



Growth & Environmental Management

GROWTH & ENVIRONMENTAL MANAGEMENT ACCOMPLISHMENTS

Building Review & Inspection Division

- Staff provided in-depth training for architects, engineers and building contractors on the significant changes to the recently implemented 2007 Florida Building Codes.
- Building Inspection staff served on the Building Officials Association of Florida Big Bend Chapter Code Coordination Committee to ensure consistent plan review interpretations and field enforcement of the new 2007 Florida Building Codes.
- Staff was successful in instituting a new garage door specialty contractor license through the County Contractor Licensing and Examination Board. The failure of a garage door during a hurricane event can result in significant damage to, and possible catastrophic failure of, the house. The new license requirement will ensure that new garage doors and retrofitted garage doors are designed and installed correctly to resist hurricane winds.
- Staff worked closely with other Growth & Environmental Management Divisions to implement a new consistency routing process to provide uniform and consistent routing of applications between divisions in order to avoid unnecessary delays while streamlining the overall review process.
- Building Inspection staff took the lead in the permitting process for the construction of the “Extreme Makeover: Home Edition” house from the point of initial contact to the issuance of the Certificate of Occupancy:
 - Staff worked with the City of Tallahassee Aquifer Protection Department and the County’s Environmental Compliance Division, Development Services Division, Public Works Department and Environmental Health Department to streamline the permitting and approval process.
 - Staff also worked closely with the architect of record as well as the primary building contractor to coordinate the issuance of the building permit consistent with the show’s time line.
 - Staff provided an around-the-clock presence at the job site during the construction process to ensure that the building was constructed according to all required codes, as well as the State of Florida construction laws.

Support Services Division

- Collected approximately \$1.2 million in permitting revenue from applications submitted for development approvals and environmental permitting requests, and approximately \$1.2 million in fees for building permit plan review and inspection requests during FY 09.
- Assisted approximately 8,700 walk-in customers, processed approximately 3,800 applications, and provided assistance with over 40,000 telephone calls over the past year.
- Assisted 630 contractor licensing walk-in customers and responded to 4,182 code compliance calls that resulted in 1,272 site inspections.

Environmental Compliance Division

- Prepared portions of the Board’s Jan. 29 Flood Workshop on Stormwater/Transportation Infrastructure Improvements and completed final revisions to the Environmental Management Act to clarify environmental regulations and streamline the review process. Staff also drafted a mine-fencing ordinance and a fertilizer ordinance, which were adopted by the Board.
- Completed the review of 571 environmental permit applications, 124 site plan and subdivisions requests, 46 natural features inventories and 58 stormwater management facility operating permits.
- Completed closeout and final inspection for the widening of I-10 in the Lake Jackson Basin, and continues to work on the permitting associated with the planned widening of Capital Circle SE. The Division is also providing onsite staff to monitor the ongoing Mahan Drive improvement project.
- Performed 247 stormwater management facility inspections; 6,450 environmental inspections and assisted 1,200 walk-in customers.
- Division’s Underground Petroleum Storage Tank staff performed 571 petroleum storage tank inspections.

David McDevitt
Director
Growth & Environmental Management
606-1300
McDevittD@leoncountyfl.gov

Growth & Environmental Management (GEM) provides one-stop permitting and processing services related to development activities. GEM consists of four divisions: Building Review & Inspection, Development Services, Environmental Compliance and Support Services.

The department worked with a consultant to streamline and reformat the Leon County Land Development Regulations, which were adopted by the Board in July 2008.



Development Services Division

- Completed several innovative changes to the County's Land Development Code, streamlining the development review process, providing greater flexibility in the use of property, and facilitating smarter development.
- Drafted 13 ordinances amending more than 20 sections of the Land Development Code and drafted another two ordinances in conjunction with other departments that were adopted.
- Established the Greenspace Reservation Area Credit Exchange (GRACE) program, whereby additional area may be used on development sites in exchange for setting aside larger areas of environmentally important lands off-site.
- At the direction of the Board of County Commissioners, staff completed work on the renaming of a portion of Jennings Street to Jakes and Patterson Street, in recognition of historic civil rights era figures associated with the street.
- Relaxed standards pertaining to accessory uses and structures and completed a comprehensive review and rewrite of off-site sign regulations.
- Assisted the Planning Department in amendments to the Comprehensive Plan pertaining to the Mahan Corridor, including staffing of all meetings and policy development.
- Prepared portions of, and participated in, the Board's Workshop on Stormwater/Transportation Infrastructure Improvements to Address Flooding Issues.
- Initiated development of guidelines, standards and regulations to implement Comprehensive Plan provisions pertaining to the Mahan Corridor. In conjunction, staff held two public open houses, conducted two visual preference surveys, and established an interactive website for public participation.
- Held four community meetings regarding upcoming changes to Policy 2.1.9 subdivision regulations and mailed approximately 8,000 notices to invite the public to these open houses.
- Provided assistance to an estimated 1,270 walk-in and telephone customers.

- Reviewed 51 site plan applications, 64 subdivision applications, and issued 87 Permitted Use Verification Certificates. In addition, staff has initiated review of a 525-residential unit along the Wakulla County border and is anticipated to complete review of a development near Lake Jackson before the end of the year.
- Completed the naming/renaming of 33 streets and initiated the re-sequencing of addresses on Lakeshore Drive, which included holding a public town-hall meeting and sending notices to several hundred property owners. Staff also assigned and/or verified an estimated 2,400 street addresses.
- Reviewed, processed, and represented the County's position on seven cases before the Board of Adjustment and Appeals, including three applications for Previously Established Land Use Conformity certification, which granted conformity status.
- Investigated an estimated 120 alleged zoning code violations and successfully spearheaded the County's effort to resolve outstanding code compliance issues associated with a polluting and nuisance junk yard.
- Conducted an estimated 38 concurrency management reviews of proposed development projects and initiated analysis of a Notice of Proposed Change to the Killlearn Lakes Development of Regional Impact.

Did You Know

The department staffs, supports, assists or is responsible for serving on a large number of boards, committees, and organizations, including the Board of County Commissioners, Board of Adjustment and Appeals, Contractor's Licensing and Examination Board, Tallahassee-Leon County Planning Commission, Capital Regional Transportation Planning Agency, Tallahassee-Leon County Canopy Road Citizens' Committee, Growth Management Citizen's User Group, Water Resources Committee, Code Enforcement Board, and the Leon County Development Review Committee.



Ed Jarriel, Division Director
Building Review & Inspection
606-1339
JarrielE@leoncountyfl.gov

Shawn Abbott, Division Director
Support Services
606-1383
AbbottS@leoncountyfl.gov

John Kraynak, Division Director
Environmental Compliance
606-1343
KraynakJ@leoncountyfl.gov

David McDevitt, Interim Division Director
Development Services
606-1300
McDevittD@leoncountyfl.gov

