

Frequently Asked Questions

Where can I get zoning and future land use information? [GIS/Mapping](#); enter a parcel identification number or address. Click on the layers tab to change from zoning to future land use and refresh the map. For specific zoning regulations such as setbacks, lot widths, permitted uses and other zoning district standards please call 941-861-5000.

How do I know what a property can be used for under its current zoning? Go to [scgov.net](#) and search for [Municode](#) to determine what uses are permitted, subject to limitations or require Special Exception. Or call 941-861-5000.

How long does it take to process a Rezone or Special Exception? It takes approximately 3-5 months, which includes a public hearing before the Planning Commission and the Sarasota County Commissioners.

What are the steps involved in the Rezone/Special Exception process?

1. Preliminary Meeting with Planning Services
2. Pre-application Conference with the Development Review Coordination
3. Neighborhood Workshop Request (for labels and staff attendance)
4. Neighborhood Workshop
5. Application submittal and formal review
6. Planning Commission Public Hearing (makes recommendation to the County Commission)
7. County Commission Public Hearing (final decision)

Preliminary Meeting with Planning The preliminary meeting is now the first step in the formal zoning map amendment (rezoning/special exception) process. This meeting must be held before requesting a pre-application conference with Development Review Coordination. No fee is charged for this preliminary meeting. This meeting will typically be between the applicant, project representatives, a Planning Services manager and staff planner. Representatives from other review agencies may also be asked to attend the meeting.

Why is a Preliminary Meeting important? This meeting provides an opportunity to meet directly with planning staff and discuss the zoning map amendment process and the proposed project. This meeting will help ensure that a proposed amendment will likely meet county requirements and avoid costly delays. Working together at the meeting, the project will be discussed in light of applicable zoning district requirements, consistency with the Comprehensive Plan, as well as any applicable sector, neighborhood or community plans.

Is a Neighborhood Workshop required for a Rezone or Special Exception? Yes, a workshop is required. Notification must be mailed to all property owners within a 750' radius of the subject property (1500' in semi-rural and rural areas). A Planning staff member must attend the workshop. There is a \$215.00 fee per Resolution 2009-188, effective Sept. 8, 2009.

How do I submit a Rezone or Special Exception request? Once the preliminary meeting, the pre-application conference and the Neighborhood Workshop have all taken place, then the applicant may submit a completed application by scheduling an appointment with Planning Services. Call the *Planner of the Day* at 861-5000 for an appointment.

Why does the County recommend getting local professional assistance for submitting a Rezone or Special Exception Petition? A local professional is familiar with the process as well as the applicable regulations and can assist you through the public hearing process.

How do I get information regarding a specific Rezone or Special Exception? To see the status of current petitions, click on [Active Petitions](#). For further assistance contact the Planner of the Day at 861-5000 or e-mail your question to planner@scgov.net