

REVIEW FOR CONSISTENCY WITH NATURAL RESOURCES REGULATIONS FOR BUILDING PERMIT APPLICATIONS

All proposed horizontal construction plans are reviewed to determine if the proposed plans are consistent with the natural resources protection regulations contained within the Sarasota County Codes listed below.

To determine if your proposed project is consistent with natural resources protection regulations, please depict the location of all items on the Site Plan Check list that are appropriate for your property on your plans.

Upon reviewing the submitted plans, additional information may be required to make a determination whether the proposed project requires additional permits or approvals from the County.

Site Plan Checklist

Please contact Resource Protection staff at 941-861-5000 for more information regarding these requirements prior to submittal.

- Gulf Beach Setback Line/Barrier Island Pass Twenty-Year Hazard Line
- State jurisdictional wetlands (mangrove swamps, freshwater wetlands, etc.)
- Location and elevation of the Mean High Water Line
- Location and elevation of the shoreline top-of-bank
- Shoreline protection structures (bulkheads, seawalls, rock revetments, etc.)
- Other shoreline structures (dock, fishing piers, boat-lifts, davits, etc.)
- Proposed fill material including the limits of the required house pad/slope
- Best management practices (i.e., silt fence, erosion control devices, etc.)
- Any on-site excavation for fill material
- All trees to be protected and removed
- Existing and proposed ponds/lakes/etc.
- Native upland habitats
- Conservation easements
- Preserve areas
- Mitigation areas

SARASOTA COUNTY CODES

Coastal Setback Code (Sarasota County Code, Chapter 54, Article XXII). Prohibits construction seaward of the Gulf Beach Setback Line (GBSL) and/or waterward of the Barrier Island Pass Twenty-Year Hazard Line on properties along the Gulf of Mexico. A variance to the Code requires a petition heard by the Board of County Commissioners. Note that the Florida Department of Environmental Protection (FDEP) also regulates construction along the Gulf of Mexico.

Water & Navigation Control Authority - WNCA (Sarasota County Code, Chapter 54, Article XX). Regulates dredge and fill activities and other alterations to all water areas, watercourses, waterways, inlets, bays, bayous, submerged lands, shorelines, wetlands, sovereignty lands and any associated contiguous areas landward to the top of bank in the coastal area of Sarasota County, including but not limited to docks, fishing piers, boat-lifts, rock revetments, bulkheads, and maintenance dredging.

Tree Protection Code (Sarasota County Code, Chapter 54, Article XVIII). Regulates tree protection and tree removal for development and construction activities.

Earthmoving Code (Sarasota County Code, Chapter 54, Article XII). Regulates filling, excavating, burying, hauling and stockpiling, including excavation for ponds and lakes.

Land Development Regulations (Sarasota County Code, Chapter 72). Regulates site and development plans and subdivision plans prior to Building Permit application. Note that many native habitats (upland and wetland) have been required to be preserved and these preserve areas may be located on separate tracts or may be located directly on a residential lot.

Wildlife Protection. The U.S. Fish & Wildlife Service and the Florida Fish & Wildlife Conservation Commission regulate endangered, threatened, and species of special concern. If habitat of a protected species exists in the proposed construction area or protected species have been observed, Resource Protection requires coordination with the appropriate federal or state agency prior to permit issuance.

Myakka River Protection Zone - MRPZ. New standards have been adopted to implement the Myakka River Protection Plan, developed as a protection measure for the Myakka River and its adjacent wetlands. The new standards for protection apply to landowners whose land lies within 220 feet upland from the River Area. The standards address: zoning setbacks, buffers for wetlands and the watercourse, the removal of vegetation, tree protection and earthmoving. The river is a "Wild and Scenic River," as designated by the State of Florida, and as such is maintained as a free-flowing, healthy river that enhances the quality of life not only for the people, plants and animals living along its banks, but for county residents and visitors who enjoy the recreational opportunities the river offers.

OTHER PERMITS MAY BE REQUIRED FROM THE FOLLOWING AGENCIES:

U.S. Army Corps of Engineers
Tampa Regulatory Office
10117 Princess Palm Ave.,
Suite 120
Tampa, FL 33610-8302

Florida Department of Environmental Protection
Environmental Resource Program
13051 N, Telecom Parkway
Temple Terrace, FL 33637
Phone 813-632-7600

Southwest Florida Water Management District
Sarasota Regulation Dept
6750 Fruitville Road
Sarasota, FL 34240-9711
Phone 941-377-3722

Florida Fish and Wildlife Conservation Commission
Office of Environmental Services
Colonial Promenade Burnt Store
3941 Tamiami Trail, Suite 3111
Punta Gorda, FL 33950
Phone 941-575-5784

U.S. Fish and Wildlife Service
1339 20th Street
Vero Beach, FL 32960-3559
Phone 727-562-3909

For more information contact Resource Protection at 941-861-5000 or visit the following locations

North County - 1301 Cattlemen Rd., Bldg. D, Sarasota, Florida 34232
South County (S. of Blackburn Point Rd.) - 4000 S. Tamiami Trail, Venice, Florida 34285