

**ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS**

CATEGORY:

Development/Planning/Zoning

CODE NUMBER:

AC-13-9

TITLE:

Providing a List of Various Permits and Procedures Which Do Not Require Detailed Concurrency Review

ADOPTED:

10/31/90

AMENDED:

1/4/95

ORIGINATING DEPARTMENT:

Community Development

PURPOSE/SCOPE:

The purpose of this code is to list those development permits for developments which do not impact upon potable water supplies, sanitary sewer systems, solid waste, parks, roads, or surface water management and, therefore, do not require a concurrency review under the terms of Chapter 2, Article II, of the Land Development Code.

This Code also sets forth various building permits which are exempt from obtaining individual Certificates of Concurrency where the Division of Development Services has already evaluated concurrency issues at an earlier stage of development.

It is further the purpose of this code to list those development procedures which do not require concurrency review because, by themselves, they do not authorize construction. Concurrency review will take place at a later step in the development process.

POLICY/PROCEDURE:

SECTION I: DEVELOPMENT PERMITS

The following types of development permits do not impact upon potable water supplies, sanitary sewer systems, roads, solid waste, parks, or surface water management systems:

CODES & BUILDING SERVICES DIVISION

RESIDENTIAL (Single Family, Two-Family, Duplex, Mobile Home, and Recreational Vehicles)

Remodeling only

Building Addition only

Accessory buildings including garage/carport, storage shed, play equipment swimming pool or spa, tennis or shuffleboard court.

RECREATIONAL FACILITIES for residential developments (single-family or multi-family) including, but not limited to, swimming pools, tennis or shuffleboard courts provided such facilities are:

- (1) Primarily for the use of project residents; and
- (2) Shown on an approved Final Development Order (FDO) or possess an exemption to the Lee County Development Standards Ordinance No. 82-42, as amended (DSO).

NOTE: This exemption does not apply to any bathing/changing/locker facilities serving the recreational facilities.

MINOR ACCESSORY STRUCTURES such as condominium screen rooms and carports shown on an approved FDO or in receipt of an exemption from the DSO.

BOARDWALKS approved as part of a development order or an exemption from the DSO.

COMMERCIAL AWNINGS

COMMERCIAL INTERIOR REMODELING which is not for the purpose of changing the use of the building and does not increase the floor area of the building.

CULVERTS
DRIVEWAYS
ELEVATORS
FIREWORKS
HANDICAP RAMPS
ROOFING
PUMPHOUSES

SWALE
FENCE

FIRE RELATED
Stand Pipe
Dry Hydrant
Gas Tank
LPG TANKS

MINOR UTILITY BUILDINGS (Less than 144 square feet in area) which do not require electrical, water or sewer connections

MARINE

Seawall
Seawall w/patio deck
Retaining wall
Dock, wood w/elect.
Dock, wood wo/elect.
Boathouse w/dock
Boathouse wo/dock
Davits
Davit Installation
Rip Rap
Dredging
Mangrove removal/trim
Boat Ramp
Boat Lift w/elect.
Dock & Boat Lift w/elect.
Repairs

POOL - RESIDENTIAL

SIGN

TEMPORARY PROMOTION

VEGETATION/TREE REMOVAL

DOT&E

UTILITY RIGHT-OF-WAY

HEALTH DEPARTMENT
SEPTIC SYSTEMS

WATER RESOURCES DIVISION

WELL PERMITS

OPERATING PERMIT

CLOSURE PERMIT

SERVICE STATION TANK

SECTION II: CERTAIN BUILDING PERMITS

Certain building permits are exempt from obtaining individual Certificates of Concurrency. These permits include:

1. Building permits for single-family, two-family, and duplex buildings, as well as move-on permits for mobile homes, and recreational vehicles PROVIDED THAT the building or unit will be located within a subdivision or plat or other development which has a valid Certificate of Concurrency which specifically authorizes the Division of Codes and Building Services to issue building permits within the project.
2. Commercial buildings to the extent that the Certificate of Concurrency for the Final Development Order (FDO) specifically authorizes the Division of Codes and Building Services to issue the building permits.

SECTION III: OTHER

The following development procedures and permits do not require formal concurrency review inasmuch as the approval or permit does not, in itself, authorize construction

of any building or structures which could impact potable water, sanitary sewers, roads, solid waste, parks, or surface water management. (However, those approvals indicated by an asterisk may be subject to certain provisions of Chapter Two, Article II of the Land Development Code.

ZONING & DEVELOPMENT REVIEW DIVISIONS

SPECIAL PERMITS

VARIANCE

ADDITIONAL REQUESTS

APPEALS TO HEARING EXAMINER

APPEALS TO BOCC

ZONING VERIFICATION

EXCAVATION-WATER RETENTION

CONTINUANCES

DEFERRALS

REHEARINGS

*REZONING (INC. DCI, DRI, PD)

PUD/DCI AMENDMENTS/EXTENSIONS

*DCI/PD - MINOR

SPECIAL EXCEPTIONS

SPECIAL EXCEPTION - MOBILE HOME

SIX MILE EXEMPTION

*PRELIMINARY DEVELOPMENT ORDERS

*PDO - RESUBMITTALS

F0015 REVIEW (excluding amendments. F-0015 amendments shall be reviewed for concurrency.)