

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, PROVIDING FOR THE DESIGNATION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE COMMUNITY DEVELOPMENT ADMINISTRATOR AND ANY SUCCESSOR DEPARTMENT OR DIVISION AS THE ADMINISTRATIVE AUTHORITY WITH THE POWER AND DUTY TO RECEIVE, REVIEW, PROCESS, APPROVE, AND DENY THE SUBMISSION OF APPLICATIONS FOR PLATS AND REPLATS IN THE CITY OF PINELLAS PARK; PROVIDING FOR SUPREMACY AND THE RESOLUTION OF CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Pinellas Park is a municipality organized and incorporated under the laws of the State of Florida; and

WHEREAS, during the 2025 Legislative Session, the Florida Legislature passed Senate Bill (“SB”) No. 784, which the Governor signed on June 20, 2025; and

WHEREAS, SB 784 amended § 177.071, Fla. Stat., to provide for the administrative review and approval or denial of plats, and deleted statutory references to plats being approved by “governing bodies”; and

WHEREAS, SB 784 specifically requires the governing body of a municipality to designate, by ordinance or resolution, an administrative authority to “receive, review, and process” a plat or replat submission and designate an administrative official “responsible for approving, approving with conditions, or denying” a proposed plat or replat; and

WHEREAS, SB 784 defines an “administrative authority” as a “department, division, or other agency of the county or municipality” and for purposes of approval includes an “administrative officer or employee designated by governing body of the municipality”; and

WHEREAS, SB 784 took effect on July 1, 2025; and

WHEREAS, the City Council desires and intends to ensure that the City’s administrative operations related to the receipt, review, processing, approval, approval with conditions, and denial of plats or replats are consistent and compliant with the dictates of SB 784; and

WHEREAS, the City Council, as the governing body for the City of Pinellas Park, identifies its Community Development Department and the Community Development Administrator, or his or her authorized designee, as the department and administrative officer responsible for the receipt, review, processing, approval, approval with conditions, and denial of plats or replats in the City of Pinellas Park.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1 – ADMINISTRATIVE AUTHORITY.

A. Pursuant to § 177.071, Fla. Stat. (2025), the City Council hereby designates the City of Pinellas Park Community Development Department as the Administrative Authority to receive, review, and process any plat or replat submission made to the City of Pinellas Park.

B. Pursuant to § 177.071, Fla. Stat. (2025), the City Council hereby designates the Community Development Administrator, or his or her authorized designee, as the administrative officer or employee responsible for the receipt, review, processing, approval, approval with conditions, and denial of plats or replats in the City of Pinellas Park. Further, the City Council explicitly authorizes the Community Development Administrator to designate additional employees within the Community Development Department to serve as his or her authorized designee to perform these administrative functions.

C. In the event the City Council or the City's administrative officials should rename or reorganize the divisions, departments, titles or designations of the Community Development Department or the Community Development Administrator, the authority provided for in this Resolution shall immediately vest with the department, division, officer, or employee that principally retains the powers and duties concerning the administration and enforcement of the City's Comprehensive Plan and land development regulations.

SECTION 2 – CONFLICTS & SUPREMACY. This Resolution governing the administrative operation of the City shall supersede any previously adopted ordinance, resolution, policy, or administrative guidance in conflict herewith.

SECTION 3 – FUTURE RESOLUTIONS. The City Council retains the authority to rescind, revise, amend, supersede, or otherwise change the administrative authority and persons designated to receive, review, process, approve in full or with conditions, and deny of plats or replats within the City of Pinellas Park.

SECTION 4 – EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its adoption and approval by the City Council of the City of Pinellas Park.

ADOPTED THIS _____ DAY OF _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2025.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK