



Pinellas County

Staff Report

File #: 25-1818A, **Version:** 1

Subject:

Case No. LDR-25-01 (First Public Hearing)

An ordinance of Pinellas County, Florida, providing for the amendment of the Pinellas County Land Development Code, Chapter 138, Article II and Chapter 154, Articles I and V amending the platting requirements to come into compliance with Chapter 177 Florida Statutes.

Recommended Action:

Conduct a public hearing and take public comment on Case No. LDR-25-01. An ordinance of Pinellas County, Florida, Providing for the amendment of the Pinellas County Land Development Code, Chapters 138 and 154 - Platting.

- This is the first of two required public hearings.
- Florida Bill SB 812 (2024) required the development of a preliminary plat process to expedite residential permitting.
- Florida bill 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.
- To accomplish the requirements set forth in SB 784 and SB 812 the following amendments are presented:
 - Modify the two-step review process for the adoption of a “preliminary plat” 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.
 - Minor cleanup for consistency across both Chapters. Cleanup and consistency across both Chapters.
- The Local Planning Agency recommended approval of the Ordinance (Vote: 6-0). No one from the public appeared in support or opposition.

Strategic Priorities:

Smart Service Delivery

2. Achieve and maintain a high level of customer satisfaction

4. Pursue continuous improvement

Summary:

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 of the Florida Statutes.

The following is a summary of updates:

- Modify the two-step review process for the adoption of a “preliminary plat”, to expedite residential permitting 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.
- Minor cleanup for consistency across both Chapters.

Background Information:

The LPA recommended approval of the Ordinance during their November 12, 2025, public hearing (Vote: 6-0). No one appeared at the hearing and no correspondence has been received.

Fiscal Impact:

No anticipated fiscal impact.

Staff Member Responsible:

Kelli Hammer Levy, Director, Public Works

Partners:

Kevin McAndrew, Director, Building and Development Review Services

Attachments:

LPA Staff Report
Ordinance - Clean
Ordinance - Redline
Business Impact Statement
Legal Ad
PowerPoint Presentation