

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

62ND AVE N

58TH AVE N

54TH AVE N

41ST
WAY N

39TH
ST N

34TH ST N

28TH ST N

26TH
ST N

50TH AVE N

46TH AVE N

40TH
ST N

35TH ST N

HAINES RD

275

275

JOES CREEK



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

1

- Meet with SWFWMD
- Conduct market analysis
- Local, socioeconomic, and real estate considerations
- Develop market hot-spot opportunities

2


- Evaluate parcels for regional retention
- Screening process (size, ownership, soils, etc.)

3

- Engage public – stakeholder meetings
- Industrial Park

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

<small>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.</small>	
<div><div> SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT RESOURCE REGULATION DIVISION PRE-APPLICATION MEETING NOTES</div><div>FILE NUMBER: PA 406841</div></div>	
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
Total Land Acreage:	1000+
Sec/Twp/Rge:	May include but not be limited to portions of: 2, 3, 4 and 5/31/16, 32, 33, 34 and 35/30/16
Project Acreage:	± 1000 acres (Conceptual)
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, Delineation, T&E species, Easements, Draw-down Issues, Setbacks, Justification, Elimination/Reduction, Permanent/Temporary Impacts, Secondary and Cumulative Impacts, Mitigation Options, SHM, 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 UMAM 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/permitting/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



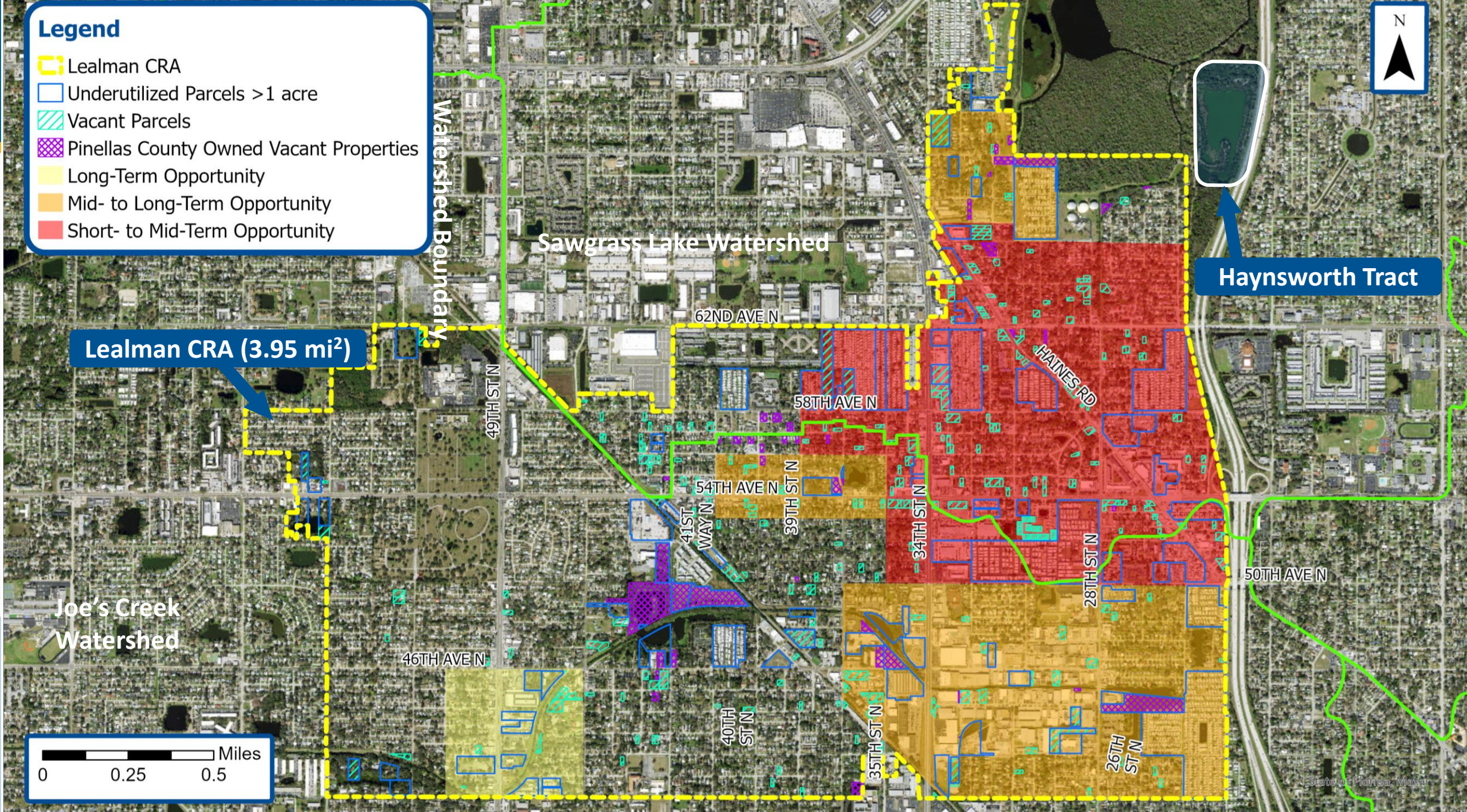
Lealman CRA (3.95 mi²)

Sawgrass Lake Watershed

Haynsworth Tract

Joe's Creek
Watershed

0 0.25 0.5 Miles



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

1

- Develop Existing Conditions Model

2

- Prepare Pollutant Loading Calculations

3

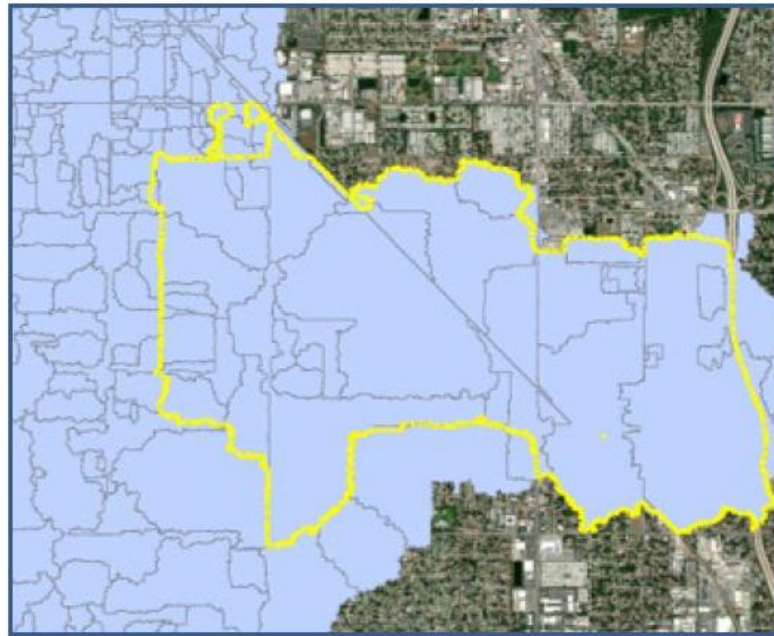
- Generate Proposed Conditions Model

4

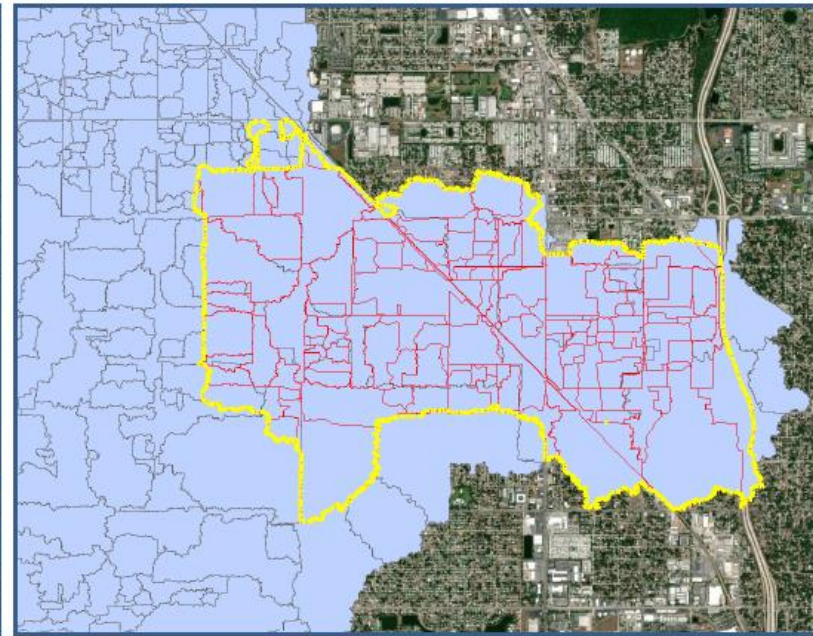
- Devise Credit System

Existing Conditions Model

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



Previous Basins



Refined Basins

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

PARK BLVD N

70TH AVE N

SAWGRASS LAKE

Sawgrass Lake Park

70TH AVE NORTH CANAL

Lealman CRA (3.95 mi²)

Northside
Hospital

Park

Haynsworth Tract

Sawgrass Lake Watershed
Limits of the Lealman CRA

54TH AVE N

55TH ST N

58TH AVE N
57TH AVE N

52ND ST N

49TH ST N

Memorial Park
Funeral Home
and Cemetery

49TH AVE N

48TH TERR N

48TH AVE N

47TH AVE N

JOES CREEK

46TH AVE N

41ST AVE N

42ND AVE N

40TH AVE N

39TH AVE N

47TH ST N

46TH WAY N

58TH AVE N

44TH ST N

45TH ST N

46TH AVE N

48TH AVE N

46TH AVE N

46TH ST N

46TH ST N

44TH ST N

43RD ST N

42ND ST N

41ST ST N

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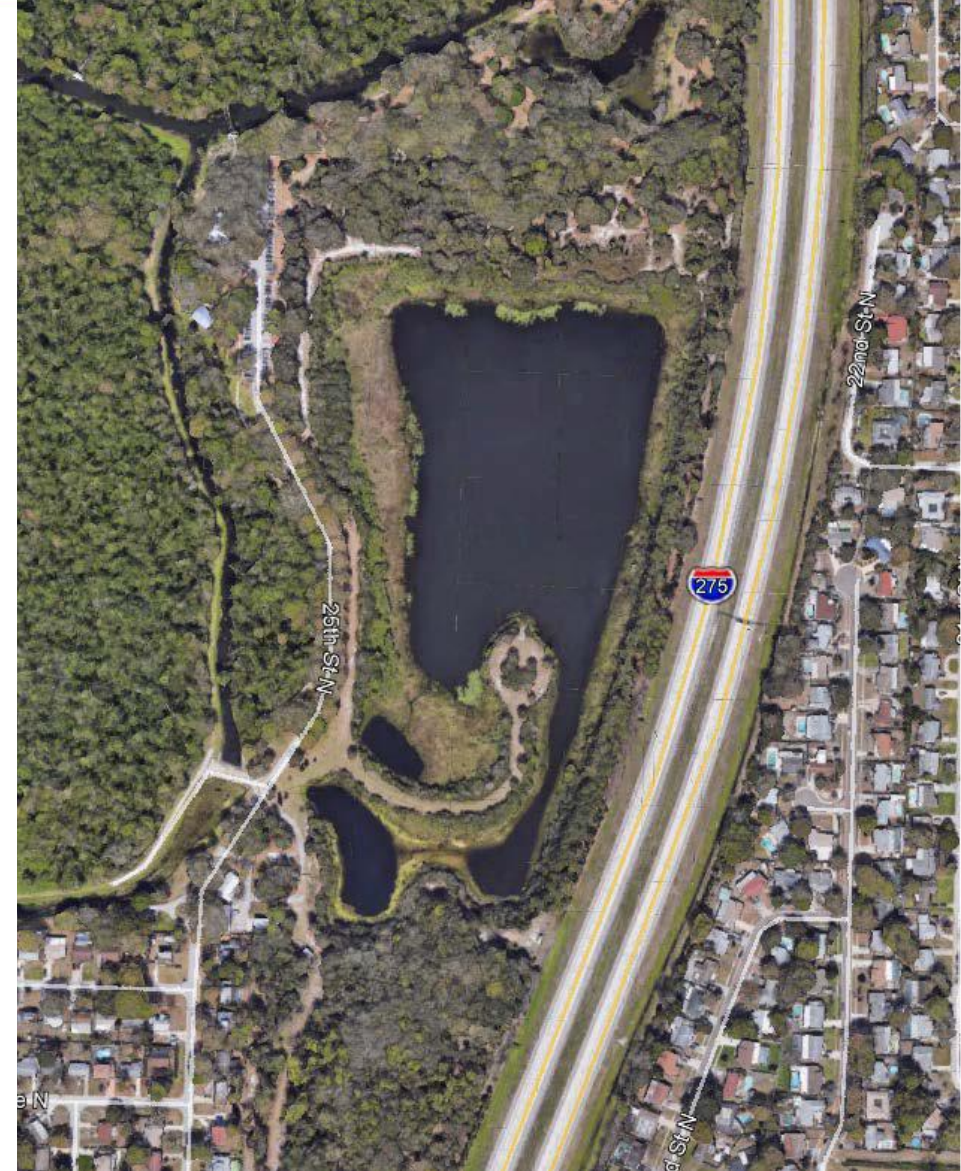
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Credit System: Haynsworth Tract

- 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

Pervious Pavement



Vegetated Natural Buffers



Dry Pond



Green Roof



Rain Garden



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