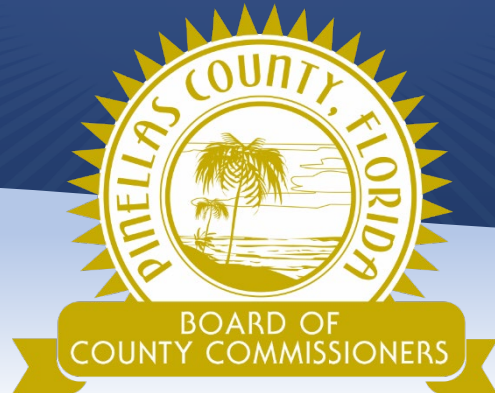


Proposed Ordinance Amendments

Revisions to Chapter 138 and 154

January 20, 2026

Adoption of Ordinance



Our Vision:
To Be the Standard for
Public Service in America.

Proposed Ordinance Amendments



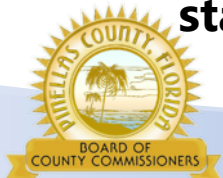
Amend the Pinellas County Land Development Code

Chapter 138 - Zoning, Article II – Administration and Enforcement

Chapter 154 – Site Development, Right-of-Way Improvements, Subdivisions, and Platting, Article I – In General, and Article V – Subdivisions, Platting, and Vacations

Drivers

- **Florida SB 812 (2024) changed the platting process by requiring the approval of a preliminary plat.**
- **Florida SB 784 (2025) changed the platting process by requiring local governments to approve plats and replats administratively by designated staff, rather than through public hearings before a governing body.**



Proposed Changes

Chapter 138 - Zoning, Article II – Administration and Enforcement

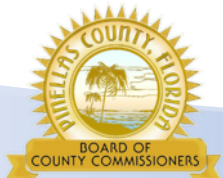
- **Include preliminary plats as department review.**
- **Revise final plat from BOCC approval to County Administrator or designee approval.**
- **Redefine minor plat as a minor subdivision.**
- **Minor cleanup for consistency with Chapter 154.**

Proposed Changes



Chapter 154 – Site Development, Right-of-Way Improvements, Subdivisions, and Platting, Article I – In General, and Article V – Subdivisions, Platting, and Vacations

- **Define “Administrative Authority” to receive, review, and process plat or replat submittals.**
- **Define “Administrative Official” to approve plats or replats.**
- **Updates definitions for preliminary and final plat.**
- **Creates a two-step review process for the adoption of a “preliminary plat” to expedite residential permitting before a “final plat” is recorded.**



Recommendation

Proposed Amendments

- Reviewed by internal and external stakeholders.
- Vetted by County Attorney for consistency with new State Law.
- Consistent with the Comprehensive Plan.
- No financial impact to customers; changes streamline the plat approval process.

Staff recommends approval

LPA recommended approval on 11/12/2025

First BCC Hearing was held on 12/16/2025

