



PUBLIC WORKS AND COMMUNITY DEVELOPMENT: DEVELOPMENT SUPPORT & ENVIRONMENTAL MANAGEMENT (DSEM)

ALIGNING BOARD PRIORITIES WITH OPTIMIZED RESOURCES

PEOPLE FOCUSED. PERFORMANCE DRIVEN.

Mission & Goal Statements

DSEM: To support the development of a sustainable community and its built environment, while protecting and preserving our natural resources to maintain the quality of life for all citizens and building positive relationships through exceptional customer service.

Development Services: Guide and support the development of sustainable communities through the adopted policies of the Comprehensive Plan and development standards of the Land Development Code, while ensuring and promoting the quality of life for all citizens of Leon County.

Building Plans Review and Inspection: Ensure that built environments are safe, accessible and energy efficient through compliance with all applicable construction codes, plans review, inspections, the use of automated technologies, and continuing staff development.

Environmental Services: Provide high quality technical and scientific permitting and review services to the public and to disseminate environmental information to the public and government agencies in support of environmental protection efforts.

Permit and Code Services: Administer, centralize, coordinate, and facilitate licensing code compliance, citizen review boards, and growth and environmental management services to residents, property owners and land development professionals served by DSEM in order to achieve compliance with adopted ordinances and policies.

Contact Us

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PERMITTING, INSPECTION, DEVELOPMENT & SUPPORT

Development Services Division

- Established a citizen committee and initiated a commercial needs assessment of the Bradfordville Commercial Overlay districts established by the Bradfordville Sector Plan to determine future commercial needs.
- Continued to provide exceptional customer service to the community and ensured that all new development met or exceeded the minimum development requirements. During 2014, Development Services reviewed 30 site and development plan applications, issued 15 concurrency certificates, reviewed 45 subdivision applications, issued 110 Permitted Use Verifications, and reviewed 775 applications for land use compliance.
- Negotiated a complex development agreement for property located near the intersection of Bannerman and Thomasville Roads. The agreement allows for a mix of land uses while providing the County with additional right-of-way for the future improvement of Bannerman Road, a new park and stormwater management facility, as well as a new connector roadway between Bannerman Road and Kinhega Drive.

Building Plans Review and Inspection Division

- Continued to ensure building safety within unincorporated Leon County: performed 15,790 building, electrical, plumbing and mechanical inspections; completed 10,386 plan reviews; and issued approximately 5,193 building permits.

- Initiated the second phase of the digital document management program, *Project Dox*. This phase expands the current use of *Project Dox* to allow the electronic submittal and review of building permit applications for townhouses, duplexes and triplex structures.

Environmental Services Division

- Developed Low-Impact Development Standards which were adopted by the Board in an effort to protect water quality in groundwater and surface waters.
- Continued to protect the community's natural features by reviewing and approving 48 Natural Features Inventories, 96 site plans, 26 operating permits, 400 single-family permits, 214 operating permit renewals, and 70 environmental permits. Also provided customer service to over 1,600 call/walk-in customers and performed more than 7,000 environmental inspections.



Did You Know

All County-permitted stormwater ponds are inspected every three years to verify that they are maintained properly to ensure water quality protection for our lakes and rivers.



Home Inspection

Strategic Initiatives/Support Highlights

Economy

- Developed a new layer for updates to the 100-year floodplain data in GIS for on site-specific analysis received during the development review process to ensure future development is permitted outside of flood prone areas, and to provide a database to assist property owners and consultants with the design of proposed developments.
- Developed examples of acceptable standard solutions to expedite environmental permitting for additions to existing single-family homes.
- Implemented a legislative mandate to continue suspension of fees for environmental permit extensions.

Quality of Life

- Implemented a property registration program for abandoned real property to ensure vacant properties are adequately maintained.
- Investigated expanding internet-based building permitting services to allow additional classifications of contractors to apply for and receive County permits via the internet.
- Engage in a commercial needs assessment for the Bradfordville Study Area.
- Integrated low impact development (LID) standards into the Land Development Regulations.

Governance

- Began offering after-hours and weekend building inspections for certain types of construction projects. This change allows contractors the ability to expand their hours of operation. It is anticipated to especially assist roofing, HVAC, and other specialty contractors, and will also provide homeowners the opportunity to be present during the County's final inspection of their project.



Home Inspection



Permit & Code Services Division

- Development support through customer service is critical. During the year, more than 10,940 walk-in customers were assisted, over 26,761 phone calls were answered, and over 236 online Citizens Connect Service Requests were addressed. Additionally, 977 contractor licensing customers were supported over the phone or in person.
- Staff responded to 3,212 code compliance calls from citizens, reporting issues such as public nuisances, junk, illegal dumping, or illegally removing trees or filling wetlands, resulting in 1,090 site inspections, and the presentation of 100 cases before the Code Enforcement Board for resolution.
- Implemented the Refueling Assistance for Persons with Disabilities Ordinance approved by the Board on January 29, 2014. The Ordinance ensures that persons with disabilities are provided equal access in refueling their vehicles.
- In collaboration with the Development Services Division, amended the Sign Ordinance to address illegal signs in the right-of-way in unincorporated Leon County.
- Implemented the Abandoned Property Registration (APR) Ordinance approved by the Board on March 12, 2013. This Ordinance establishes a registration program to protect neighborhoods from becoming blighted through distressed and abandoned properties with mortgages in default. To date, 709 properties have been registered.