



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: July 1, 2016

SUBJECT: Planning and Development Services Department Report: June 2016

June was mixed but steady overall. Economic Development activity remained strong, with two Letters of Intent signed and more businesses inquiring about locating in the County. The North Hutchinson Island Resort project has re-emerged and staff expects site plan submittals in by mid-July. Permitting numbers were down for this June over last year, but overall averages remain significantly up.

The department provides services to the community encompassing Planning and GIS, Building permitting and inspections, Code Enforcement, and Economic Development/Business Navigator Services.

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.

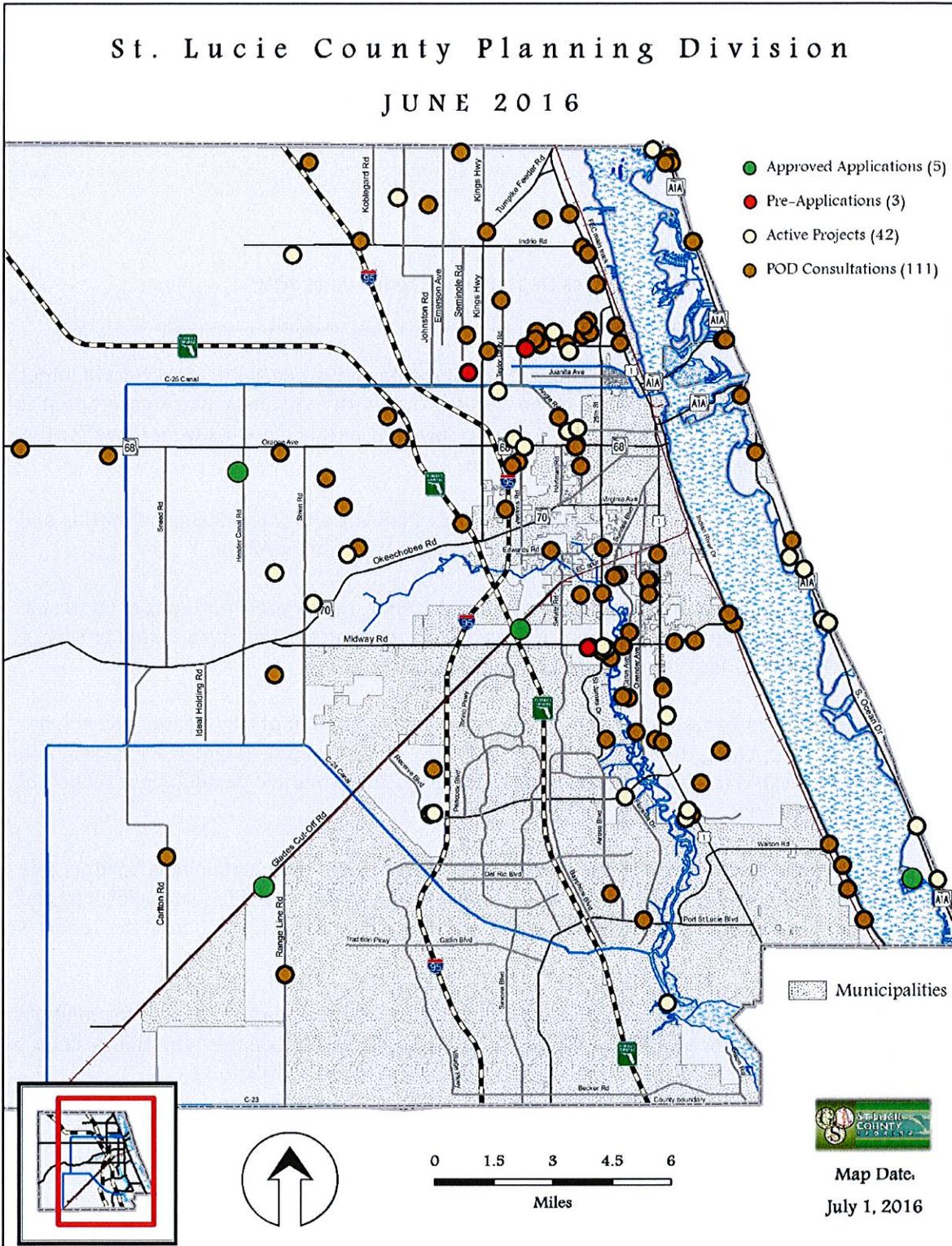
The Economic Development section tracks economic indicators such as the number of jobs created, the number and types of new businesses opening, trends in interest from new and relocating targeted industries, and snapshots of the services provided to new and expanding businesses. The Economic Development section of this report is found on page 4 and 5.

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. The Code Enforcement and Contractor Licensing section of this report is found on page 6

The Building 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. The Building Section of this report is found on pages 7 through 11.

PLANNING

Bonnie Landry, AICP, Planning Manager



Development Application Trends:

The previous map graphically illustrates the locations of Planning applications and interest for the month of May. Areas of high interest this month focus on the area proposed as the Entertainment District near the Fairgrounds, Treasure Coast International Airport, Midway and 25th Street, and North US Highway 1.

<i>Development Application Statistics</i>	<i>June 16</i>	<i>May 16</i>	<i>April 16</i>
<i>Planner of the Day Consultations</i>	111	158	N/A
<i>Development Applications filed in April</i>	7	4	14
<i>Total Development Applications under review</i>	42	43	42
<i>Development Applications approved</i>	5	4	7

Walk-in and Call-in Consultation Trends:

In addition to providing timely review of development applications, the Planning Division provides free one-on-one consultation services with a professional Planner. The Planning team works together to provide seamless availability to the public, 8:00 am to 5:00 pm.

Inquiries included:

- North Beach Resort development entitlement;
- Potential development of adventure tourism facilities
- Potential development of other tourism-related facilities

Active Applications & 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.

Special Projects Include:

- 5-Year Impact Fee Update
- Composting Regulations
- Use Determinations to allow for "outside the box" business uses
- GIS analysis of Census Tracts, county-wide, to determine areas to target for needed redevelopment through enhanced Economic Development Incentive tools

Applications Include:

- Pursuit Boats manufacturing expansion in process
- Beachfront Condominium project administratively approved

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.

<i>Customer Service Surveys</i>	<i>June 16</i>	<i>May 16</i>	<i>April 16</i>
<i>Number Received, Online & Print</i>	3	6	7
<i>5-Star Rating Achieved</i>	43% of the time	85% of the time	94% of the time

ECONOMIC DEVELOPMENT

Peter Jones, AIA, Business Navigator

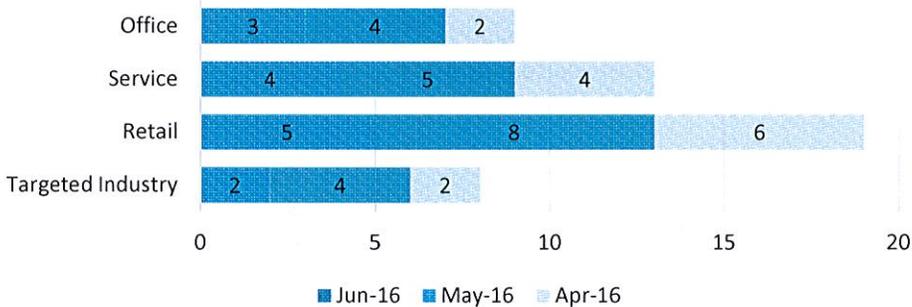
Jobs and Industry

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. The caveat is that 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.

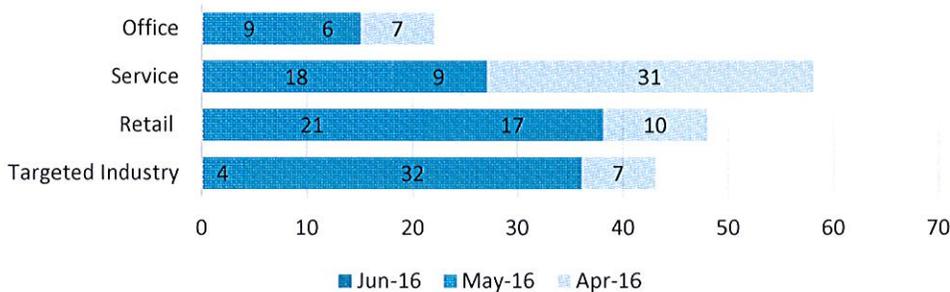
June 2016 Business Openings and New Job Creation

<i>Business Type</i>	<i>Number of Businesses</i>	<i>Jobs</i>
<i>Targeted Industry</i>	2	4
<i>Retail</i>	5	21
<i>Service</i>	4	18
<i>Office</i>	3	9

NEW BUSINESS TYPE TRENDS



JOB TRENDS



<i>Cumulative New Jobs & Businesses</i>	<i>June 16</i>	<i>May-16</i>	<i>Apr-16</i>	<i>Annual to date*</i>
<i>New Businesses</i>	14	21	14	49
<i>New Jobs</i>	52	64	54	170

• Since April 1, 2016

Business Navigator Project Highlights

1. Treasure Coast Food Bank (TCFB) approached the Economic Development Council late April 2016 regarding the County's Economic Incentives program that might benefit their planned construction of a produce processing production plant. This production facility could both fulfill local food needs and provide job training and employment. The Business Navigator assisted TCFB in structuring a formal competitive bid process, and worked with their architectural consultants. Three bids have been received, all within the TCFB proposed budget. TCFB will now move forward with construction permitting. Focus now will be given to the County's economic incentives opportunities for TCFB.
2. Pursuit Boats/S2 Yachts has initiated site plan approval process for a 10,000 SF – 12,000 SF, \$2M expansion of their boat manufacturing facility within the TCI Airport industrial area. Estimated completion of the expansion and initiation of production is November 2017. Pursuit expects this addition will allow production of an additional 200 boats per year and an estimated increase of 30 employees. Pursuit currently has approximately 300 employees and produces 400 boats per year. The Business Navigator will be working with Pursuit of economic development incentive package.

Economic Development Incentive Program

The Business Navigator met with two 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>	2	200+

Incentive packages begin with a Letter of Intent signed by the Commission Chairman, laying out the qualifications of a Targeted Industry, and a rough estimate of the package offered. Following this offer, the package is formalized through the Commission action via adopted Resolutions and/or Ordinances.

<i>Incentive Packages</i>	<i>Company's Investment</i>	<i>Jobs Created</i>	<i>Step</i>	<i>Value</i>
<i>A-1 Roof Trusses</i>	\$1,500,000	50	Letter of Intent Signed	\$98,000 (AV & JGIG)
<i>Islamorada Brewing Company</i>	\$3,900,000	10	Letter of Intent Signed	\$105,000 (AV & JGIG)

CODE ENFORCEMENT AND CONTRACTOR LICENSING

Monica Graziani, Building and Code Enforcement Supervisor

Danielle Williams, Code Enforcement Supervisor

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>June 16</i>
<i>Number Received, Online & Print</i>	15
<i>100% Positive Review</i>	100% of the time

Customer Service Quote of the Month:

Roxann and Debbie rock. Helped me through licensing.

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 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>June 16</i>	<i>May 16</i>	<i>April 16</i>
<i>Complaints Received vs Complaints Closed</i>	20 Received, 106 Closed	84 Received, 56 Closed	42 Received, 46 Closed
<i>NOV's Issued vs. NOV's Abated</i>	315 Issued, 67 Abated	289 Issued, 67 Abated	211 Issued, 27 Abated
<i>Total Cases Generated</i>	462	430	326
<i>Case load created per Officer, Avg.</i>	77	86	92

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. The Contractor Industry Licensing Board meets every other month and is made up of licensed contractors who volunteer their time to the County to evaluate license applications from new contractors as well as issue discipline to contractors when necessary.

	<i>May 16</i>	<i>March 16</i>	<i>January 16</i>
<i>Contractors Receiving Licenses</i>	9	2	8
<i>Citations/Disciplinary Actions</i>	2	4	0

BUILDING

*Monica Graziani, Building and Code Enforcement Manager
 Carl John Peterson, CBO, Building Official
 Debra Zampetti, Zoning 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>June 16</i>	<i>May 16</i>	<i>April 16</i>
<i>Number Received, Online & Print</i>	29	18	27
<i>100% Positive Review</i>	100% of the time	100% of the time	100% of the time

Customer Service Quote of the Month:
"Prompt, professional and efficient."

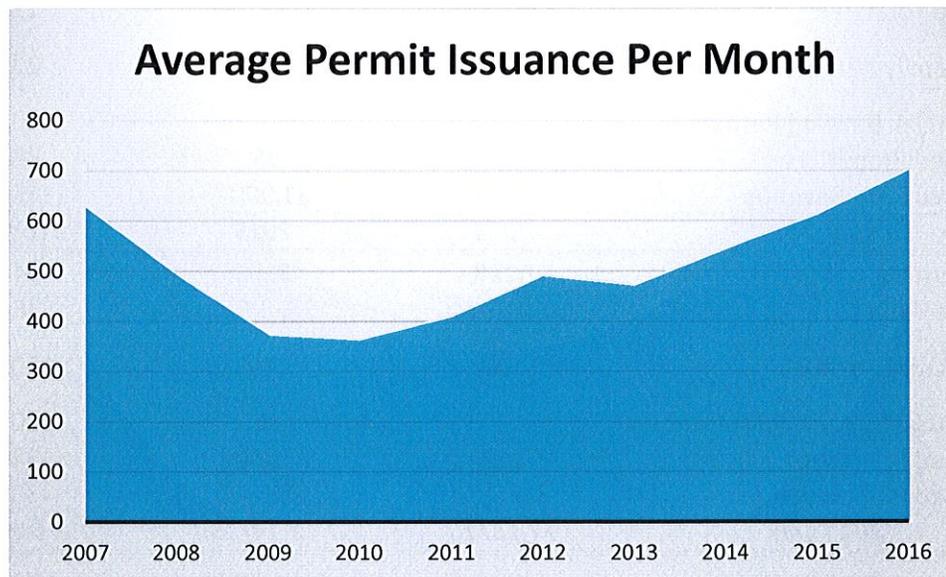
This memo is a summary of the monthly activity in Building & Code Regulation Division. Building permit activity was up 4.48% for June 2016 over June 2015. However, this June was a slower month. Revenue was down by 11.87% for June 2016 over June 2015. These decreases were due to the large number of single family permits and a high value multi-family permit in June 2015. As shown below, year to date permit activity, revenue and valuations are substantially higher than calendar year 2015, and dramatically higher than the past several years. Revenue is up 31% over last year.

MONTHLY & ANNUAL BUILDING DIVISION PERMIT ACTIVITY REPORT

<i>Monthly Data</i>	<i>June-16</i>	<i>June-15</i>	<i>Percent +/-</i>
Total Permits	770	737	4.48%
Revenue Total	\$165,816	\$188,155	-11.87%
Single Family Permits	18	23	-22.00%
Commercial Building Permits	1	2	-100.00%
Distressed Properties	10	19	-48.00%
Distressed Prop Revenue	\$1,000	\$1,900	-48.00%
<i>Annual Data*</i>	<i>2016</i>	<i>2015</i>	<i>Percent +/-</i>
Total Permits	4228	3138	34.74%
Revenue Total	\$1,016,146	\$763,518	38.98%
Single Family Permits	123	49	150.00%
Commercial Building Permits	8	4	250.00%
Distressed Properties	112	184	-38.25%
Distressed Prop Revenue	\$11,200	\$18,400	-38.25%
<i>491 Fund</i>	<i>FY 15/16</i>	<i>FY 14/15</i>	<i>Percent +/-</i>
Revenue	\$1,412,148	\$1,076,921	31.13%
Reserve	\$2,426,949	\$2,284,161	6.25%

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

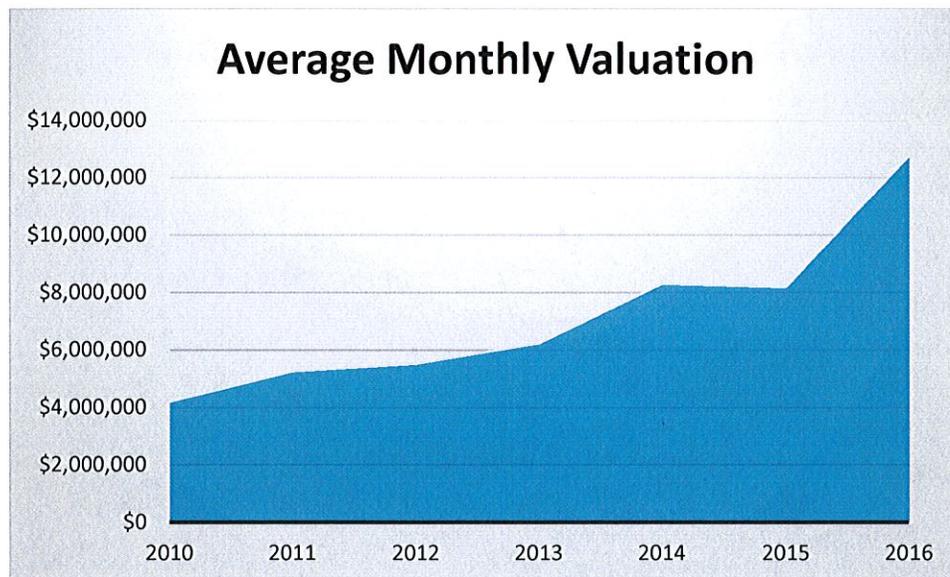
	2016	2015	2014	2013	2012	2011	2010
JANUARY	545	594	521	478	430	329	354
FEBRUARY	667	522	479	435	425	355	414
MARCH	774	566	554	493	503	444	384
APRIL	702	647	697	587	512	427	341
MAY	771	572	547	529	549	376	330
JUNE	770	737	569	430	592	449	424
JULY		700	494	521	532	509	413
AUGUST		683	595	374	555	417	409
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	4228	7409	6579	5703	5937	4959	4400
AVG/MONTH	705	617	548	475	495	413	367



*Please note a longer tracking time on the chart, as opposed to the above table.

Total Monthly Permit Valuation

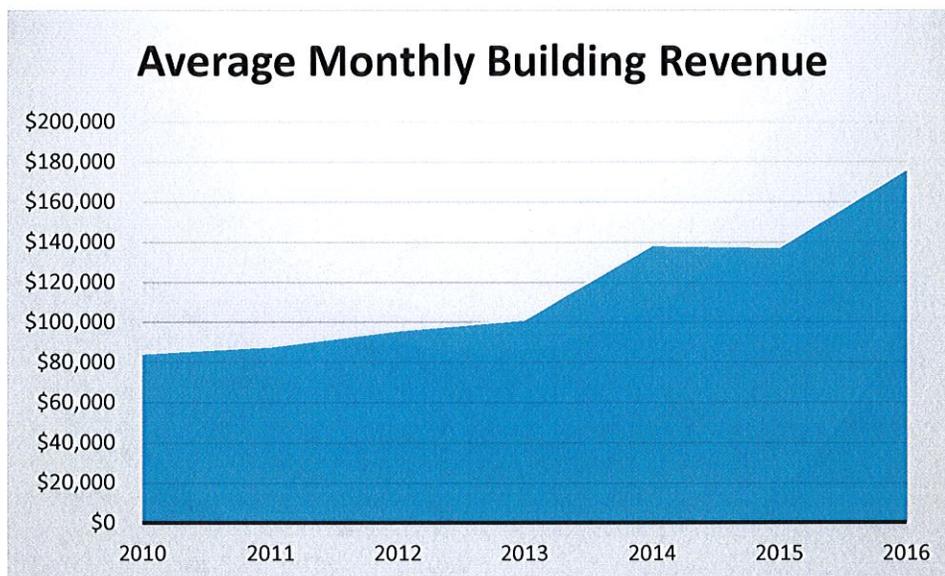
	2016	2015	2014	2013	2012
JANUARY	\$9,789,856	\$3,788,506	\$6,759,974	\$4,168,037	\$5,091,494
FEBRUARY	\$9,618,922	\$5,747,846	\$6,220,102	\$5,631,141	\$4,526,223
MARCH	\$17,775,272	\$5,500,153	\$7,064,297	\$7,778,777	\$5,271,091
APRIL	\$14,115,157	\$7,607,573	\$11,066,194	\$7,070,186	\$6,717,812
MAY	\$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		\$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	\$76,831,699	\$98,797,297	\$100,324,525	\$75,404,600	\$66,965,824
AVG/MONTH	\$12,805,283	\$8,233,108	\$8,360,377	\$6,283,716	\$5,580,485



*Please note a longer tracking time on the chart, as opposed to the above table.

Monthly Building Revenue

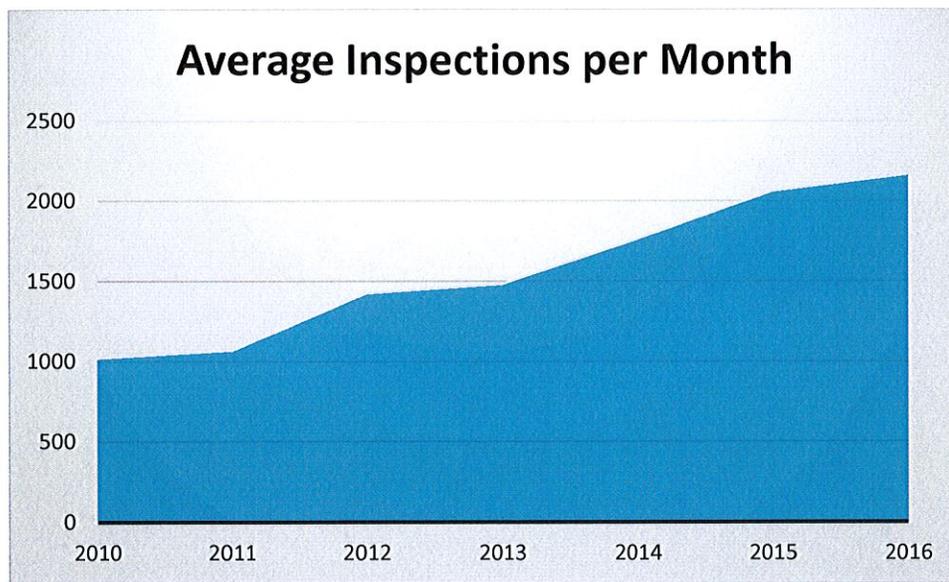
	2016	2014	2013	2012	2011
JANUARY	\$122,489	\$94,052	\$110,049	\$82,367	\$83,275
FEBRUARY	\$145,448	\$110,411	\$111,093	\$98,229	\$77,649
MARCH	\$219,103	\$116,086	\$112,806	\$86,788	\$93,466
APRIL	\$197,878	\$132,793	\$166,791	\$101,829	\$98,710
MAY	\$210,372	\$122,021	\$146,139	\$147,692	\$98,010
JUNE	\$165,816	\$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	\$1,061,146	\$1,658,953	\$1,671,084	\$1,224,870	\$1,161,147
AVG/MONTH	\$176,858	\$138,246	\$139,257	\$102,073	\$96,762



*Please note a longer tracking time on the chart, as opposed to the above table.

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		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	13055	24849	21289	17901	17237	12947
AVG/MONTH	2175	2071	1774	1492	1436	1079



**Please note a longer tracking time on the chart, as opposed to the above table.*

CC:

- Bob Adolphe, PE, Deputy County Administrator
- Daniel McIntyre, County Attorney
- Daniel Holbrook, Assistant 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
- Planning and Development Services Staff