An Integrated Approach to Planning, Environmental Regulation, and Economic Development:

The Pinellas County Example
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Orlando
1. What has changed with our interaction with the SWFWMD?

2. What are Pinellas County’s stormwater standards?

3. What are we doing differently?

4. Examples
1. What has changed with our interaction with the SWFWMD?

1. 10/2 Self-certification - ERP

- Self-certification process
- The total project area involves less than 10 acres and less than 2 acres of impervious surface
- No activities will impact wetlands or other surface waters
- No activities are conducted in, on, or over wetlands or other surface waters
- Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner
- The project is not part of a larger common plan, development, or sale
1. What has changed with our interaction with the SWFWMD?

2. Enforcement and Compliance

- Reduction in resources

3. Development Permits

- For any development permit application filed with the county after July 1, 2012, a county may not require as a condition of processing or issuing a development permit that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit.
1. Quantity

- Meet pre/post criteria for 25-year, 24-hour event when there is a positive outfall
- Retain 100-year, 24-hour event in a closed basin

2. Conveyance

- Drainage area <200 acres: 10 year event
- Drainage area >200 acres: 25 year event

2. What are Pinellas County’s stormwater standards?
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3. Quality

- Refers to FAC 17-25; now 62-25
- Standard 1.0” or 0.5” based on treatment facility
- 50% additional for OFW
- Applies to redevelopment and new development

4. Other

- Vault systems – limitations on water quality treatment
- 50% of treatment area open to sunlight
- Rear yard swales
1. Site Plan & ROW Use Permits

- Pre-application meetings; explore options together
- Identify opportunities to reduce impact to developer
- Educate applicant on water quality needs
- Variances for being proactive; LID
- Expedited reviews
- Improved communication

2. Compliance

- Work with property owners; reduced enforcement
- Educate property owner
- Site plan violation/code enforcement
3. Updating Standards

• Floodplain Ordinance
• Stormwater Manual
  • Quality Standards - % TN and TP reductions
  • Quantity Standards – 100 year and 25 year
  • Conventional + LID mechanisms
  • TMDLs

4. Challenges

• ROW Use Permits – conflicts with municipalities
• Development’s that did not know they had to provide treatment per County standards
• TMDLs – up to 90% in some areas
Chase Bank – Existing Site
Chase Bank – Proposed Site
Chase Bank – Proposed Site
Family Dollar—Existing Site
4. Examples

Family Dollar—Proposed Site
Family Dollar—Proposed Site
Rally Store – Existing Site
Rally Store – Proposed Site
Rally Store – Proposed Site
Porpoise Pub – Existing Site
Porpoise Pub – Proposed Site
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**Comments/Questions?**