

VOLUSIA COUNTY CITIZENS ACADEMY

**Growth & Resource
Management Department
Building & Zoning Division**



2012

Permit Processing Center

The Permit Processing Center staff consists of 3 zoning technicians and 3 permit technicians who assist the public with various information requests ranging from permitted land uses, development standards, sign regulations, Business Tax Receipts and is the information resource and intake office for residential and commercial construction.



Major Activities

- Permit Center
- Impact Fees
- Building Code Administration
- Contractor Licensing
- CLCA Board
- Bldg. & Zoning Compliance
- Code Board



The Permit Processing Center serves as the liaison between the applicant and various private, public, and county entities

- State Health Department
- Department of Business and Professional Regulation
- Public or private utility providers
- Florida Department of Transportation
- Department of Environmental Protection
- Environmental Management
- Development Engineering
- Volusia County Fire Services
- Volusia County Utilities
- Volusia County Finance
- Volusia County Property Appraiser



Primary Functions of Zoning

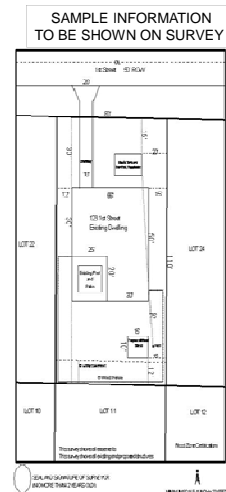
- Zoning divides a community into classifications and imposes different land use controls on each classification.
- Zoning specifies the allowable uses of land and buildings.
- Zoning governs bulk regulations, such as building height, lot coverage and building setbacks.
- Zoning provides standards for fences and walls, landscaping and signage.
- Zoning provides customer service to the public and other departments as applicable.



Permit Review

As part of the Permit process, staff reviews for compliance with regard to the proper building setbacks off all proposed structures.

They also review for lot coverage, building height, and any other requirements of the property's applicable Zoning classification.



SEAL AND SIGNATURE OF SURVEYOR CAN BE NO MORE THAN 5 YEARS OLD

Zoning Classifications

C	Conservation		
P	Public		
FR	Forestry Resource		
RC	Resource Corridor		
A-1	Prime Agriculture		
A-2	Rural Agriculture		
A-3	Transitional Agriculture		
A-4	Transitional Agriculture		
RA	Rural Agriculture Estate		
RR	Rural Residential		
RE	Residential Estate		
R-1	Urban Single-Family Res.		
R-2	Urban Single-Family Res.		
R-3	Urban Single-Family Res.		
R-4	Urban Single-Family Res.		
R-5	Urban Single-Family Res.		
R-6	Urban Two-Family Res.		
R-7	Urban Multi-Family Res.		
R-8	Urban Multi-Family Res.		
R-9	Urban Single-Family Res.		
MH-1	Mobile Home Park		
MH-2	Mobile Home Park & Recreational Vehicle Park		
MH-3	Rural Mobile Home		
MH-4	Rural Mobile Home		
MH-5	Urban Mobile Home		
MH-6	Urban Mobile Home Subdivision		
MH-7	Mobile Home Park		
MH-8	Rural Mobile Home Estate		
B-1	General Office, Hospital-Medical		
B-2	Neighborhood Commercial		
B-3	Shopping Center		
B-4	General Commercial		
B-5	Heavy Commercial		
B-6	Highway Interchange Commercial		
B-7	Commercial Marina		
B-8	Tourist		
B-9	General Office		
I-1	Light Industrial		
I-2	Heavy Industrial		
I-3	Waterfront Industrial		
I-4	Industrial Park		
PUD	Planned Unit Development		



Commercial



Industrial



Agriculture



Residential

Zoning Tools



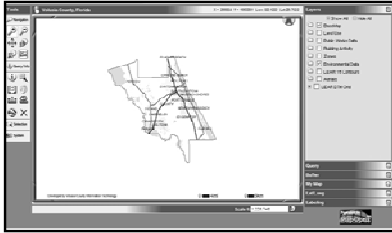
Our principal tools are the Comprehensive Plan and the Zoning Ordinance.

The Comprehensive Plan sets the framework for managing and directing growth by establishing levels of density and intensity for development through a number of land use categories.

Also, there are goals, objectives and policies that provide further guidelines on how property should be developed and addresses development related issues such as transportation, potable water, sanitary sewer and the environment.

The Zoning Ordinance is a tool for the Comprehensive Plan through the establishment of various Zoning classifications that list the permitted uses and the dimensional standards consistent with an area's assigned future land use category. The Ordinance contains supplementary regulations that include requirements for landscaping, off-street parking and signage that serve as tools to implement policies of the Comprehensive Plan.

Development Information Online



County Zoning maps are produced on a Geographic Information System (GIS). These maps are accessible by computer from the County website. This allows staff to provide information on a more timely basis.

Access to Zoning and other land use related information such as the Zoning Ordinance, Zoning Maps with the Zoning and Comprehensive Plan Information is available to the public on the County website: www.volusia.org/growth/zoning

Information can be obtained by entering a tax parcel number or street address.

THE PERMIT PROCESSING CENTER COLLECTS IMPACT FEES

- **Thoroughfare Road** fees are collected county wide. In FY 10/11 the Permit Center collected \$1,689,000 in Road Impact Fees.



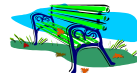
- **School** Impact fees are collected on residential development county wide. In FY 10/11 the Permit Center collected \$2,773,488 in School Impact Fees.



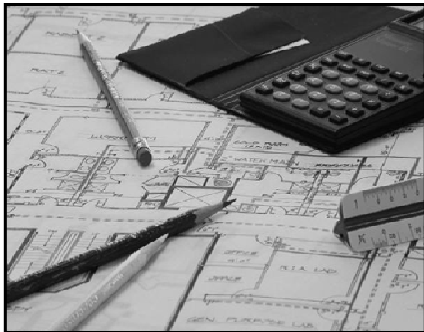
- **Fire** Impact fees are collected in the unincorporated areas and the cities of Lake Helen, Pierson, DeBary and Oak Hill. In FY 10/11, the Permit Center collected \$26,488 in Fire Impact Fees.



- **Park** Impact fees are collected on residential development in the unincorporated areas. In FY10/11, the Permit Center collected \$9,133 in Park Impact Fees.



Site Plan Review



Staff reviews site plans to ensure that they meet requirements of the Zoning Ordinance & the Land Development Code, in regards to setbacks and proper land uses. Some of the things checked are that the property is a legal parcel, it meets minimum lot size, has physical and legal access and is the proper permitted use.

Building Code Administration

- **Plans Review & Inspection**
 - Chief Building Official
 - Chief Plans Examiner
 - 4 Plans Examiners
 - Staff Assistant
 - Chief Building Inspector
 - 5 Building Inspectors



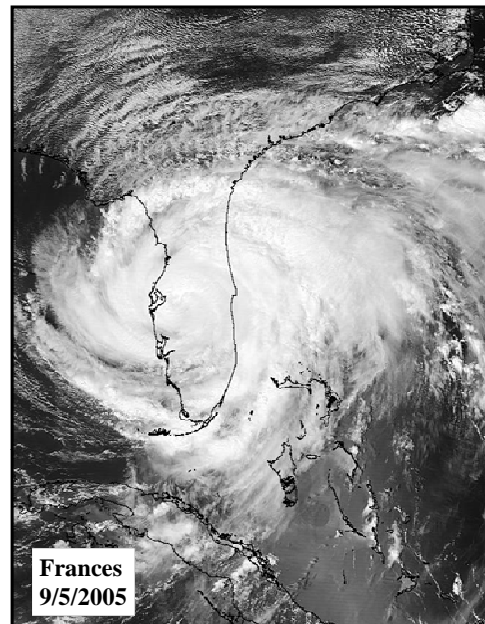
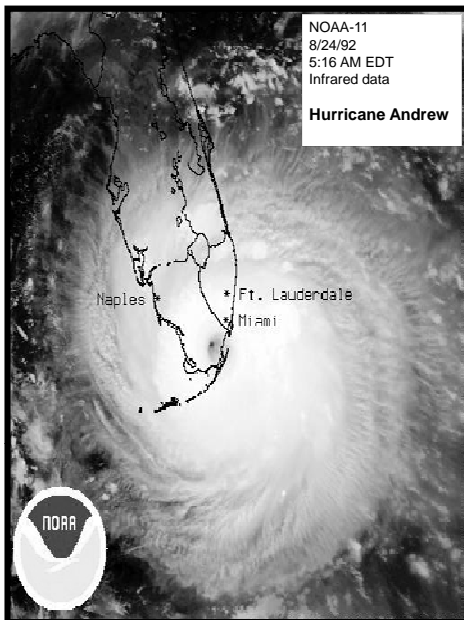
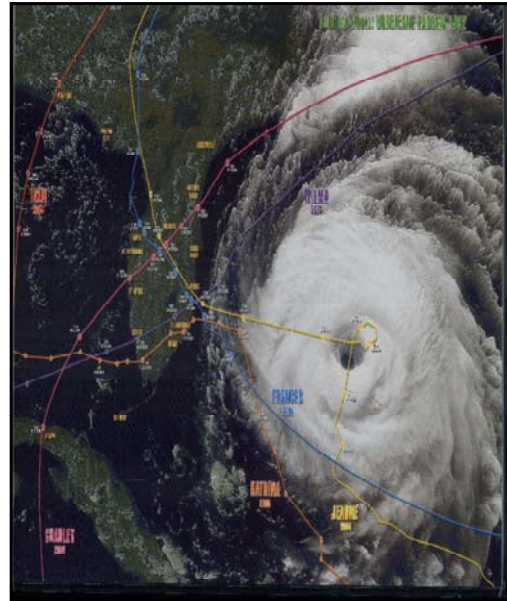
WHY BUILDING CODES ?

The State of Florida first mandated statewide building codes during the 1970s. All municipalities and counties had to adopt and enforce one of the four state-recognized model codes known as the state minimum building codes.



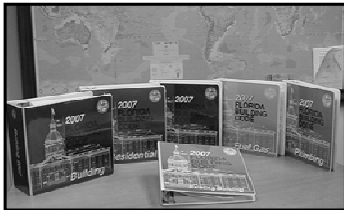
WHAT CHANGED ?

During the early 1990's a series of natural disasters, destroyed homes and businesses. These catastrophic events precipitated the comprehensive review of the state building code. As a result, stringent construction regulations have been implemented.



FLORIDA BUILDING CODE

The Florida Building Code is the central piece of the new building code system.



This single statewide unified code is developed and maintained by the Florida Building Commission.

The Code is enforced by local jurisdictions and certain state agencies which may, under certain strictly defined conditions, amend requirements to be more stringent.

CONTRACTOR LICENSING



Contractor Licensing maintains a data base of all contractors licensed by Florida Statute 489 Part I & II that are active in the county or any cities within the county that have entered into inter-local agreements. Contractor Licensing's investigator research's the resources in which individuals advertise trades which require the proper licensure to perform and individuals who are not properly licensed are issued a citation.

LOCAL EFFECTS OF THE NEW BUILDING CODES

- Coastal communities are now required to establish a windborne debris line.
- Plans Examiners have a list of items that are considered minimum requirements that must be reviewed. These include check lists, details, and specific documentation.
- The minimum number and types of inspections for a structure are specified in the Code.
- Products used in construction must meet the new standards required in the Code.
- There are also new requirements for termite protection.



Contractor Licensing & Construction Appeals Board

The Contractor Licensing & Construction Appeals Board (CLCA) is a regulatory board. The board conducts hearings on building code appeals; requests appealing the building official's decision, contractor licensing decisions, declare buildings as unsafe & dilapidated. The CLCA also conducts hearings for cities that have an interlocal agreement with Volusia County for Contractor Licensing services.

The CLCA also hears citations which have been contested by unlicensed individuals.

There are 13 members on the board, 10 contractors from the construction trades and 3 citizens with businesses not related to construction.



Code Enforcement

Code Enforcement legislation was adopted in the early 1980's to relieve the court system of "neighborhood nuisance" type complaints.

Code Enforcement is an "*effective, expeditious, equitable and inexpensive*" method for enforcing codes and ordinances in force in counties and cities.

Code Violations are civil in nature and generally fall in the category of zoning, building, and environmental violations.



Frequently investigated complaints by Building & Zoning Compliance Officers include:



Junk yards where not permitted



Abandoned/inoperative and/or untagged vehicles



Improperly parked boats and trailers



Lot Maintenance (weeds & grass more than 12" high)

Building & Zoning Compliance

- Volusia County's Code Violation Complaints are investigated by Building & Zoning Compliance Officers.
- Building & Zoning Compliance Officers are Certified by the Florida Association of Code Enforcement.
- The Building & Zoning Compliance Officers handled over 10,000 complaints last year.
- Staff
 - Code Compliance Manager
 - Code Compliance Coordinator
 - 3 Code Compliance Officers
 - Code Board Clerk
 - Staff Assistant



Farm animals in Residential areas



BUSINESSES in residential areas

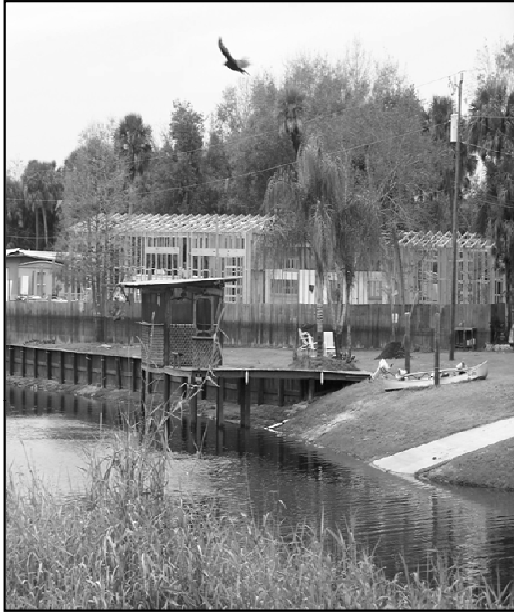


Complaints relating to Bike Week, Biketoberfest, Outdoor Entertainment, and Special Events



Prohibited Signs

Building without permits and/or inspection approvals



CODE ENFORCEMENT PROCEDURE

- After a complaint has been investigated and a violation is noted, the enforcement procedure is initiated.
- The property owner is notified by certified mail, by Sheriff service, or the property is posted.
- The property is re-inspected after a reasonable period of time, usually 10 days from the date of receipt of the notice.
- If owner has complied with the notice the case is closed.
- If the owner is still in violation the case is referred to the Code Enforcement Board*.

**The Code Enforcement Board consists of seven members from the community: an architect, a contractor, a real estate appraiser, an engineer, a realtor, and 2 community representatives.*

Large Vehicles in residential areas



LANDFILLS without permits



OTHERS:

Failure to properly post address numbers



EXCAVATIONS without permits



SETBACK Violations

CODE ENFORCEMENT BOARD PROCEDURE

