

Discussion Item: Development Permits - Short Form - vs - Long Form

Question: Should any Development Requirng a Long Form application be changed to Short Form AND/OR Should any text amendments be made to Application development type

Short Form Application Development Types - Section 82-401

Long Form Application Development Types - Section 82-421

<p><u>Construction of a single-family dwelling or duplex, and for the relocation of an existing structure for residential use, except an application which raises questions as to compliance with the provisions of section 86-43.</u></p>	<p>All applications for development that do not qualify for short-form application.</p>
<p><u>Additions or extensions to existing buildings, which do not raise questions as to the compliance with the provisions of section 86-43. Additions or extension to existing buildings or structures that are required to meet federal or state requirements for that use.</u></p>	<p>Application for development which the city manager determines to be inconsistent with the plan or raise issues as to interpretation of the Sanibel Plan or this Land Development Code.</p>
<p>Commercial buildings not exceeding 2,000 square feet of floor area and additions, not exceeding 2,000 square feet of floor area, to commercial buildings.</p>	<p>All applications for development which require a variance or waiver.</p>
<p>Private garages, boat docks, and other accessory uses to an already existing principal use. Accessory structures, including recycling areas.</p>	<p>All applications for development requiring conditional use permits.</p>
<p>Development by public utilities in accordance with provisions of their franchises, granted by the city.</p>	<p>All applications which require interpretation of zone line.</p>
<p>Removal or alteration of vegetation. (Note: vegetation permit may be required.)</p>	<p>Any application in which the developer seeks an interpretation of the language of the Sanibel Plan or this Land Development Code inconsistent with that of the city manager.</p>
<p>Changes of use on a site which, after the change, will be conforming in all respects with the requirements and limitations of this Land Development Code.</p>	<p><u>Any application for placement of a structure on the historic register, in accordance with the procedures set forth in chapter 98.</u></p>
<p>Permitted repairs to structures listed on the historic register.</p>	<p><u>Any application which raises questions as to compliance with section 86-43.</u></p>
<p>Emergency beach shoreline erosion control development.</p>	<p>Building back either a nonconforming structure or a nonconforming use within a nonconforming structure which has been destroyed or substantially damaged by a natural disaster within the three-dimensional outline of the lawfully existing habitable area of the pre-disaster building, but the footprint of the lawfully existing pre-disaster building is moved in a manner that reduces the pre-disaster building's encroachment into the Gulf Beach Zone.</p>
<p>Repairs or reconstruction of existing seawalls in manmade waterbodies, where seawalls are permitted as conditional uses; and repairs or reconstruction of existing nonconforming seawalls which are less than substantially damaged in manmade waterbodies where seawalls are not permitted as conditional uses.</p>	<p>All applications for a principal structure that includes an accessory structure, integrally attached to the principal structure, which requires a long-form application.</p>
<p><u>Accessory beach equipment for resort housing uses, pursuant to the requirements of section 126-636.</u></p>	
<p>Building back either a nonconforming structure or a nonconforming use of a nonconforming structure that has been destroyed or substantially damaged by a natural disaster within the three-dimensional outline of the lawfully existing habitable area of the pre-disaster building and the footprint of the lawfully existing pre-disaster building.</p>	
<p>Permanently installed emergency electrical power generators in accordance with the requirements of <u>ch. 126</u> zoning, article XIV supplementary district regulations, <u>division 16</u> emergency electrical power generators. A long-form development permit application is required for an electrical power generator intended for general, unrestricted use. Unrestricted use means that there are no restrictions on the operation of an electrical power generator which limit its use to times when the primary electrical service is out or for the performance testing cycle of the generator.</p>	