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KAREN E. ROJAS  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

ORDINANCE NO. 2025-050

AN ORDINANCE OF SARASOTA COUNTY, FLORIDA, (UNIFIED DEVELOPMENT CODE AMENDMENT NO. 2025-15) AMENDING SARASOTA COUNTY ORDINANCE NO. 2018-047 (AS AMENDED FROM TIME TO TIME) CODIFIED AS CHAPTER 124 OF THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FOR FINDINGS; AMENDING ARTICLE 6, SECTION 124-72 DETERMINATION OF SPECIFIC STANDARDS; AMENDING ARTICLE 17, SECTION 124-305 DEFINED TERMS; PROVIDING FOR EFFECT ON OTHER ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODING OF AMENDMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

**Section 1. Findings.** The Board of County Commissioners, hereinafter referred to as the "Board" hereby makes the following findings:

A. The Board has held public hearings on the proposed amendments described herein in accordance with the requirements of the Sarasota County Zoning Ordinance and has considered the information received at said public hearings.

B. The Board has received and considered the report of the Sarasota County Planning Commission and has reviewed the proposed amendments provided herein.

C. The Board, sitting as the Sarasota County Land Development Regulation Commission, has reviewed the proposed amendments provided herein and has found that the amendments are consistent with the Sarasota County Comprehensive Plan.

**Section 2. Amendment to Section 124-72 of the Sarasota County Code, relating to Determination of Specific Standards**

**Subsection 124-72** of the Sarasota County Code is hereby amended as follows:

Sec. 124-72. Determination of Specific Standards

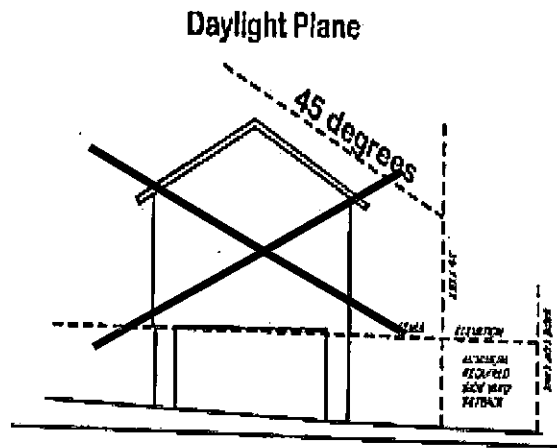
The regulations within each district shall be minimum or maximum limitations, as the case may be, and shall apply uniformly to each class or kind of structure, to each use, and to all land or water. The following general regulations shall apply, except where expressly modified elsewhere in this UDC.

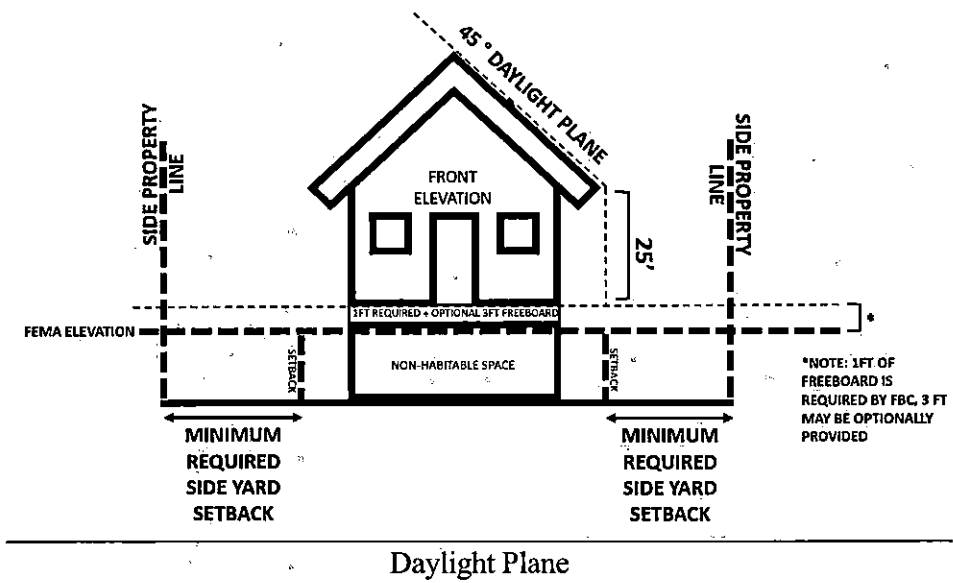
(a) Measurement of Standards.

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(4) Daylight Plane.

- a. Within the RE, RSF and RMF Districts, all structures located in A-Zones or V-Zones as depicted on the Flood Insurance Rate Maps (FIRMs), except within Planned Unit Developments, shall not be of such a height or size that they penetrate the daylight plane, which is an angle of 45 degrees (a 12:12 slope) measured vertical from the minimum required side yard setback lines, and beginning at 25 feet above the greater of the predevelopment grade of the parcel or the FEMA or State-mandated elevation of the structure, including any freeboard required by the Florida Building Code, as amended, plus an addition of up to three (3) feet of freeboard at the option of the applicant, the plane projecting upward toward the center of the parcel. However, in the Casey and Manasota Key Conservation Districts, the 45 degree daylight plane shall begin at twenty (20) feet above the greater of the predevelopment grade of the parcel or the FEMA or State-mandated elevation of the structure.
- b. Exceptions to this height restriction are as set forth in subsection (5), below and as provided below. (See also Section 124-282, Nonconforming Structures.)
- c. The daylight plane requirements above shall not apply to:
  1. Roof overhangs of three feet or less;
  2. Dormers that do not exceed a combined 12 feet in length per side of the structure or 25 percent of the length of the side of the structure upon which the dormers are located (excluding roof overhang), whichever is less.

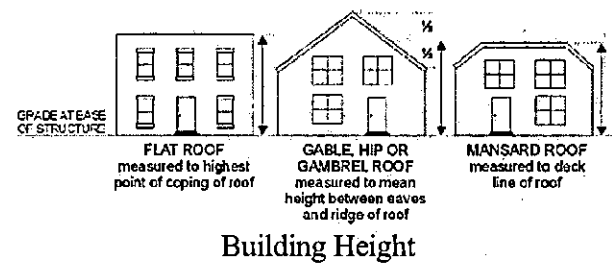




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(6) Height.

- a. Height of building is the vertical distance above finished grade to the highest point of a flat roof, to the deck line of a mansard roof, or to the average height between the plate and the ridge of a gable or hip roof.



- b. The height of a stepped or terraced building is the maximum height of any segment of the building.
- c. In floodprone areas where minimum floor elevations have been established by law, which exceed the minimum point of measurement established by this section, the building height shall be measured from such required minimum floor elevations.

- 1. For properties located in A-Zones or V-Zones as depicted on the Flood Insurance Rate Maps (FIRMs), the height of a building shall be the minimum floor elevation as established by law, including any freeboard required by the Florida Building Code, as amended, and

up to an additional three (3) feet of freeboard at the option of the applicant. The required minimum floor elevation as established by the Florida Building Code, and up to an additional three (3) feet of freeboard at the option of the applicant, shall not be included in the calculation of building height.

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**Section 3. Amendment to Section 124-305 of the Sarasota County Code, relating to Defined terms**

**Subsection 124-305** of the Sarasota County Code is hereby amended as follows:

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Freeboard: An additional amount of height above the Base Flood Elevation used as a factor of safety in determining the elevation to which a structure's lowest floor or lowest horizontal structural member of the lowest floor, as applicable, must be elevated or floodproofed, as required by the Florida Building Code.

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**Section 4. Effect on Other Ordinances.** The provisions of this Ordinance shall prevail in the event of conflict with the provisions of any existing ordinance.

**Section 5. Severability.** It is declared to be the intent of the Board of County Commissioners that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**Section 6. Coding of Amendments.** In this Ordinance, language added to an existing Ordinance is underscored and language deleted is typed in ~~strike-through~~ type. Existing language which has been moved within the subsection is typed in double underscored.

**Section 7. Effective Date.** This Ordinance shall take effect immediately upon filing with the Office of the Secretary of the State of Florida.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA this 27 day of JANUARY 2026

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

By: \_\_\_\_\_

Chair

ATTEST:  
KAREN E. RUSHING, Clerk of  
the Circuit Court and  
Ex-Officio Clerk of the Board  
of County Commissioners of  
Sarasota County, Florida

By: \_\_\_\_\_

Deputy Clerk