



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

(850) 606-1300
www.LeonPermits.org

PERMITTING, INSPECTION, DEVELOPMENT & SUPPORT

Development Services Division

- Continued to provide exceptional customer service to the community and ensured that all new development met or exceeded the minimum development requirements. During FY 14-15, Development Services reviewed 35 site and development plan applications, issued 30 concurrency certificates, reviewed 63 exempt subdivision applications, issued 158 Permitted Use Verifications, and reviewed 907 applications for land use compliance.
- Coordinated with the Keep It Rural Coalition (KIRC) to amend the Rural Future Land Use Category and develop new standards for the Rural zoning district to further protect the rural character of the Rural Land Use Category.
- Worked extensively with the Buck Lake Alliance and the developer of Fallschase to draft design standards for the Village Center within The Fallschase development. These design standards will ensure architectural harmony and unification of future buildings throughout the commercial component of Fallschase.

Building Plans Review and Inspection Division

- Continued to ensure building safety within unincorporated Leon County: performed 15,690 building, electrical, plumbing and mechanical inspections; completed 10,293 plan reviews; and issued approximately 5,147 building permits.
- Initiated the final phase of Project Dox, the digital document management program. This phase expands the current use of

Project Dox to allow the electronic submittal and review all building permit applications.

Environmental Services Division

- Staff completed a three year process for entry into the Federal Emergency Management Agency's (FEMA) Community Rating System (CRS) Program. On May 1, 2015, Leon County was accepted into the CRS Program at a Class 6 rating, which will provide a 20% savings on 628 citizen flood insurance policies in Leon County for a recurring annual cost savings of approximately \$93,364.
- Continued to protect the community's natural features by reviewing and approving 46 Natural Features Inventories, 120 site plans, 26 operating permits, 480 single-family permits, 217 operating permit renewals, and 85 environmental permits. Also provided customer service to over 1,700 call/walk-in customers and performed more than 7,500 environmental inspections.
- Division staff assisted Planning staff in a Comprehensive Plan text amendment for a volume control stormwater standard in the Lake Protection Future Land Use Category. The implementing Land Development Regulations were approved by the Board on July 7, 2015. This change will promote development activity and improve the overall stormwater treatment and water quality protection for Lake Jackson.



Did You Know

The Building Plans Review and Inspection Division recently implemented the final phase of the ProjectDox application review and submittal program allowing building permit applications to be accepted and reviewed electronically.



Development on Bannerman Road



Strategic Initiatives/Support Highlights

Economy

- Continued to update 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.
- Continued to implement a legislative mandate to continue suspension of fees for environmental permit extensions.
- Formed a citizen committee and engaged in a needs assessment of the Bradfordville Study Area and implemented provisions of the Land Development Code.

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 protect the rural character of the Rural Future Land Use Category.
- Integrated low impact development (LID) standards into the Land Development Regulations.

Environment

- Revised the Lake Protection zoning district standards to ensure the continued protection of water resources and provide more sustainable development within the Lake Protection Future Land Use Category.

Governance

- Continued to offer after-hours and weekend building inspections for certain types of construction projects.
- Developed and implemented multiphase electronic building permit application submittal and plans review process.



Reviewing Environmental Plans

Permit & Code Services Division

- Development support through customer service is critical. During the year, more than 9,845 walk-in customers were assisted, over 25,219 phone calls were answered, and over 320 online Citizens Connect service requests were addressed. Additionally, 723 contractor licensing customers were supported over the phone or in person.
- Staff responded to 3,388 code compliance calls from citizens, reporting issues such as public nuisances, junk, illegal dumping, or illegally removing trees or filling wetlands, resulting in 1,140 site inspections, and the presentation of 61 cases before the Code Enforcement Board for resolution.
- Implemented the amended Sign Code Ordinance approved by the Board on May 13, 2014, 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



Home Inspection

neighborhoods from becoming blighted through distressed and abandoned properties with mortgages in default. To date, 993 properties have been registered.

- Division staff implementing the Compliance Certification Letter Fee Resolution approved by the Board on July 7, 2015. The Resolution provides for the recovery of associated costs of research and processing of open code violations, lien research requests and the issuance of Compliance Certification Letters by the Code Compliance Program.
- Division staff implemented the Refueling Assistance for Persons with Disabilities Ordinance approved by the Board on January 29, 2014. The Ordinance provides for the regulation of gas stations to ensure that persons with disabilities are provided equal access in refueling their vehicles.