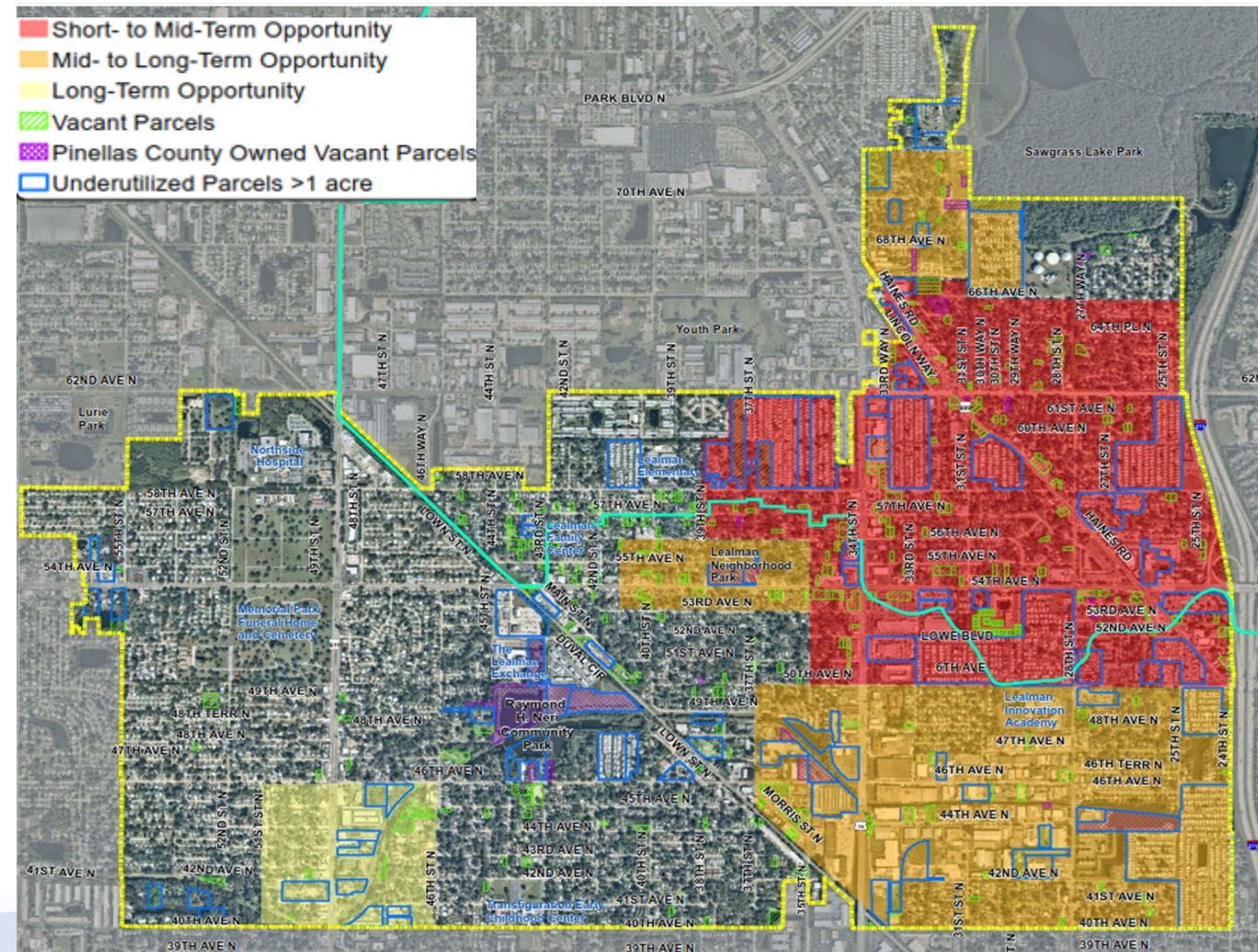
Project Screening

Commercial Properties

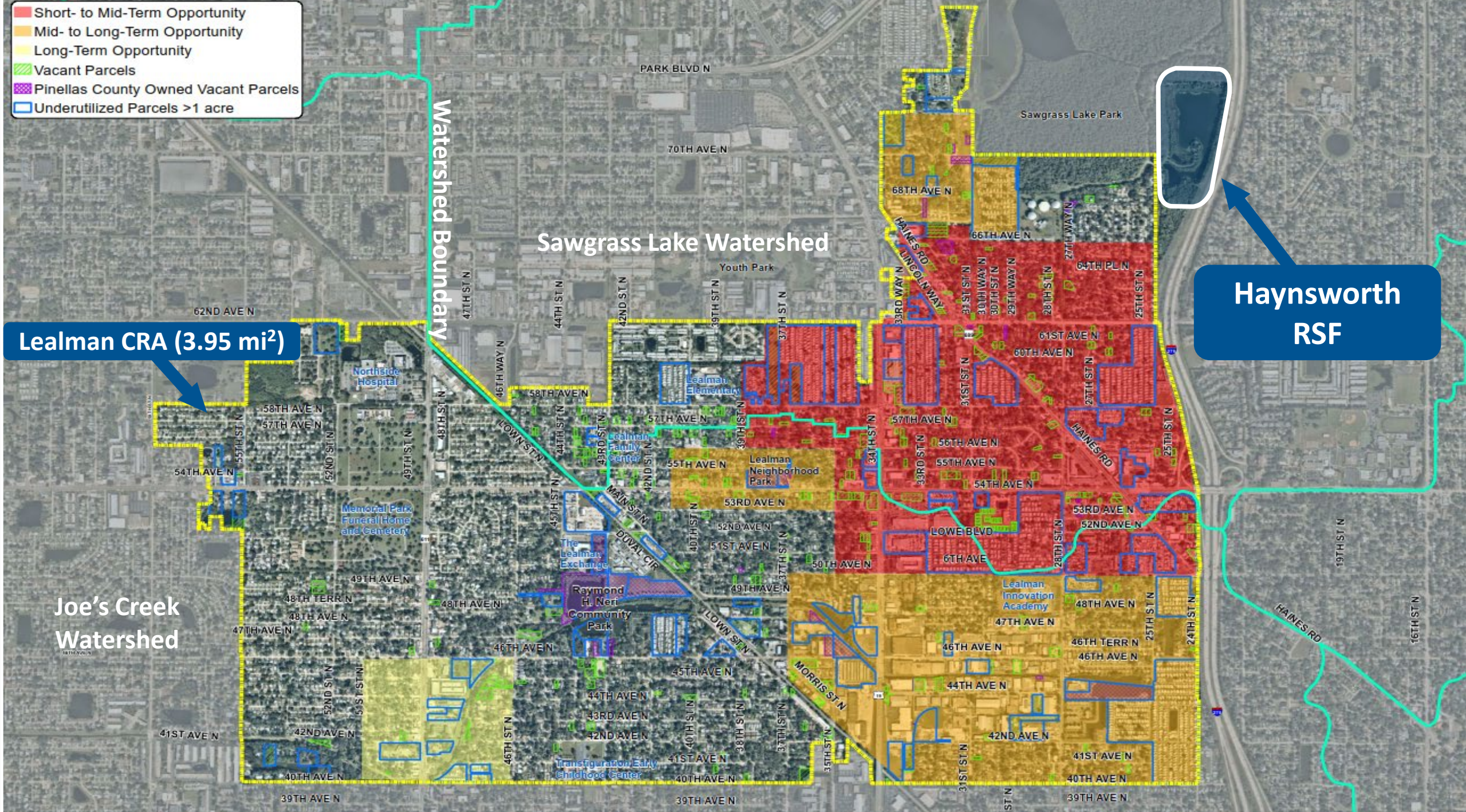
Average Size (Acres) (Short-Mid-Long)	1.148
Average Size (Acres) (Short - Mid)	1.175
Average Property Value (Short-Mid-Long)	\$250,947
Average Property Value (Short - Mid)	\$277,910

All properties

Average Size (Acres) (Short-Mid-Long)	0.615
Average Size (Acres) (Short Mid-Term)	0.677
Property Value (Short-Mid-Long)	\$75,032
Property Value (Short to Mid-Term)	\$70,006



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



Sawgrass Lake Watershed

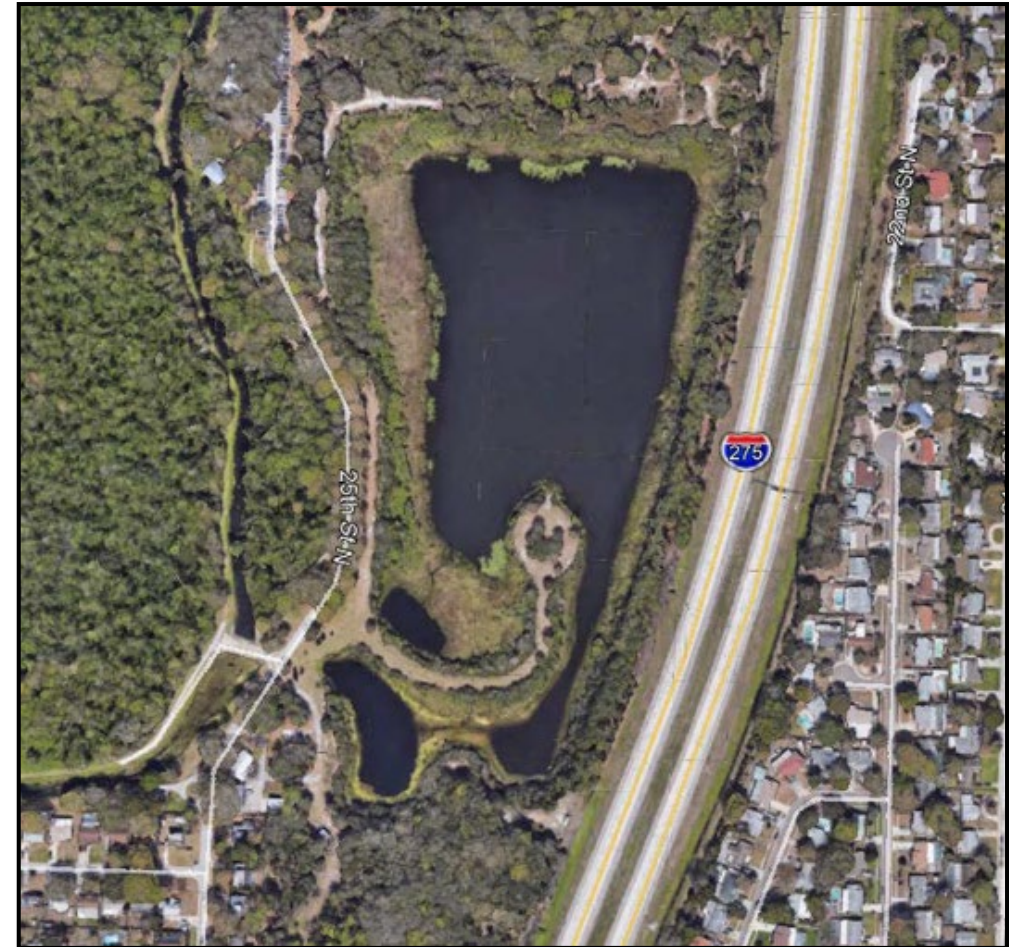
Haynsworth
RSF

Lealman CRA (3.95 mi²)

Joe's Creek
Watershed

Credit System: Haynsworth RSF

- Existing Regional Stormwater Facility operated by County
- Constructed in 1997
- Treatment provided for 122.8 acres of impervious surface
- 97.38 acres of credit remain
- SWFWMD Staff confirmed use for Lealman development credits
- Provides treatment ONLY, attenuation (temporary storage) of increased runoff is required onsite



Credit System Vision

- Establish a credit ledger for development within the Sawgrass limits of the CRA
- Conventional BMPs or BMPs offered in the Pinellas County Stormwater Manual
- Create opportunity and incentive to invest in the community

Pervious Pavement



Dry Pond



Vegetated Buffers



Rain Garden



Haynsworth RSF Credit Cost



Establish credit purchase based on Property Value and Annual Facility Costs

- Average Annual Facility Cost: \$15,940. (May be adjusted every 5 years)
- Average Commercial Property Value per Acre: \$250,947

Credit cost ~ \$18,517/ Impervious Credit

EQUATION

= [(Average Commercial Property Value per Acre) ÷ (Remaining Credits/Acres)] + Annual Facility Costs
(1+ % Increase or Decrease every 5 years)

= [(\$250,947/acre) ÷ (97.38 Impervious Credits/Acre)] + \$15,940
= \$18,517/Impervious Credit

Draft Stormwater Credit Policy



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

Example Haynsworth RSF Scenario 1

Site Parameters

- 1 acre site, 75% impervious
- On-site treatment with dry pond

Developer Cost using Haynsworth RSF Credit

- Credit cost ~\$13,888
- Onsite cost ~\$7,500
- Total cost ~\$21,388



Developer Cost without Haynsworth RSF Credit

Onsite cost at least \$25,000

*** Along with reduction in costs, there may be an increase in developable land onsite**

Example Haynsworth RSF Scenario 2

Site Parameters

- 5-acre site, 75% impervious
- On-site treatment with Vegetated Buffers

Developer Cost using Haynsworth RSF Credit

- Credit cost ~\$69,439
- Onsite cost ~\$10,000
- Total cost ~\$79,439



Developer Cost without Haynsworth RSF Credit

Onsite cost ~\$125,000

*** Along with reduction in costs, there may be an increase in developable land onsite**

Stormwater Credit Cost Comparisons



Haynsworth RSF

Cost ~\$18,517 per impervious acre

St Petersburg

Cost ~ \$18,894 per acre

Technical (not financial) justification required

City of Gainesville

Cost = \$22.47 per pound of Suspended Solids
\$15,710/impervious acre of High Int. Commercial
\$11,945/impervious acre of Multi Family Res.

City of Clearwater

Cost = \$18,595 per acre up to 1.5 acres
> 1.5 acres

Cost = \$75,000 + \$25,000/Acre

Includes storage – not a direct comparison

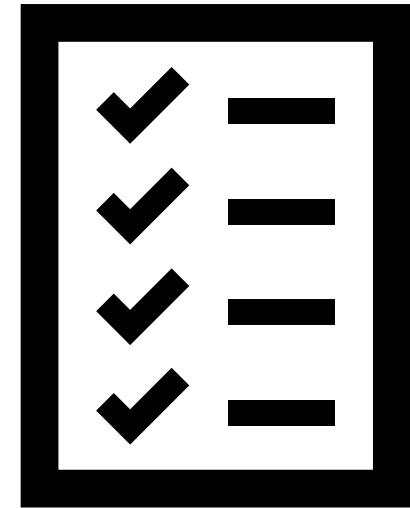
Program Benefits

- **Remove development uncertainty**
- **Reduce development costs**
- **Provide more opportunity for increase in developable land**
- **Reduce landowner operation & maintenance costs**
- **Increased property values**
- **Cost effective tool for achieving overall stormwater requirements**



Next Steps

- **Apply same methodology to develop a stormwater credit system for Downtown Palm Harbor**
- **Further evaluate Joe's Creek for regional stormwater opportunities**
- **Develop a Countywide stormwater credit system framework**



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Questions / Discussion

Lealman Regional Stormwater Facility