



Pinellas County

Staff Report

File #: 24-0276A, Version: 1

Subject:

Case No. LDR-24-03 (first public hearing)

An ordinance of Pinellas County, Florida, providing for the amendment of the Pinellas County Land Development Code, Section 154-52 and the Pinellas County Stormwater Manual, updating parts A, B, and C of the manual for unincorporated areas. (Legislative)

Recommended Action:

Conduct a public hearing and take public comment on Case No. LDR-24-03: An ordinance amending the Pinellas County Stormwater Manual, updating parts A, B, and C of the manual for unincorporated areas and Section 154-52 of the Pinellas County Land Development Code.

- This is the first of two required public hearings.
- Since the Stormwater Manual update adopted November 1, 2021, private sector stakeholders have continued to request greater flexibility, relief for smaller scale land development projects, and improvements to overall “ease of use.”
- In response to stakeholder feedback, a peer review of the Stormwater Manual was performed by Vanasse Hangen Brustlin, Inc. (VHB) dated July 2023 which provided for a suite of recommended updates to the manual. The recommendations were categorized into “Immediate”, “Code Update” and “Further Research” implementation phases. Four of five “Immediate” items were put in-place, two through administrative policy updates in October 2023. Six of the ten “Code Update” items have been incorporated into this update. The balance of the items not included require further research. For reference purposes, an image of the VHB Recommendation Table is included within the powerpoint presentation.
- The proposed amendments provide for increased flexibility while incentivizing green infrastructure improvements. The updates provide for a small site exemption; modify standards for single family residences on large sites; expand and increase thresholds for administrative adjustments; modify standards for exfiltration systems and trench design; and methodology for stormwater runoff calculations.
- The Local Planning Agency unanimously recommended approval of the ordinance (vote 6-0). No one appeared in support or opposition.

Strategic Plan:

Practice Superior Environmental Stewardship

3.3 Protect and improve the quality of our water, air, and other natural resources.

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.4 Strive to serve the needs of all Pinellas County residents and customers.

Summary:

On February 21, 2017, the Board of County Commissioners adopted the Stormwater Manual, with a subsequent update adopted November 1, 2021, outlining the requirements for stormwater management within unincorporated Pinellas County for both public and private projects.

Since the revised November 1, 2021 adoption, the Stormwater Manual regulations have been described as too restrictive and inflexible by private sector stakeholders. Stakeholder feedback has focused on greater flexibility and relief to smaller scale land development projects. To that end, a peer review of the Stormwater Manual was performed by Vanasse Hangen Brustlin, Inc. (VHB) dated July 2023 which provided for a suite of recommended updates to the manual. Based on the recommendations, Pinellas County staff proposes revising the Pinellas County Stormwater Manual to, among other things, provide for a small site exemption; modify standards for single family residences on large sites; expand and increase thresholds for administrative adjustments; modify standards for exfiltration systems and trench design; and methodology for stormwater runoff calculations.

Importantly, the proposed revisions to the Stormwater Manual are consistent with the peer review recommendations which included important stakeholder input at public meetings and collaborative review between Public Works, Development Review Services, and Stormwater Engineering. The proposed updates are supported and have been recommended for adoption by the Development Review Committee.

Background Information:

The Local Planning Agency (LPA) recommended approval of the Ordinance during their February 14, 2024, public hearing (vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Kevin McAndrew, Director, Building and Development Review Services

Partners:

N/A

Attachments:

LPA Report
Ordinance - Clean Version
Ordinance - Redline Version
Legal Ad
PowerPoint Presentation