



# Development Services Department

Coalition of City Neighborhood Associations Meeting

April 4, 2026

Lucia Panica, Director



# Agenda

Department Overview

Division Overview

Q & A

# Development Services

- “One Stop Shop” building, 1575 2<sup>nd</sup> St, 2<sup>nd</sup> and 3<sup>rd</sup> floors
- 62 Employees
- 8 Divisions
  - Building/Permitting
  - Code Compliance
  - Local Business Tax
  - Vacation Rentals
  - Tree Protection
  - Flood
  - Zoning
  - Development Review (current planning)



# Development Services

---



Collective mission: Protect the health, safety and general welfare of the citizens by enforcing building, zoning and other City codes. The Department works with communities and public agencies alike to preserve and shape a safe, vital, and well planned urban environment.



# Development Services Divisions





# Building & Permitting

1575 2<sup>nd</sup> St, 2<sup>nd</sup> floor

---

Key Staff:

Larry Murphy, Building Official

Mike Taylor, Deputy Building Official

Macy Grochowski, Manager, Permitting and Licensing

Division reviews building plans, provide administrative functions and provides technical inspections to ensure every building project in the City conforms to the appropriate codes and regulations.

	October 2024- September 2025	October 2025- February 2026
Building Permits Received	11,882	4,122
Building Permits Issued	8,621	2,371

# Building Permit Search

[www.ftgportal.sarasotafl.gov/Common/ApplicationLinks.aspx](http://www.ftgportal.sarasotafl.gov/Common/ApplicationLinks.aspx)



Hurricane Prep | Contact Us | Jobs | Compliments

Services | Our City | Business Resources | Departments | I Want to...

Home | Contact Us | Login

Portal Links

### Construction, Development, and Engineering

**Building and Engineering Permitting Online Services** Submit a permit application online, pay your permitting invoices, or search our permitting database.

**Search our Building and Engineering Permit database** You may search through our permit database by business name, owner name, location, and/or contractor.

**Development Applications Online Services** Submit a general or development application online, pay your invoices, or search our application database.

**Search our Development Applications** You may search through our development applications database by business name, owner name, location, and/or contractor.

**Local Tax Receipts**  
New applicants must contact the City Business Tax Division at (941) 263-6469 or by email at [LocalBusinessTax@sarasotafl.gov](mailto:LocalBusinessTax@sarasotafl.gov)

**Pay Local Tax Receipt** An Entity that is doing business within the city must have a local Business, Professional, or Vendor Tax Receipt. Use this link to pay a local Tax Receipt.

*For changes to an issued tax receipt, please contact the City Business Tax Division at (941) 263-6469 or by*

### Code Compliance

**If reporting a violation regarding illegal tree removal or unpermitted/unlicensed construction, please call the Code Compliance Division at (941) 263-6477.**

**Code Compliance Complaints**  
Report properties with code violations and/or review existing complaints.

**Code Compliance Orders**  
Review code compliance orders and/or submit lien payments.

**Registration of Abandoned and Foreclosed Property**  
To register or renew your registration of an abandoned or foreclosed property. This allows online registration and allows payment of the registration fee online. Please note that any mortgagee who holds a mortgage on any real properties located within the city, whether its vacant or occupied, shall register with the City's code compliance division.

**Registration of Abandoned and Foreclosed Property** Applicants will need to submit the information requested in this form along with the initial \$250 Registration Fee in order to have the Registration Application processed. Incomplete forms will not be processed and may result in a violation to city code if you fail to register the property.

**Vacation Rentals**  
The following applications are now available online from the Vacation Rental Compliance division.

**Apply for or manage your Vacation Rental certificate of**



Home Contact Us Login

Building and Engineering Permitting Online Services

Home > Search

Review Submitted Permit Documents / Pay Balances

If you know the Application ID or Permit Number you may enter that ID. Select/enter what you know and press 'Search.' You may also pay your permit balances here. Some residential permit data, prior to 1997, may not be available on line.

<b>Permit Type:</b>	<input type="text" value="All Permits"/>	<b>Open, Closed or All:</b>	<input type="text" value="All"/>
<b>Application Date within:</b>	<input type="text" value="Any Date"/>	<b>Application ID or Permit Number:</b>	<input type="text"/>
<b>Business Name:</b>	<input type="text"/>	<b>Contractor/Agent:</b>	<input type="text"/>
<b>Owner Name:</b>	<input type="text"/>	<b>Street Name:</b>	<input type="text" value="2nd"/>
<b>Street Number:</b>	<input type="text" value="1575"/>	<i>Enter ONLY the street name (without directional prefixes/suffixes or types)</i>	
<b>City:</b>	<input type="text"/>	<b>Parcel ID:</b>	<input type="text"/>
<b>Postal Code:</b>	<input type="text"/>		
<input type="button" value="Clear"/>		<input type="button" value="Search"/>	

Powered By





[Home](#) [Contact Us](#) [Login](#)

### Building and Engineering Permitting Online Services

The Claim/Make Payment function is no longer available. Only the creator of the permit application may access the application, from the Your Permit Applications list. Invoices are now being sent by an easier method that doesn't require creating an account or claiming the application. If you need help moving your application to another login, please contact us by email at [CityPermits@sarasotafl.gov](mailto:CityPermits@sarasotafl.gov).

[Permit Menu](#) » [Search](#) » Search Results

### Search Results

There is more than one permit record matching your criteria. Select one to continue:

Application ID	Application Type	Subtype	Application Date	Status	Address
<a href="#">2026-002037</a>	Building and Zoning	Construction Permit	11/21/2025	Plan Approved	1575 2ND ST
<a href="#">2024-011649</a>	Building and Zoning	Construction Permit	08/26/2024	Permit Issued	1575 2ND ST
<a href="#">2024-011652</a>	Building and Zoning	Construction Permit	08/26/2024	Permit Issued	1575 2ND ST
<a href="#">2024-011655</a>	Building and Zoning	Construction Permit	08/26/2024	Permit Issued	1575 2ND ST
<a href="#">2023-004252</a>	Over the Counter Permit	After Hours Work Permit	02/14/2023	Expired	1575 2ND ST
<a href="#">2024-001657</a>	Engineering - Franchise Utilities		11/16/2023	Closed	1575 2ND ST
<a href="#">2024-011372</a>	Engineering - Right-of-Way Use		08/19/2024	Closed	1575 2ND ST
<a href="#">2022-009949</a>	Building and Zoning	Construction Permit	07/20/2022	Closed	1575 2ND ST
<a href="#">2022-009952</a>	Tree Permit	Tree Permit	07/20/2022	Closed	1575 2ND ST
<a href="#">2022-011529</a>	Building and Zoning	Construction Permit	09/01/2022	Closed	1575 2ND ST
<a href="#">2023-000698</a>	Engineering - Right-of-Way Use		10/24/2022	Closed	1575 2ND ST
<a href="#">2023-001818</a>	Building and Zoning	Construction Permit	11/29/2022	Cancel Permit	1575 2ND ST
<a href="#">2025-003446</a>	Over the Counter Permit	Electrical	12/17/2024	Withdrawn	1575 2ND ST
<a href="#">2025-011741</a>	Engineering - Special Event		06/05/2025	Cancel Permit	1575 2ND ST
<a href="#">2023-006204</a>	Engineering - Right-of-Way Use		04/10/2023	Withdrawn	1575 2ND ST
<a href="#">2023-007321</a>	Building and Zoning	Construction Permit	05/09/2023	Withdrawn	1575 2ND ST

[Return to change search criteria or if you are done](#)

Powered By





# Code Compliance

1575 2<sup>nd</sup> St, 3<sup>rd</sup> floor

## Key Staff:

Alison Christie, General Manager (supervises remaining Divisions)

Diane Kennedy, Manager, Code Compliance

Josh Spence, Coordinator, Code Compliance

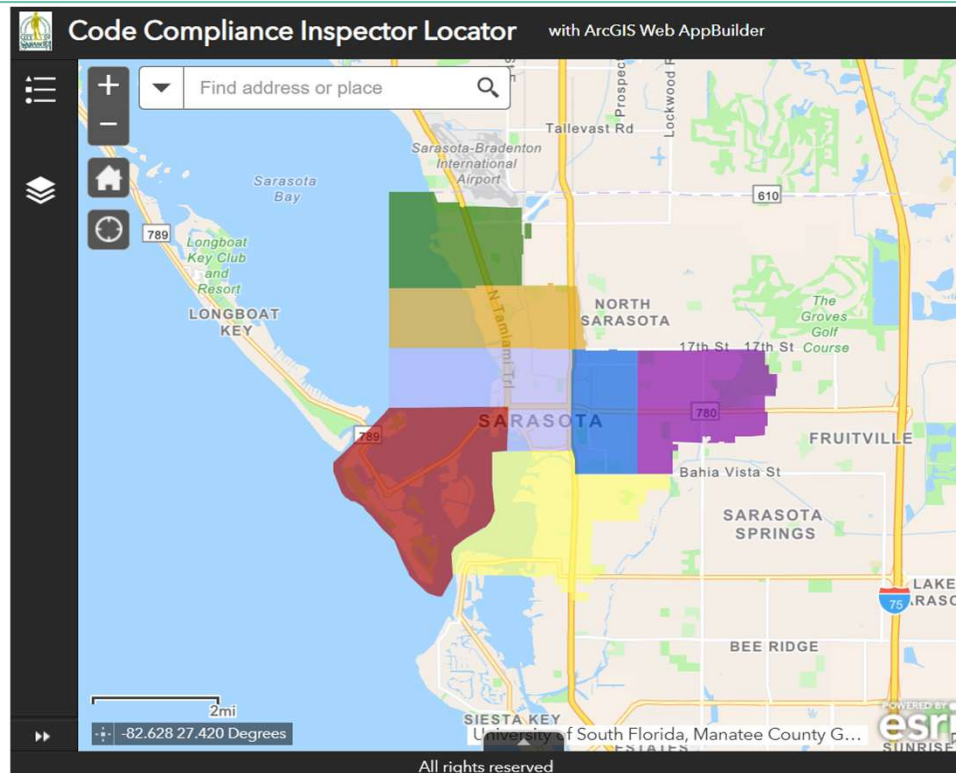
Division protects the health, safety and general welfare of the citizens by enforcing building, zoning, housing and other City codes. The Division works with communities and public agencies to preserve and shape a safe, vital, and well-planned urban environment.

70% proactive, 30% reactive

	October 2024- September 2025	October 2025- February 2026
Complaints/Cases	4,374	2,215

# Code Compliance Zones

[www.sarasotaf1.gov/Department-Pages/Development-Services/Code-Compliance/Inspectors-Zones](http://www.sarasotaf1.gov/Department-Pages/Development-Services/Code-Compliance/Inspectors-Zones)





# Code Compliance Division

## Examples of complaints:

Business operating without a tax receipt

Junk / trash rubbish, abandoned refrigerators / freezers, trash cans, construction materials

RVs / boats / campers / abandoned or inoperative vehicles

Illegal signs, lot overgrowth, graffiti, tree protection, obstruction or planting in right of way

Housing code exterior, wall and fence maintenance, exterior storage, driveways

Housing code interior, construction without a building permit

Vacation Rentals

Commercial activities and landscape maintenance in residential areas outside of permitted hours

Other miscellaneous activity against ordinances, usually building and zoning



## Code Compliance- How to file a complaint

---

Use the Citizen Connect Portal on City website's  
[www.sarasotafl.gov/Department-Pages/Development-Services/Code-Compliance](http://www.sarasotafl.gov/Department-Pages/Development-Services/Code-Compliance)

Contact Code Compliance Division  
Directly at (941) 263-6417  
or [email codecompliance@sarasotafl.gov](mailto:codecompliance@sarasotafl.gov)



# Code Compliance Complaint Search

[www.ftgportal.sarasotafl.gov/Common/ApplicationLinks.aspx](http://www.ftgportal.sarasotafl.gov/Common/ApplicationLinks.aspx)

The screenshot shows the 'Portal Links' section of the City of Sarasota website. The 'Code Compliance' link is circled in red. The page includes a navigation bar with links for Hurricane Prep, Contact Us, Jobs, and Compliments. Below the navigation bar, there are links for Services, Our City, Business Resources, Departments, and I Want to... The 'Portal Links' section contains several categories: Construction, Development, and Engineering; Code Compliance; Registration of Abandoned and Foreclosed Property; and Vacation Rentals. The 'Code Compliance' link is highlighted with a red circle.

[Home](#) | [Contact Us](#) | [Login](#)

**Construction, Development, and Engineering**

**Building and Engineering Permitting Online Services** Submit permit application online, pay your permitting invoices, or search our permitting database.

**Search our Building and Engineering Permit database** You may search through our permit database by business name, owner name, location, and/or contractor.

**Development Applications Online Services** Submit a general or development application online, pay your invoices, or search our application database.

**Search our Development Applications** You may search through our development applications database by business name, owner name, location and/or contractor.

**Local Tax Receipts**

New applicants must contact the City Business Tax Division at (941) 263-6469 or by email at [LocalBusinessTax@sarasotafl.gov](mailto:LocalBusinessTax@sarasotafl.gov)

**Pay Local Tax Receipt** An Entity that is doing business within the city must have a local Business, Professional, or Vendor Tax Receipt. Use this link to pay a local Tax Receipt.

*For changes to an issued tax receipt, please contact the City Business Tax Division at (941) 263-6469 or by*

**Code Compliance**

For reporting a violation regarding illegal tree removal or unpermitted/unlicensed construction, please call the Code Compliance Division at (941) 263-6477.

**Code Compliance Complaints**

Report properties with code violations and/or review existing complaints.

**Code Compliance Orders**

Review code compliance orders and/or submit lien payments.

**Registration of Abandoned and Foreclosed Property**

To register or renew your registration of an abandoned or foreclosed property. This allows online registration and allows payment of the registration fee online. Please note that any mortgage who holds a mortgage on any real properties located within the city, whether its vacant or occupied, shall register with the City's code compliance division.

**Registration of Abandoned and Foreclosed Property** Applicants will need to submit the information requested in this form along with the initial \$250 Registration Fee in order to have the Registration Application processed. Incomplete forms will not be processed and may result in a violation to city code if you fail to register the property.

**Vacation Rentals**

The following applications are now available online from the Vacation Rental Compliance Division.

**Apply for or manage your Vacation Rental certificate of**



# Local Business Tax

1575 2<sup>nd</sup> St, 3<sup>rd</sup> floor

Key Staff:  
Henry Gaddy, Local Business Tax Specialist

Local Business Tax is a tax for operating a business within the City limits of Sarasota. This Division manages the Local Business Tax program for the City.

	October 2024- September 2025	October 2025- February 2026
Tax Certificates Issued	6,943	6,868
Accounts Closed	795	608

# Pay Local Business Tax

[www.ftgportal.sarasotafl.gov/Common/ApplicationLinks.aspx](http://www.ftgportal.sarasotafl.gov/Common/ApplicationLinks.aspx)



Hurricane Prep Contact Us Jobs Compliments

Services Our City Business Resources Departments I Want to...

Home Contact Us Login

Portal Links

**Construction, Development, and Engineering**

**Building and Engineering Permitting Online Services** Submit a permit application online, pay your permitting invoices, or search our permitting database.

**Search our Building and Engineering Permit database** You may search through our permit database by business name, owner name, location, and/or contractor.

**Development Applications Online Services** Submit a general or development application online, pay your invoices, or search our application database.

**Search our Development Applications** You may search through our development applications database by business name, owner name, location, and/or contractor.

**Local Tax Receipts** All applicants must contact the City Business Tax Division at (941) 263-6469 or by email at [LocalBusinessTax@sarasotafl.gov](mailto:LocalBusinessTax@sarasotafl.gov).

**Pay Local Tax Receipt** An Entity that is doing business within the city must have a local Business, Professional, or Vendor Tax Receipt. Use this link to pay a local Tax Receipt.

**Code Compliance**

If reporting a violation regarding illegal tree removal or unpermitted/unlicensed construction, please call the Code Compliance Division at (941) 255-5477.

**Code Compliance Complaints** Report properties with code violations and/or review existing complaints.

**Code Compliance Orders** Review code compliance orders and/or submit lien payments.

**Registration of Abandoned and Foreclosed Property**

To register or renew your registration of an abandoned or foreclosed property. This allows online registration and allows payment of the registration fee online. Please note that any mortgagee who holds a mortgage on any real properties located within the city, whether its vacant or occupied, shall register with the City's code compliance division.

**Registration of Abandoned and Foreclosed Property** Applicants will need to submit the information requested in this form along with the initial \$250 Registration Fee in order to have the Registration Application processed. Incomplete forms will not be processed and may result in a violation to city code if you fail to register the property.

**Vacation Rentals**

The following applications are now available online from the Vacation Rental Compliance division.

**Apply for or manage your Vacation Rental certificate of**

For changes to an issued tax receipt, please contact the City Business Tax Division at (941) 263-6469 or by



# Vacation Rentals

1575 2<sup>nd</sup> St, 3<sup>rd</sup> floor

---

## Key Staff:

Hannah Chabica, Supervisor, Vacation Rentals

Division administers City Code Chapter 34.5 to promote the stability of residential neighborhoods and help achieve a greater level of compatibility between resident occupied homes and visitor occupied vacation rentals.

Unlawful to regulate resident occupied rentals that meet the requirements of F.S. § 559.955(3), for home-based businesses because such regulation is pre-empted to the State of Florida by F.S. § 559.955(1).

Began in 2021 on the barrier islands. Expanded to the mainland in 2024.








Total Vacation Rental Registrations on 3/27/26: 639 (Pending, Active, and Expired)  
Outstanding Expected Initial Registrations on 3/27/26: 100+



# Vacation Rental Ordinance

## City Code Chapter 34.5

---

-  Applies to single family residential and multi family residential zone districts
-  Condos, owner occupied, renting for more than 30 days are exempt from Chapter 34.5
-  Minimum 7-day stay requirement applies to all vacation rentals regardless if subject to City Code Chapter 34.5
-  Requires vacation rentals to register with the City
-  Application includes items such as evidence that applicable taxes are paid, applicable licenses are obtained, a designated responsible party is identified, occupancy is reviewed
-  Inspection is required
-  Parking standards and informational items provided to tenants



# Vacation Rental Applications

[www.ftgportal.sarasotafl.gov/Common/ApplicationLinks.aspx](http://www.ftgportal.sarasotafl.gov/Common/ApplicationLinks.aspx)

**Services**   **Our City**   **Business Resources**   **Departments**   **I Want to...**

**Home**   **Contact Us**   **Login**

**Local Business Tax**

**Portal Links**

**Construction, Development, and Engineering**

**Building and Engineering Permitting Online Services** Submit a permit application online, pay your permitting invoices, or search our permitting database.

**Search our Building and Engineering Permit database** You may search through our permit database by business name, owner name, location, and/or contractor.

**Development Applications Online Services** Submit a general or development application online, pay your invoices, or search our application database.

**Search our Development Applications** You may search through our development applications database by business name, owner name, location, and/or contractor.

**Local Tax Receipts**

New applicants must contact the City Business Tax Division at (941) 263-6469 or by email at [LocalBusinessTax@sarasotafl.gov](mailto:LocalBusinessTax@sarasotafl.gov)

**Pay Local Tax Receipt** An Entity that is doing business within the city must have a local Business, Professional, or Vendor Tax Receipt. Use this link to pay a local Tax Receipt.

*For changes to an issued tax receipt, please contact the City Business Tax Division at (941) 263-6469 or by email at [LocalBusinessTax@sarasotafl.gov](mailto:LocalBusinessTax@sarasotafl.gov).*

**Code Compliance**

If reporting a violation regarding illegal tree removal or unpermitted/unlicensed construction, please call the Code Compliance Division at (941) 263-6417.

**Code Compliance Complaints**  
Report properties with code violations and/or review existing complaints.

**Code Compliance Orders**  
Review code compliance orders and/or submit lien payments.

**Registration of Abandoned and Foreclosed Property**

To register or renew your registration of an abandoned or foreclosed property. This allows online registration and allows payment of the registration fee online. Please note that any mortgagee who holds a mortgage on any real properties located within the city, whether its vacant or occupied, shall register with the City's code compliance division.

**Registration of Abandoned and Foreclosed Property** Applicants will need to submit the information requested in this form along with the initial \$250 Registration Fee in order to have the Registration Application processed. Incomplete forms will not be processed and may result in a violation to city code if you fail to register the property.

**Vacation Rentals**

The following applications are now available online from the Vacation Rental Compliance division.

**Apply for or manage your Vacation Rental certificate of registration** Any single, two, three, and four-family dwelling unit within Residential Single and Multi-Family Zoning Districts

# Search for Vacation Rental Applications

www.sarasotafl.gov/Home



City Manager search Contact Us Jobs Compliments English

Services Our City Business Resources Departments I Want to...

What are you looking for? Search

Meetings, Agendas & Video

GIS / Maps

Pay Online

Permits & Licenses

Report an Issue or Code Violation

Trash, Recycling, & Yard Waste

Parking

Search Public Records

# Search for Vacation Rental Applications

[www.sarasota.maps.arcgis.com/home/index.html](http://www.sarasota.maps.arcgis.com/home/index.html)



<p>Closures &amp; Detours Web Application</p> <p>Closures &amp; Detours is an application that allows the general public to identify and become informed</p>	<p>Find My Commission District Web Application</p> <p>web map showing the current commission districts for the City of Sarasota</p>	<p>Developments Under Review Web Application</p> <p>app for displaying active developments in the City of Sarasota.</p>	<p>Elevation Certificates Web Application</p> <p>app for downloading elevation certificates.</p>
<p>Facilities and Flood Risks Web Application</p> <p>Shows important Facilities and Flood Zone Information for the City of Sarasota</p>	<p>Historic Properties Web Application</p> <p>Historic Property Public App web app for viewing, searching, and filtering historic properties in the</p>	<p>Neighborhood Finder Web Application</p> <p>Neighborhood Identifier app</p>	<p>Park Finder Web Application</p> <p>Park Locator is an application that allows the general public to locate a park or recreation facility near th</p>
<p>Proposed Sidewalk Connectivity Web Application</p> <p>Showing existing sidewalks, and proposed new sidewalk connections.</p>	<p>Public GIS Viewer Web Application</p> <p>A map for the public to view Sarasota City/County GIS data</p>	<p>ROW Management Web Application</p> <p>Map showing right-of-way assets</p>	<p>SMART TRAFFIC Monitor Regional TMC</p> <p>SmartTrafficInfo.org enables access <a href="#">(Pay Local Business Tax Report(sar.sarasota.fl.us))</a> from RTMC, providing insights into traffic.</p>
<p>Find My Trash Pickup Day Web Application</p> <p>Trash Pickup Areas as delineated by Public Works.</p>	<p>Data Requests</p> <p>A survey for contractors to request water GIS data from the City.</p>	<p>This map displays vacation rental properties registered with the City of Sarasota. Users can search</p>	<p>Zoning &amp; Future Land Use Web Application</p> <p>Contains incentive areas, opportunity zones, zoning, historic, and land use layers.</p>

# Vacation Rental Property Search

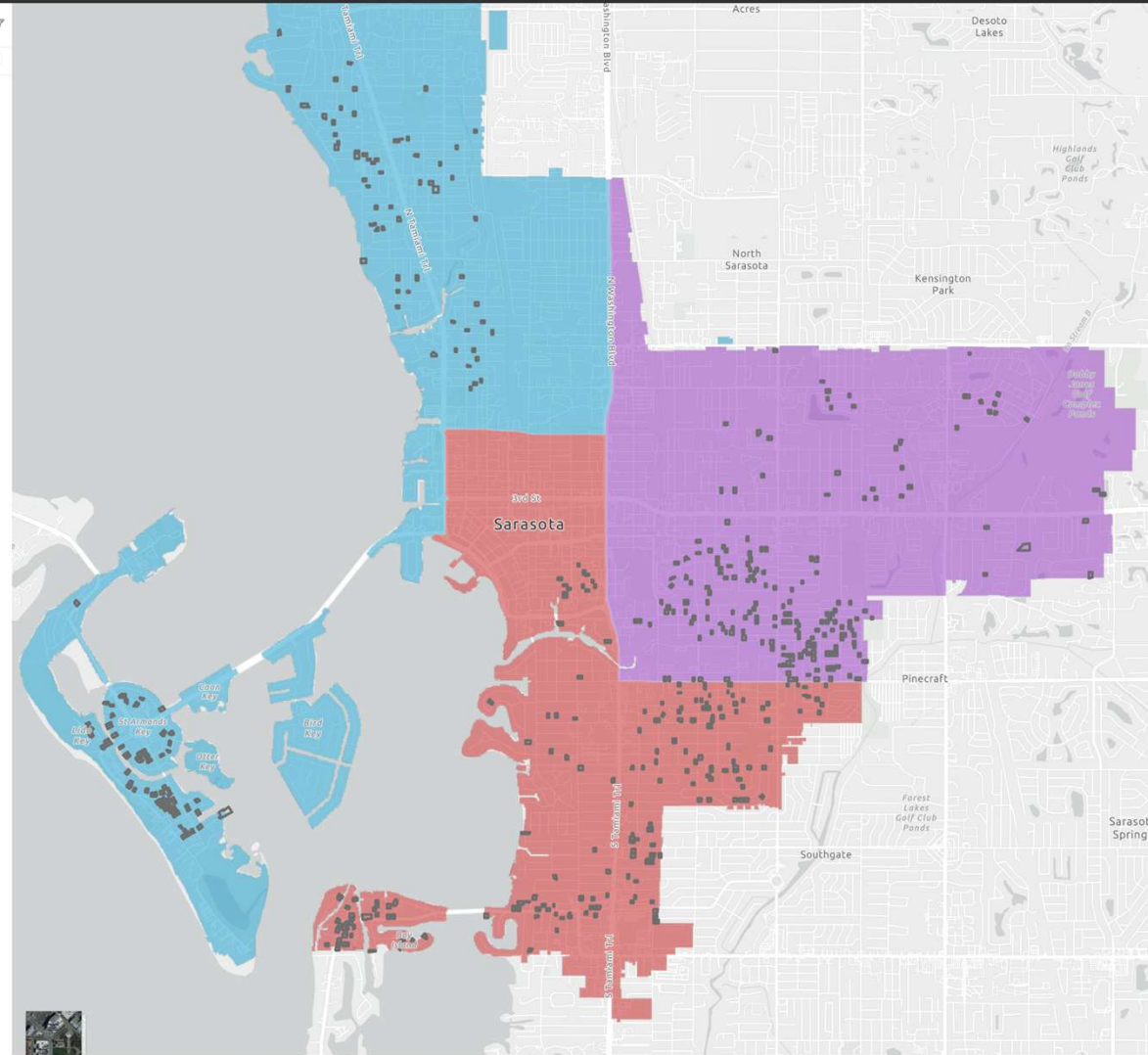
Find address or place

Search to learn more about a location and its surrounding area.

Use one of the following search methods:

- Click the search box and type in an address or click within the map

The information provided in this application is for general informational purposes only, and may not reflect the most current data.





# Tree Protection

1575 2<sup>nd</sup> St, 3<sup>rd</sup> floor

---

## Key Staff:

Jackie Hartley, Senior Arborist

Division implements regulations in the Zoning Code regarding tree preservation and landscaping through development applications and permits. Staff also helps the public with general tree related questions and leads tree programs.

# Neighborhood Canopy Program

---



- City-wide tree-planting initiative launched in 2019
- Encourages homeowners to plant trees in their front yard
- Incentive: up to **\$500**; residents contribute **\$100**
- Residents own and maintain the tree
- Multiple species offered each year
- Trees must be planted between front plane of home and ROW
- Average **15 trees per cycle** (up to 2 cycles yearly); participation increasing
- Funded through the **City's Tree Mitigation Fund**



# Tree Giveaways

---

- Launched in 2023 to expand residential tree planting
- Trees are **free**; proof of residency required at event
- Participants must transport the tree home
- Trees may be planted anywhere on the property
- Events can occur multiple times per year
- Program popularity has grown in its first two years
- Funded through the **City's Tree Mitigation Fund**

# Flood

1575 2<sup>nd</sup> St, 2<sup>nd</sup> floor

---



## Key Staff:

Nick Baltimore, Flood Zone Specialist

Division provides services related to flood zones, elevation requirements, building requirements in a special flood hazard area, flood depths, substantial improvement/damage requirements and can make site visits to advise on protection measures for both new and existing building

# Flood – Community Rating System (CRS)

---



CRS recognizes community efforts beyond Federal Emergency Management Agency's (FEMA) minimum standards by reducing flood insurance premiums for property owners.

City has a CRS **Class 5** designation, allowing flood plain insurance policy holders up to a **25% reduction** in their flood insurance premiums (less additional non-policy fees associated with their premiums).

<https://www.sarasotafl.gov/Department-Pages/Development-Services/Flood-Information>

# Zoning

1575 2<sup>nd</sup> St, 3<sup>rd</sup> floor



## Key Staff:

Stephanie Prince, Senior Zoning Analyst

Every parcel within the City has a zoning designation that governs its use and development. These uses are defined in the Zoning Code. Zoning Code is applied through review of Development Approval Applications and Building Permit Applications.


Additional responsibilities include: Zoning Confirmation Letters, Zoning Interpretation Letters, Lot Split and Boundary Adjustments, Plat Consolidations, Alcoholic Beverage Licenses, Assignment of Street Addresses.

# Zoning Map

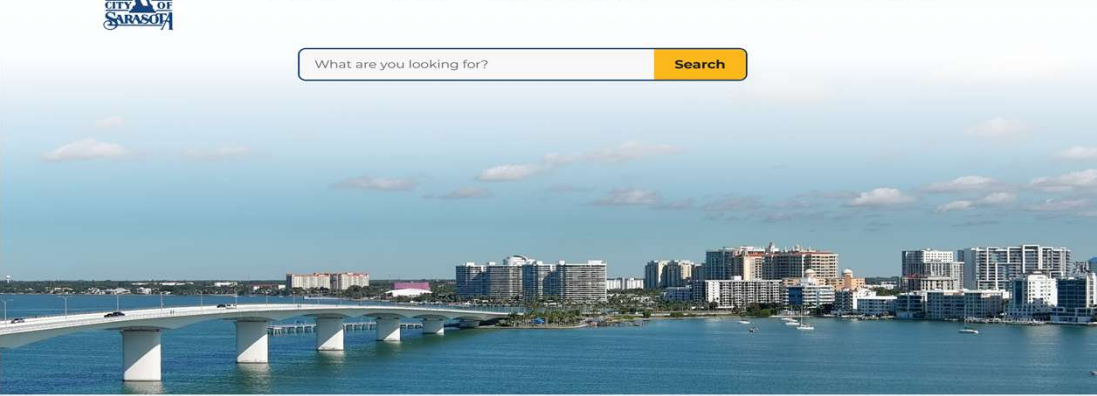
www.sarasotafl.gov/Home





City Manager Search   Contact Us   Jobs   Compliments   English ▾


 [Services](#)   [Our City](#)   [Business Resources](#)   [Departments](#)   [I Want to...](#)


What are you looking for?





 **Meetings, Agendas & Video**


 **GIS / Maps**


 **Pay Online**

 **Permits & Licenses**

 **Report an Issue or Code Violation**

 **Trash, Recycling, & Yard Waste**

 **Parking**

 **Search Public Records**

# Zoning Map

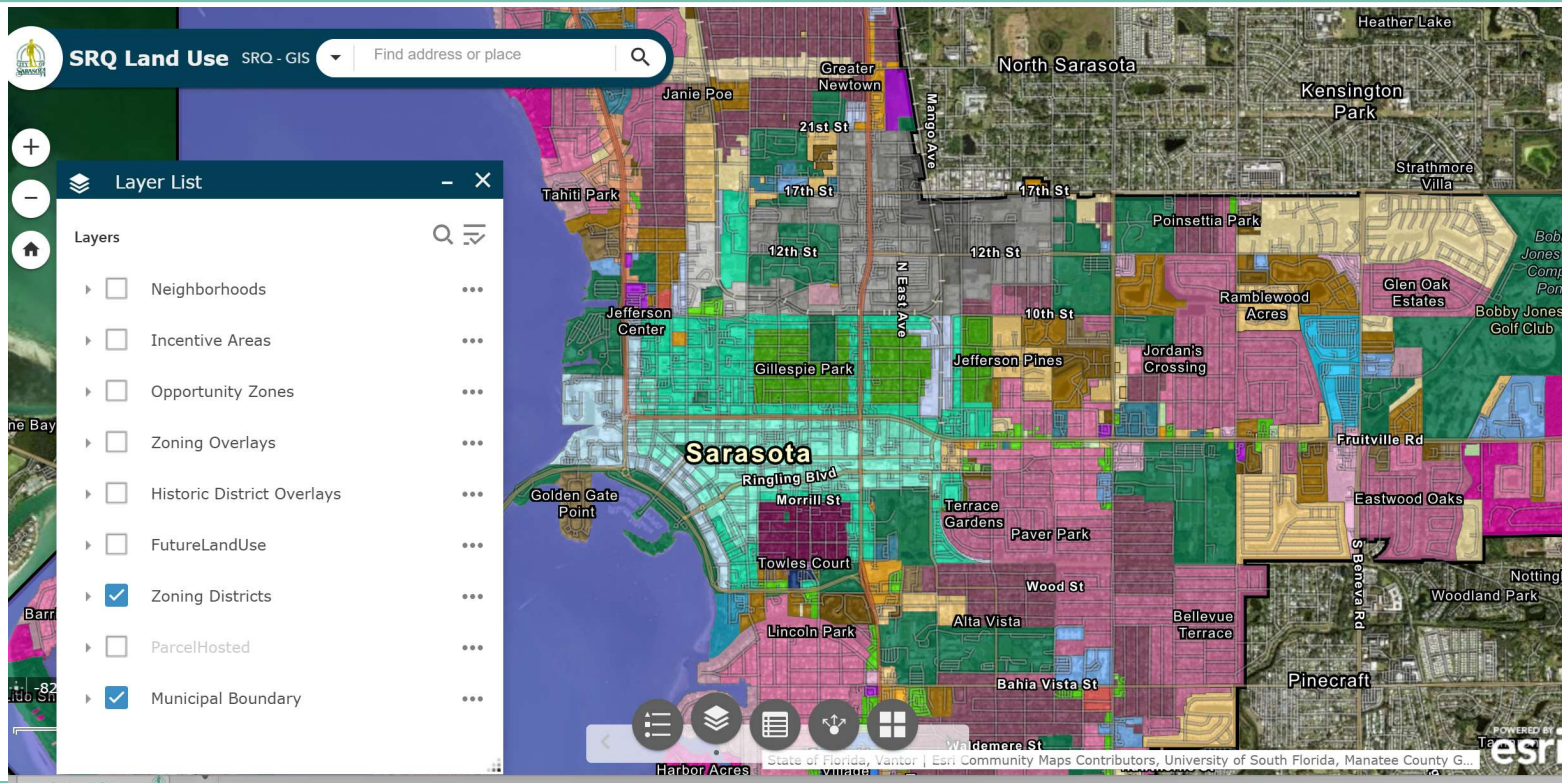
[www.sarasota.maps.arcgis.com/home/index.html](http://www.sarasota.maps.arcgis.com/home/index.html)



<p>Closures &amp; Detours Web Application</p> <p>Closures &amp; Detours is an application that allows the general public to identify and become informed</p>	<p>Find My Commission District Web Application</p> <p>web map showing the current commission districts for the City of Sarasota</p>	<p>Developments Under Review Web Application</p> <p>app for displaying active developments in the City of Sarasota.</p>	<p>Elevation Certificates Web Application</p> <p>app for downloading elevation certificates.</p>
<p>Facilities and Flood Risks Web Application</p> <p>Shows important Facilities and Flood Zone Information for the City of Sarasota</p>	<p>Historic Properties Web Application</p> <p>Historic Property Public App web app for viewing, searching, and filtering historic properties in the</p>	<p>Neighborhood Finder Web Application</p> <p>Neighborhood Identifier app</p>	<p>Park Finder Web Application</p> <p>Park Locator is an application that allows the general public to locate a park or recreation facility near the</p>
<p>Proposed Sidewalk Connectivity Web Application</p> <p>Showing existing sidewalks, and proposed new sidewalk connections.</p>	<p>Public GIS Viewer Web Application</p> <p>A map for the public to view Sarasota City/County GIS data</p>	<p>ROW Management Web Application</p> <p>Map showing right-of-way assets</p>	<p>SMART TRAFFIC Monitors Regional TMC</p> <p>SmartTrafficInfo.org enables access <a href="http://www.smarttrafficinfo.org">www.smarttrafficinfo.org</a> from RTMC, providing insights into traffic.</p>
<p>Find My Trash Pickup Day Web Application</p> <p>Trash Pickup Areas as delineated by Public Works.</p>	<p>Data Requests</p> <p>A survey for contractors to request water GIS data from the City.</p>	<p>This map displays vacation rental properties registered with the City of Sarasota. Users can search by</p>	<p>Zoning &amp; Future Land Use Web Application</p> <p>Contains incentive areas, opportunity zones, zoning, historic, and land use layers.</p>

# Zoning Map

[www.sarasota.maps.arcgis.com/home/index.html](http://www.sarasota.maps.arcgis.com/home/index.html)



# Zoning Code

www.sarasotafl.gov/Home



City Manager Search

Contact Us

Jobs

Compliments

English ▼



Services

Our City

Business Resources

Departments

I Want to...

Building Permits

Careers

City Charter, Code &  
Zoning Code

City of Sarasota Projects

City Plan (2030)

Code Compliance Portal

Development  
Applications

Domestic Partnership  
Registration

Email Subscriptions

Flood Information

GIS Maps and Apps

Meetings, Agendas, &  
Videos

News List

Newsletter Archive

Pay Online

Public Access Email

Public Records Access

Submit Requests,  
Concerns & Code  
Violations

Need help? Click here  
for assistance.

www.sarasotafl.gov/City-Services

of 42 English (United States) Accessibility: Investigate



Search



11:30  
3/29

# Zoning Code

<https://library.municode.com/fl/sarasota>



Sarasota, FL  
Municode Codification

Search or jump to

NOTIFICATIONS SIGN IN HELP

Select Language  
Powered by Google Translate

## Publications

Code of Ordinances

Online content updated on December 5, 2025

[BROWSE »](#) [DOWNLOAD PDF](#)

Zoning

Online content updated on March 2, 2026

[BROWSE »](#) [DOWNLOAD PDF](#)

## Documents

This organization does not use MuniDocs to host documents.

1565 1st St., Sarasota, FL 34230

[www.sarasotaf1.gov](http://www.sarasotaf1.gov)

# Zoning Code

<https://library.municode.com/fl/sarasota/codes/zoning>



Sarasota, FL  
Municode Codification

Search or jump to

NOTIFICATIONS SIGN IN HELP Select Language  
Powered by Google Translate

SHOW CHANGES MORE

- Zoning
  - VERSION: MAR 2, 2026 (CURRENT)
  - ZONING CODE **modified**
  - SUPPLEMENT HISTORY TABLE **modified**
  - Article I - GENERAL PROVISIONS
  - Article II - DEFINITIONS AND RULES OF CONSTRUCTION
  - Article III - DECISION MAKING AND ADMINISTRATIVE BODIES
  - Article IV - DEVELOPMENT REVIEW PROCEDURES
  - Article V - VESTED RIGHTS AND NON-CONFORMITIES
  - Article VI - ZONE DISTRICTS
  - Article VII - REGULATIONS OF GENERAL APPLICABILITY
  - Article VIII - ENFORCEMENT PROCEEDINGS AND PENALTIES
  - Appendix A - CONCURRENCY CALCULATION METHODOLOGY
  - Appendix B - OWNERSHIP IDENTIFICATION PROCEDURES
  - Appendix D - ADVISORY COMMUNITY DESIGN GUIDELINES
  - CODE COMPARATIVE TABLE - ORDINANCES **modified**
  - STATUTORY REFERENCE TABLE

## Zoning

Supplement 44 Update 1  
Online content updated on March 2, 2026  
ZONING CODE City of SARASOTA, FLORIDA Codified through Ordinance No. 25-5583, adopted November 17, 2025. (Supp. No. 44, Update 1)

[VIEW WHAT'S CHANGED](#)

*This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality.*



# Development Review

1575 2<sup>nd</sup> St, 3<sup>rd</sup> floor

Key Staff:

Rebecca Webster, Acting Development Review Chief Planner

Development Review staff ensures that the long-range plans of the City are implemented and that new development adheres to the City’s codes and regulations. Every new project is different and City Planners work with developers, architects, engineers, attorneys and neighborhood representatives to achieve a balanced integration between new development and the built environment

	October 2024-September 2025	October 2025-February 2026
Development Applications Submitted	73	34

# Development Review Committee (DRC)



Regulated by Article III Division 6 of the Zoning Code.



Consist of City staff from numerous Departments, a Sarasota County School Board representative and a Sarasota County Fire Department representative. Staff members attend DRC meetings and provide comments on pre-applications, zoning text amendments, city projects/proposals and formal development applications.



This is a technical review and DRC members review against their applicable Codes and regulations.



Project comments are discussed at DRC meetings (1<sup>st</sup> and 3<sup>rd</sup> Wednesday of the month).



Case Planner (Development Services Department) is the main contact regarding a development application for everyone.



Once an application is deemed complete the Case Planner will email the designated neighborhood representative introducing themselves and notifying them of the project. DRC Comments are also sent to the neighborhood representatives. Notifications are mailed to property owners and Neighborhood Associations within 500 feet of the site.



DRC meetings are open to the public but public input is not permitted. Input can be submitted in writing or by calling the Case Planner.



# Development Application Search

[www.sarasotafl.gov/Department-Pages/City-Auditor-and-Clerk/Records-and-Information-Management/Online-Records-Portal](http://www.sarasotafl.gov/Department-Pages/City-Auditor-and-Clerk/Records-and-Information-Management/Online-Records-Portal)

What are you looking for?

Home / City Auditor and Clerk / Records and Information Management / Welcome to the City's Online Records Portal

## City Auditor and Clerk

### Welcome to the City's Online Records Portal

The Online Records Portal contains contracts and agreements, election records, ordinances, resolutions, development applications, and other City records.

Click on one of the specific search links below or use the navigation bar to select "Browse" to explore records by departmental folder. You may also perform a search using the "Search in Weblink" field below. Just type in your search term or click the magnifying glass to begin the search.

Many agendas and minutes through 2018 can be found in this portal. However, additional agendas, minutes, transcripts, and video (when available) for City Commission or Advisory Board Meetings are available via Granicus and linked below.

If you are unable to find the information you need, please submit a public records request through our public records request application, JustFOIA. The link to submit a request is provided below.

[Browse](#) [My Weblink](#) [Help](#) [About](#) [Sign Out](#)

#### THE CITY OF SARASOTA'S ONLINE RECORDS PORTAL

- \*\*\* Meetings, Agendas, and Video via Granicus \*\*\*
- \*\*\* Submit a City of Sarasota Public Records Request Here \*\*\*
- [Search - Abandoned/Vacant Property Registration](#)
- [Search - Administrative, Emergency, and Executive Orders](#)
- [Search - Administrative Regulations](#)
- [Search - Advisory Board Agendas and Minutes - Prior to 2019](#)
- [Search - Audit Final Reports](#)
- [Search - City Commission Agendas and Minutes - Prior to 2019](#)
- [Search - Code Compliance Records](#)
- [Search - Commission Recognition](#)
- [Search - Community Meetings](#)
- [Search - Community Workshops Agendas and Minutes](#)
- [Search - Contracts & Agreements](#)
- [Search - Deeds and Easements](#)
- [Search - Development Applications](#)
- [Search - Elected Officials](#)
- [Search - Election Candidate Documentation](#)
- [Search - Maps \(Book\)](#)
- [Search - Maps \(Quarter Section\)](#)

# Development Application Search

[www.sarasotafl.gov/Department-Pages/City-Auditor-and-Clerk/Records-and-Information-Management/Online-Records-Portal](http://www.sarasotafl.gov/Department-Pages/City-Auditor-and-Clerk/Records-and-Information-Management/Online-Records-Portal)



The screenshot displays the City of Sarasota's Online Records Portal. At the top, there is a navigation bar with links for 'City Manager Search', 'Contact Us', 'Jobs', 'Compliments', and 'English'. Below this is a main navigation menu with 'Services', 'Our City', 'Business Resources', 'Departments', and 'I Want to...'. A search bar is prominently featured with the placeholder text 'What are you looking for?' and a 'Search' button. The breadcrumb trail indicates the user is in 'Home / City Auditor and Clerk / Records and Information Management / Welcome to the City's Online Records Portal'. The main heading is 'Welcome to the City's Online Records Portal', followed by a brief description of the portal's content. Below this, there are instructions on how to use the search functionality. A section titled 'Development Applications' is highlighted, showing a search form with fields for 'Application Type', 'Date Filed', 'Date Completed', 'Application Number', 'Address', 'Parcel ID Number', 'Project Name', 'Petitioner', and 'Application Status'. There are also 'Submit' and 'Reset' buttons at the bottom of the form.

# Development Application Interactive Map

www.sarasotafl.gov/Home



City Manager Search Contact Us Jobs Compliments English

Services Our City Business Resources Departments I Want to...

What are you looking for? Search

Meetings, Agendas & Video

GIS / Maps

Pay Online

Permits & Licenses

Report an Issue or Code Violation

Trash, Recycling, & Yard Waste

Parking

Search Public Records

# Development Application Interactive Map

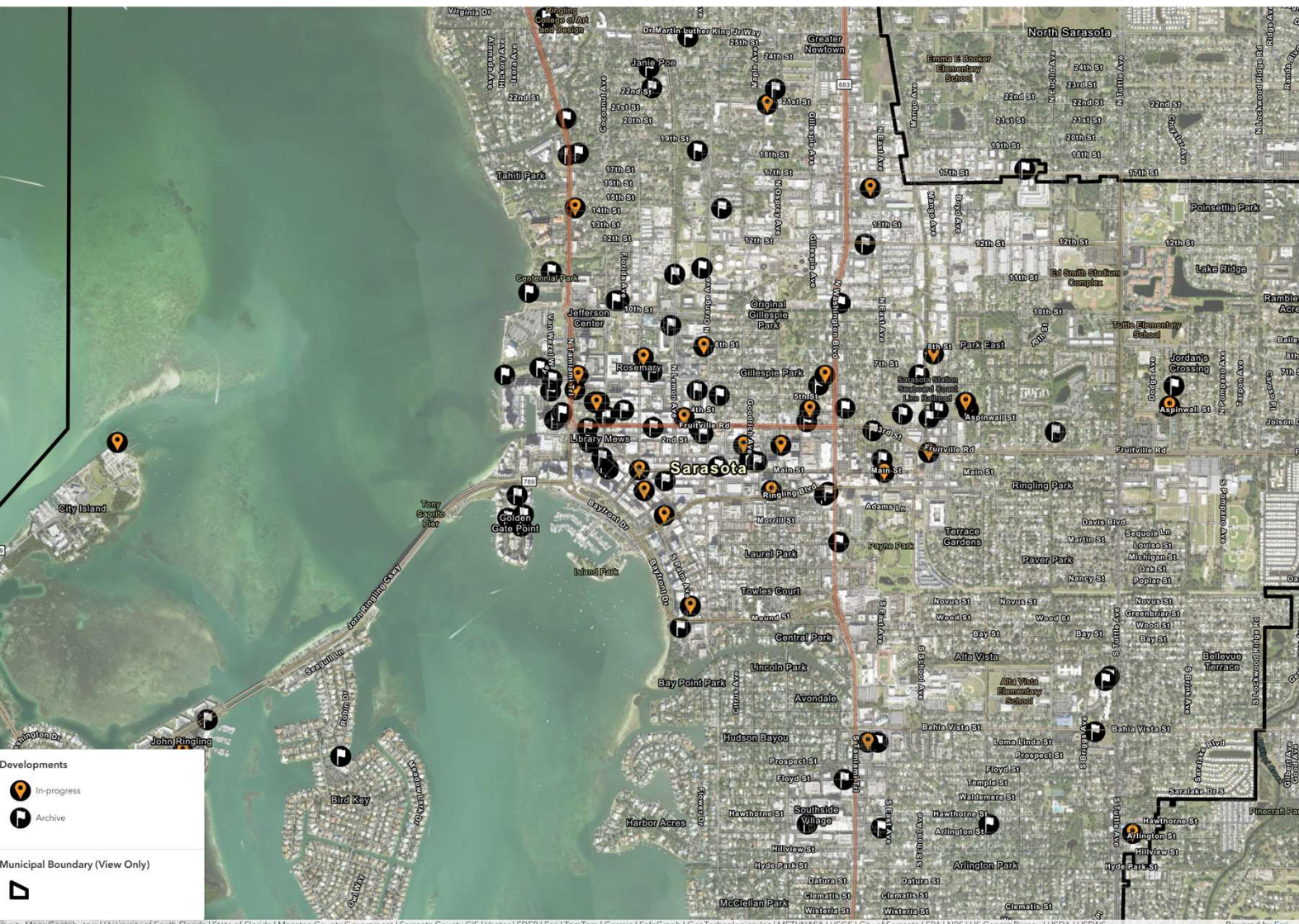
[www.sarasota.maps.arcgis.com/home/index.html](http://www.sarasota.maps.arcgis.com/home/index.html)



## Public Maps & Apps

A collection of maps and apps our organization makes available to the general public.

<p>Closures &amp; Detours Web Application</p> <p>Closures &amp; Detours is an application that allows the general public to identify and become informed.</p>	<p>Find My Commission District Web Application</p> <p>web map showing the current commission districts for the City of Sarasota.</p>	<p>Developments Under Review Web Application</p> <p>app for displaying active developments in the City of Sarasota.</p>	<p>Elevation Certificates Web Application</p> <p>app for downloading elevation certificates.</p>
<p>Facilities and Flood Risks Web Application</p> <p>Shows Important Facilities and Flood Zone Information for the City of Sarasota.</p>	<p>Historic Properties Web Application</p> <p>Historic Property Public App web app for viewing, searching, and filtering historic properties in the city.</p>	<p>Neighborhood Finder Web Application</p> <p>Neighborhood Identifier app.</p>	<p>Park Finder Web Application</p> <p>Park Locator is an application that allows the general public to locate a park or recreation facility near them.</p>
<p>Proposed Sidewalk Connectivity Web Application</p>	<p>Public GIS Viewer Web Application</p>	<p>ROW Management Web Application</p>	



City of Sarasota Applications Under Development Review

How to Use This Map

This interactive map allows you to search for development applications currently in the City's review process:

- Click on the icons on the map.
- Click on the categories to the right to view / search by name or address

For more information you may contact the Development Services Department (941)263-6596.

Click the button below to get started.

How to Use This Map

Filter by Address

Filter by Name

Developments

- In-progress
- Archive

Municipal Boundary (View Only)



Next: Filter by Address

>> Collapse

# How to get in contact with us:

Code  
Compliance  
(941) 263-6417

Local Business  
Tax  
(941) 263-6469

Development  
Review  
(941) 263-6596

Zoning  
(941) 263-6432

Tree  
Protection  
(941) 263-6536

Building and  
Permitting  
(941) 263-6494





# Thank you

Lucia Panica, Director

[Lucia.panica@sarasotafl.gov](mailto:Lucia.panica@sarasotafl.gov)