

October 2021



ST. LUCIE COUNTY
DEVELOPMENT REVIEW

TASK FORCE



CITY OF FORT PIERCE REPORT



INTRODUCTION

In October 2010, the St. Lucie County Chamber of Commerce and Economic Development Council were asked by St. Lucie County's Administrator and Planning Director to evaluate the county's permitting and development processes for business. At that time, the Development Review Task Force was formed.

In August 2016, the Economic Development Council (EDC) discovered through meetings with their investors, regulatory processes in the City of Port St. Lucie were often called into question indicating there may be a need to establish a similar group to evaluate the City's permitting process. As a result, the EDC, the Chamber, and the Treasure Coast Builders Association (TCBA) reestablished the Development Review Task Force.

MISSION STATEMENT

The mission of the Development Review Task Force is to establish easily recognizable expectations for the benefit of both the applicant and the regulatory jurisdictions departments; to eliminate any misconception, confusion, duplication, or unessential items in an effort to streamline regulatory processes; improve upon the experience for all parties in order to establish a pro-business atmosphere.

TASK FORCE MEMBERS

Terissa Aronson, President/CEO
SLC Chamber of Commerce

Brad Currie, Vice-President
Engineering, Design & Construction

Barry Deets, Broker/Owner
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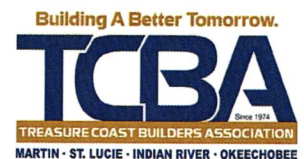
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Azlina Siegel, Vice President
GL Homes

Pete Tesch, President/CEO
Economic Development Council of SLC

Maddie Williams, Executive Director
Treasure Coast Builders Association



I. SUMMARY OF FINDINGS

The Task Force has several recommendations for the city in terms of policy and procedure. This summary of findings addresses the top priorities as seen by the group.

- A. All departments must have a defined, mapped and time-lined process for any type of application and these time-lines should be made available online.
- B. A centralized system should be established allowing all departments and applicants the ability to track processes and progression in all departments.
- C. An assembly space policy allowing for applicants under 3000 square feet, consistent with adjacent jurisdiction should be implemented.
- D. Non-residential site plan projects under 10,000 square feet should be approved by staff.

II. PLANNING AND ZONING

- A. The Task Force recommends thresholds comparable to St. Lucie County and City of Port St. Lucie thresholds for staff approval of projects be established.
 - 1. Non-Residential site plan projects under 10,000 square feet should be approved by staff without requiring City Commission approval.
 - 2. Residential site plans of 50 units or less should also be approved by staff without requiring City Commission approval.
- B. An assembly space policy allowing for applicants under 3000 square feet to forgo the conditional use process should be established immediately.
- C. The city should establish a voluntary, paid for, pre-application process with fees credited toward any future application fees.
- D. Staffing levels at the current time are insufficient for a timely response to any project and should be addressed immediately.

III. BUILDING DEPARTMENT

- A. The ability to track the status of all permits/projects should be available online.

IV. UTILITIES DEPARTMENT

- A. A database that provides services available by address should be established.
- B. A map of future use should be established.
- C. Concessions for the initiation of economically viable corridors should be established.