



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: May 11, 2016

SUBJECT: Planning and Development Services Department Report: April 2016

Planning and Development Services has reported monthly on Building Permit and Inspection activity since 2009. This memo marks the first department-wide monthly report covering Planning, Building, Code Enforcement and Economic Development.

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. The Planning section is found on pages 2 and 3.

The Economic Development section tracks economic indicators such as the number of jobs created, the number and types of new businesses opening, and trends in interest from new and relocating targeted industries. The Economic Development section of this report is found on page 4.

The Code Enforcement section of the report focuses on compliance. The goal in is to attain compliance with adopted regulations which protect our citizen's health, safety and welfare. Thus, a meaningful Code Enforcement metric is a monthly snapshot of number of cases created vs. the number of cases closed out (or "complied"). While this does not mean all cases created in that month were complied in the same month, it does show trend lines of compliance over time. The Code Enforcement section of this report is found on page 5.

The Building section of this report provides robust historical data, showing comparison figures for multiple indices of permitting trends tracked since 2010. This also will include a scorecard on the Permitting section's Customer Service survey. The Building Section of this report is found on pages 6 through 9.

PLANNING

Development Application Trends:

Since October 2015, 35 development applications have been approved. A map attached to this report graphically illustrates the locations of the proposed development and is categorized as follows: 1) developments with the potential of being “job-producing” and 2) “other.” “Job-producing” is defined for the purposes of this report as commercial development application capable of creating long term jobs. “Other” development may create construction jobs, but not long-term employment. While the general pattern of development approvals are widely distributed across unincorporated St. Lucie County, most approvals which have job-producing potential are clustered in north county near the Treasure Coast International Airport. Two of these development applications are targeted industries and are profiled below in the next section.

Development Application Statistics

<i>Development Applications filed in April</i>	14
<i>Total Development Applications under review</i>	42
<i>Development Applications approved</i>	7

Project Highlight: Targeted Industry Development Applications

A-1 Roof Trusses, a roof truss manufacturer located near the airport is expanding as a result of their successful negotiation of the recession and the subsequent growth in the construction industry. The company employs over 200 and intends to increase its employee base by 25% over the next year. In order to accommodate this growth, building additions and site modifications are needed to provide more training space and more covered workspace for expanded operations.

Thanks to the flexibility and creative problem solving of the interdepartmental Development Review Committee team, this Minor Adjustment application to construct 28,825 sq. ft. was approved in six weeks. The associated building permit is proceeding through expedited review in the Building Division. Please see attached to this report, the Business Navigator’s “Golden Ticket Expedited Review” letter created for Targeted Industry projects. The first time this was used was for the A-1 Truss project.

Islamorada Brewing Company is a beer manufacturer expanding from Islamorada, Florida into St. Lucie County. Their Conditional Use and Building Permits have been approved and the site is currently under construction. This manufacturer plans to hire at least 10 employees at or above the average St. Lucie County wage over the coming year and is working with the Business Navigator to pursue Economic Development Incentives.

Active Applications and Projects:

Of the 42 active development applications currently under review, 14 are new applications received in April. While development applications are an important part of the Division’s duties, it does not adequately describe the work in progress. The Planning Division is also managing or participating in the following special projects including:

- 5-Year Impact Fee Update
- Composting Regulations
- Fisherman’s Wharf Intergovernmental planning
- Use Determinations to allow for “outside the box” business uses

- Sign Regulations Update following Supreme Court decision
- SEAL Museum Expansion and micro transit grant for pedestrian connectivity between Pepper Park Beachside and Riverside

Project Highlight: Port of Fort Pierce

Fisherman's Wharf, located along the southern end of the Port of Fort Pierce, serves as a transitional area, buffering historic downtown Fort Pierce from the higher intensity of the working port area. This redevelopment-ready area is prime for planning and a DEO Technical Assistance grant is available.

The Port Engineer and the Planning Division mobilized to take advantage of the grant opportunity for Fisherman's Wharf at the Port of Fort Pierce. Working across departments and jurisdictions, the division assembled a team including staff from SLC Engineering, Administration, Grants, and City of Fort Pierce Planning to write and submit a grant application to fund urban design work and a market study to plan the transitional Fisherman's Wharf area.

Customer Service Scorecard:

Helpful, knowledgeable, problem-solving customer service is a fundamental objective of the Planning Division. Last year the Division created an online survey attached to each outgoing email. In mid-April, the Division rolled out a print version available in the PDS waiting room. An 80% success rate of five-star rating is the Division's benchmark goal.

April 2016 Customer Service Surveys

Number Received, Online & Print

7

5-Star Rating Achieved

94% of the time

ECONOMIC DEVELOPMENT

Jobs and Industry

April was a promising month for new businesses and new jobs. Through the Business Tax Receipt and associated Zoning Compliance process, PDS has the ability to track the number of new jobs and new businesses created in unincorporated St. Lucie County. Lessing out the new churches, 14 new businesses opened this past month, adding 54 new jobs.

<i>Business Type</i>	<i>Number of Businesses</i>	<i>Jobs</i>
<i>Targeted Industry</i>	2	7
<i>Retail</i>	6	10
<i>Service</i>	4	31
<i>Office</i>	2	7

The Business Navigator met with three Targeted Industries this month considering a move to St. Lucie County in the following industries:

<i>Targeted Industry Type</i>	<i>Businesses Visited</i>	<i>Potential Jobs</i>
<i>Manufacturing</i>	1	300
<i>Distribution</i>	1	10
<i>Aviation</i>	1	Unknown

MRO Americas Trade Show

The BOCC and the EDC made an investment in economic development at Treasure Coast International Airport by sponsoring a booth at the MRO Americas trade show in Dallas, Texas April 5-7. It was staffed by Airport Manager, John Wiatrak, Business Navigator, Peter Jones, and EDC President Pete Tesch.

MRO Americas Trade Show by the Numbers

<i>Number of MRO Industry Attendees</i>	12,000
<i>Appointments with interested MRO Firms conducted at show</i>	6
<i>New leads generated by booth presence</i>	61
<i>Visits to TCIA by MRO industry attendees since show</i>	12

In addition to the 12 visits from interested MRO businesses as a result of our presence at the show, the Airport Manager has received an additional two new MRO contacts who heard about TCIA from others who attended the show. MRO business owners are talking to each other about the opportunities at TCIA as a result of our investment at this show.

The most significant takeaway from this show: if a 60,000 sq.ft. hangar was available, it could have been leased several times. Funding from the State Legislature for the MRO hangar will be well utilized in this market. The County's return on investment from the MRO Americas show is significant and exceeded staff expectations.

CODE ENFORCEMENT

Code Enforcement cases originate as a “complaint.” This can mean a neighbor calling with a concern, and it can also mean a Code Enforcement Officer noting a violation on another parcel while investigating a complaint. A complaint can be closed out before a written Notice of Violation is issued if the Officer can talk to the property owner and educate them about the needed steps for compliance. Another reason a complaint can be closed is that not all complaints are valid regulatory issues. For instance, overly vibrant house paint color is not regulated by the St. Lucie County Code of Ordinances. That’s would be an example of a simple open and closed complaint. Notices of Violation tend to take a longer period of time to abate (close out,) but in 2015, Code Enforcement was able to attain an 83% NOV abatement rate over the year.

<i>Complaints Received vs Complaints Closed</i>	42 Received, 46 Closed
<i>NOV's Issued vs. NOV's Abated</i>	211 Issued, 27 Abated
<i>Total Cases Generated</i>	326
<i>Case load created per Officer in April, Avg.</i>	92

BUILDING

Customer Service Scorecard

Permitting tracks customer service with written and online surveys. This division aims for a rating of 100%, 98 % of the time.

April 2016 Customer Service Surveys

Number Received, Online & Print	27
100% Positive Review	100% of the time

Customer Service Quote of the Month:

"Wonderful staff. Thank you for your expediting and your professionalism."

Permitting Data

With a focus on fast permit review turnarounds, April marks the first time Permitting has been able to achieve an average plan review time of under two weeks. For the month of April, plan review time for major permits was 1.2 weeks. This reflects opportunities for efficiencies identified and implemented by the Building Official and staff.

Building permit activity was up by 8.5% for April 2016 over April 2015. In addition, revenue was up 49.01% for April 2016 over April 2015. Total valuations for April came to \$14,115,157 which was the highest since 2009 and over 85% higher than April 2015. These dramatic increases were due to the increased number of single family permits, the New Harbour Ridge Lifestyle Center, and a convenience store with 18 fueling stations. Building permit activity was the highest since 2007.

MONTHLY & ANNUAL BUILDING DIVISION PERMIT ACTIVITY REPORT

<i>Monthly Data</i>	<i>Apr-16</i>	<i>Apr-15</i>	<i>Percent +/-</i>
Total Permits	702	647	8.50%
Revenue Total	\$197,878	\$132,793	49.01%
Single Family Permits	14	5	180.00%
Commercial Building Permits	1	1	0.00%
Distressed Properties	14	34	-143.00%
Distressed Prop Revenue	\$1,400	\$3,400	-143.00%
<i>Annual Data*</i>	<i>2016</i>	<i>2015</i>	<i>Percent +/-</i>
Total Permits	2687	2329	15.37%
Revenue Total	\$684,918	\$453,342	51.08%
Single Family Permits	81	18	350.00%
Commercial Building Permits	5	2	150.00%
Distressed Properties	81	140	-72.00%
Distressed Prop Revenue	\$8,100	\$14,000	-72.00%
<i>491 Fund</i>	<i>FY 15/16</i>	<i>FY 14/15</i>	<i>Percent +/-</i>
Revenue	\$973,609	\$725,992	34.10%
Reserve	\$2,183,571	\$1,817,616	16.67%

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		572	547	529	549	376	330
JUNE		737	569	430	592	449	424
JULY		700	494	521	532	509	413
AUGUST		683	595	374	555	417	409
SEPTEMBER		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	2687	7409	6579	5703	5937	4959	4400
AVG/MONTH	672	617	548	475	495	413	367

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		1854	1801	1556	1425	963
JUNE		1961	1775	1254	1566	1221
JULY		2154	1681	1464	1801	1157
AUGUST		2040	1830	1609	1559	1233
SEPTEMBER		2351	1635	1492	1366	1171
OCTOBER		2337	1929	1611	1678	1181
NOVEMBER		1902	1585	1524	1444	1136
DECEMBER		2201	1731	1410	1141	1218
TOTAL	8471	24849	21289	17901	17237	12947
AVG/MONTH	2117	2071	1774	1492	1436	1079

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		\$6,848,049	\$11,109,106	\$12,901,458	\$6,846,070
JUNE		\$13,512,910	\$6,725,142	\$4,355,679	\$6,679,860
JULY		\$7,901,932	\$5,504,361	\$3,869,278	\$7,198,011
AUGUST		\$12,962,189	\$8,861,069	\$4,524,059	\$5,747,772
SEPTEMBER		\$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	\$51,299,207	\$98,797,297	\$100,324,525	\$75,404,600	\$66,965,824
AVG/MONTH	\$12,824,802	\$8,233,108	\$8,360,377	\$6,283,716	\$5,580,485

Monthly Building Revenue 2010-2016

	2016	2014	2013	2012	2011
JANUARY	\$122,489	\$94,052	\$110,049	\$82,367	\$83,275
FEBRUARY	\$145,448	\$110,411	\$111,093	\$98,229	\$77,649
MARCH	\$219,103	\$116,086	\$112,806	\$86,788	\$93,466
APRIL	\$197,878	\$132,793	\$166,791	\$101,829	\$98,710
MAY		\$122,021	\$146,139	\$147,692	\$98,010
JUNE		\$188,155	\$115,158	\$80,815	\$104,624
JULY		\$138,690	\$118,783	\$103,452	\$120,220
AUGUST		\$169,574	\$168,906	\$105,769	\$132,245
SEPTEMBER		\$176,515	\$259,363	\$148,362	\$125,664
OCTOBER		\$139,399	\$131,685	\$96,979	\$92,544
NOVEMBER		\$134,787	\$97,978	\$92,153	\$77,105
DECEMBER		\$136,470	\$132,334	\$80,435	\$57,635
TOTAL	\$684,918	\$1,658,953	\$1,671,084	\$1,224,870	\$1,161,147
AVG/MONTH	\$171,230	\$138,246	\$139,257	\$102,073	\$96,762

Residential Renovation & Repair Permits 2016

	Shutters	Roofs	Repair*	Windows	Garage Doors	Remodel	All Other**
JANUARY	3	70	199	18	11	14	146
FEBRUARY	10	82	138	32	15	18	238
MARCH	14	100	305	28	11	17	212
APRIL	19	72	267	20	14	19	165
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
OCTOBER							
NOVEMBER							
DECEMBER							
Total	46	324	909	98	51	68	761

Commercial Renovation & Repair Permits 2016

	Shutters	Roofs	Repair*	Windows	Garage Doors	Remodel	All Other**
JANUARY	2		45	4		7	26
FEBRUARY	10	1	58	9		7	49
MARCH	10	2	34	5		2	34
APRIL	20	6	56	8	1	11	24
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
OCTOBER							
NOVEMBER							
DECEMBER							
Total	42	6	193	26	1	27	133

* Repair includes: electrical, plumbing, mechanical, and hot water heaters.

**All Other includes, but is not limited to: fences, carports, screen rooms, mobile homes, sheds, docks, demolitions, slabs, signs, change of use, home occupations and temporary uses.



ST. LUCIE WORKS

StLucieCo.gov | CityofPSL.com | CityofFortPierce.com



April 12, 2016

Mr. Roderick J. Kennedy, PE
Engineering Design & Construction, Inc.
1934 Tucker Court
Fort Pierce, Florida 34950

**RE: A-1 ROOF TRUSSES MINOR ADJUSTMENT TO MAJOR SITE PLAN
4451 ST. LUCIE BLVD., FORT PIERCE, FL 34946/PROJECT PARCEL ID #143111200010008
INDUSTRY TYPE: MANUFACTURING FACILITIES**

Dear Mr. Kennedy,

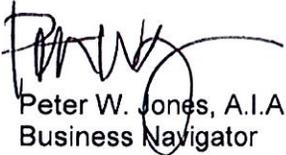
First, on behalf of St. Lucie County I would like to thank you and your Client, A-1 Roof Trusses for choosing to expand your business here with us and to congratulate you on the approval of your application. Our Land Development Codes and approvals process helps to provide a thoughtful and orderly process for growth which protects your Client's considered investment, going forward.

As a targeted industry, your building permit application will receive expedited review. Needless to say, a thorough submittal, prepared by your contractor, will further expedite the review process.

Please attach this letter with your permit application submittal. This will notify our Building Department of your standing for expedited review, as a targeted industry.

Thank you, again, for choosing St. Lucie County. Please let us know how we may continue to be of service and we wish you every success.

Very truly yours,


Peter W. Jones, A.I.A.
Business Navigator

Cc: Debra Zampetti, Zoning & Permitting Supervisor



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Fort Pierce, Florida 34982
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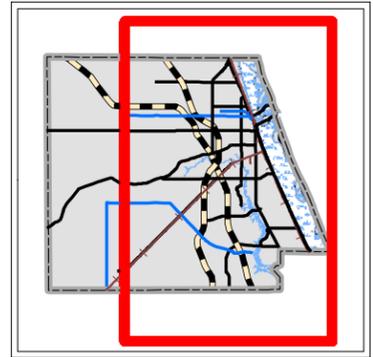
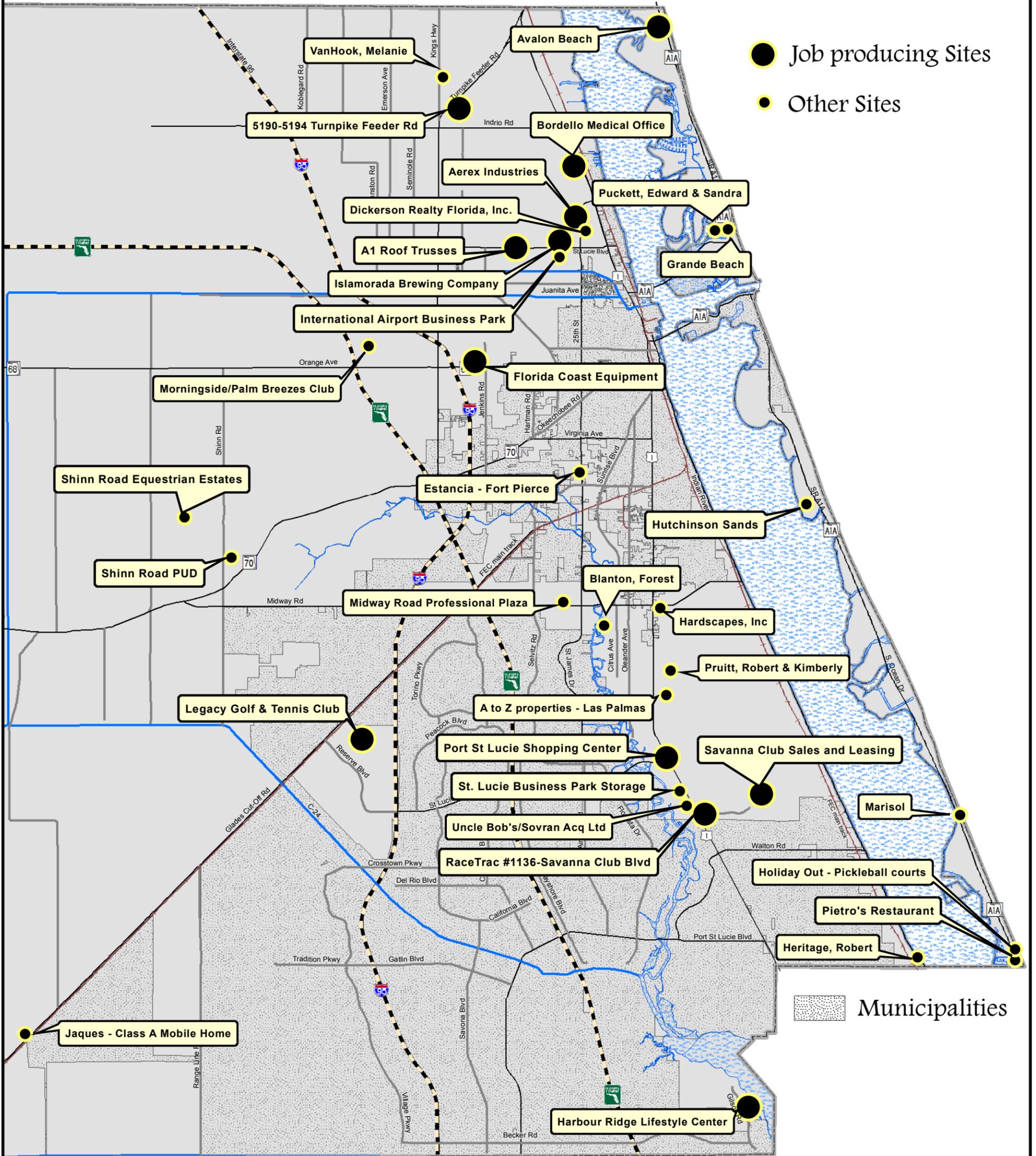


The Economic
Development Council
of St. Lucie County
500 Northwest California Blvd
Port St. Lucie, Florida 34986
772.336.6250
YourEDC.com

St. Lucie County Planning Division

Approved Applications

October 2015 - April 2016



Map Date:
May 6, 2016