

Business Impact Estimate Form (see F.S. § 125.66(3)(a))

For:

Chapter 138 and Chapter 154. Plats

This Ordinance amendment is scheduled for first public hearing by the Pinellas County Commission on December 16, 2025, at 6:00 P.M. at 333 Chestnut Street, Palm Room, Clearwater, Florida 33756

** Unless an attachment is expressly referenced, the content in this Form encompasses the entire Business Impact Estimate for the Ordinance.*

1. Summary of the Ordinance, including a statement of the public purpose to be served by the Ordinance, such as serving the public health, safety, morals, and welfare of the County: *[This Section does not need to be lengthy. The Recitals (“WHEREAS” Clauses), or the “Purpose” or “Legislative Intent” Sections of the Ordinance, may be helpful to reference.]*

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 the 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.

WHEREAS Clauses:

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, (“BCC”) adopted the Land Development Code in 1990; and

WHEREAS, in 2018, the BCC approved Ordinance No. 18-36, which constituted the first major rewrite of the Pinellas County Land Development Code since 1990; and

WHEREAS, the purpose of this Ordinance is to amend and update the provisions governing platting in Chapter 138 and Chapter 154 of the Land Development Code; and

WHEREAS, on May 29, 2024, the Governor of the State of Florida signed Senate Bill 812 into law (henceforth referred to as Chapter 2024-210, Laws of Florida or Ch. 2024-210); and

WHEREAS, Chapter 2024-210, in pertinent part, limited the sale of buildings or the issuance of certificates of occupancy prior to the approval of a final plat, requires a process for the adoption of a preliminary plat in order to expedite the issuance of building permits, and establishes an applicant’s vested right in the approved preliminary plat; and

WHEREAS, on June 20, 2025, the Governor of the State of Florida signed Senate Bill 784 into law (henceforth referred to as Chapter 2025-164, Laws of Florida or Ch. 2025-164); and

WHEREAS, Chapter 2025-164 transfers the approval of plats from the governing body of a local government to an “administrative authority”, such as a County Department or Division; and

WHEREAS, the Board of County Commissioners wishes to bring its building permitting and plat review process into compliance with Chapter 2024-210 and Chapter 2025-164, Laws of Florida; and

WHEREAS, the Local Planning Agency held a duly noticed and advertised public hearing on November 12, 2025, as to the proposed Ordinance and recommends that the Board of County Commissioners approve the proposed amendments contained therein; and

WHEREAS, the Board of County Commissioners finds that proposed amendments to the Land Development Code as set forth herein are consistent with the Comprehensive Plan and the review requirements set forth in the Land Development Code.

2. An estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the County, including the following, if any:

The proposed Land Development Code updates should result in beneficial economic impacts on private, for-profit businesses within the unincorporated County as they're meant to streamline the plat approval process and expedite single family residential development.

It is important to clarify that any estimate of direct economic impact will fluctuate year after year correlated to subdivision plat applications.

3. A good faith estimate of the number of businesses likely to be impacted by the Proposed Ordinance:

Similar to the direct economic impact explanation above, an estimate of businesses that would benefit will fluctuate year after year correlated to subdivision plat applications. A good faith estimate would be 3 to 5 businesses annually benefiting from the proposed Land Development Code updates.

4. Any additional information the BCC deems useful:

The proposed updates are needed to bring the County's Land Development Code into compliance with Chapter 177, Florida Statutes.