



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: January 20, 2017

SUBJECT: Planning and Development Services Department Report: December 2016

December wraps up a turnaround year. A number of dormant subdivisions are awakening, Planning activity is seeing an increase in large development interest, and Permitting activity has doubled since 2010. In April, the Department began tracking job creation in the unincorporated County. Since that time over 450 jobs have been created, half of which are in the County's Targeted Industries, which pay higher salaries.

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 6-8: 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 9-14: 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>December 2016</i>	10	49	4	78
<i>November 2016</i>	9	47	12	83
<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

New Applications:

Ravinia PUD

The Planning Division has seen a trend of additional development activity, indicating a stronger economy. One such example is the Ravinia PUD proposing 150 single family homes to be located on the south side of West Midway Road. Like many in 2006, this project fell victim to the recession and was never built. The original application included 120 homes but has been revised to include smaller lots and 30 more homes. Water and wastewater services will be extended from Southern Groves to the site. Because the density. This application includes a future land use change from Residential Suburban to Residential Urban to allow for the additional homes proposed.

FPL Solar Farm

Several years ago, St. Lucie County adopted supplemental standards to the Land Development code to remove any obstacles to the installation of solar energy systems in the St. Lucie County. The standards recognize solar panels as an accessory use in all zoning districts and provide the minimum regulations necessary to ensure the solar energy systems and compatible with development on adjacent property. St. Lucie County received the first application for this use in December from Florida Power and Light. The project proposes approximately the installation of 300,000 solar panels to be located on more than 500 acres. This applicant has been working closely with the Business Navigator throughout the process to expedite the application and assure a smooth approval.

Site Development Assistance:

The Planning and Building divisions, Legal and Engineering departments collaborated to provide site development assistance to Surfside Grill and Pizzeria. Located on South Hutchinson Island, the business has been in place for more than 25 years. Thanks to creative solutions, the business now has needed additional parking, installed prior to their busy season. The process included a licensing agreement with the County to allow a portion of the employee parking in the rear of the building to encroach about a foot into the county right of way. The end result was a successful project that benefited all parties.

Builders At-Risk (BAR) Pilot Program:

Also this month the BOCC approved the Builders At-Risk (BAR) Pilot Program facilitated by the Planning and Building divisions. This program allows developers to concurrently construct new “starter” homes and the associated infrastructure. The intent of this program is to allow a subdivision come to completion as quickly as possible. The pilot program requires a bond that would cover the cost to remove the starter homes should the infrastructure not be completed. The intent of the program is to stimulate the economy with new

construction while protecting the community from the possibility of blight should the project not reach completion.

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>December 16</i>	1	100% of the time
<i>November 16</i>	1	100% of the time
<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:

"I want to again thank you for the warm welcome and creative assistance you and your staff gave me at our meeting last week. It was very different from what we experienced when we went through the original entitlement process... It was a pleasure to witness the dramatic change in cooperative spirit."

ECONOMIC DEVELOPMENT

Peter Jones, AIA, Business Navigator

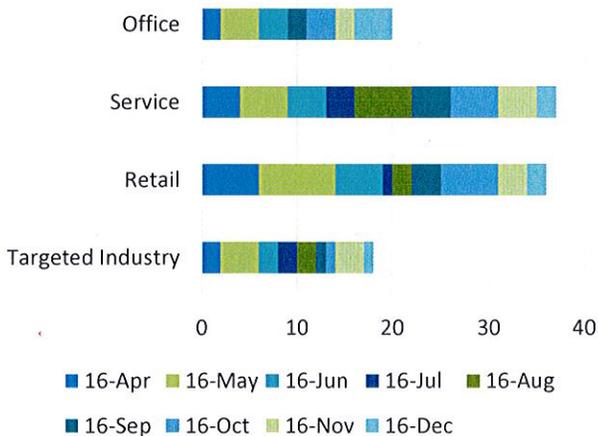
Jobs and Industry

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.

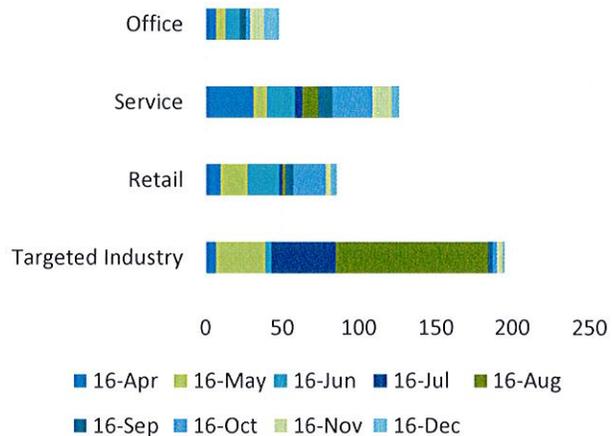
Business Openings and New Job Creation in December

Business Type	Number of Businesses	Jobs
Targeted Industry	1	1
Retail	2	4
Service	2	5
Office	4	10

New Business Trends



New Job Trends



Cumulative Jobs & Businesses	New Businesses	New Jobs
December 16	9	20
November 16	12	28
October 16	15	54
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	111	453

Business Navigator Project Highlights

In December, the Economic Development team attended the Florida Chamber Commerce Transportation Summit. Speakers representing various transportation sectors discussed issues, trends, potential solutions relevant to the County's efforts to develop our assets as distribution hubs for economic growth.

Monthly Activity Summary

New or Expanding Manufacturing Companies:

- 1) Radical Cosmetics- manufacturer of cosmetic products; purchasing COFP RA 55,877 SF building on 2nd Street in Port district; 12-20 jobs 1st year; up to 50 within 3 years.

Business Navigator Navigating:

- 1) JT Auto- Working with Owner to resolve Code Compliance requirements, Code Enforcement action
- 2) RaceTrac- Working with Building, Engineering, Contractor, Owner to resolve outstanding punch list items, expired temporary CO, completion of Zoning Compliance, Business Tax Receipt

Airport:

- 1) Continuing preparation for April MRO 2017 in Orlando with EDC and County members
- 2) Finalized Airport Master Plan Update RFQ for advertisement on January 15th
- 3) Completed short list of Hangar #1 design consultants per formal RFQ process; interviews will be scheduled next
- 4) Working with SCPE & Associates and ERD to finalize scope of services for environmental permitting for Hangar #2

Port:

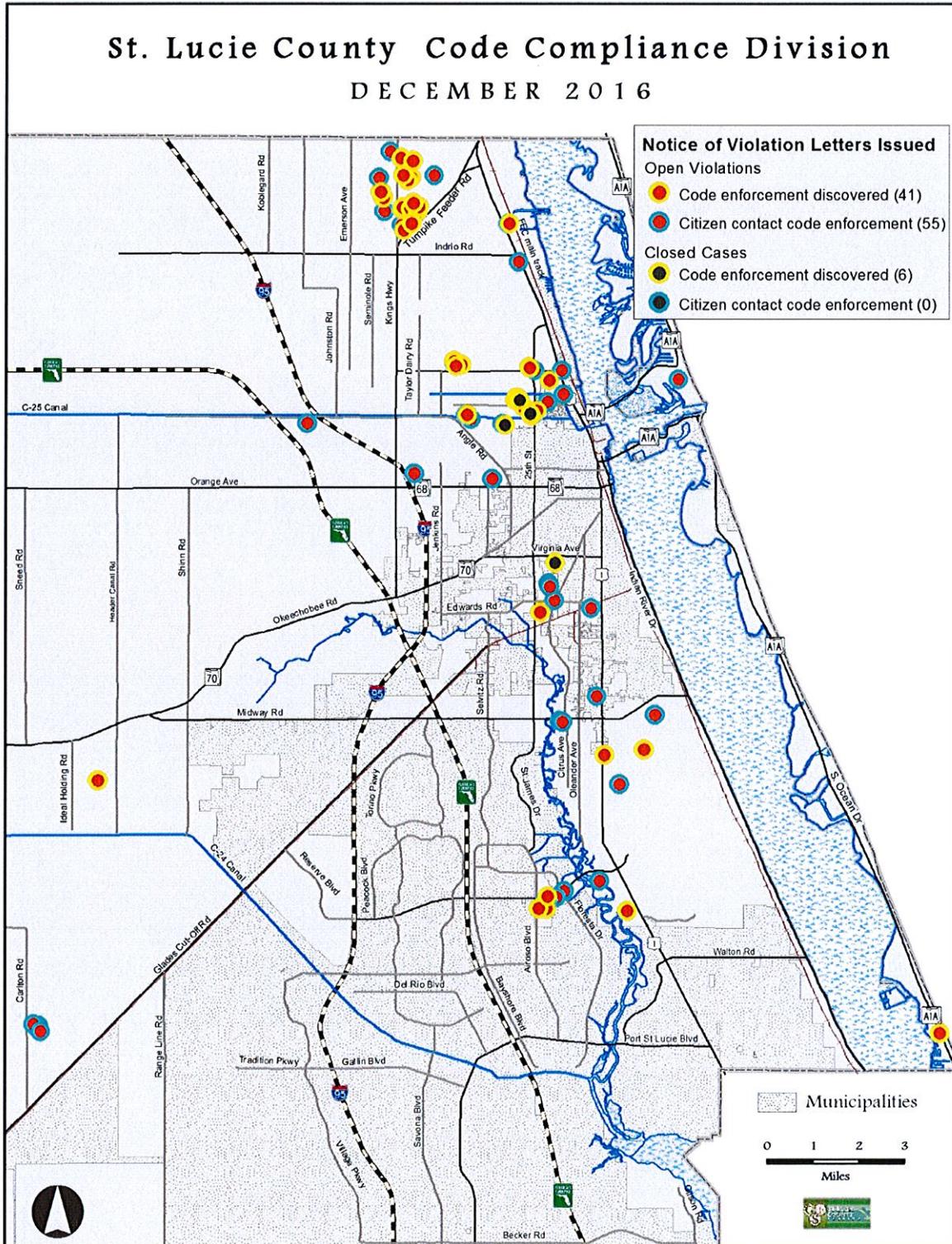
- 1) Working with Stan Payne to finalize Harbour Pointe RFQ for advertisement 01.11.2017
- 2) Continuing Port overall planning efforts

General:

- 1) Attended Florida Chamber Commerce Transportation Summit with Mark Satterlee- speakers representing various transportation sectors discussing issues, trends, potential solutions (agenda attached)

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, Harmony Heights and the River Park area.

	<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>December 16</i>	38 Received, 51 Closed	103 Issued, 6 Abated	192	43
<i>November 16</i>	42 Received, 84 Closed	133 Issued, 28 Abated	264	51
<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.

	<i>New Licenses</i>	<i>Renewals</i>	<i>Complaints</i>
<i>December 16</i>	12	3	0
<i>November 16</i>	15	22	0
<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>December 16</i>	0	N/A
<i>November 16</i>	0	N/A
<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:

Monica Barrios provided "awesome customer service" and is an "outstanding example" for St Lucie County government. *-paraphrased from customer voicemail*

BUILDING

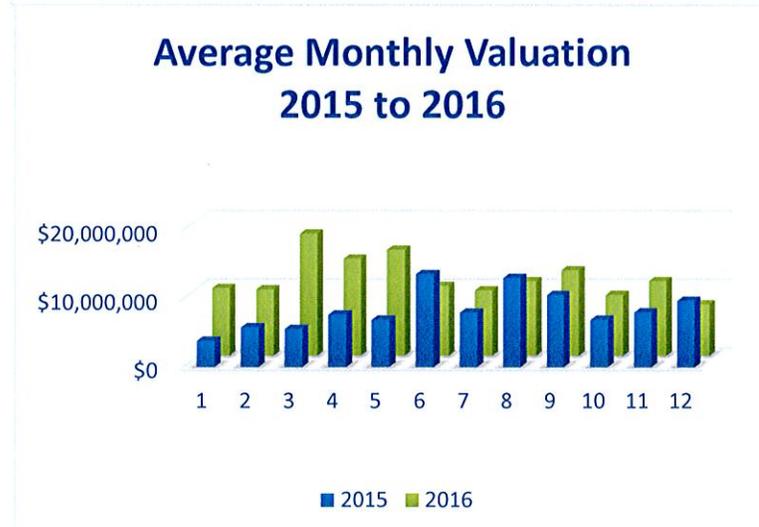
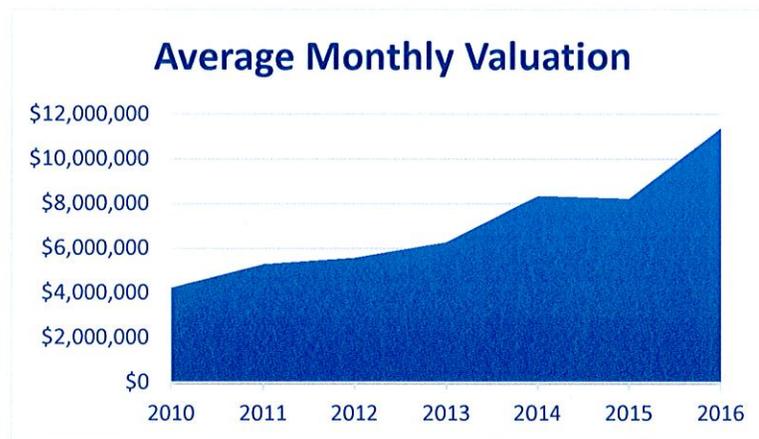
Monica Graziani, Building and Code Enforcement Manager
 Carl John Peterson, CBO, Building Official
 Debra Zampetti, Zoning and Permitting Supervisor

While building permit activity for December 2016 was down by 4.25% from December 2015, revenue remained steady for December 2016 over December 2015. As shown below, year to date, permit and revenue activity are higher than calendar year 2015, and significantly higher than the past several years due to the increased cost of construction and the increasing number of single family permits.

MONTHLY & ANNUAL BUILDING DIVISION PERMIT ACTIVITY REPORT			
Monthly Data	Dec-16	Dec-15	Percent +/-
Total Permits	609	636	-4.25%
Revenue Total	\$137,435	\$136,460	0.58%
Single Family Permits	8	21	-62.00%
Commercial Building Permits	0	1	100.00 %
Distressed Properties	10	24	-58.40%
Distressed Prop Revenue	\$1,000	\$2,400	-58.40%
Annual Data*	2016	2015	Percent +/-
Total Permits	8431	7409	13.79%
Revenue Total	\$2,115,607	\$1,658,943	27.53%
Single Family Permits	224	143	56.64%
Commercial Building Permits	9	8	12.50%
Distressed Properties	204	393	-44.72%
Distressed Prop Revenue	\$20,400	\$36,300	-44.72%
491 Fund	FY 16/17	FY 15/16	Percent +/-
Revenue	\$419,245	\$360,311	16.36%
Reserve	\$1,806,837	\$2,183,571	-17.40%

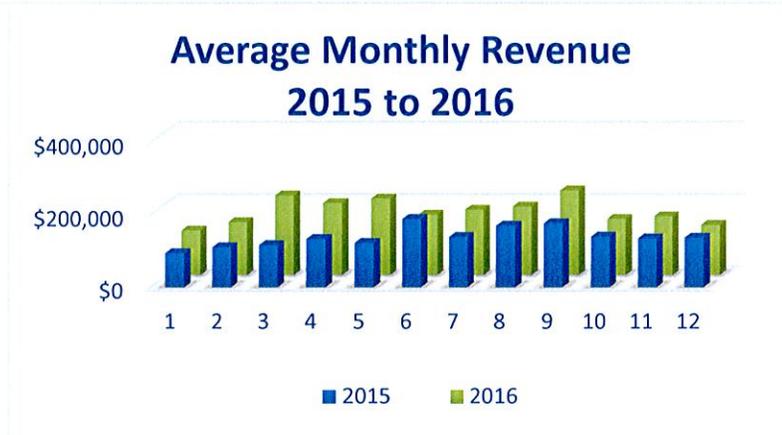
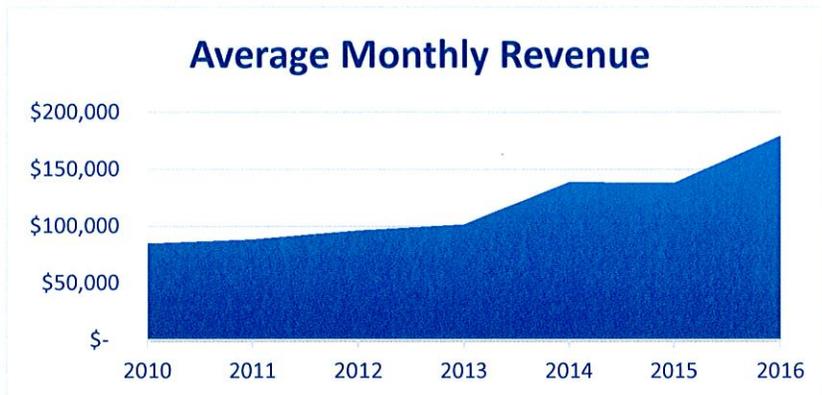
Total Monthly Permit Valuation 2012-2016

	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	\$8,822,789	\$6,874,832	\$9,159,555	\$5,877,581	\$4,037,949
NOVEMBER	\$10,841,939	\$7,942,062	\$6,360,634	\$6,866,256	\$4,555,056
DECEMBER	\$7,455,764	\$9,634,750	\$7,216,546	\$5,095,723	\$2,772,033
TOTAL	\$136,696,935	\$98,797,297	\$100,324,525	\$75,404,600	\$66,965,824
AVG/MONTH	\$11,391,411	\$8,233,108	\$8,360,377	\$6,283,716	\$5,580,485



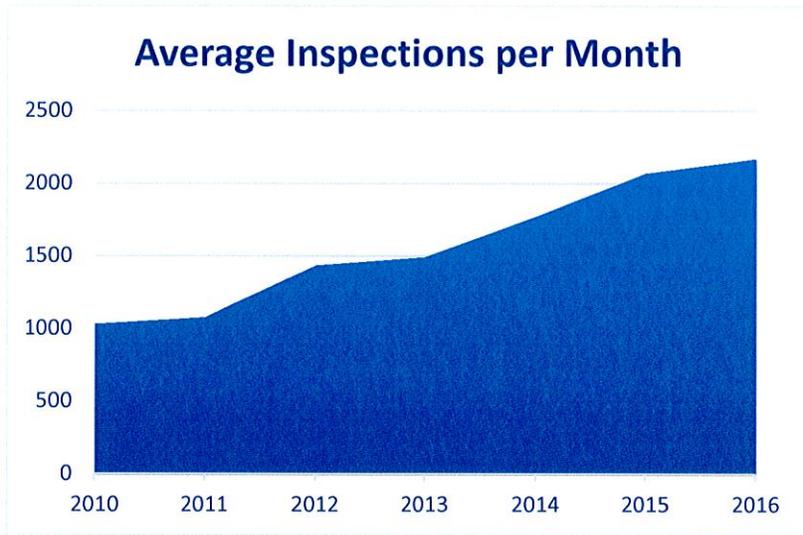
Monthly Building Revenue 2011-2016

	2016	2015	2014	2013	2012
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	\$179,710	\$138,690	\$118,783	\$103,452	\$120,220
AUGUST	\$188,524	\$169,574	\$168,906	\$105,769	\$132,245
SEPTEMBER	\$233,187	\$176,515	\$259,363	\$148,362	\$125,664
OCTOBER	\$154,019	\$139,399	\$131,685	\$96,979	\$92,544
NOVEMBER	\$161,586	\$134,787	\$97,978	\$92,153	\$77,105
DECEMBER	\$137,435	\$136,470	\$132,334	\$80,435	\$57,635
TOTAL	\$2,115,607	\$1,658,953	\$1,671,084	\$1,224,870	\$1,161,147
AVG/MONTH	\$176,301	\$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	1826	2337	1929	1611	1678	1181
NOVEMBER	2149	1902	1585	1524	1444	1136
DECEMBER	2053	2201	1731	1410	1141	1218
TOTAL	25947	24849	21289	17901	17237	12947
AVG/MONTH	2162	2071	1774	1492	1436	1079



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>December 16</i>	21	100% of the time
<i>November 16</i>	13	100% of the time
<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:

"Lashanna went above and beyond and was pleasant and efficient and made my visit exceptional. On top of that they were incredibly understaffed but made it work anyway."

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
County Directors
Planning and Development Services Staff