

How Good is Your Credit? Devising Water Quality Solutions for Lealman

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Florida Stormwater Association – 2025 Annual Conference

Presented By

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Project Goal

Help incentivize
redevelopment with
regional retention



Lealman Regional
Stormwater Facility



PINELLAS PARK DITCH #1

SAWGRASS LAKE

JOES CREEK

46TH AVE N

49TH STN

62ND AVE N

58TH AVE N

HAINES RD

50TH AVE N

54TH AVE N
41ST WAY N

39TH STN

34TH STN

28TH STN

40TH STN

35TH STN

26TH STN



0 0.25 0.5 Miles

Legend

 Lealman CRA

 Watershed Basins

Project Approach

Phase 1

- Project Screening
 - Data Review and Analysis
 - Siting and Screening of Criteria
 - Public Involvement

Phase 2

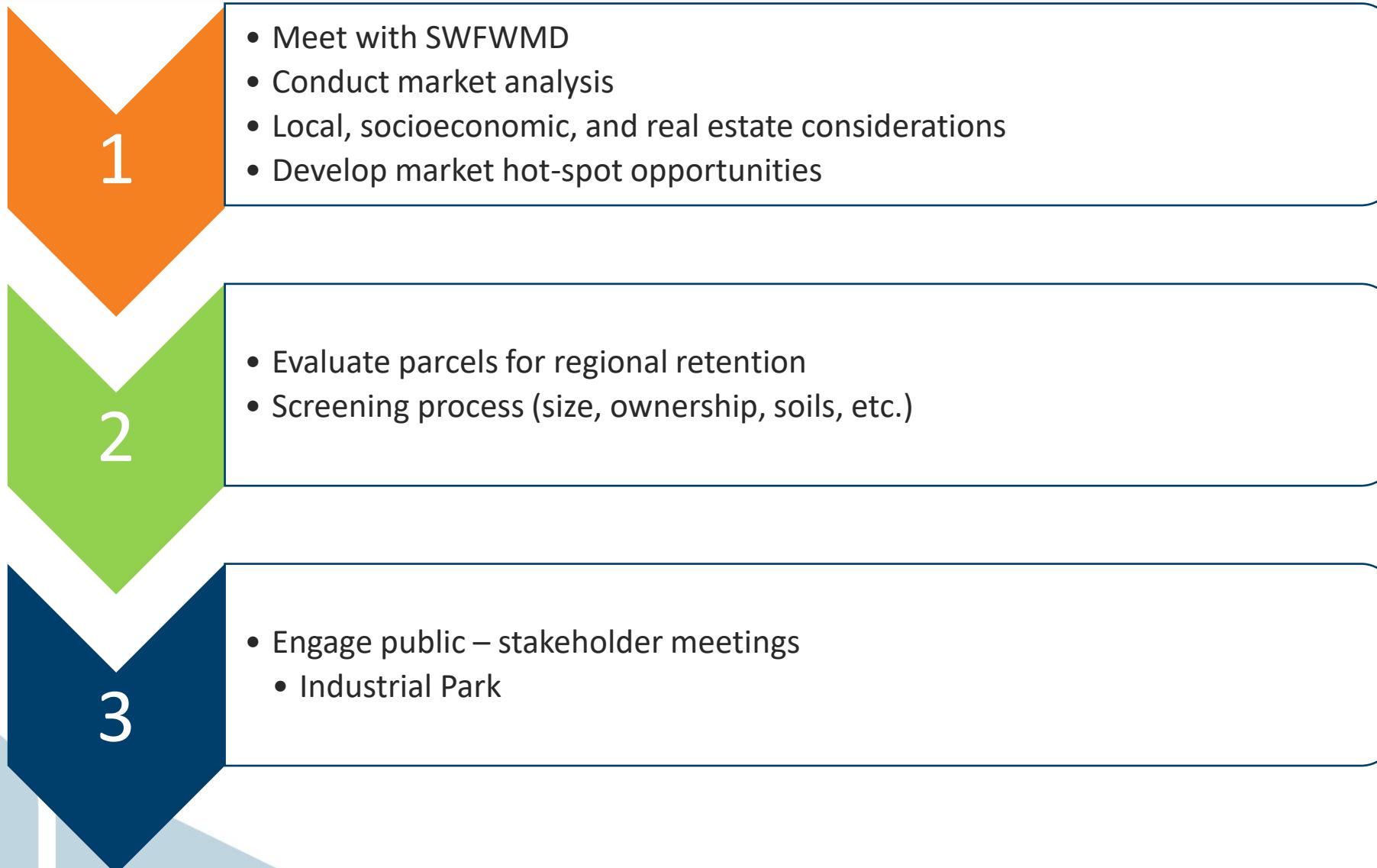
- Project Concept Development
 - Numerical Modeling
 - Credit System
 - Public Involvement

Phase 3

- Implement Construction



Workflow – Phase I



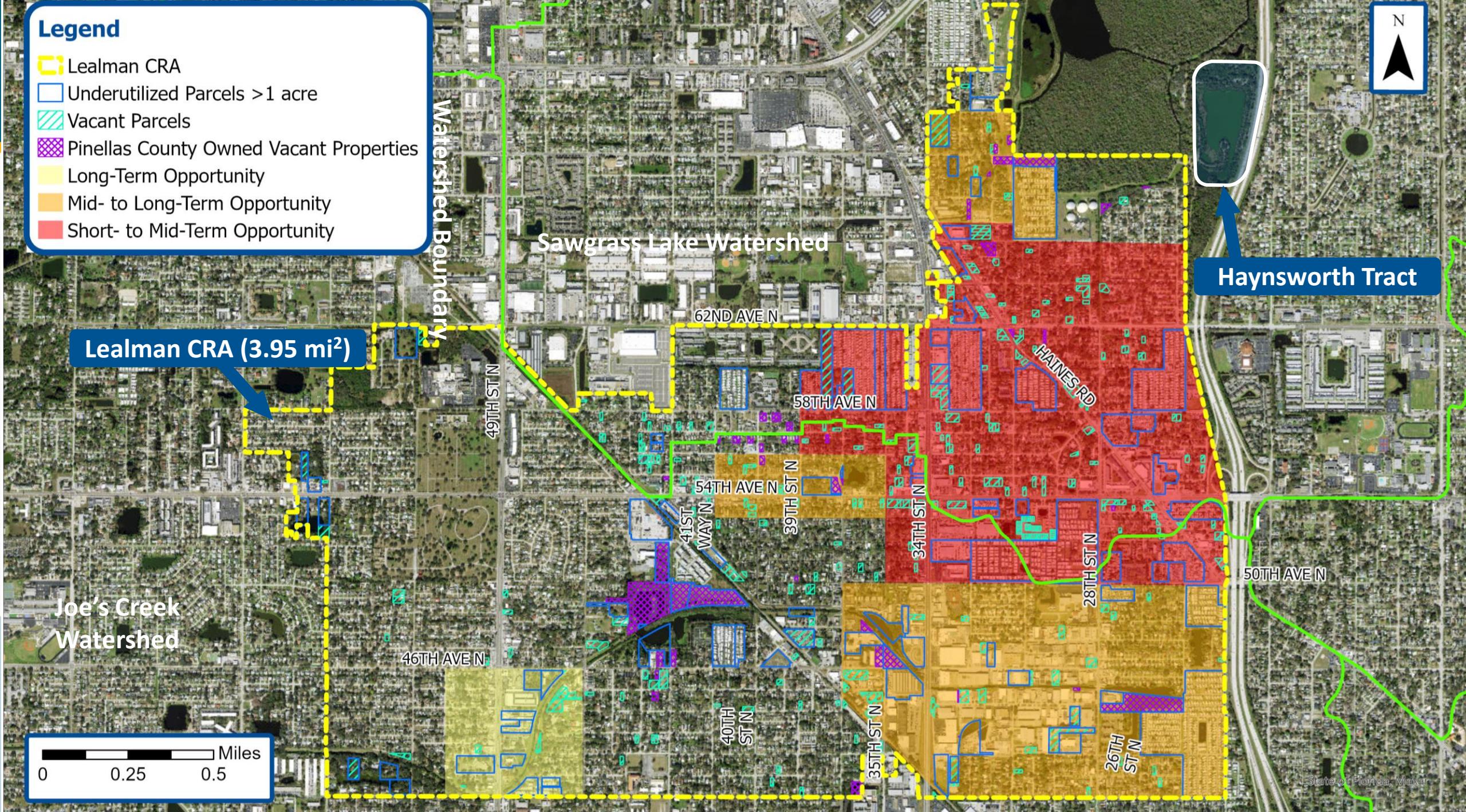
Meeting with SWFWMD

- Conceptual Permit Geared Towards CRA
 - Establish ledger (credit system)
 - Future development  net improvement
 - Establish loads per Waterbody Identification (WBID)
- Credit usage approved by County
- General Permit

THIS FORM IS INTENDED TO FACILITATE AND GUIDE THE DIALOGUE DURING A PRE-APPLICATION MEETING BY PROVIDING A PARTIAL PROMPT LIST OF DISCUSSION SUBJECTS. IT IS NOT A LIST OF REQUIREMENTS FOR SUBMITTAL BY THE APPLICANT.		FILE NUMBER:
 SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT RESOURCE REGULATION DIVISION PRE-APPLICATION MEETING NOTES		PA 406841
Date:	06/12/2019	
Time:	2:00	
Project Name:	Lealman Conceptual Regional Stormwater	
District Engineer:	David Kramer	
District ES:	Al Gagne	
Attendees:	Allison Rainey, Chris Niforatos (Kimley-Horn), Rhonda Bowman, Jim Bernard (Pinellas Co.)	
County:	Pinellas	Sec/Twp/Rge:
Total Land Acreage:	1000+	May include but not be limited to portions of: 2, 3, 4 and 5/31/16 32, 33, 34 and 35/30/16 ± 1000 acres (Conceptual)
Project Acreage:		
Prior On-Site/Off-Site Permit Activity:		
<ul style="list-style-type: none">• Significant permitting and exemption activity within the limits of the CRA/redevelopment boundaries.• Site specific details were not discussed.		
Project Overview:		
<ul style="list-style-type: none">• Project involves redevelopment of existing mostly urbanized sections of Lealman.• Pinellas County is considering obtaining a Conceptual for phased redevelopment within the limits of the Lealman CRA.• Applicant is interested in applicability of Rule 62-330.055 - <i>Conceptual Approval Permit for Urban Infill or Redevelopment</i> – please see Rule for extensive conceptual specific requirements/conditions.• County will also be incorporating a “green infrastructure” implementation plan that includes various future water quality BMP’s within the watershed.• Discussion also included the applicability of regional and/or compensatory water quality treatment facilities.		
Environmental Discussion: (Wetlands On-Site, Wetlands on Adjacent Properties, Delimitation, T&E species, Easements, Drawdown Issues, Setbacks, Justification, Elimination/Reduction, Permanent/Temporary Impacts, Secondary and Cumulative Impacts, Mitigation Options, SNAI, Upland Habitats, Site Visit, etc.)		
<ul style="list-style-type: none">• Site specific detail and related wetland impacts were not discussed.• The conceptual may include the potential location of wetlands, impacts and appropriate mitigation.• Conceptual does not authorize construction.• Wetland impacts and mitigation cannot be approved using 62-330.450 - <i>General Permit for Construction, Alteration, and Operation of Urban Infill and Redevelopment Activities in Conformance with the Conceptual Approval Permit in Rule 62-330.055, F.A.C.</i>• The construction of wetland impacts and mitigation will need to be approved through the Individual ERP process.• The following criteria apply to Individual ERP’s:<ul style="list-style-type: none">◦ Provide the limits of jurisdictional wetlands and surface waters. Roadside ditches or other water conveyances, including permitted and constructed water conveyance features, can be claimed as surface waters per Chapter 62-340 F.A.C. if they do not meet the definition of a swale as stated under Rule 403.803 (14) F.S.◦ Provide appropriate mitigation using UMAP for impacts, if applicable.◦ If the wetland mitigation is appropriate and the applicant is proposing to utilize mitigation bank credit as wetland mitigation, the following applies: Provide letter or credit availability or, if applicable, a letter of reservation from the wetland mitigation bank. The wetland mitigation bank service area and current ledgers can be found out the following link: https://www.swfwmd.state.fl.us/business/epermitting/environmental-resource-permit. Goto “ERP Mitigation Bank Wetland Credit Ledgers”◦ Demonstrate elimination and reduction of wetland impacts.		

Legend

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



Screening Results



Cluster of parcels required to meet treatment requirements



Haynsworth Tract (viable option for Sawgrass Lake portion of CRA)



Detention Pond 3 (potential option for Joe's Creek portion of CRA)

Workflow – Phase II



- Develop Existing Conditions Model



- Prepare Pollutant Loading Calculations



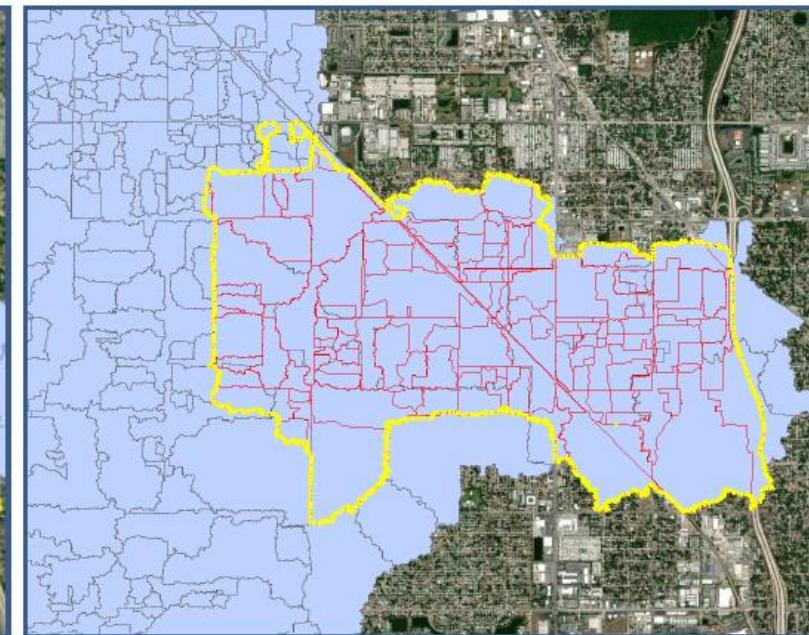
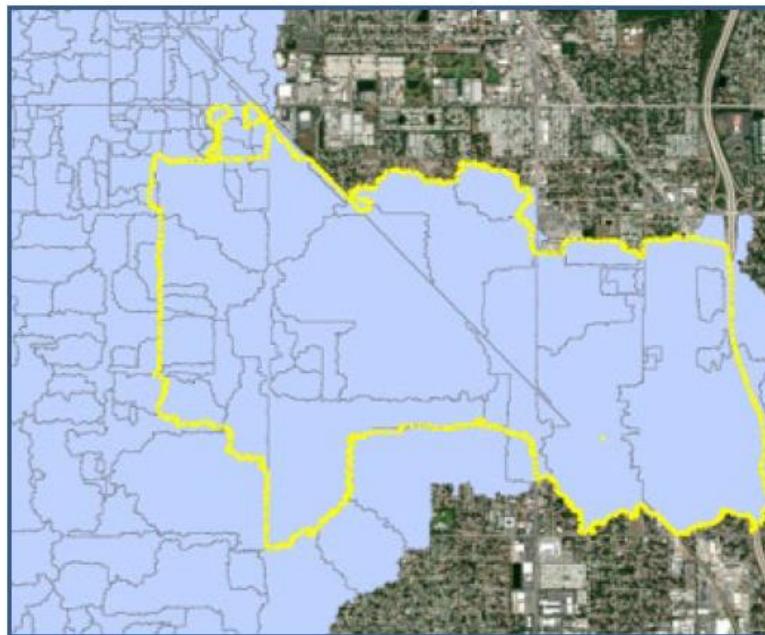
- Generate Proposed Conditions Model



- Devise Credit System

Existing Conditions Model

- Refined Existing Joe's Creek Model
 - Lealman CRA limits, 2017 County DEM
- Developed Local Model to Facilitate Decision Making



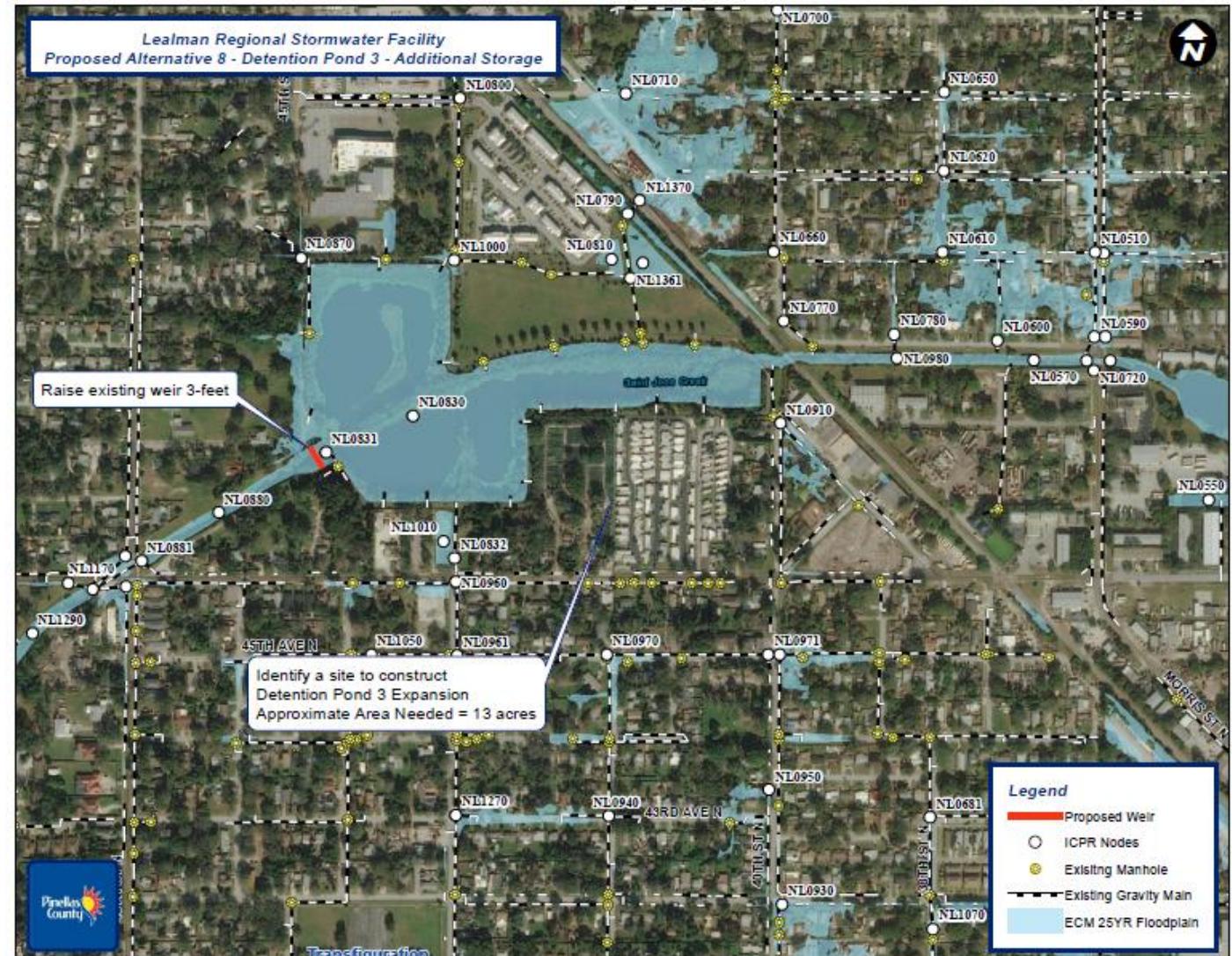
Pollutant Load Model

- Developed a GIS-based Model to Evaluate
 - Gross loads
 - Loads removed by existing BMPs
 - Determination of resulting loads
- Workflow
 - Refined ECM model limits/GDB
 - Annual average rainfall, runoff coefficients, EMCs
 - BMP removal efficiencies (i.e. dry ponds)



Proposed Scenarios

- Proposed Scenarios
 - Flooding Level of Service
 - Preliminary costs
 - Pros/cons of each
- Results
 - Opportunities exist to reduce flooding upstream and downstream of Industrial Park – adding storage



PINELLAS PARK DITCH #1

Lealman CRA (3.95 mi²)

Northside Hospital

Park

55TH ST N

54TH AVE N

55TH ST N

56TH AVE N

57TH AVE N

58TH AVE N

59TH ST N

49TH ST N

50TH AVE N

51ST AVE N

52ND AVE N

53RD AVE N

54TH AVE N

55TH AVE N

56TH AVE N

57TH AVE N

58TH AVE N

59TH AVE N

60TH AVE N

Memorial Park
Funeral Home
and Cemetery

JOES CREEK

SAWGRASS LAKE

Youth Park

Lealman
Elementary

Lealman
Family
Center

Lealman
Neighborhood
Park

The
Lealman
Exchange

Raymond
H. Neri
Community
Park

Transfiguration Early
Childhood Center

PARK BLVD N

70TH AVE N

47TH ST N

44TH ST N

42ND ST N

39TH ST N

37TH ST N

34TH ST N

33RD ST N

57TH AVE N

56TH AVE N

55TH AVE N

54TH AVE N

53RD AVE N

52ND AVE N

51ST AVE N

50TH AVE N

49TH AVE N

48TH AVE N

47TH AVE N

46TH AVE N

45TH AVE N

44TH AVE N

43RD AVE N

42ND AVE N

41ST AVE N

40TH AVE N

39TH AVE N

38TH ST N

37TH ST N

36TH ST N

35TH ST N

34TH ST N

33RD ST N

32ND ST N

31ST ST N

30TH ST N

29TH WAY N

28TH ST N

27TH WAY N

26TH ST N

25TH ST N

24TH ST N

23RD ST N

22ND ST N

21ST ST N

20TH ST N

19TH ST N

18TH ST N

17TH ST N

16TH ST N

15TH ST N

14TH ST N

13TH ST N

12TH ST N

11TH ST N

10TH ST N

9TH ST N

8TH ST N

7TH ST N

6TH AVE

5TH AVE

4TH AVE

3RD AVE

2ND AVE

1ST AVE

0TH AVE

1ST AVE N

2ND AVE N

3RD AVE N

4TH AVE N

5TH AVE N

6TH AVE N

7TH AVE N

8TH AVE N

9TH AVE N

10TH AVE N

11TH AVE N

12TH AVE N

13TH AVE N

14TH AVE N

15TH AVE N

16TH AVE N

17TH AVE N

18TH AVE N

19TH AVE N

20TH AVE N

21ST AVE N

22ND AVE N

23RD AVE N

24TH AVE N

25TH AVE N

26TH AVE N

27TH AVE N

28TH AVE N

29TH AVE N

30TH AVE N

31ST AVE N

32ND AVE N

33RD AVE N

34TH AVE N

35TH AVE N

36TH AVE N

37TH AVE N

38TH AVE N

39TH AVE N

40TH AVE N

41ST AVE N

42ND AVE N

43RD AVE N

44TH AVE N

45TH AVE N

46TH AVE N

47TH AVE N

48TH AVE N

49TH AVE N

50TH AVE N

51ST AVE N

52ND AVE N

53RD AVE N

54TH AVE N

55TH AVE N

56TH AVE N

57TH AVE N

58TH AVE N

59TH AVE N

60TH AVE N

61ST AVE N

62ND AVE N

63RD AVE N

64TH PL N

65TH ST N

66TH AVE N

67TH AVE N

68TH AVE N

69TH AVE N

70TH AVE N

71ST AVE N

72ND AVE N

73RD AVE N

74TH AVE N

75TH AVE N

76TH AVE N

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159TH AVE N

160TH AVE N

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167TH AVE N

168TH AVE N

169TH AVE N

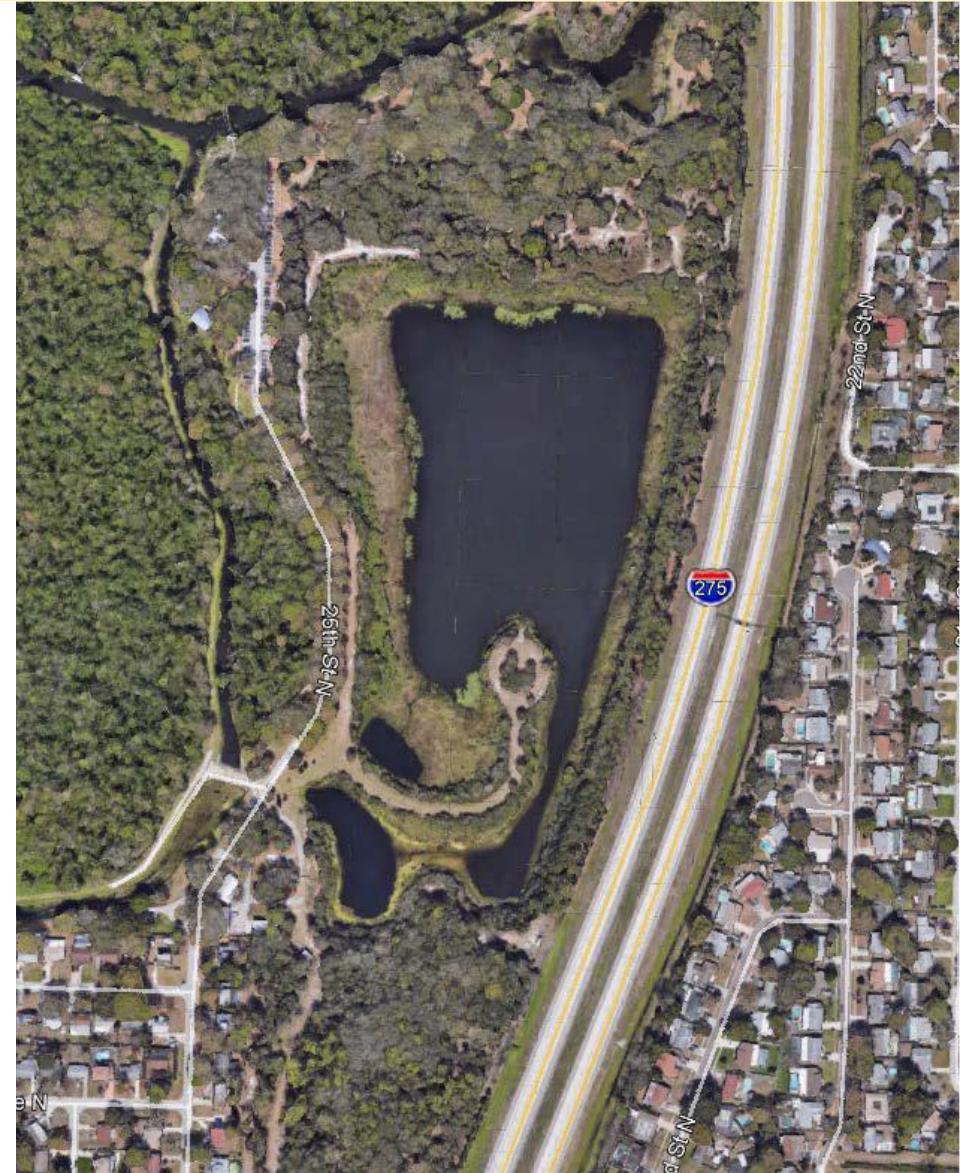
170TH AVE N

171TH AVE N

172TH AVE N

Credit System: Haynsworth Tract

- Existing Regional Stormwater Facility operated by County
- Constructed in 1997; provides treatment for ~ 428 acres
- Treatment Volume of 223.4 ac-ft provided for **122.8** acres of impervious surface
- As of 5/2025: **97.38** acres of credit remain for impervious surfaces
- SWFWMD Staff confirmed use for Lealman development credits
- Haynsworth Tract provides treatment **ONLY**, attenuation is still required
- Intended for County projects and will not necessarily be available for private-sector developments/redevelopments
- Credit availability may need to be adjusted to align with new regulatory requirements

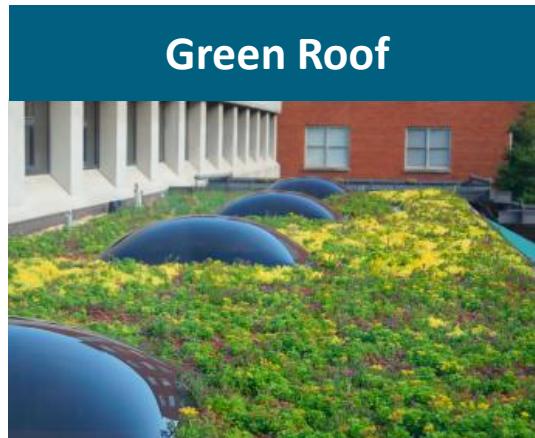
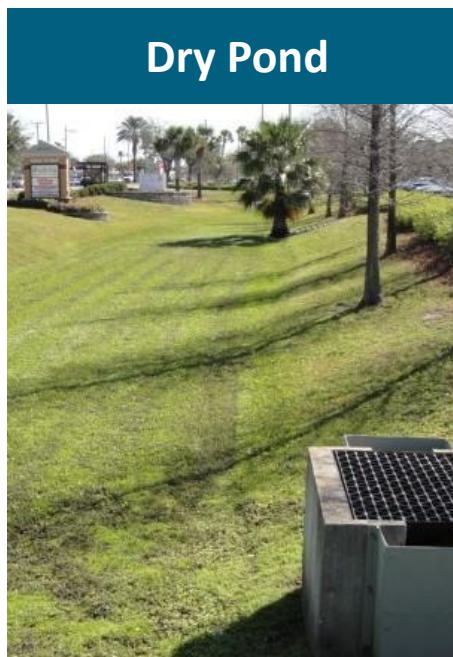
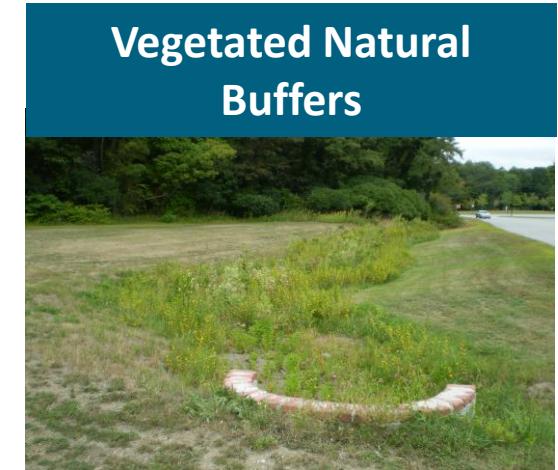


Results

- Cost ~\$15,000 per impervious acre
- Removes ~38% of Total Nitrogen
- Removes ~76% of Total Phosphorus
- District requires conceptual permit tied to WBID (net benefit)

The 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



Program Benefits

- ✓ Removes development uncertainty
- ✓ Reduces development costs
- ✓ Provides more opportunity to increase developable land
- ✓ Reduces landowner operation and maintenance costs
- ✓ Increases land values (higher tax revenue)
- ✓ Assists in achieving overall stormwater requirements



Accomplishes goal of incentivizing redevelopment