



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

- Continued to provide exceptional customer service to the community and ensured that all approved development met or exceeded the minimum development standards. During FY 15-16, Development Services reviewed and approved 28 site and development plan applications, issued 21 concurrency certificates, reviewed and approved 39 exempt subdivision applications, issued 103 Permitted Use Verifications, and reviewed 764 applications for land use compliance.
- At the request of the Board, staff drafted an Ordinance to allow outdoor dog-friendly dining for local restaurants as an exception to Chapter 509, Florida Statutes. The Board approved the Ordinance which became effective on July 1, 2016.
- Worked extensively with the Buck Lake Alliance and Fallschase developer to review and approve a proposed movie theater and apartment development in compliance with the applicable site and development plan regulations as well as the Board-approved Fallschase Village Center Building and Site Design Guidelines and Standards Manual.
- Developed an Ordinance amending the Land Development Code to establish location standards and mitigation requirements for new private and charter schools.

Building Plans Review and Inspection Division

- Continued to ensure building safety within unincorporated Leon County: performed 12,555 building, electrical, plumbing and mechanical inspections; completed the associated plan reviews and issued approximately 3,607 building permits.
- Initiated the final 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 all building permit applications.

Environmental Services Division

- Staff revised the Driveway and Street Connection Guidelines and Procedures Manual and the Driveway Connection Permit Applications and the associated implementing Ordinance which were approved by the Board. Driveway and street connection review and permitting functions were transferred from Public Works to Environmental Services on May 16, 2016.
- Continued to protect the community's natural features by reviewing and approving 48 Natural Features Inventories, 116 site plans, 28 stormwater management facility (SWMF) operating permits, 747 single-family permits, 217 SWMF operating permit renewals, and 87 environmental management permits. Staff also assisted 1,400 walk-in and telephone clients, and performed more than 7,500 environmental inspections.
- The Orchard Pond Parkway and Natural Bridge Road bridge projects were completed, inspected and finalized. The Capital Circle S.W. widening project is nearing completion. Staff is working with the Science Advisory Committee to develop recommendations for improving the water quality of Lake Munson.
- The Leon County Petroleum Storage Tank Regulation Program performed over 450 petroleum tank inspections in Leon, Gadsden, and Wakulla Counties during the Florida Department of Environmental Protection's 2015/2016 fiscal year.



Did You Know

Development Services offers pre-submittal meetings free of charge for applicants who are interested in potential development requirements prior to formal submittal of development applications.



Strategic Initiatives/Support Highlights
Economy

- Developed examples of acceptable standard solutions to expedite environmental permitting for additions to existing single-family homes.
- Revised the Land Development Code to provide a more streamlined application process for accessory dwelling units.
- Revised the Land Development Code to allow outdoor dog-friendly dining as an option for local restaurants.

Quality of Life

- Implemented a property registration program for abandoned real property to ensure vacant properties are adequately maintained.
- Revised the Rural zoning district to allow outdoor shooting ranges as a restricted use.
- Integrated low impact development (LID) standards into the Land Development Code.

Environment

- Continued to update 100-year floodplain data in GIS with 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.

Governance

- Continued to offer after-hours and weekend building inspections for construction projects. This change assists 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.
- Developed and implemented the multiphase electronic building permit application submittal and plans review process.



Home Inspection

Permit & Code Services Division

- Development support through customer service is critical. During the year, more than 10,475 walk-in customers were assisted, over 26,550 phone calls were answered, and over 335 online Citizens Connect Service Requests were addressed. Additionally, 808 contractor licensing customers were assisted by staff.
- Staff responded to 3,616 code compliance calls from citizens, reporting issues such as public nuisances, junk, illegal dumping, or illegally removing trees or filling wetlands, resulting in 1,217 site inspections, and the presentation of 76 cases before the Code Enforcement Board for resolution.
- Continued to implement the Abandoned Property Registration (APR) Ordinance approved

by the Board on March 12, 2013. This ordinance established a registration program to protect neighborhoods from becoming blighted through distressed and abandoned properties with mortgages in default. To date, 1,158 properties have been registered.

- Implemented the Compliance Certification Letter (CCL) process approved by the Board on July 7, 2015. The CCL process provides for the recovery of associated costs of research and processing of open code violations, lien research requests and the issuance of a CCL by the Code Compliance Program. To date, 313 CCL's have been issued.
- Implemented the amended Sign Code Ordinance approved by the Board to address illegal signs in the right-of-way in the unincorporated County. To date, 521 signs have been removed.



Planting of Live Oak tree at Kinhega Drive Roundabout