

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, AMENDING CHAPTER 138, ARTICLE II AND CHAPTER 154, ARTICLES I AND V; AMENDING GENERAL REVIEW AND APPROVAL PROCESSES; PROVIDING FOR THE ADMINISTRATIVE APPROVAL OF PLATS IN ACCORDANCE WITH STATE LAW; REQUIRING THE APPROVAL AND RECORDING OF A FINAL PLAT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE SALE OF A BUILDING OR STRUCTURE LOCATED ON A PARCEL TO BE PLATTED; ESTABLISHING AND DEFINING MINOR SUBDIVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

LPA Recommendation: The LPA finds that the proposed amendments to the Pinellas County Land Development Code are consistent with the Pinellas County Comprehensive Plan and recommends approval to the Board of County Commissioners (vote 6-0).

LPA Case No. LDR-25-01

LPA Public Hearing Date: November 12, 2025

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

Staff recommends that the LPA find the proposed amendments to the Pinellas County Land Development Code **consistent** with the Pinellas County Comprehensive Plan.

Staff further recommends that the LPA recommend **approval** of the proposed amendments to the Pinellas County Land Development Code to the Pinellas County Board of County Commissioners.

SUMMARY REPORT:

Due to recent Senate Bills 812 and 784 that have been signed into law, amendments are necessary to bring the Land Development Code Chapter 138 and Chapter 154 into compliance with Chapter 177 Florida Statutes.

The following is a summary of updates:

- Modify the two-step review process for the adoption of a "preliminary plat", in order to expedite issuing residential building permits before a "final plat" is recorded.
- Define an "Administrative Authority" to receive, review, and process plat or replat submittals.

- Define an “Administrative Official” to approve final plats.
 - Modify review process for plat and replat submittals to be administratively approved with no further action or approval required by the governing body.
 - Review processes – cleanup and consistency across both Chapters.
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IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed Ordinance, at a minimum, is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

Future Land Use Element

Objective 1.2: Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

Policy 1.2.2: Consider creative regulatory solutions to support (re)development.

PROPOSED BCC HEARING DATE: December 16, 2025, at 6:00 p.m. (1st of two required hearings)

CORRESPONDENCE RECEIVED TO DATE: None.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: None.

ATTACHMENTS:

- Strikethrough/underline amendments to Chapter 138 & 154
- Proposed Ordinance