



Planning and Development Services Department Administration

MONTHLY DEPARTMENT REPORT

TO: Board of County Commissioners

THROUGH: Howard Tipton, County Administrator
Mark Satterlee, AICP, Deputy County Administrator 

FROM: Leslie Olson, AICP, Director 

DATE: October 12, 2016

SUBJECT: Planning and Development Services Department Report: September 2016

September brought significant focus to our Economic Development initiatives, with multi-agency and jurisdictional initiatives to create targeted economic development incentives for areas of the County most in need of redevelopment. Expert Shutter Services celebrated its new jobs and beautiful manufacturing facility with a grand opening, and the County submitted a proposal to DEO, responding to a call for a site selector looking to locate a supersonic business jet manufacturing facility.

The department provides services to the community encompassing Planning and GIS, Building Permitting and Inspections, Code Enforcement, Contractor Licensing and Economic Development/Business Navigator Services.

Pages 2-3: The Planning Division section of this report discusses development trends, shows concentrations of interest in industry types, and discusses key special projects in progress. A scorecard on the Division's customer service surveys is also included.

Pages 4-5: The Economic Development section tracks economic indicators such as the number of jobs created, the number and types of new businesses opening, trends in interest from new and relocating targeted industries, and snapshots of the services provided to new and expanding businesses.

Pages 6-9: The Code Enforcement and Contractor Licensing section of the report focuses on maintaining a healthy, safe community, ensuring that those who provide construction services to the public are adequately licensed and insured for the service they perform. Also included is a Customer Service Survey scorecard.

Pages 10-14: The Building Permit section of this report provides robust historical data, showing comparison figures for multiple indices of permitting trends tracked for over six years. This also includes a scorecard on the Permitting section's Customer Service Survey.

<i>Development Application Statistics</i>	<i>New</i>	<i>In Review</i>	<i>Approved</i>	<i>Preliminary Consultations</i>
<i>September 2016</i>	10	45	6	111
<i>August 2016</i>	7	44	4	96
<i>July 2016</i>	6	43	7	106
<i>June 2016</i>	7	42	5	111
<i>May 2016</i>	4	43	4	158
<i>April 2016</i>	14	42	7	Not Tracked

Walk-in and Call-in Consultation Trends:

In addition to the typical zoning questions such as setbacks and allowable uses, there were calls related to Agriculture tax exemptions and what zoning would be needed to have farm animals. There were also a few calls related to housing and treatment of chemical dependency.

New Applications:

Port Consolidated, Inc., at North Jenkins Road and Orange Avenue, submitted an application to add a refueling station for compressed natural gas (CNG) to large commercial vehicles. CNG costs about 50% less than gasoline or diesel and emits up to 90% fewer emissions than gasoline. Sunset Beach PUD submitted the Final PUD Site Plan application for 43 single family homes located beachside on South Hutchinson Island.

Ongoing Special Projects:

- 5-year Impact Fee Update
- Preparing regulations for composting operations
- Update to the River Park Zoning Overlay
- Creating supplemental standards for Rural and Farmworker Housing to be added to Chapter 7 of the Land Development Code
- Feasibility study for a proposed Adventure Sports Overlay District
- Regulations for location of communication towers in public rights of way

Planning Customer Service Scorecard:

Helpful, knowledgeable, problem-solving customer service is a fundamental objective of the Planning Division. An 80% success rate of five-star rating is the Division’s benchmark goal. Because the goal is to obtain actionable data for improvement, the survey is written to make 5-stars a notable achievement.

<i>Customer Service Surveys</i>	<i>Number Received</i>	<i>5-Star Rating Achieved</i>
<i>September 16</i>	5	93% of the time
<i>August 16</i>	6	93% of the time
<i>July 16</i>	2	0% No 5-Stars Achieved
<i>June 16</i>	3	43% of the time
<i>May 16</i>	6	85% of the time
<i>April 16</i>	7	94% of the time

Customer Service Feedback:

“Britton and Jeff were very professional, knowledgeable and helpful. It is always nice to work with St. Lucie County.”

ECONOMIC DEVELOPMENT

Peter Jones, AIA, Business Navigator

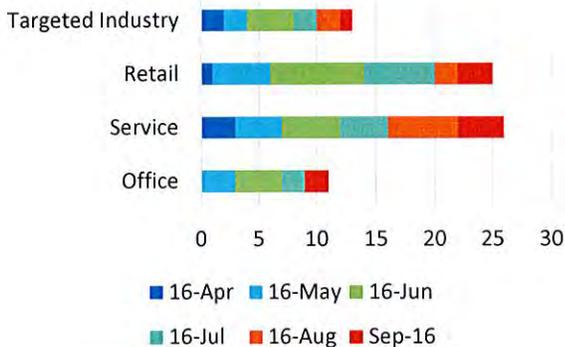
Jobs and Industry

Through the Business Tax Receipt and associated Zoning Compliance process, PDS has the ability to track the number of new jobs created by new businesses in unincorporated St. Lucie County. As these are self-reported numbers by new businesses only, it does not track new positions created by expanding companies unless they are relocating or expanding to a different location. It also does not track business closings or jobs lost, as the Department does not currently have a mechanism to track those numbers.

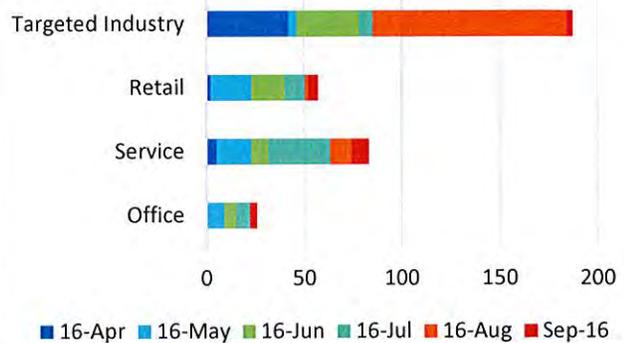
Business Openings and New Job Creation in September

Business Type	Number of Businesses	Jobs
Targeted Industry	1	3
Retail	3	5
Service	4	9
Office	2	4

New Business Trends



New Jobs



Cumulative Jobs & Businesses	New Businesses	New Jobs
September 16	10	21
August 16	10	112
July 16	6	48
June 16	14	52
May 16	21	64
April 16	14	54
Annual To Date	75	351

Business Navigator Project Highlights

September brought a mix of prospect opportunities for economic development for the very reasons that makes St. Lucie County so attractive: affordable cost of living, available housing, cultural and recreational amenities. These opportunities included meeting with FPL regarding their proposed development of a 500 acre solar panel field, the submittal of a proposal to Enterprise Florida to bring a 500,000 SF aviation R&D and manufacturing company to our Treasure Coast International Airport, meeting with an investment group interested in the development of two 100,000 SF spec buildings in conjunction with TCRDA, the relocation of Tattoo Yachts, an international manufacturer of trailerable sailboats, and a meeting with a company in the medical nutrition field seeking both port access and 150 developable land for R&D and manufacturing.

The above prospects represents 250 to 400 potential jobs and as much as \$112M in construction improvements.

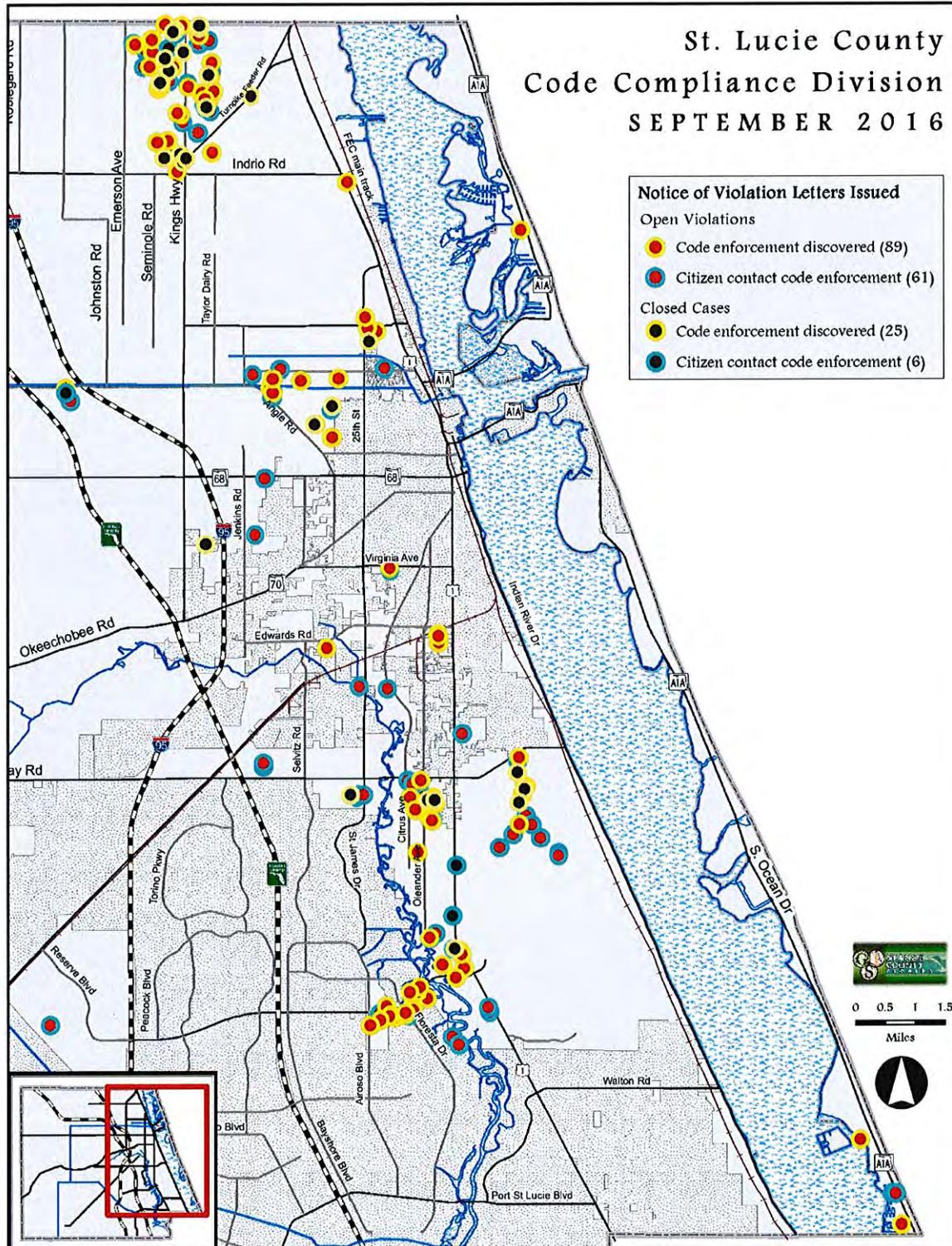
Economic Development Incentive Program

This month, the Business Navigator met with four Targeted Industries this month considering a move to or expansion within St. Lucie County in the following industries:

<i>Targeted Industry Type</i>	<i>Business Consultations</i>	<i>Potential Jobs</i>	<i>Capital Investment</i>
<i>Manufacturing: Maritime</i>	2	50	2M+
<i>Manufacturing: Pharmaceutical</i>	1	200	100M
<i>Manufacturing: Research</i>	1	TBD	10M

CODE ENFORCEMENT AND CONTRACTOR LICENSING

Monica Graziani, Building and Code Regulation Manager
Danielle Williams, Code Enforcement Supervisor



Code Enforcement Activity

The map on the previous page shows this month's Code Enforcement activity showing clusters of high activity. Significant Code Enforcement activity was clustered in the areas of Lakewood Park, Indian River Estates and the River Park area.

	<i>Complaints Rcv'd vs. Complaints Closed</i>	<i>NOV's Issued vs. Abated</i>	<i>NOV's</i>	<i>Total Cases Generated</i>	<i>Case Load Created per Officer, Avg.</i>
<i>September 16</i>	47 Received, 97 Closed	181 Issued, 31 Abated		328	64
<i>August 16</i>	38 Received, 85 Closed	303 Issued, 30 Abated		426	84
<i>July 16</i>	49 Received, 47 Closed	199 Issued, 41 Abated		296	59
<i>June 16</i>	20 Received, 106 Closed	315 Issued, 67 Abated		462	77
<i>May 16</i>	84 Received, 56 Closed	289 Issued, 67 Abated		430	86
<i>April 16</i>	42 Received, 46 Closed	211 Issued, 27 Abated		326	92

Code Enforcement Seasonal Initiative: Sea Turtle Program

The Building and Code Regulation Division is tasked with resolving lighting violations as part of the county's sea turtle program. St Lucie County's Sea Turtle Nesting Season is March 1 – November 15th. Nests are being laid and hatchlings are emerging and heading to the Atlantic Ocean along our 18.1 miles of beaches in record numbers. All three species of turtles that nest here annually – Green, Loggerhead and Leatherback -- are listed as endangered or threatened species. St. Lucie County takes sea turtle protection seriously and began tracking data on an annual basis since 2012. This year was the first year that the county performed two lighting surveys, due to a growing number of sea turtles and new property owners, it was determined a second survey mid-season would be necessary. The Lighting Evaluation encompasses approximately 18.1 miles. A summary of the data collected from the survey is noted below:

- 112 properties surveyed on beach:
 - 68 high rise, 36 single family, 3 commercial (FPL power plant, museum & restaurant,) 5 public beaches
- Number of turtle nests per species:
 - 2,509 Loggerhead Nests
 - 68 Green Turtle Nests
 - 50 Leatherback Nests
- Disorientation reports: 7
- Citizen-initiated complaints: 36

Code Enforcement action based on the Sea Turtle Survey and Program

Tabular data below shows an earnest effort by property owners to comply with the regulations of the sea turtle program.

Total Violations per Survey	37
Total Notices of Violation	33
Total Scheduled to the Board	10
Total Abated	35
Total Non-Compliant	2 (working with staff)
Number Unabated	2
Average days to Abate	30 days
Properties Fined	0
Properties Liened	0

This year's new challenges included educating coastal residents on beach furniture's impact on sea turtles, change in beach elevation exposing lighting fixtures, sea grape trimming exposing lighting fixtures, the posting of sea turtle awareness signage at strategic beach locations in the City of Ft. Pierce, new property managers and new homeowners from out of state unfamiliar with sea turtle protection. These challenges necessitated that Code re-focus efforts to find solutions. Code teamed-up with Mosquito Control, Environmental Regulation Department and U of F Ag Extension Office for an action plan. Distribution of educational door hangers at high rise properties, attendance at homeowner association meetings, group meetings with city staff and property managers, extra press releases, and flyers inserted into all Ft. Pierce Utility Authority monthly bills provided beneficial to resolving the challenges. This team effort will continue in the future to protect the endangered sea turtle.

Contractor Licensing

Contractor licensing implements public safety policy goals by ensuring our citizens have access to qualified, licensed and insured craftsmen who provide building trades services.

This month, Contractor Licensing processed 499 new and renewing contractor licenses for various trades. In August of each year, Contractor Licensing sends out the annual renewal notices, which are due by the end of September. Thus, renewals for August and September will be high each year.

	<i>New Licenses</i>	<i>Renewals</i>	<i>Complaints</i>
<i>September 16</i>	26	473	2
<i>August 16</i>	12	273	0
<i>July 16</i>	27	16	0

Code Enforcement and Contractor Licensing Customer Service Scorecard

Code Enforcement and Contractor Licensing tracks customer service with written and online surveys. This division aims for a rating of 100%, 80 % of the time.

<i>Customer Service Surveys</i>	<i>Surveys received</i>	<i>100% Positive Scores</i>
<i>September 16</i>	9	100%
<i>August 16</i>	11	100%
<i>July 16</i>	16	100%
<i>June 16</i>	15	100%

Customer Service Feedback:

"We really enjoyed talking to Lynn yesterday, and we both appreciate very much how helpful she's been through this whole ordeal, which reaffirms our belief that there still are people that really do care."

BUILDING

Monica Graziani, Building and Code Enforcement Manager
Carl John Peterson, CBO, Building Official
Debra Zampetti, Zoning and Permitting Supervisor

Permitting Customer Service Scorecard

Permitting tracks customer service with written and online surveys. This division aims for a rating of 100%, 90% of the time.

<i>Customer Service Surveys</i>	<i>Number Received</i>	<i>100% Positive Review</i>
<i>August 16</i>	21	100% of the time
<i>July 16</i>	15	100% of the time
<i>June 16</i>	29	100% of the time
<i>May 16</i>	18	100% of the time
<i>April 16</i>	27	100% of the time

Customer Service Feedback:

"Always a pleasure coming to SLC building. Employees are great to deal with. Thank you for your professionalism."

Permitting Activity Report

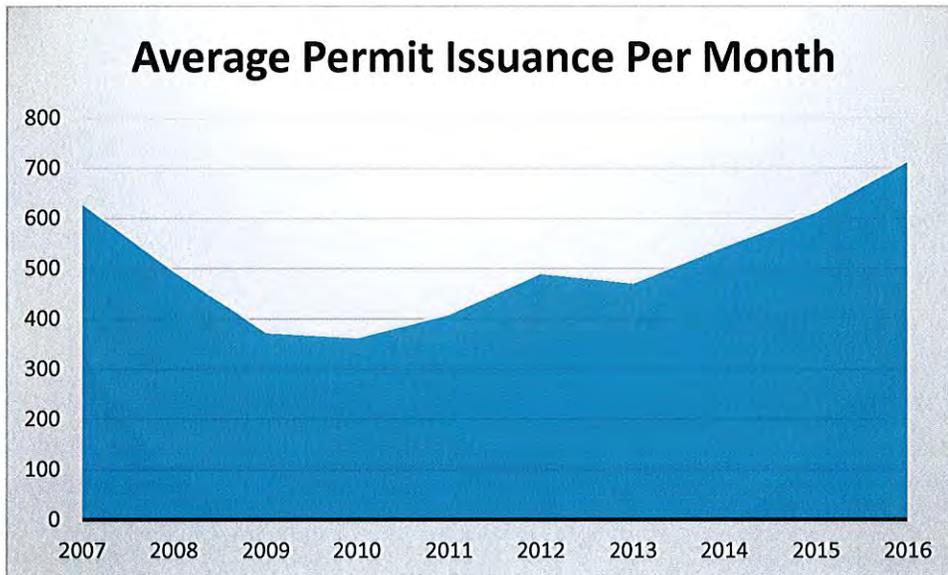
Building permit activity was up by 14.66% for September 2016 over September 2015. Revenue was up significantly by 32.11% for September 2016 over September 2015. This increase, in part, was due to an infusion of \$33,940 from contractor licensing renewals and the issuance of 30 single family home permits. As shown below, year to date permit, revenue and inspection activity, are all significantly higher than calendar year 2015.

MONTHLY & ANNUAL BUILDING DIVISION PERMIT ACTIVITY REPORT

<i>Monthly Data</i>	<i>Sep-16</i>	<i>Sep-15</i>	<i>Percent +/-</i>
Total Permits	751	655	14.66%
Revenue Total	\$233,187	\$176,515	32.11%
Single Family Permits	30	15	100.00%
Commercial Building Permits	0	0	0.00%
Distressed Properties	16	43	-62.80%
Distressed Prop Revenue	\$1,600	\$4,300	-62.80%
<i>Annual Data*</i>	<i>2016</i>	<i>2015</i>	<i>Percent +/-</i>
Total Permits	6449	5676	13.62%
Revenue Total	\$1,662,567	\$1,248,297	33.19%
Single Family Permits	174	104	67.30%
Commercial Building Permits	9	7	28.50%
Distressed Properties	170	319	-46.71%
Distressed Prop Revenue	\$17,000	\$31,900	-46.71%
<i>491 Fund</i>	<i>FY 15/16</i>	<i>FY 14/15</i>	<i>Percent +/-</i>
Revenue	\$1,767,654	\$1,379,651	22.69%
Reserve	\$2,426,949	\$2,284,161	6.25%

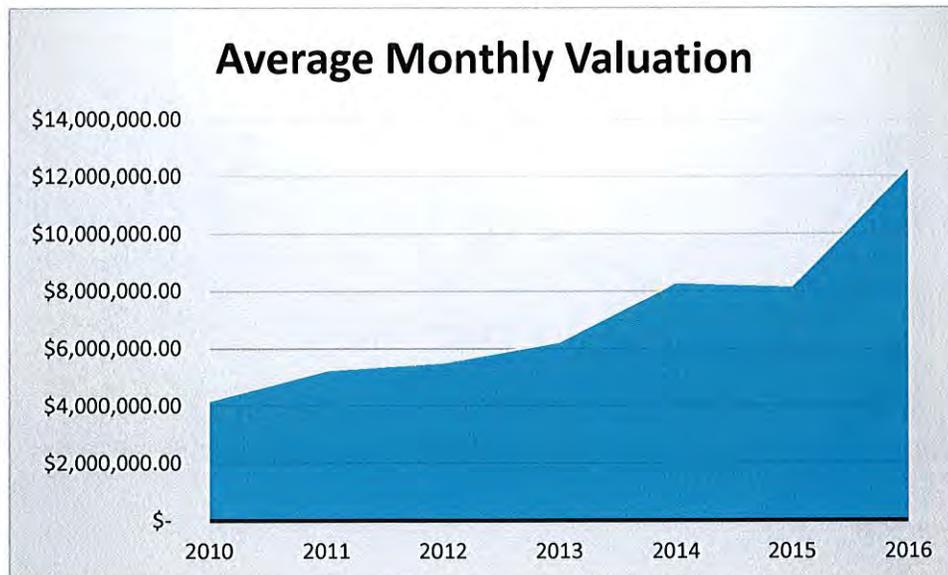
Total Building Permits - Month-to-Month Comparison 2010-2016

	2016	2015	2014	2013	2012	2011	2010
JANUARY	545	594	521	478	430	329	354
FEBRUARY	667	522	479	435	425	355	414
MARCH	774	566	554	493	503	444	384
APRIL	702	647	697	587	512	427	341
MAY	771	572	547	529	549	376	330
JUNE	770	737	569	430	592	449	424
JULY	739	700	494	521	532	509	413
AUGUST	731	683	595	374	555	417	409
SEPTEMBER	751	655	570	547	535	453	362
OCTOBER		587	551	487	516	418	316
NOVEMBER		510	416	410	458	347	337
DECEMBER		636	586	412	330	435	316
TOTAL	6449	7409	6579	5703	5937	4959	4400
AVG/MONTH	717	617	548	475	495	413	367



Total Monthly Permit Valuation 2012-2016

	2016	2015	2014	2013	2012
JANUARY	\$9,789,856	\$3,788,506	\$6,759,974	\$4,168,037	\$5,091,494
FEBRUARY	\$9,618,922	\$5,747,846	\$6,220,102	\$5,631,141	\$4,526,223
MARCH	\$17,775,272	\$5,500,153	\$7,064,297	\$7,778,777	\$5,271,091
APRIL	\$14,115,157	\$7,607,573	\$11,066,194	\$7,070,186	\$6,717,812
MAY	\$15,413,978	\$6,848,049	\$11,109,106	\$12,901,458	\$6,846,070
JUNE	\$10,118,514	\$13,512,910	\$6,725,142	\$4,355,679	\$6,679,860
JULY	\$9,485,446	\$7,901,932	\$5,504,361	\$3,869,278	\$7,198,011
AUGUST	\$10,823,644	\$12,962,189	\$8,861,069	\$4,524,059	\$5,747,772
SEPTEMBER	\$12,435,654	\$10,476,695	\$14,277,545	\$7,266,425	\$7,522,453
OCTOBER		\$6,874,832	\$9,159,555	\$5,877,581	\$4,037,949
NOVEMBER		\$7,942,062	\$6,360,634	\$6,866,256	\$4,555,056
DECEMBER		\$9,634,750	\$7,216,546	\$5,095,723	\$2,772,033
TOTAL	\$109,576,443	\$98,797,297	\$100,324,525	\$75,404,600	\$66,965,824
AVG/MONTH	\$12,142,599	\$8,233,108	\$8,360,377	\$6,283,716	\$5,580,485



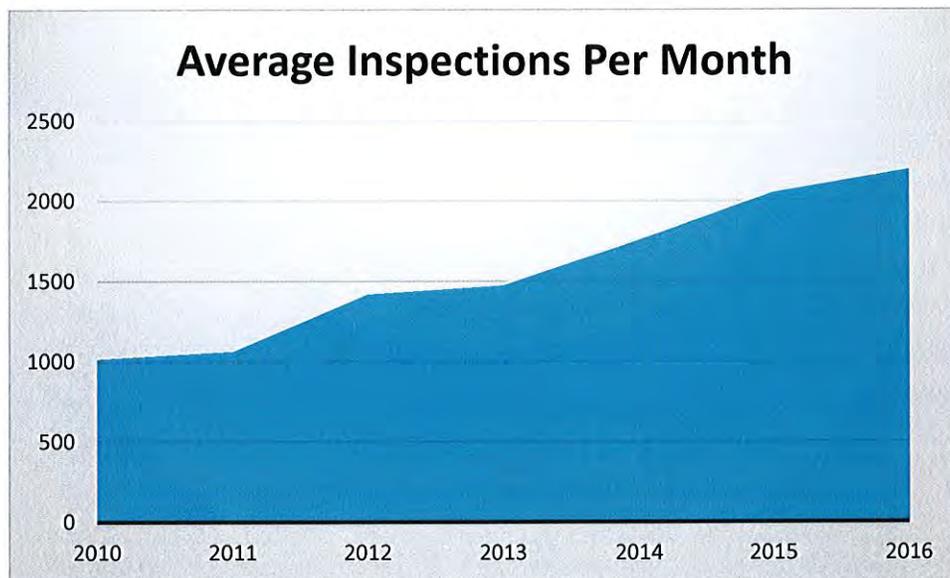
Monthly Building Revenue 2011-2016

	2016	2015	2014	2013	2012	2011
JANUARY	\$122,489	\$94,052	\$94,052	\$110,049	\$82,367	\$83,275
FEBRUARY	\$145,448	\$110,411	\$110,411	\$111,093	\$98,229	\$77,649
MARCH	\$219,103	\$116,086	\$116,086	\$112,806	\$86,788	\$93,466
APRIL	\$197,878	\$132,793	\$132,793	\$166,791	\$101,829	\$98,710
MAY	\$210,372	\$122,021	\$122,021	\$146,139	\$147,692	\$98,010
JUNE	\$165,816	\$188,155	\$188,155	\$115,158	\$80,815	\$104,624
JULY	\$179,710	\$138,690	\$138,690	\$118,783	\$103,452	\$120,220
AUGUST	\$188,524	\$169,574	\$169,574	\$168,906	\$105,769	\$132,245
SEPTEMBER	\$233,187	\$176,515	\$176,515	\$259,363	\$148,362	\$125,664
OCTOBER		\$139,399	\$139,399	\$131,685	\$96,979	\$92,544
NOVEMBER		\$134,787	\$134,787	\$97,978	\$92,153	\$77,105
DECEMBER		\$136,470	\$136,470	\$132,334	\$80,435	\$57,635
TOTAL	\$1,662,567	\$1,658,953	\$1,658,953	\$1,671,084	\$1,224,870	\$1,161,147
AVG/MONTH	\$184,730	\$138,246	\$138,246	\$139,257	\$102,073	\$96,762



Yearly Inspection Summary 2011-2016

	2016	2015	2014	2013	2012	2011
JANUARY	1937	1717	1762	1391	1219	807
FEBRUARY	1978	1934	1748	1261	1343	737
MARCH	2273	2163	1861	1544	1391	1078
APRIL	2283	2235	1951	1785	1304	1045
MAY	2197	1854	1801	1556	1425	963
JUNE	2387	1961	1775	1254	1566	1221
JULY	2238	2154	1681	1464	1801	1157
AUGUST	2470	2040	1830	1609	1559	1233
SEPTEMBER	2156	2351	1635	1492	1366	1171
OCTOBER		2337	1929	1611	1678	1181
NOVEMBER		1902	1585	1524	1444	1136
DECEMBER		2201	1731	1410	1141	1218
TOTAL	19919	24849	21289	17901	17237	12947
AVG/MONTH	2213	2071	1774	1492	1436	1079



CC:

Bob Adolphe, PE, Deputy County Administrator
 Daniel McIntyre, County Attorney
 Patricia Roebing, Interim City Manager, Port St. Lucie
 Nicholas Mimms, City Manager, Fort Pierce
 Erick Gill, Public Information Officer
 Stan Payne, Senior Economic Development Advisor
 Peter Tesch, EDC President
 Terissa Aronson, St Lucie Chamber of Commerce President/CEO
 Planning and Development Services Staff