Sarasota County
scgov.net | 941.861.5000

Planning Services Rezone / Special Exception Process

Preliminary meetings are available by appointment to consult with a planner about your project.

A pre-application meeting is required with the Development Review Coordination (DRC). Written summary letter provided within 7-10 days. There is a $350.00 fee.

A neighborhood workshop is required with surrounding property owners. A county planner will attend this meeting to explain the process. There is a $215.00 fee.

Application submittals are by appointment. Application submittal is $7,500.00.

Staff review involves a 10 day sufficiency and a 5 day formal review.

Staff and applicant schedule a Planning Commission hearing date.

Public Notice is for both Planning Commission and County Commission public hearings by County online publishing, signs posted on the property and a mailed notice of public hearing.

Planning Commission public hearing is held. The Planning Commission makes a recommendation to the County Commission. All information that is submitted either before or at the Planning Commission hearing is included in the information that is forwarded to the County Commissioners for their consideration.

The County Commission public hearing is held.

The County Commission makes the final decision. Process takes approximately 3-5 months.

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