

ORDINANCE NO. 2008-043

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, RELATING TO REGULATIONS GOVERNING SUBDIVISIONS AND THE DEVELOPMENT OF LAND; AMENDING SARASOTA COUNTY ORDINANCE NO. 81-12, AS CODIFIED IN CHAPTER 74 OF THE SARASOTA COUNTY CODE; AMENDING SECTION 74-31(a)(1); PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

MRPZ

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

Section 1: This Ordinance amends Sarasota County Ordinance No. 81-12 as amended and codified in Chapter 74 of the Sarasota County Code. In this ordinance, deleted text is shown in ~~strike through~~ and new text is underlined.

Section 2: The Board of County Commissioners, sitting as the Land Development Regulation Commission, has reviewed the ordinance codified in this Article and found it to be consistent with the Sarasota County Comprehensive Plan.

Section 3: Chapter 74, the Land Development Regulations, Article III, Section 74-31(a)(1), is hereby amended to read as follows:

Sec. 74-31. Procedures for securing approval for Subdivisions.

(a) *General requirements.* When the subdivision of any land is proposed, the owner of the land or his authorized agent shall apply for and secure approval of such subdivision in accordance with Article II of these regulations. Until such approval is granted, no lots or parcels which would be created by the proposed subdivision shall be sold, nor shall any building permit be approved for the erection of any structure on said lots or parcels.

(1) *Exemptions.* The following divisions of land do not require approval under Article II of these regulations, so long as they do not involve the creation, relocation, or extension of a street. These exemptions are not applicable to lands wholly or partially within the Myakka River Protection Zone, as described in Chapter 54, Section 54-7021033 of the Sarasota County Code.

Section 4. Severability.

If any provision of this Article is for any reason finally held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions.

2008 APR 24 AM 9:03

BOARD RECORDS  
FILED FOR RECORD

KEEFE RUSHING  
COUNTY CLERK  
SARASOTA COUNTY

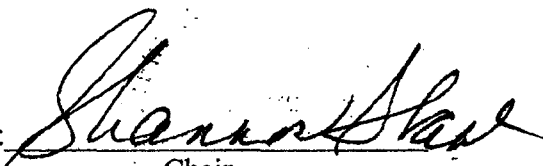
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**Section 5. Effective Date.**

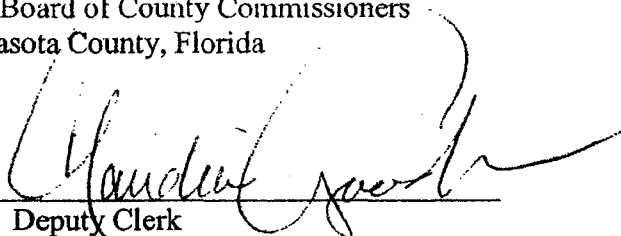
This Ordinance shall take effect immediately upon receipt by the Office of the Secretary of the State of Florida.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 22<sup>nd</sup> day of APRIL 2008.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

BY:   
Chair

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

BY:   
Deputy Clerk