



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: November 14, 2016

SUBJECT: Planning and Development Services Department Report: October 2016

The data in this month's October report has Hurricane Matthew all over it. While our community was quite lucky in receiving the glancing blow we did, the hurricane caused the Department's divisions to lose a week or more of productive work time. Instead of reviewing plans, doing inspections or code enforcement, our building and code employees were canvassing the county for damage immediately following the storm event on our Damage Assessment Teams. Instead of making forward progress on new construction and remodels, contractors were securing and then cleaning up their sites, so permitting and inspections were down. Instead of calling in to discuss future development plans with Planners, business owners were cleaning up after the storm. Instead of citing property owners in violation, our Code Enforcement Officers were assisting property owners with information about how to get back into compliance following the hurricane.

Hurricane Matthew was an excellent opportunity to test our Storm Preparation and Recovery Plan. While needed modifications were identified as a result, our team and our plan was tested and found to hold strong.

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: Planning Division: This section of the 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.

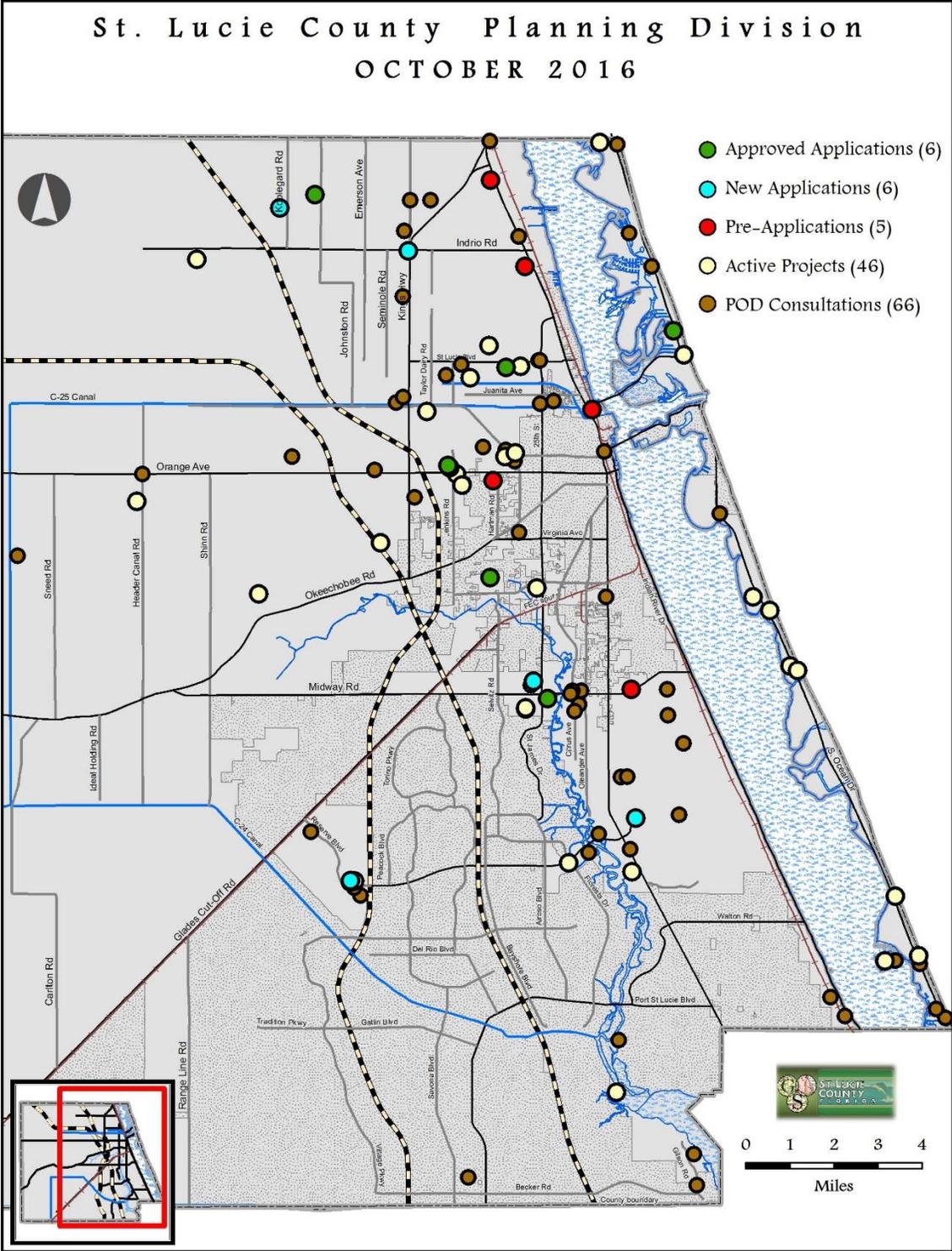
Pages 4-5: Economic Development section: This tracks economic indicators such as the number of jobs created, the number and types of new businesses opening, trends in interest from new and relocating targeted industries, and snapshots of the services provided to new and expanding businesses.

Pages 6-8: Code Enforcement and Contractor Licensing section: This 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 9-14: Building Permits: This section of the 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.

PLANNING

Bonnie Landry, AICP, Planning Manager



<i>Development Application Statistics</i>	<i>New</i>	<i>In Review</i>	<i>Approved</i>	<i>Preliminary Consultations</i>
<i>October 2016</i>	6	46	6	66
<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 a few inquiries from developers confirming the zoning and land use for properties targeted for affordable housing.

New Applications:

Staff has been working with an applicant for the past year who is proposing a text amendment to the Land Development Code; specifically to Chapter 7 which has a placeholder for Rural and Farmworker Housing. This application will provide standards for this housing type. It is important to note that the Department of Health regulates this use and requires quarterly inspections. This language will mirror much of the State regulations. This item is expected to be heard at the next Planning and Zoning Commission meeting and then two public hearings at the Board of County Commissioners for final adoption. This applicant is expected to follow up with a development application for a Farmworker Housing Development which is a Conditional Use in the Agricultural zoning districts.

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 LDC
- 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>October 16</i>	3	100% of the time
<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:

“Bethany and Linda were great when I called and in person.”

ECONOMIC DEVELOPMENT

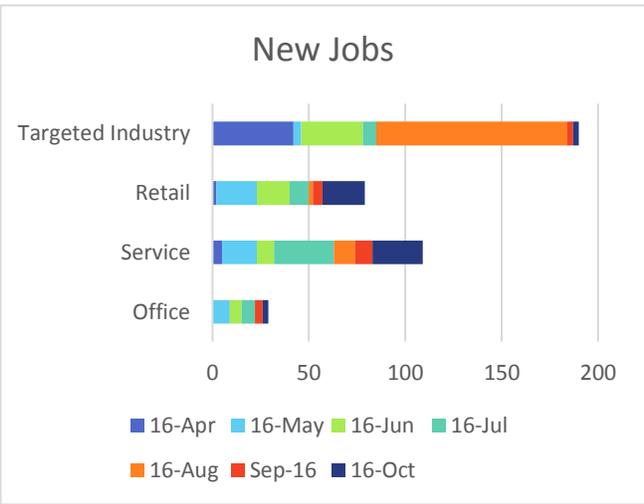
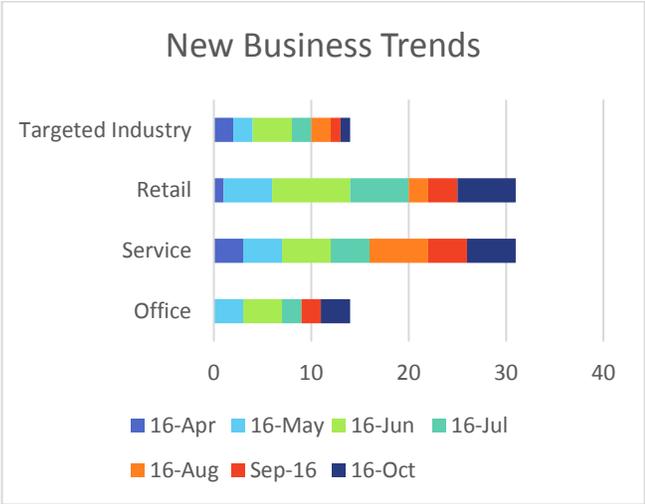
Peter Jones, AIA, Business Navigator

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. Since April, 405 jobs have been created in unincorporated St. Lucie County.

Business Openings and New Job Creation in October

<i>Business Type</i>	<i>Number of Businesses</i>	<i>Jobs</i>
<i>Targeted Industry</i>	1	3
<i>Retail</i>	6	22
<i>Service</i>	5	26
<i>Office</i>	3	3



<i>Cumulative Jobs & Businesses</i>	<i>New Businesses</i>	<i>New Jobs</i>
<i>October 16</i>	15	54
<i>September 16</i>	10	21
<i>August 16</i>	10	112
<i>July 16</i>	6	48
<i>June 16</i>	14	52
<i>May 16</i>	21	64
<i>April 16</i>	14	54
<i>Annual To Date</i>	90	405

Business Navigator Project Highlights

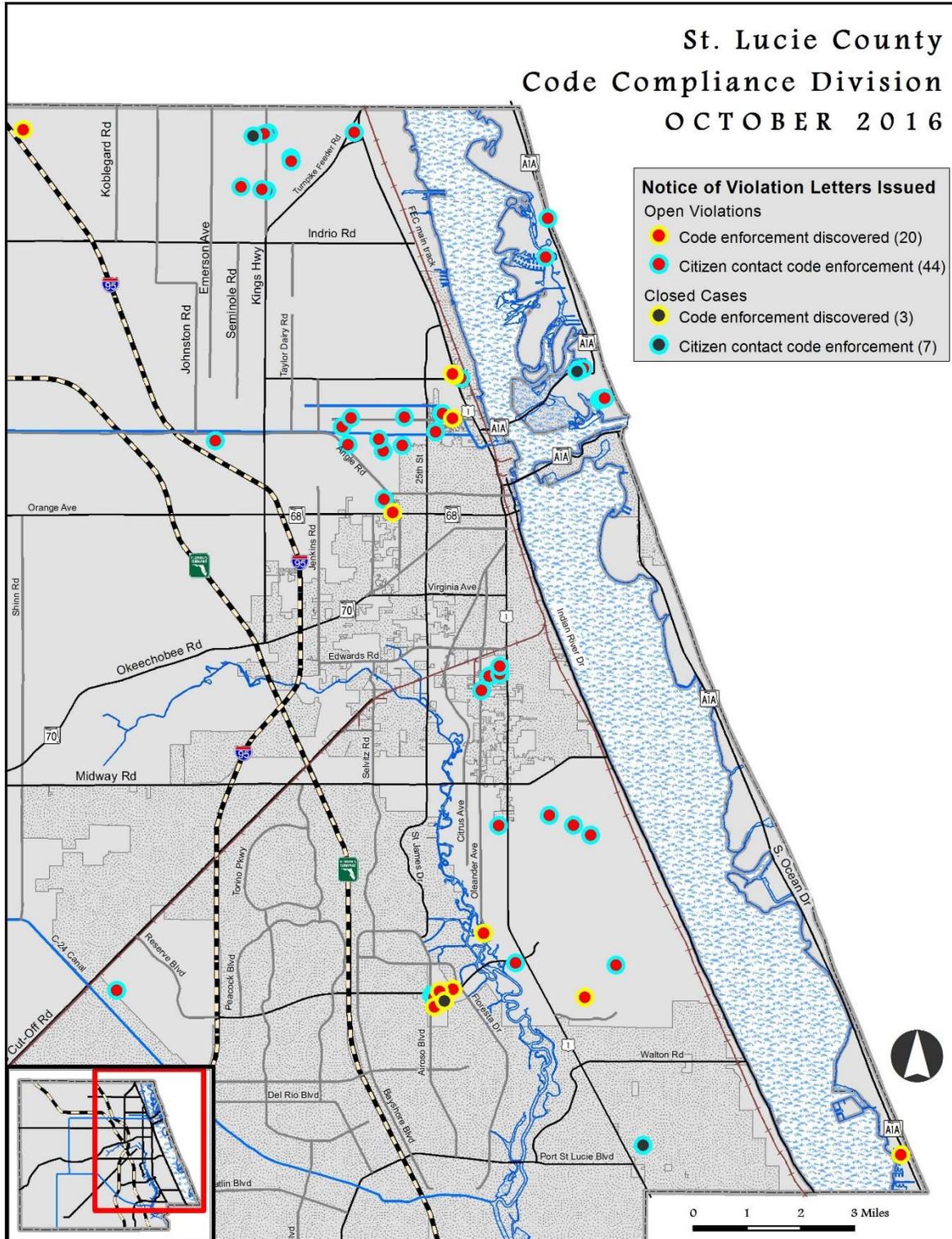
The Business Navigator met this month with a company that provides unique, high strength light-weight seamless tubing to the aerospace, nuclear and other industries throughout the world. The company is currently expanding internationally. St. Lucie County could provide an ideal location for expanding the company’s fabrication operations. The company requires 80, 000 – 120,000 SF of industrial building space with an estimated investment of \$40 - \$60M and would employ up to 120 persons.

Economic Development Incentive Program

This month, the Business Navigator met with three 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/Distribution</i>	1	38	90M
<i>Manufacturing: Machinery</i>	1	120	50M
<i>Scientific and Technical Consulting</i>	1	10	.5M

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. This map and chart below shows a marked decrease in Code Enforcement activity for the month of October. The Code Enforcement section assisted with the Damage Assessment Teams at the beginning of the month, following Hurricane Matthew. Following the hurricane, citizens were working to clean up their yards and make small repairs to their homes and properties. During this clean up phase, the Code Enforcement Officers generally worked with homeowners to educate about compliance rather than issue Notices of Violation.

	<i>Complaints Rcv'd vs. Complaints Closed</i>	<i>NOV's Issued vs. NOV's Abated</i>	<i>Total Cases Generated</i>	<i>Case Load Created per Officer, Avg.</i>
<i>October 16</i>	57 Received, 48 Closed	74 Issued, 10 Abated	179	35
<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

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. Following the September and August license renewal rush, this activity is settling back into more typical numbers.

	<i>New Licenses</i>	<i>Renewals</i>	<i>Complaints</i>
<i>October 16</i>	8	56	0
<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>October 16</i>	0	N/A
<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:

Dear St. Lucie Commissioners,

I am writing this letter as a property owner in St. Lucie County and a board member of the Lakewood Park Property Owners Association. I would like to bring recognition to Code Enforcement Officer Mrs. Lynn Swartzel. I want to express my great appreciation for the great job she does in our community.

Speaking as a Board Member and former secretary in the LWPPPOA office, I can attest to the many complaints we receive in the office. We either call or refer the problems to Mrs. Swartzel. She always handles them promptly and in a professional manner. We often receive thanks on her behalf for the efficient way the complaints are handled.

Patricia H. Williams

BUILDING

Monica Graziani, Building and Code Enforcement Manager

Carl John Peterson, CBO, Building Official

Debra Zampetti, Zoning and Permitting Supervisor

Permitting Activity Report

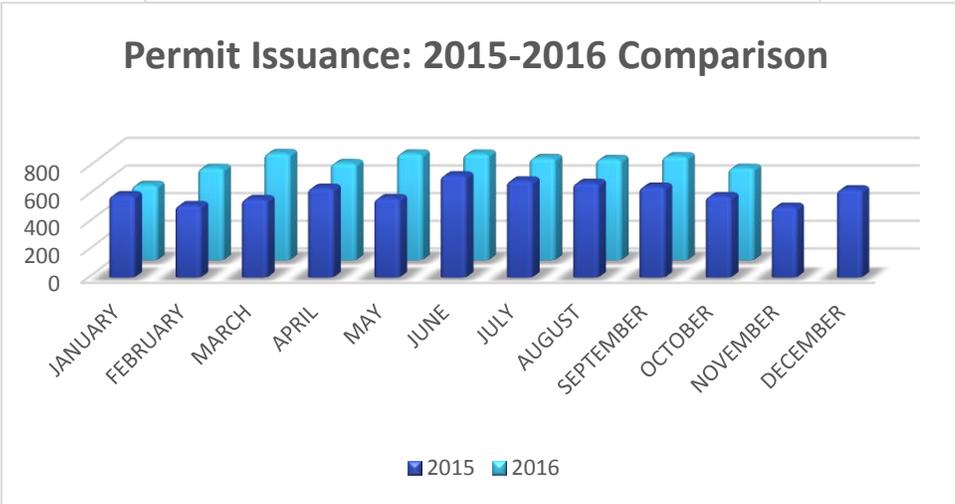
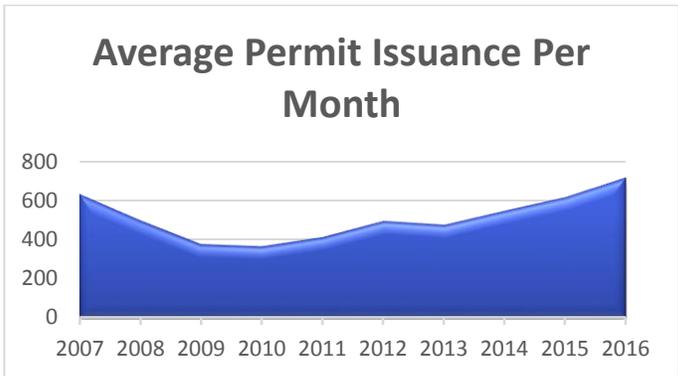
Building permit activity was up by 13.8% for October 2016 over October 2015, and revenue was up for the same time period by 10.49%. The reserve amount shown below is a projection for the new budget year. In fact, there is net surplus of \$571,357 from FY 15/16. Accordingly, the reserve amount will be adjusted upward at a later date. As shown below, year to date, permit and revenue activity are higher than calendar year 2015, and significantly higher than the past several years. Impacts from Hurricane Matthew acted to shave about one working week off permitting and inspections activity, resulting in slightly lower numbers than the trend for this year. Year over year, however, the October numbers are up across the board in permits, revenue and inspections.

MONTHLY & ANNUAL BUILDING DIVISION PERMIT ACTIVITY REPORT

<i>Monthly Data</i>	<i>Oct-16</i>	<i>Oct-15</i>	<i>Percent +/-</i>
Total Permits	668	587	13.80%
Revenue Total	\$154,019	\$139,399	10.49%
Single Family Permits	15	8	87.50%
Commercial Building Permits	0	0	0.00%
Distressed Properties	12	38	-68.75%
Distressed Prop Revenue	\$1,200	\$3,800	-68.75%
<i>Annual Data*</i>	<i>2016</i>	<i>2015</i>	<i>Percent +/-</i>
Total Permits	7117	6263	13.64%
Revenue Total	\$1,816,586	\$1,387,696	30.91%
Single Family Permits	189	112	69.00%
Commercial Building Permits	9	7	28.50%
Distressed Properties	182	357	-49.00%
Distressed Prop Revenue	\$18,200	\$35,700	-49.00%
<i>491 Fund</i>	<i>FY 16/17</i>	<i>FY 15/16</i>	<i>Percent +/-</i>
Revenue	\$114,678	\$107,758	6.42%
Reserve	\$1,806,837	\$2,183,571	-17.40%

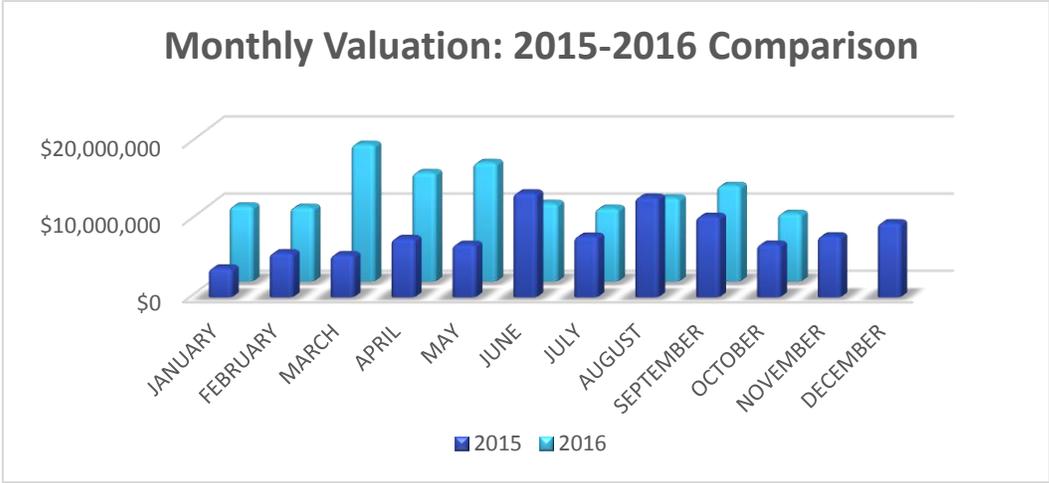
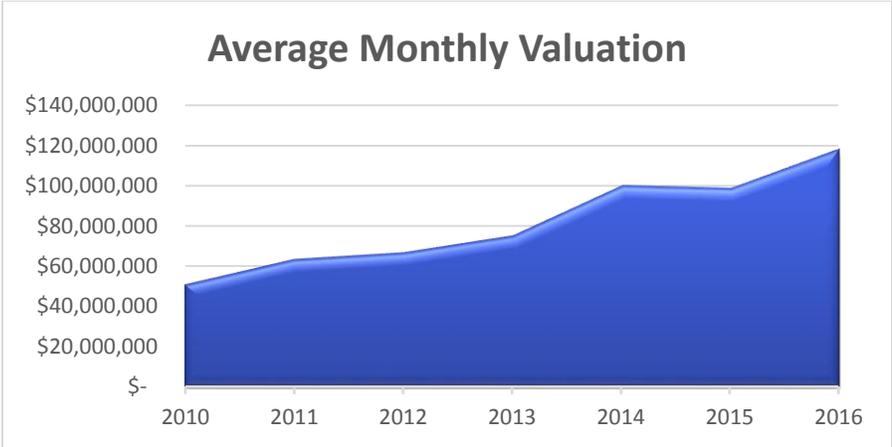
Total Building Permits - Month-to-Month Comparison 2010-2016

	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	668	587	551	487	516	418	316
NOVEMBER		510	416	410	458	347	337
DECEMBER		636	586	412	330	435	316
TOTAL	7117	7409	6579	5703	5937	4959	4400
AVG/MONTH	712	617	548	475	495	413	367



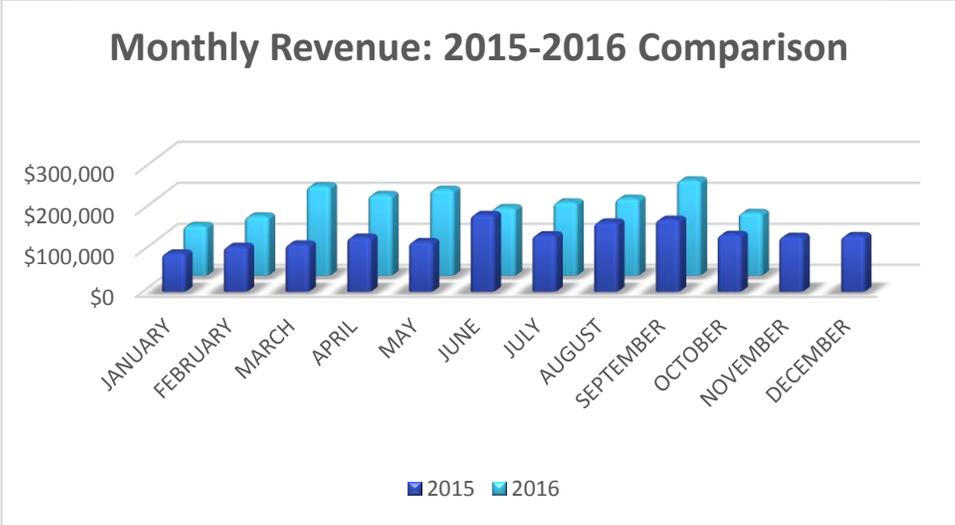
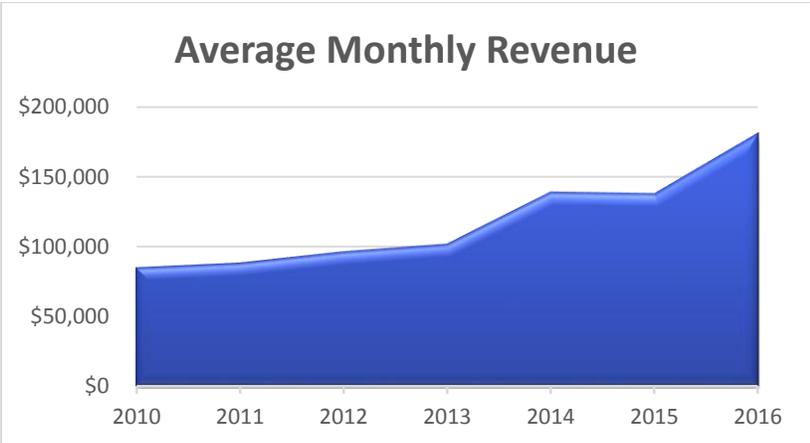
Total Monthly Permit Valuation 2010-2016

	2010	2011	2012	2013	2014	2015	2016
JANUARY	\$2,724,951	\$5,440,117	\$5,091,494	\$4,168,037	\$6,759,974	\$3,788,506	\$9,789,856
FEBRUARY	\$6,877,581	\$2,959,973	\$4,526,223	\$5,631,141	\$6,220,102	\$5,747,846	\$9,618,922
MARCH	\$3,683,876	\$7,441,990	\$5,271,091	\$7,778,777	\$7,064,297	\$5,500,153	\$17,775,272
APRIL	\$6,612,038	\$4,704,313	\$6,717,812	\$7,070,186	\$11,066,194	\$7,607,573	\$14,115,157
MAY	\$5,327,969	\$5,241,862	\$6,846,070	\$12,901,458	\$11,109,106	\$6,848,049	\$15,413,978
JUNE	\$3,412,989	\$5,852,277	\$6,679,860	\$4,355,679	\$6,725,142	\$13,512,910	\$10,118,514
JULY	\$5,980,320	\$6,704,575	\$7,198,011	\$3,869,278	\$5,504,361	\$7,901,732	\$9,485,446
AUGUST	\$3,665,301	\$4,333,234	\$5,747,772	\$4,524,059	\$8,861,069	\$12,962,189	\$10,823,644
SEPTEMBER	\$3,796,118	\$7,520,408	\$7,522,453	\$7,266,425	\$14,277,545	\$10,476,695	\$12,435,654
OCTOBER	\$2,545,526	\$6,031,125	\$4,037,949	\$5,877,581	\$9,159,555	\$6,874,832	\$8,822,789
NOVEMBER	\$2,307,354	\$2,193,953	\$4,555,056	\$6,866,256	\$6,360,634	\$7,942,062	
DECEMBER	\$4,062,495	\$5,217,659	\$2,772,033	\$5,095,723	\$7,216,546	\$9,634,750	
	\$50,996,518	\$63,641,486	\$66,965,824	\$75,404,600	\$100,324,525	\$98,797,297	\$118,399,232
	\$4,249,710	\$5,303,457	\$5,580,485	\$6,283,716	\$8,360,377	\$8,233,108	\$11,839,923



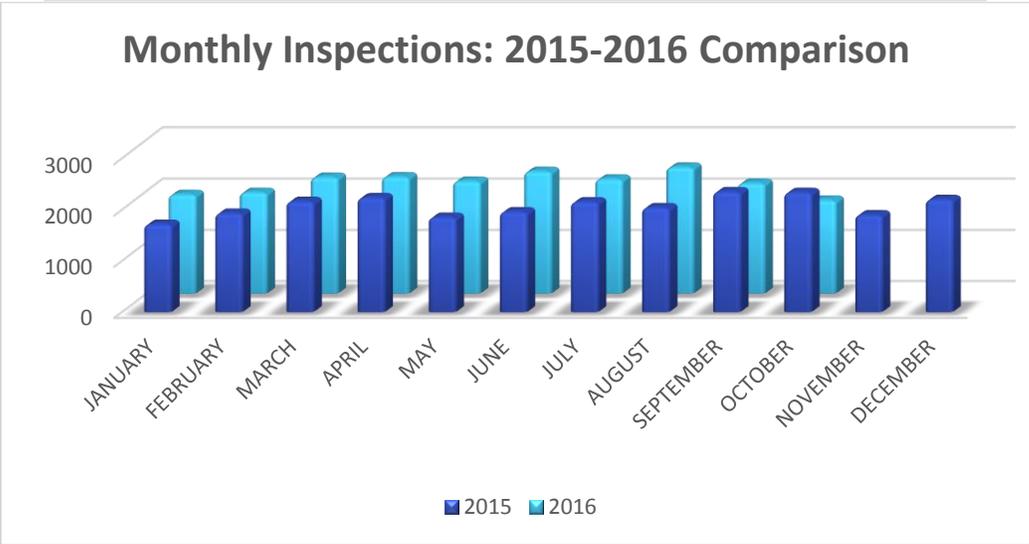
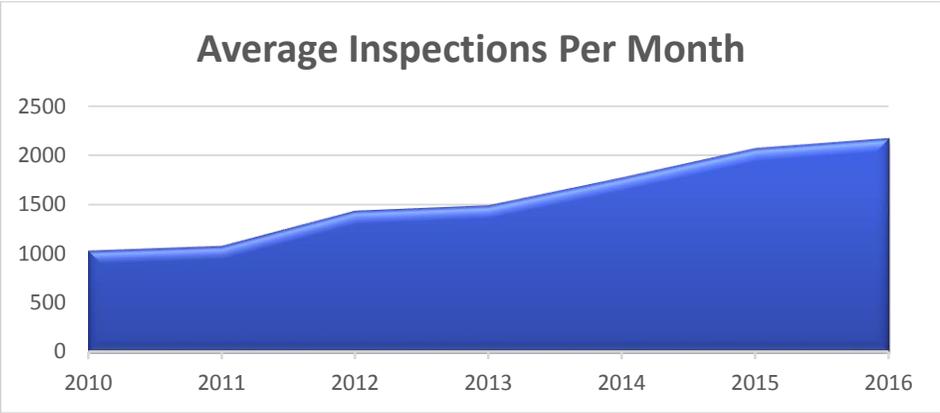
Monthly Building Revenue 2010-2016

	2010	2011	2012	2013	2014	2015	2016
JANUARY	\$69,955	\$77,329	\$83,275	\$82,367	\$110,049	\$94,052	\$122,489
FEBRUARY	\$90,518	\$71,273	\$77,649	\$98,229	\$111,093	\$110,411	145,488
MARCH	\$71,226	\$90,441	\$93,466	\$86,788	\$112,806	\$116,086	\$219,103
APRIL	\$90,716	\$89,390	\$98,710	\$101,829	\$166,791	\$132,793	\$197,878
MAY	\$86,509	\$82,188	\$98,010	\$147,692	\$146,139	\$122,021	\$210,372
JUNE	\$77,695	\$78,157	\$104,624	\$80,815	\$115,158	\$188,155	\$165,816
JULY	\$114,823	\$98,050	\$120,220	\$103,452	\$118,783	\$138,690	\$179,710
AUGUST	\$119,007	\$110,461	\$132,245	\$105,769	\$168,906	\$169,574	\$188,524
SEPTEMBER	\$104,141	\$128,685	\$125,664	\$148,362	\$259,363	\$176,515	\$233,187
OCTOBER	\$69,488	\$99,400	\$92,544	\$96,979	\$131,685	\$139,399	\$154,019
NOVEMBER	\$57,494	\$59,262	\$77,105	\$92,153	\$97,978	\$134,787	
DECEMBER	\$70,682	\$79,763	\$57,635	\$80,435	\$132,334	\$136,470	
	\$1,816,586	\$1,064,399	\$1,161,147	\$1,224,870	\$1,671,084	\$1,658,953	\$1,816,586
	\$85,188	\$88,700	\$96,762	\$102,073	\$139,257	\$138,246	\$181,659



Yearly Inspection Summary 2010-2016

	2010	2011	2012	2013	2014	2015	2016
JANUARY	1017	807	1219	1391	1762	1717	1937
FEBRUARY	1039	737	1343	1261	1748	1934	1978
MARCH	1150	1078	1391	1544	1861	2163	2273
APRIL	1162	1045	1304	1785	1951	2235	2283
MAY	922	963	1425	1556	1801	1854	2197
JUNE	916	1221	1566	1254	1775	1961	2387
JULY	1094	1157	1801	1464	1681	2154	2238
AUGUST	1176	1233	1559	1609	1830	2040	2470
SEPTEMBER	1105	1171	1366	1492	1635	2351	2156
OCTOBER	1017	1181	1678	1611	1929	2337	1826
NOVEMBER	949	1136	1444	1524	1585	1902	
DECEMBER	840	1218	1141	1410	1731	2201	
TOTAL	12387	12947	17237	17901	21289	24849	21745
AV/MONTH	1032	1079	1436	1492	1774	2071	2174



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>October 16</i>	13	100% of the time
<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:

“Everyone on frontline I’ve worked with is very efficient and helpful”.

- 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