

Clearwater, Florida, January 12, 2017

Pinellas County Local Planning Agency (LPA) (as established by Section 134-12 of the Pinellas County Land Development Code, as amended) met in regular session in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida at 9:01 A.M. on this date with the following members present:

Regina Kardash, Chairman
Bill Bucolo
Gerald Figurski
Steve Klar
Paul Wikle

Not Present:

Clint Herbic (non-voting School Board Representative)
Susan Reiter
Ronald Schultz

Also Present:

Renea Vincent, Planning Department Director
Chelsea D. Hardy, Assistant County Attorney
David S. Sadowsky, Senior Assistant County Attorney
Other interested individuals
Jenny Masinovsky, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Kardash called the meeting to order at 9:01 A.M.

MINUTES OF NOVEMBER 10, 2016 MEETING – APPROVED

Mr. Klar moved, seconded by Mr. Bucolo, that the minutes of the November 10, 2016 meeting be approved. Upon call for the vote, the motion carried unanimously.

INTRODUCTION OF MEMBERS

Chairman Kardash welcomed new members Gerald Figurski and Paul Wikle, and expressed appreciation for former members Lauralee Westine and David Brandon. At her request, the members introduced themselves and provided background information.

ELECTIONS OF CHAIRMAN AND VICE-CHAIRMAN FOR 2017

Chairman Kardash offered to serve another term, noting that she has been Chairman for one year; whereupon, Mr. Klar moved, seconded by Mr. Figurski and carried unanimously, that she be re-elected for 2017.

At the suggestion of Chairman Kardash, Mr. Figurski agreed to serve as Vice-Chairman, which she accepted as a motion. Mr. Bucolo seconded, and the motion carried unanimously.

PUBLIC HEARING ITEMS

Legal notice having been published for the items on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearing was held on the following items. All correspondence provided to the Clerk's Office has been filed and made a part of the record.

Chairman Kardash stated for the record that there are no members of the public present; and that the procedure for public hearings would not be reviewed.

PROPOSED AMENDMENT TO THE PINELLAS COUNTY LAND DEVELOPMENT CODE

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, REGARDING STORMWATER MANAGEMENT STANDARDS; AMENDING CERTAIN SECTIONS OF CHAPTER 154 OF THE PINELLAS COUNTY CODE RELATED TO STORMWATER MANAGEMENT; PROVIDING FOR ADOPTION OF A PINELLAS COUNTY STORMWATER MANUAL TO PROVIDE PROGRESSIVE MECHANISMS TO MEET THESE STANDARDS; PROVIDING FOR FINDINGS; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LDR-1-1-17) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Ms. Vincent presented the item, indicating that current stormwater control and design guidelines are outdated; that the proposed amendment has been in development for the last two years; and that a link to the website containing the complete proposed Stormwater Manual is included in the reference materials, copies of which have been filed and made a part of the record.

Public Works Director Rahim Harji referred to a PowerPoint Presentation titled *Pinellas County Stormwater Manual, LPA Meeting – January 12, 2017*, a copy of which has been filed and made a part of the record, and related that the purpose of the manual is to provide a centralized location for stormwater requirements and the mechanisms to meet them, including more progressive

technologies; and that it will offer tools and flexibility to protect surface waters, incentivize redevelopment, ensure compatibility with other code sections, and provide for resiliency to future conditions.

Mr. Harji discussed the stakeholder meetings, noting that half of the participants came from the private development community and half from public agencies, including County and municipal governments; that the overwhelming feedback was positive; and that the stakeholders stressed the importance of the County stormwater requirements being consistent with those of the Southwest Florida Water Management District (SWFWMD). He reviewed the changes incorporated in the manual with regard to waivers and technical adjustments for parcels under one acre, transportation drainage systems, minimum tailwater conditions set to allow for potential sea-level rise, inspections and recertifications, and easements and maintenance rights; whereupon, he pointed out that the updated standards set forth in the manual conform with SWFWMD and Florida Department of Environmental Protection (DEP) standards and apply to the County as well as private industry.

Thereupon, Mr. Harji discussed the following matters:

- Outline of Manual
- Performance Standards
- Best Management Practices (BMPs)
- Case Studies
- Next Steps and Schedule

Mr. Harji noted that stormwater quality requirements discussed in the Performance Standards portion of the manual were changed to incorporate scientific data supporting the pollutant-load-based approach and reduction in the post-development annual discharge of total nitrogen and total phosphorus. Responding to query by Chairman Kardash, he indicated that pollutants come from many sources; and that staff focuses on nitrogen and phosphorus reduction because other pollutants of concern would be reduced as a result.

Mr. Harji indicated that BMPs address reduction in the amount of runoff at the source; that the updated standards have been reviewed and accepted by the State; and that staff attempted to provide the maximum tools to meet them, with opportunities for credit; whereupon, he noted that the case studies have shown that implementation of BMPs allows for more intense development potential; and that while the cost of building improvements is higher, the long-term revenue generated as a result could also be significantly higher.

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Thereupon, Mr. Harji indicated that staff is requesting an LPA recommendation to the Board of County Commissioners (BCC) for approval of the proposed ordinance; that it will be reviewed by the BCC in February and, if approved, is anticipated to take effect on April 1, 2017; and that staff will offer training sessions pertaining to the updated requirements for all interested parties.

In response to queries by Messrs. Klar and Bucolo, Mr. Harji provided information and examples with regard to transportation drainage systems and management of runoff, noting that standards for using landscaping structures along the roads vary depending on the Florida Department of Transportation and the water management districts; and that tailwater conditions are based on the water level peaks during a 100-year flood event. He encouraged private property owners to get assistance and recommendations from the County with regard to the best locations for standing water to avoid mosquito problems and discussed maintenance of detention ponds, indicating that the County's responsibilities include the ponds it put in place for flood control or roadway drainage, but not the ponds serving a private purpose; that it is important for homeowners associations and commercial site owners managing private ponds to obtain appropriate records from the County; and that the County has an Adopt-A-Pond program and may help private entities improve their pond areas.

During discussion and responding to further queries by Mr. Bucolo, Mr. Harji indicated that protection of the environment was heavily considered during the update process, noting that the County's Environmental Management Division, whose role is to protect the resources, the DEP, and SWFWMD were among the stakeholders; that environmental protection is incorporated into the County's Strategic Plan goals; that sea-level rise projections reflect a midpoint; and that the manual is a living document that would likely be modified after implementation.

Ms. Vincent explained that the Stormwater Manual portion of the Land Development Code is being submitted for review in advance of the full code update due to its substantial completion and incoming development projects; whereupon, she indicated that staff anticipates sending the manual for another round of intradepartmental review during January and February.

Ms. Vincent indicated that in the February-March timeframe, the stakeholder group involved with the Stormwater Manual will be asked to provide input on the new Land Development Code; that in March or April staff plans to have a joint workshop involving the BCC, Board of Adjustment, and the LPA to reintroduce the Land Development Code in its entirety, including structure, significant changes, and new review processes; and that it would be helpful if the members advise staff of any matters they would like to have addressed.

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Responding to query by Chairman Kardash, Mr. Harji indicated that nothing is changing with regard to flood plain management, although there is ongoing discussion about it, noting that a one-foot freeboard was added via an ordinance introduced approximately two years ago; whereupon, he indicated that the County's participation in the Community Rating System and exceeding the Federal Emergency Management Agency's minimum requirements allow its residents to benefit from discounted flood insurance rates.

Thereupon, Mr. Figurski moved, seconded by Mr. Klar, that the LPA find the proposed amendment to Chapter 154 of the Land Development Code consistent with the Pinellas County Comprehensive Plan and recommend its adoption to the BCC. Upon call for the vote, the motion carried unanimously.

ADJOURNMENT

Chairman Kardash adjourned the meeting at 9:52 A.M.

Chairman