

Development Services Department Outreach Meeting



July 26, 2013

Agenda

I. Introduction

II. Overview of Departmental Changes

III. Citywide Trends – Industry

IV. Summary of Development Activity

V. Staffing for Future Development

VI. Feedback from the Public

Development Services Department Outreach Meeting



Departmental Changes

The Development Services Department



Development Services Department

Building

Planning

Enforcement

Director



Rick Greene
822-1455

Building Official



Robert Brown
805-6652

Senior Systems Analyst



Ralph Wall
805-6661

Secretary



Laura Aral
822-1453

Chronic Nuisance Officer



Laura Borso
822-1471

Community Improvement Manager



Mark Joyce
822-1473

Code Enforcement Supervisor



Robert Creston
822-1483

Chief Inspector Building



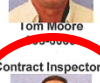
Ken Conrad
805-6666
Building Inspector



Steve Pentek
805-6674
1 & 2 Family Inspector



John Moore
805-6666
Mechanical Inspector



Mark Ritayik
805-6666
Building Inspections



Doug Harvey
805-6666
Commercial Combination Inspector



Phil Patry
805-6694
Electrical Inspections



Gary Salfelder
805-6694
Building Inspections



Tom Gordon
805-6694
Plumbing Inspections

Plan Review Coordinator



Ron Requeiro
805-6719
Digital Plan Review

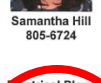
Chief Plans Examiner



Luis Martinez
805-6710
Senior Commercial Combination Plans Examiner



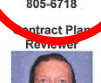
Samantha Hill
805-6724
Building Plans Examiner



Dick Bowman
805-6733
Mechanical Inspections



Robert Lecky
805-6718
Contract Plan Reviewer



Julio Gomez
805-6712
Commercial Combination Plans Examiner

Permitting & Licensing Supervisor



Sandra Wurafic
805-6688
License & Permit Specialist



Susan Palmer
805-6685
License & Permit Specialist



Wanda Lehnhardt
805-6686
License & Permit Specialist



Jamie Mitchell
805-6683
License & Permit Specialist

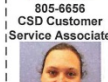
Office Supervisor



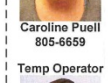
Diane Fulcher
805-6654
Office Support Staff



Pam Yusko
805-6656
CSD Customer Service Associate



Caroline Puell
805-6659
Temp Operator



Gina Dorsan
805-6662
Temp Scanning Tech



Ginger Saget
805-6660
Temp Scanning Tech



Tequesta Jackson
805-6655
Office Support Staff

Secretary



Angella Vann
822-1441
Principal Planner



Eric Schneider
822-1446
Senior Planner



John Smith
822-1448
Senior Planner



Vacant



Muriah Dekle
822-1442
Planner



Denise Malone
822-1562
Senior Planner



Alex Hansen
822-1463
Comprehensive Planning



Zoning



City Urban Designer



Historic Preservation Planner

City Urban Designer



Ana Maria Aporte
822-1439
Urban Design



Friedrike Mittner
822-1457
Historic Preservation



Historic Preservation Planner



Comprehensive Planner



Denise Malone
822-1562
Senior Planner



Alex Hansen
822-1463
Comprehensive Planning

Chronic Nuisance Officer



Laura Borso
822-1471
Chronic Nuisance

Administrative Assistant



Beth Carman
822-1468
Clerical Specialist



Aisha Darrugh
822-1477
Code Officer



Carlos Maldonado
822-1491
Code Officer



John Frasca
822-1475
Code Officer



John Murphy
822-1489
Code Officer



Donald Williams
822-1470
Code Officer



Michael Williams
822-1488
Code Enforcement



Magarita Cruz
822-1487
Code Enforcement



Kevin Lavine
822-1490
Code Officer



Valerie Luster
822-1485
Code Officer



Lillian Haughton
822-2167
Code Officer

Code Enforcement Supervisor



Robert Creston
822-1483
Code Officer



Kevin Lavine
822-1490
Code Officer



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Lillian Haughton
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Melvin Simmons
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Michael Williams
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Donald Williams
822-1470
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John Murphy
822-1489
Code Officer



John Frasca
822-1475
Code Officer

The Development Services Department



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Planning

Code Enforcement

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Building Official



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805-6732
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Code Officer

Code Officer



Valerie Luster
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Code Officer

Contract Inspector



Peter Valenti
Building Inspections

Dick Bowman
805-6733
Mechanical Inspections



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Senior Commercial Combination Plans Examiner



Jim Witmer
805-6715

Susan Palmer
805-6685
License & Permit Specialist



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805-6685
License & Permit Specialist

Temp Operator



Caroline Puell
805-6659

Senior Planner



John Roach
822-1448

Historic Preservation



Denise Malone
822-1562

Code Officer



John Frasca
822-1475
Code Officer

Code Officer



Lillian Haughton
822-2167
Code Officer

Chief Inspector Electrical



Doug Harvey
Commercial Combination Inspector

Chief Inspector Plumbing



Larry Wagner
805-6692
Plumbing Inspector

Electrical Plans Examiner



Robert McDougal
805-6714
Commercial Combination Plans Examiner

License & Permit Specialist



Wanda Lehnhardt
805-6686
License & Permit Specialist

Temp Scanning Tech



Ginger Saget
805-6660

Senior Planner



Danielle Kittredge
(7/8)

Comprehensive Planner



Alex Hansen
822-1463
Comprehensive Planning

Code Officer



John Murphy
822-1489
Code Officer

Code Officer



Melvin Simmons
822-1482
Code Officer

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Electrical Inspections



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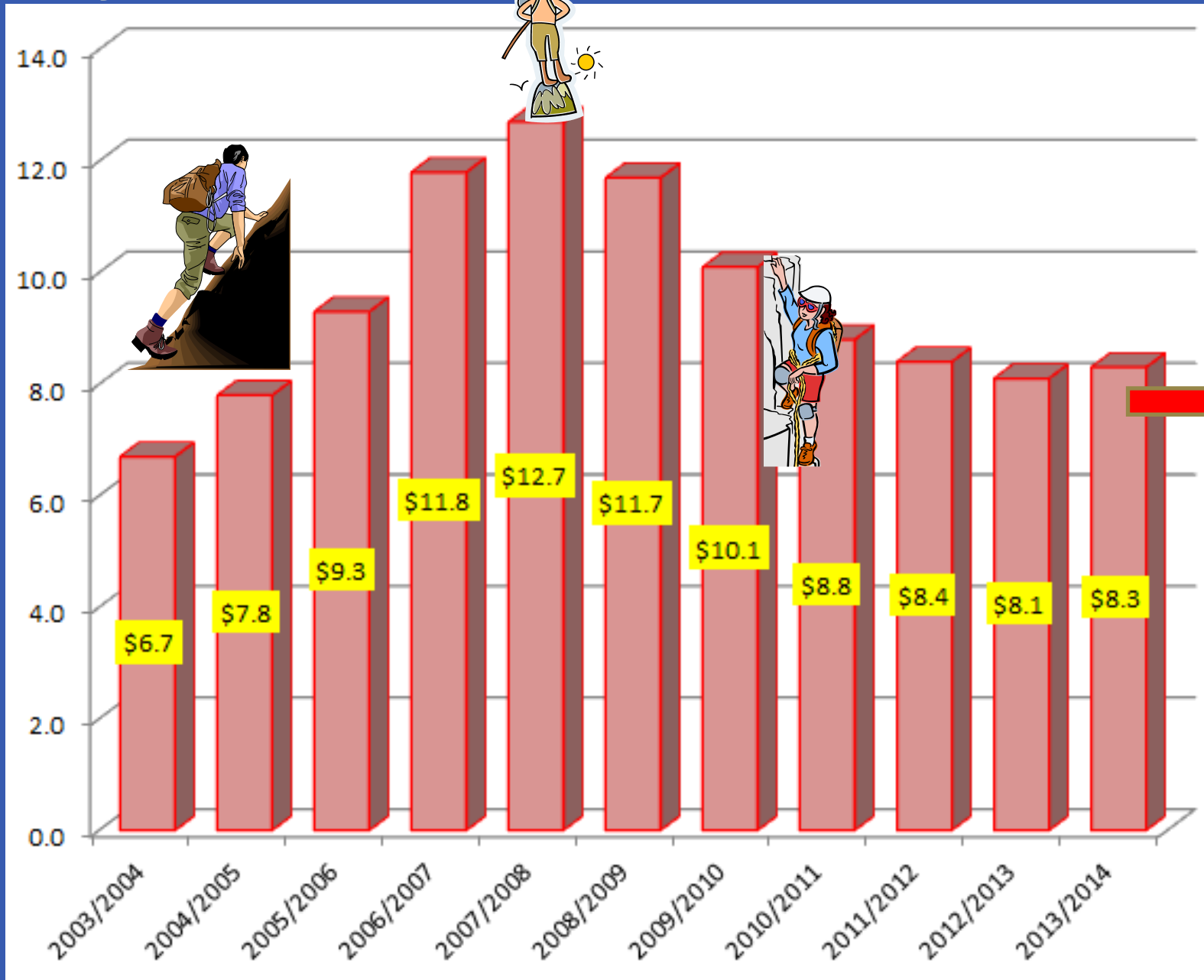
Code Enforcement

Development Services Department Outreach Meeting

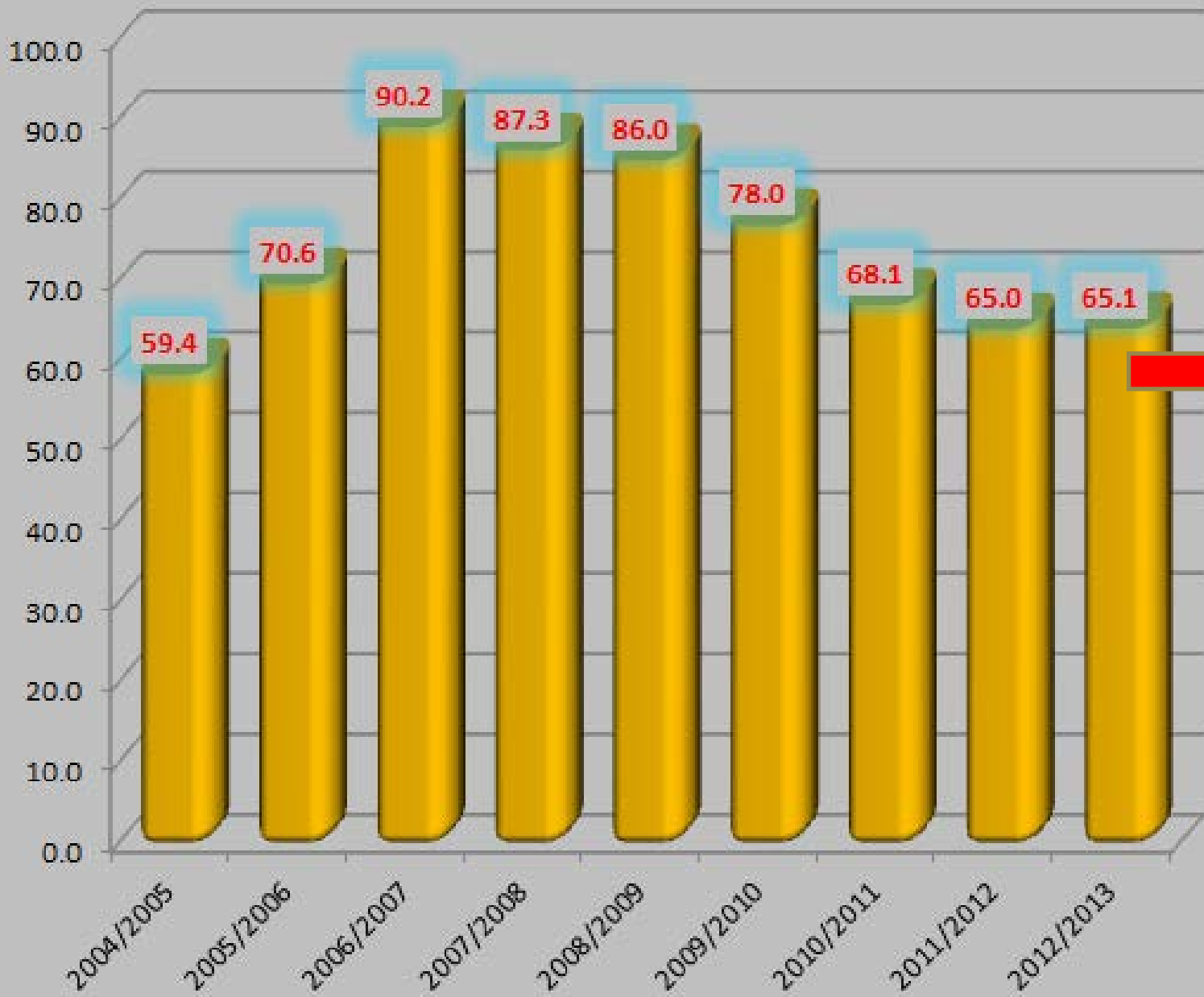


Citywide Trends

Property Tax Values (in billions)



Property Tax Revenues (in millions)





City of West Palm Beach

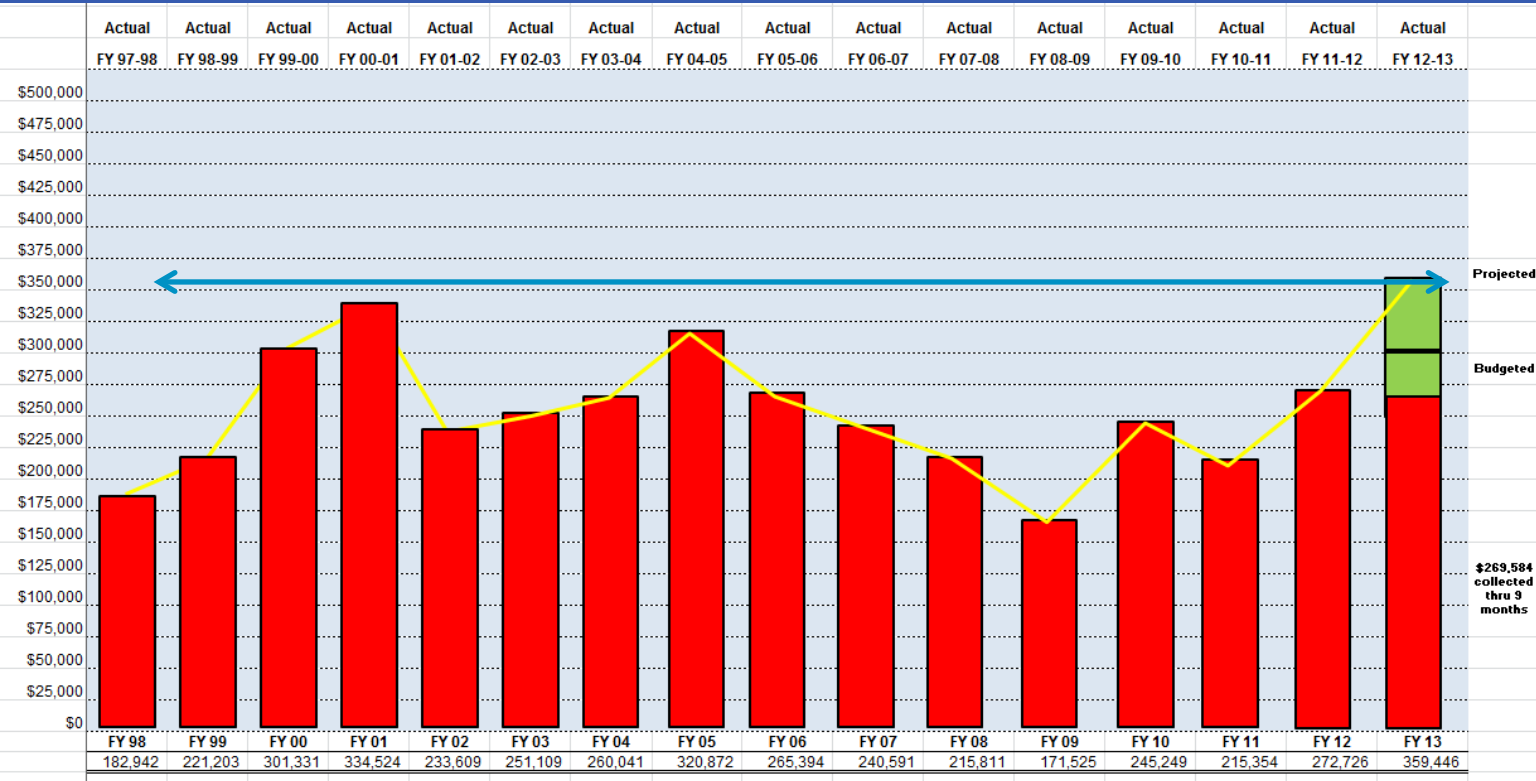
Development Services Department



Planning

Planning Division Revenues FY1998 to FY2013

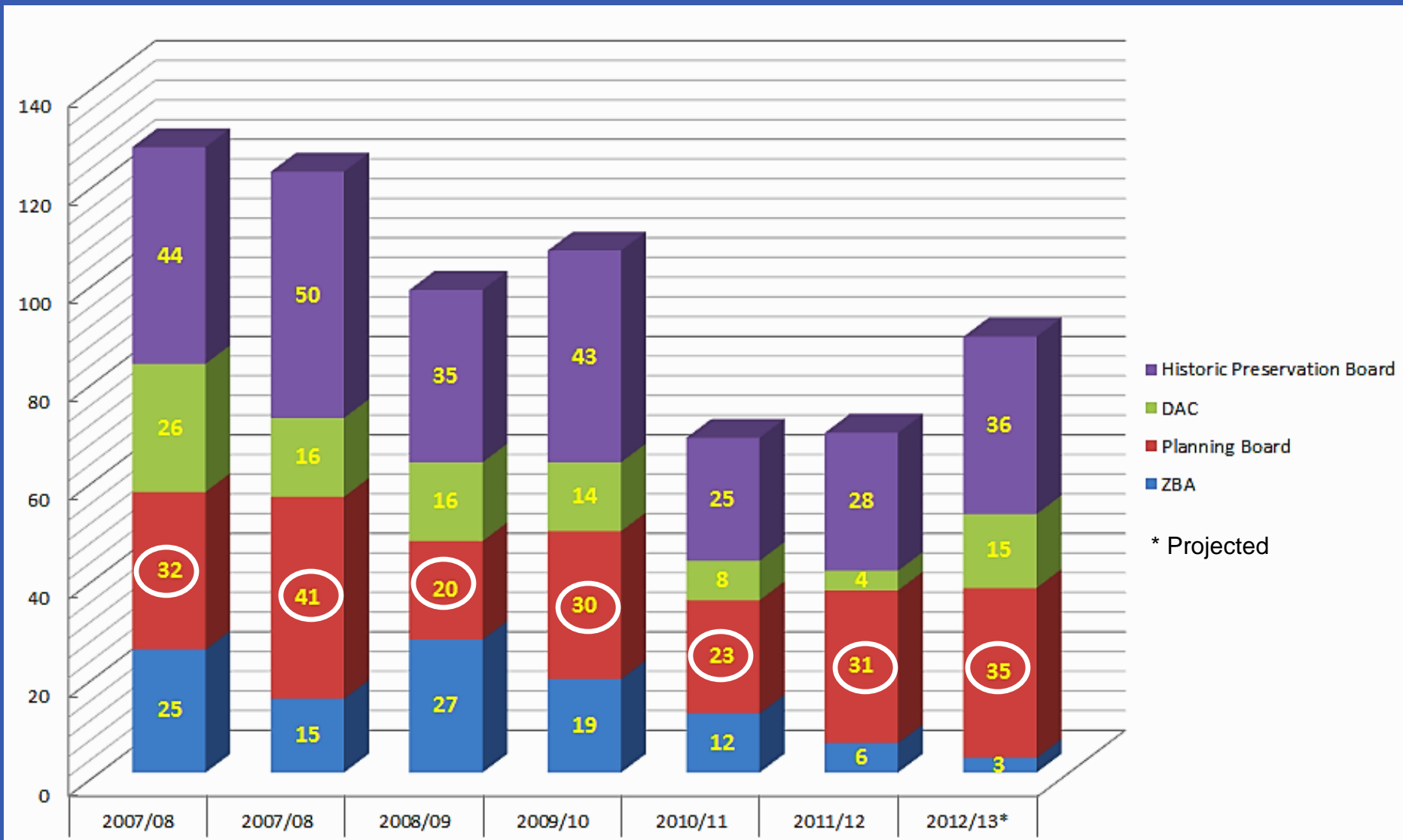
Planning revenues, one indication of future development, has already equaled last year's pace which was the highest in seven years. Through nine months of the current fiscal year, we are on track to exceed Planning revenues over the past 16 years.



Number of Planning Cases Taken to Review Boards

(Zoning Board of Appeals, Planning Board, Downtown Action Committee, Historic Preservation Board)

FY2007/08 to 2012/13



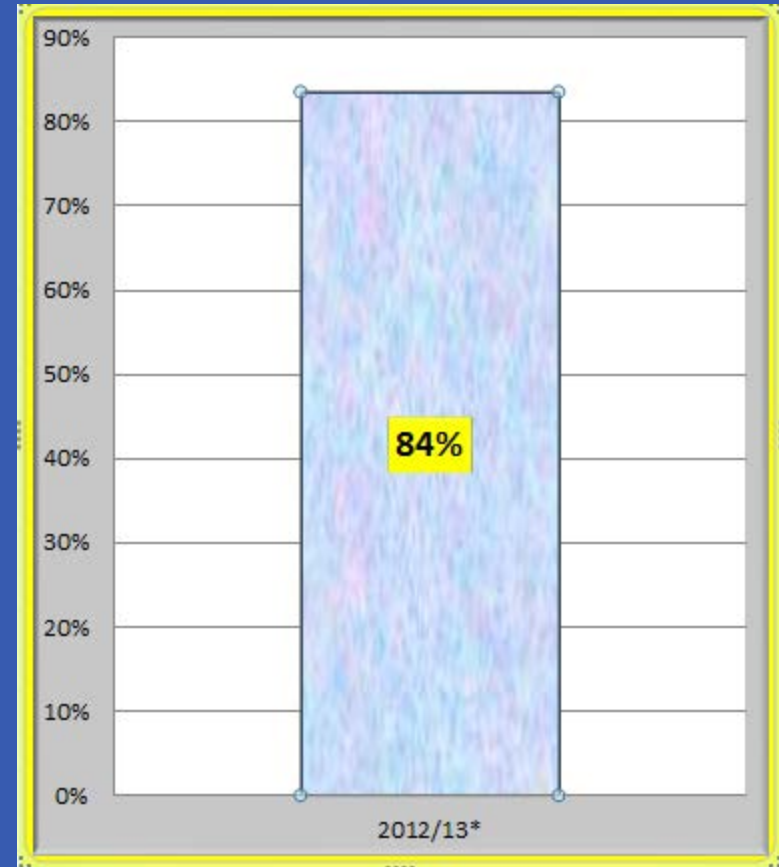
GOAL

Percentage of Building Permits Reviewed by Zoning Within 5 Days



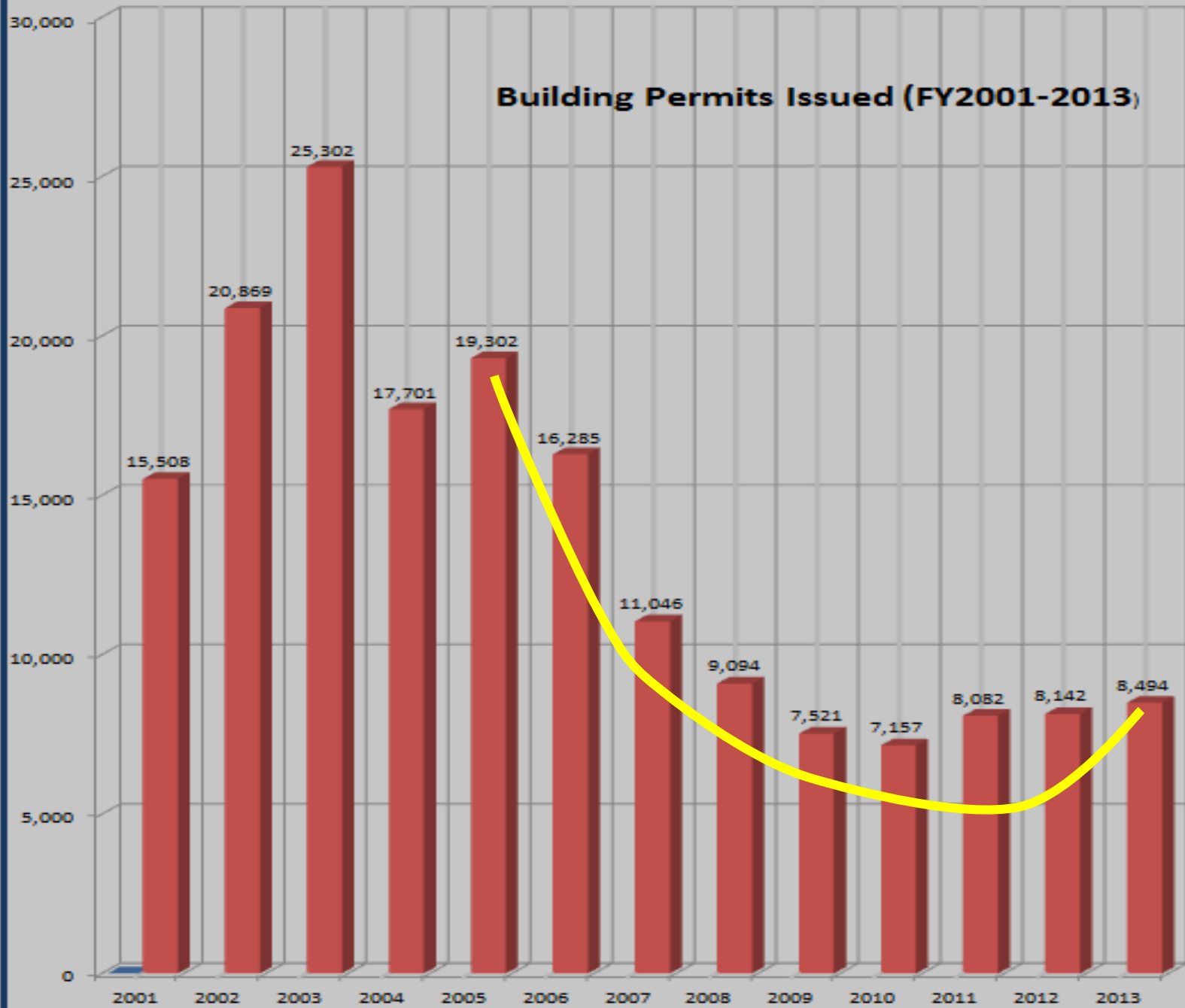
GOAL

Percentage of Business Tax Licenses Reviewed by Zoning Within 3 Days

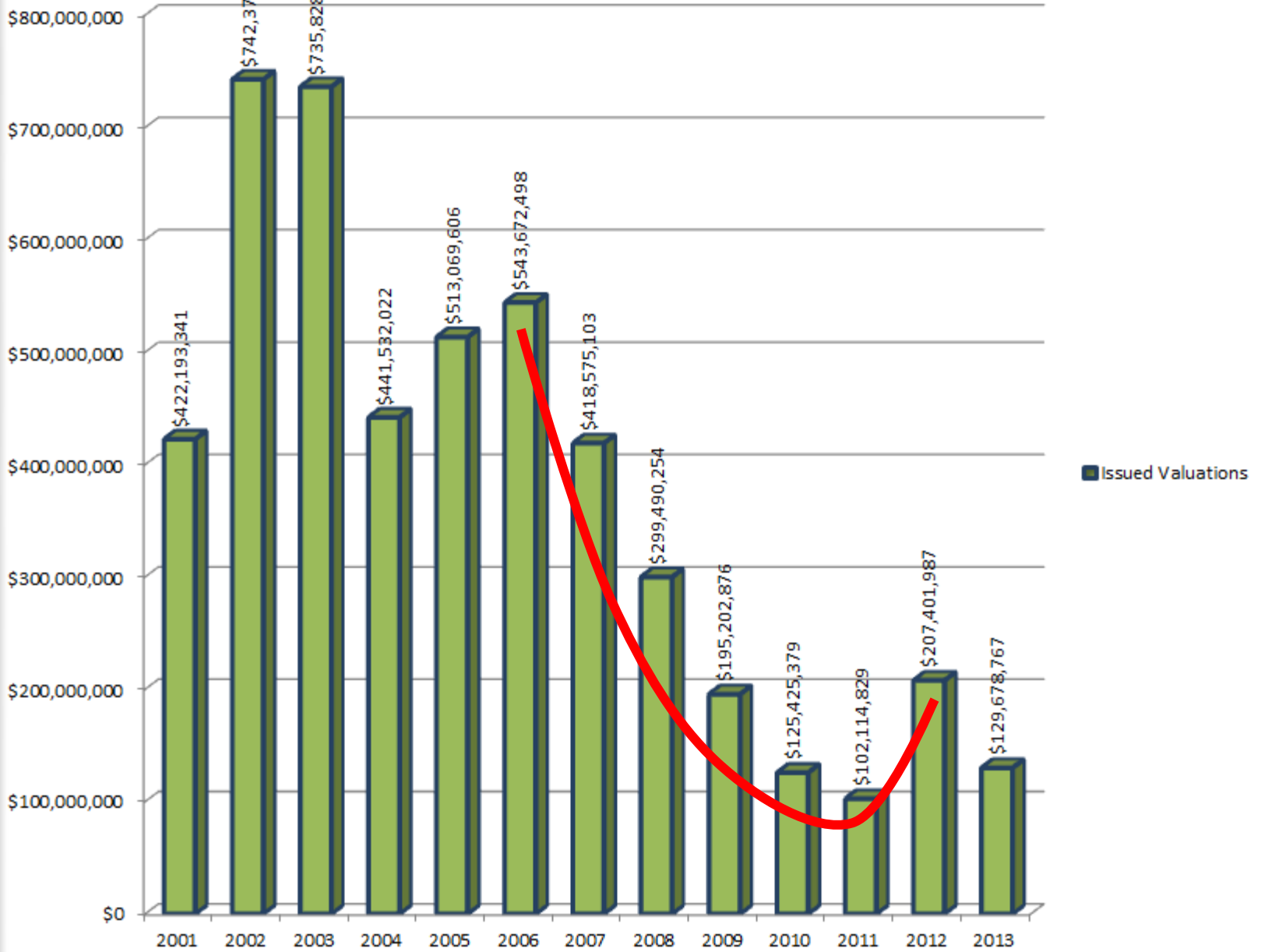


Building

Building Permits Issued (FY2001-2013)

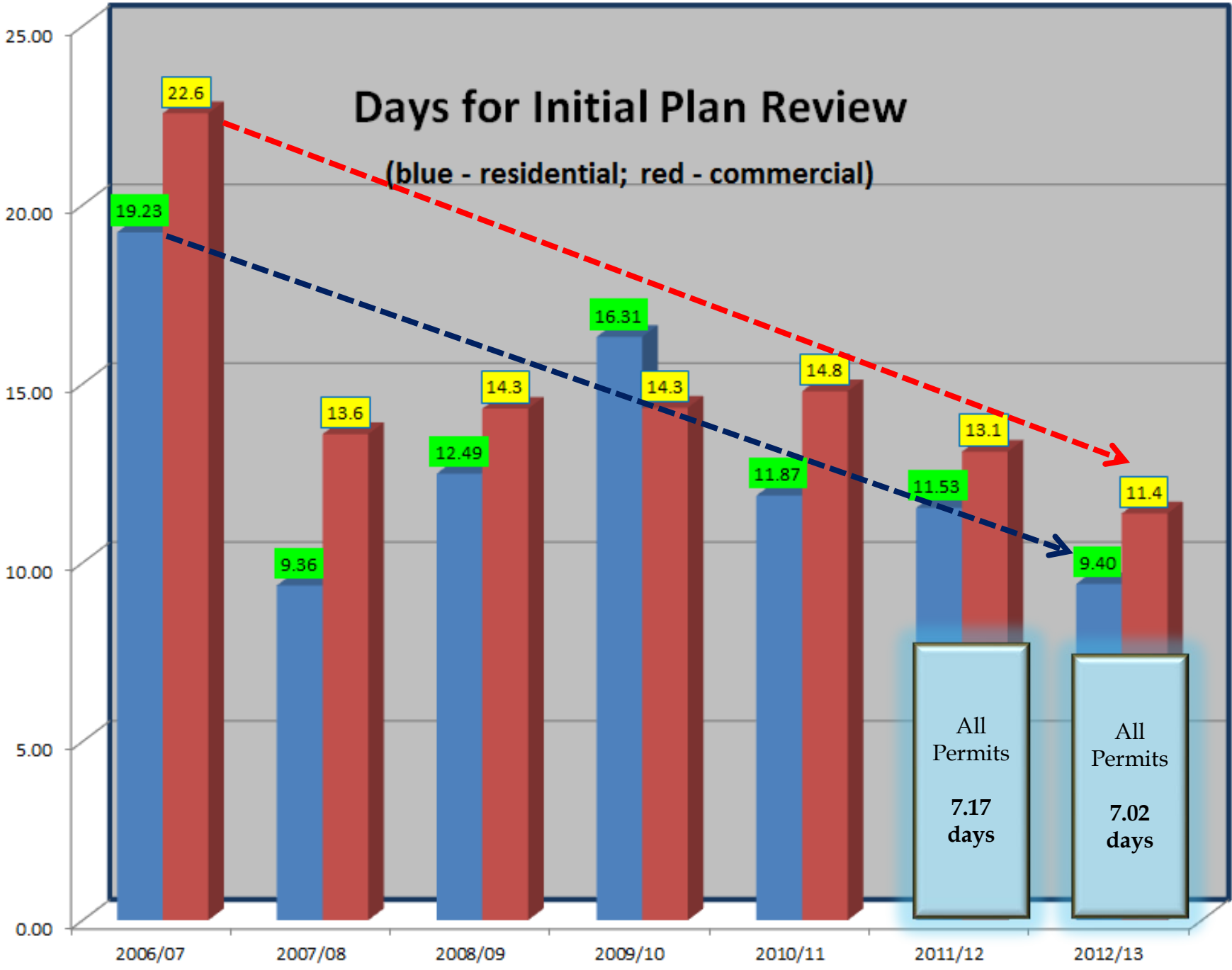


Building Permit Values

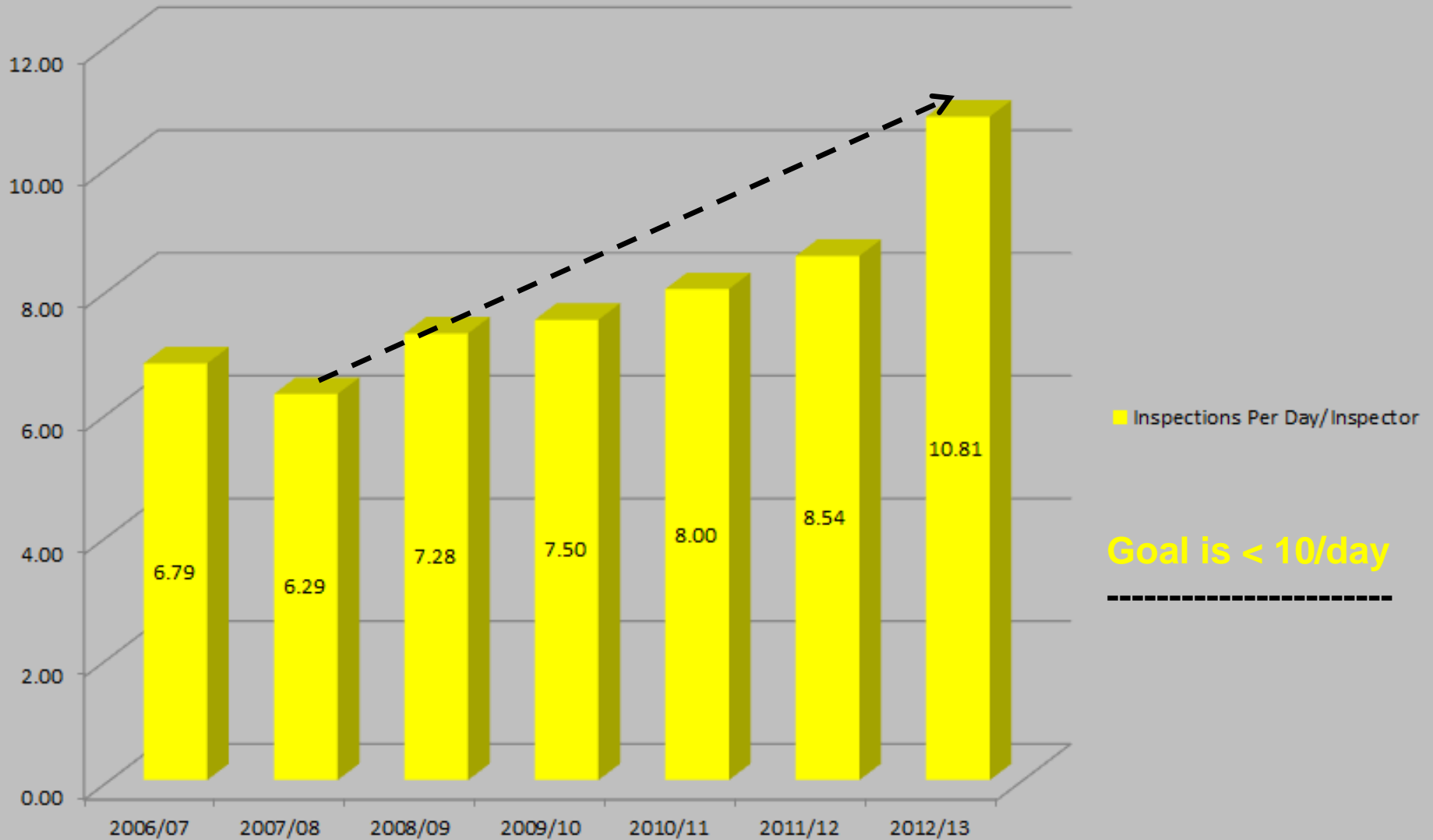


Days for Initial Plan Review

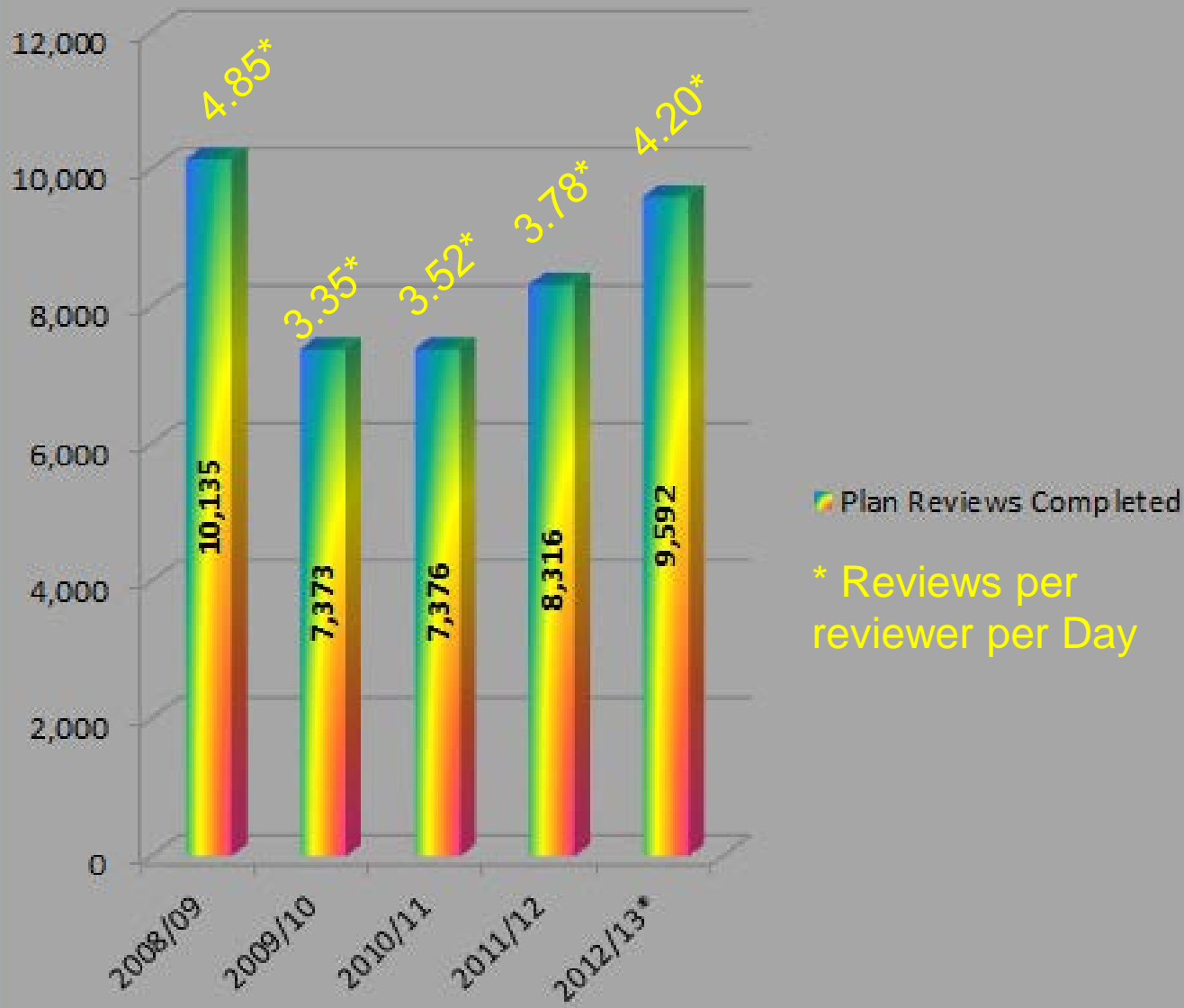
(blue - residential; red - commercial)



Inspections Per Day/Inspector

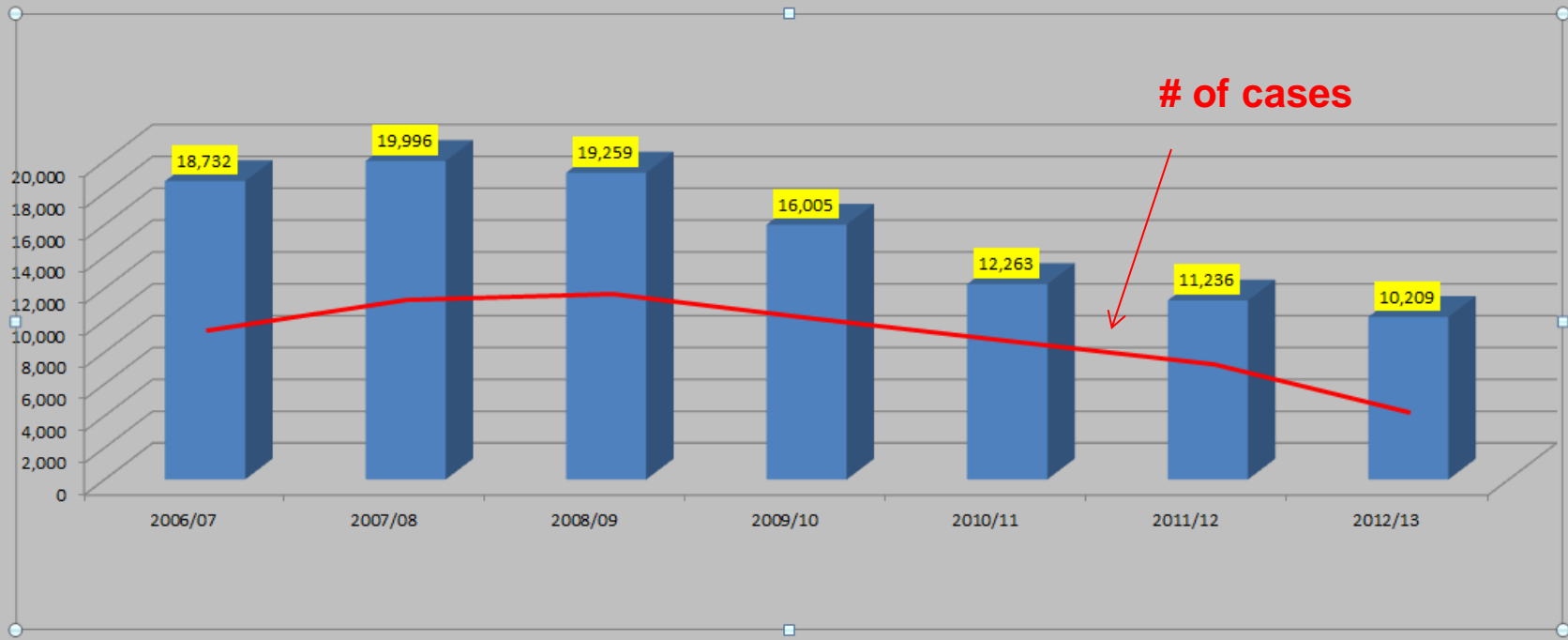


Plan Reviews Completed

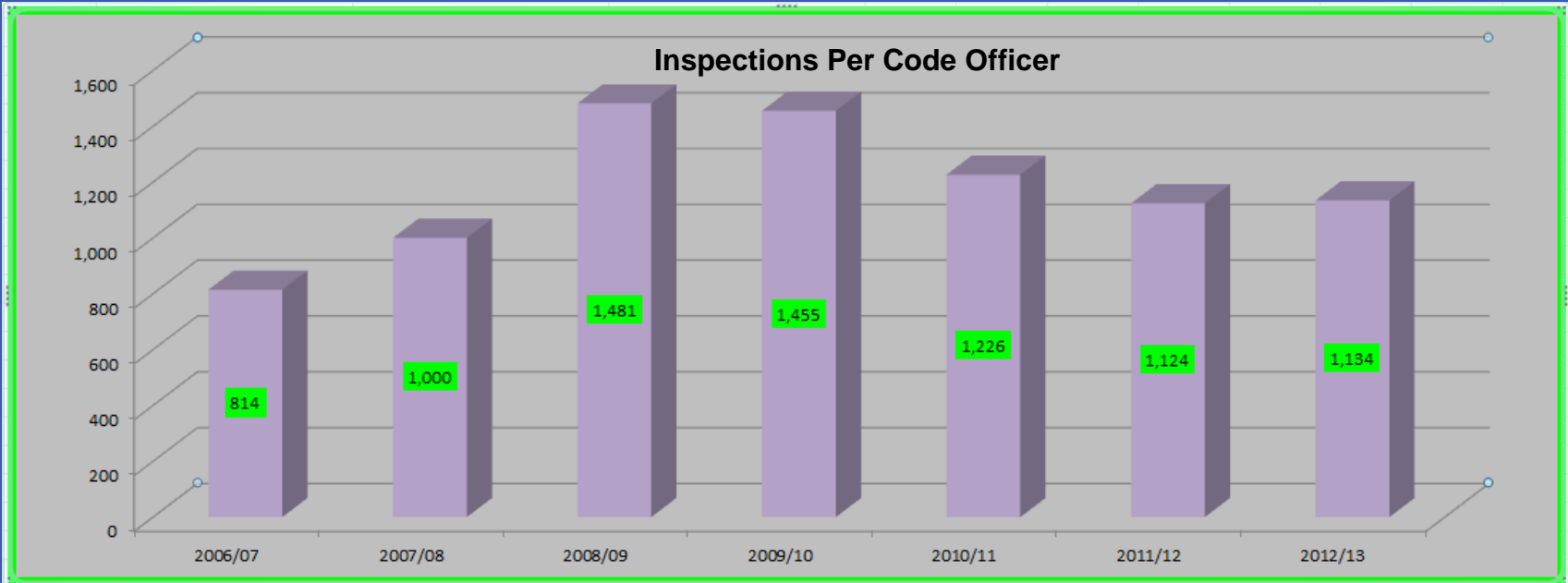


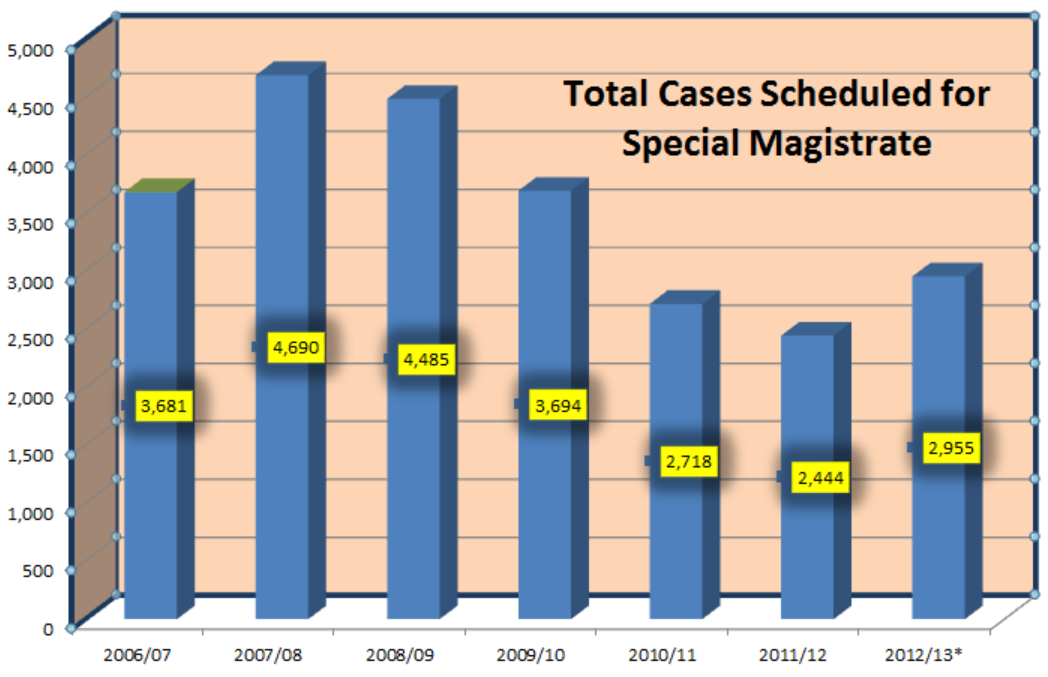
Code Enforcement

Number of Code Violations Issued

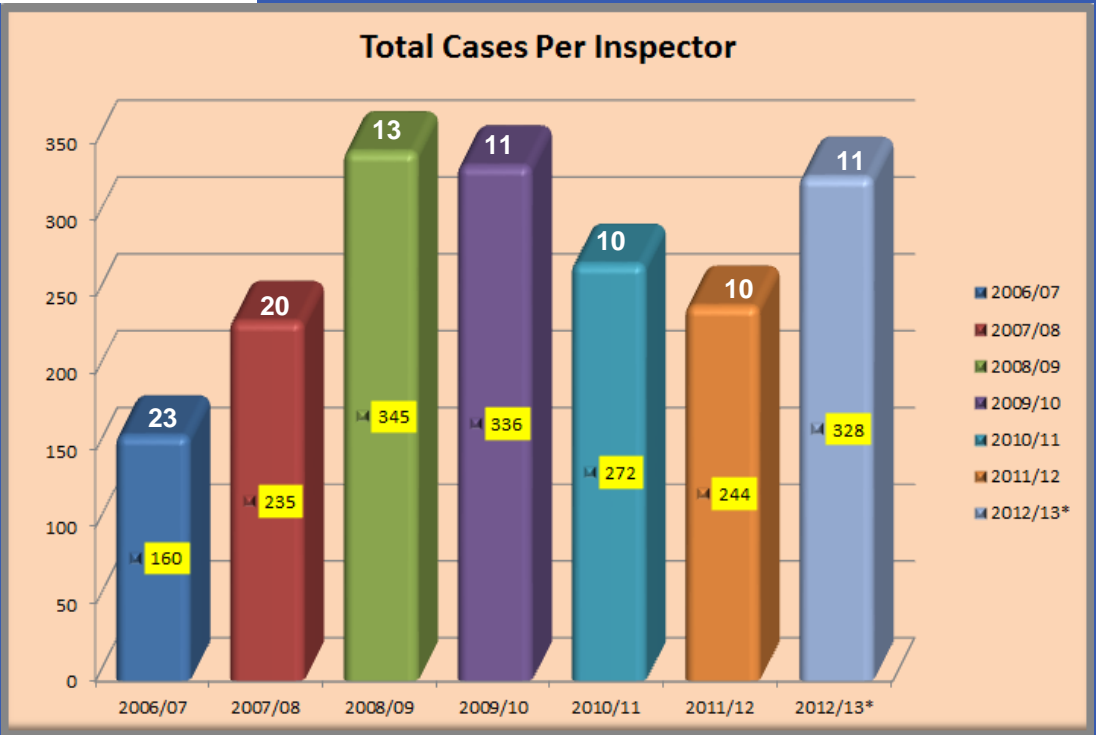


Inspections Per Code Officer

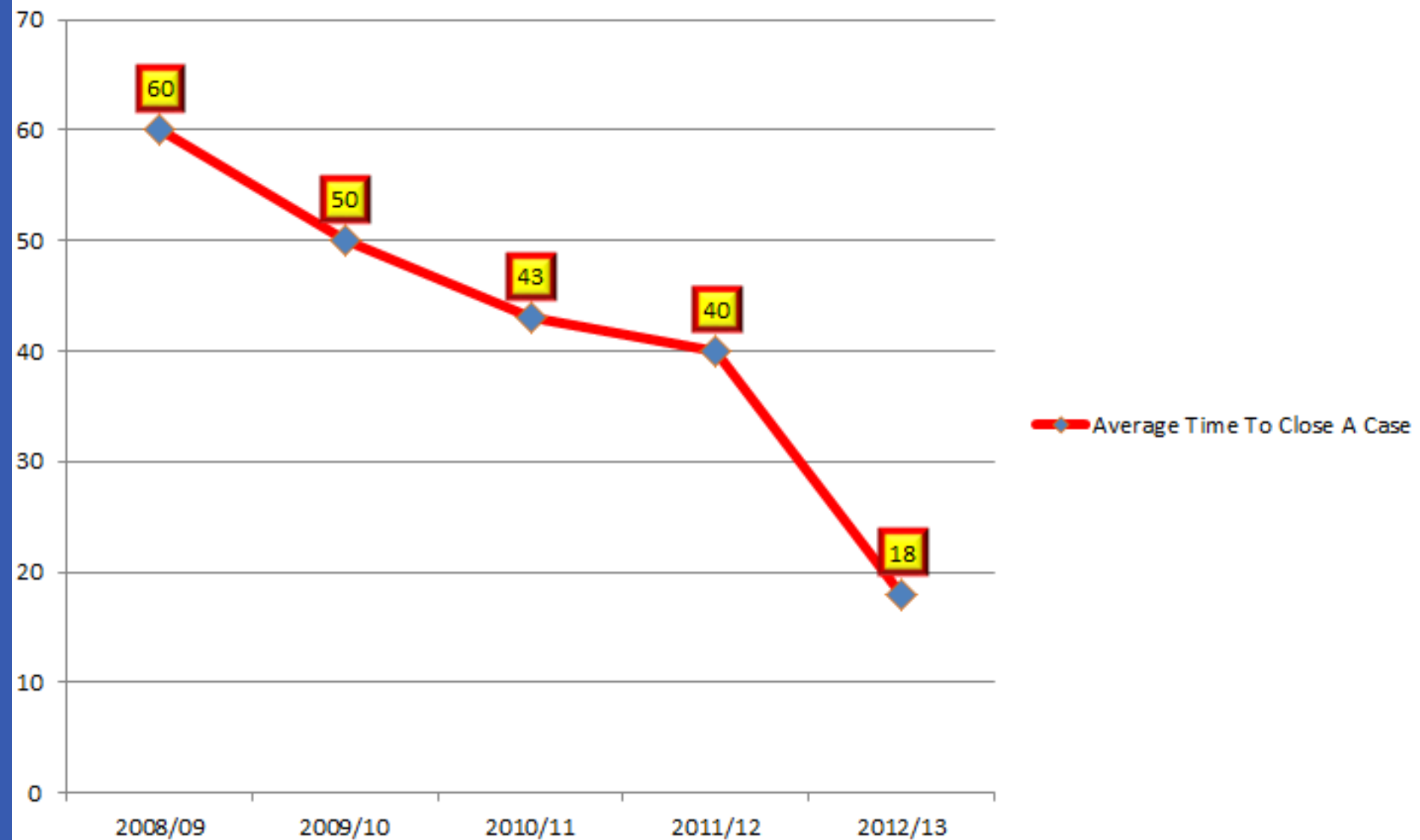




Doing more with less!



Average Time To Close A Case



Development Services Performance Measures

Measurement	Definition	Goal	Actual FY11/12	Projected FY12/13
Planning Reviews on Time	% of reviews completed on time Permits = 5 days BTRs = 3 days	95%	39%	56% 84%
Planning Cases	# of cases per Planner/yr	12/yr	11.5	On pace for 12/yr
Total Time to Permit Issuance	Ave. total time between permit application & issuance (business days)	10 Days	6.6 Days	11.8 Days
Days to First Review	Average number of days it takes to complete the first review cycle	10 Days	7.2 Days	7.0 Days (YTD)
Action Items Handled	Complete complaints received	800	814	844
Time to Close Case	Average time it takes to close cases (days)	20	40	18

Development Services Department Outreach Meeting



Summary of Development Activity

Under
Construction

Palm Beach Outlets

Site work and vertical construction underway.
Outlet portion (pink) slated to open in mid-February 2014.
Tenant improvement permits expected to be submitted in August 2013.





Villas on Antique Row

Site work and vertical construction underway. The project will consist of 35 townhome units and 11 townhome/ office/ retail mixed use units on South Dixie Highway at Monroe.



REAR ELEVATION



RIGHT ELEVATION

LEFT ELEVATION

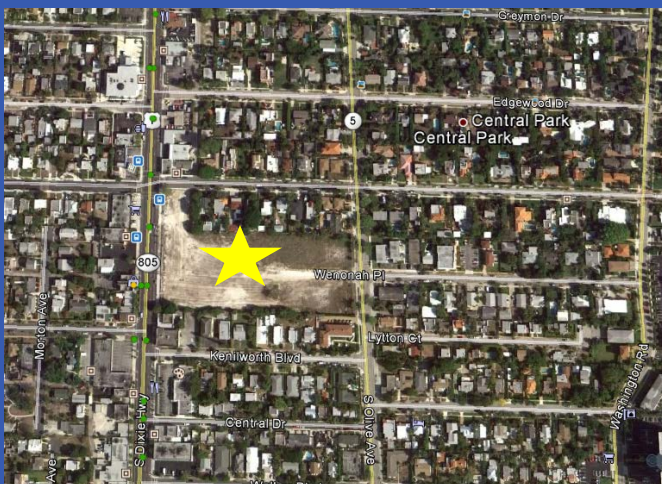


FRONT ELEVATION

LIVE/WORK ELEVATION (5-UNIT)

VILLAS ON ANTIQUE ROW

BY: LABEL & CO.
SCALE: 1/8" = 1'-0"
08.06.2012

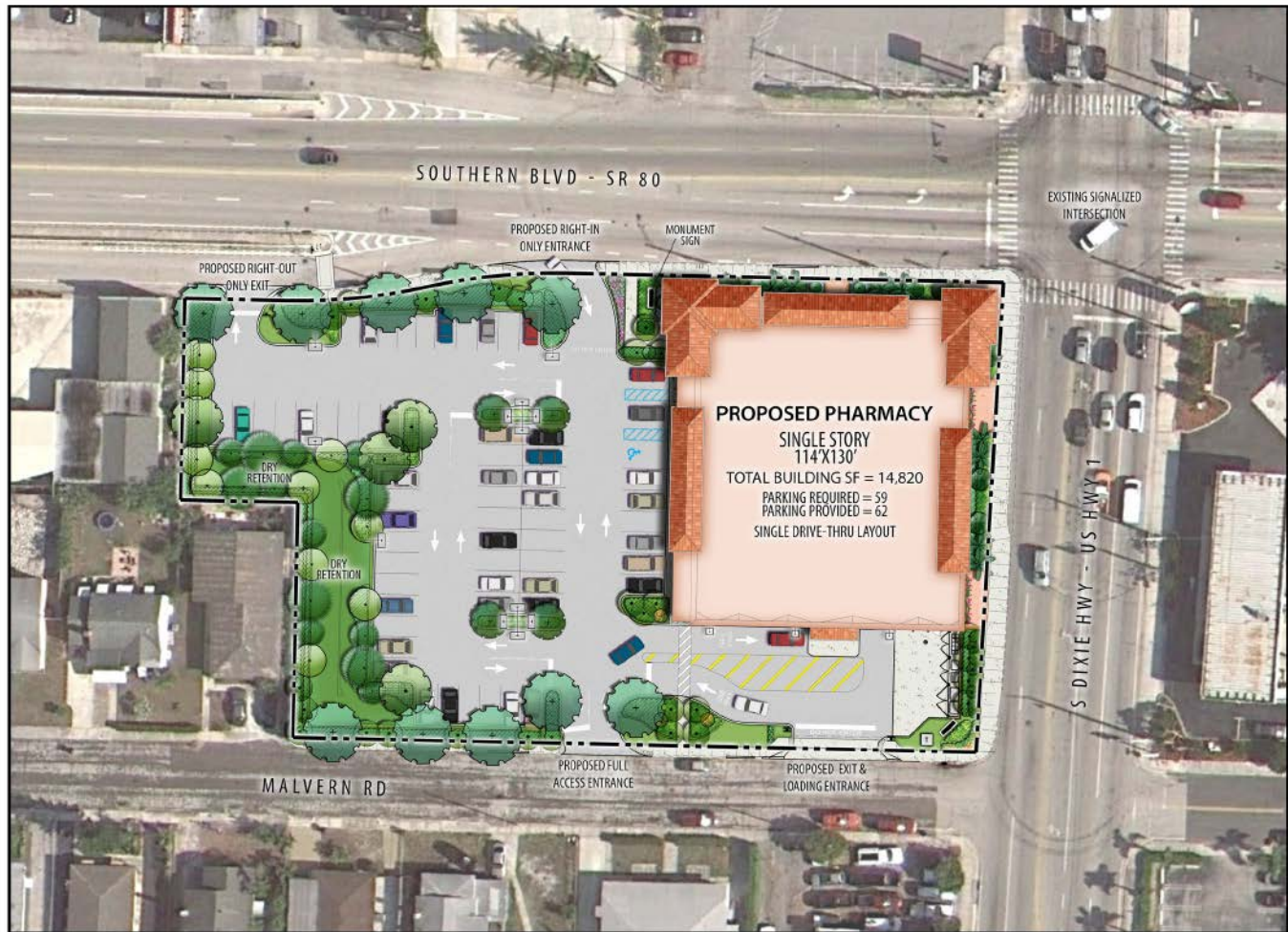




Walgreens



Site work underway.
Project located at the southwest corner of South Dixie Highway and Southern Boulevard.



**Cotleur Hearing**
Professional Architecture
Planning
Environmental Consulting
Graphic Design
1504 Commerce Lane
Suite 11
Jupiter, Florida 33450
954.727.6336 Fax: 954.1377

WALGREENS PHARMACY
West Palm Beach, Florida

COTLEUR HEARING INC.
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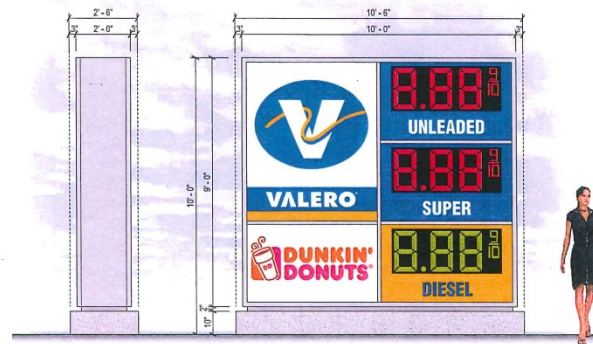


Valero Gas Station

The proposed Valero gas station at the southeast corner of Palm Beach Lakes Boulevard and Australian Avenue has begun and work to complete the project will commence shortly.



SIGNAGE



SIGN SPECIFICATIONS

CABINET MATERIAL: .090" THICK ALUMINUM OVER 2" STEEL ANGLE FRAME
 CABINET FINISH: VALERO® LIGHT GRAY
 CABINET DEPTH: 2'-0"
 FACE MATERIAL: 3/16" THICK LEXAN®
 FACE FINISH: CLEAR
 GRAPHIC SPECS:
 ALL GRAPHICS ARE APPLIED 2ND SURFACE - SPRAY FINISHED TO MATCH VALERO® FINISH SPECIFICATIONS
 GAS PRICE FACES - BACKGROUND COLOR IS APPLIED 2ND SURFACE - SPRAY FINISHED TO MATCH VALERO® FINISH SPECIFICATIONS
 -LED GAS PRICES TO BE 18" TALL LED BOARDS 'RED' (GREEN FOR DIESEL FACE) - REMOVABLE COPY W/ ZIP CHANGE HOLDERS
 DUNKIN' DONUTS FACE - ALL GRAPHICS ARE APPLIED 2ND SURFACE - SPRAY FINISHED TO MATCH DDB FINISH SPECIFICATIONS
 RETAINING BAND MATERIAL: .090" THICK FABD ALUM.
 RETAINING BAND FINISH: VALERO® LIGHT GRAY
 REVEAL: FAB D, 125" THICK FABD ALUMINUM
 REVEAL FINISH: VALERO® LIGHT GRAY
 DIVIDER BARS: EXTRUDED ALUMINUM T-BAR
 DIVIDER BARS FINISH: VALERO® LIGHT GRAY
 BASE MATERIAL: .090" THICK ALUMINUM OVER 2" STEEL ANGLE FRAME
 BASE FINISH: VALERO® LIGHT GRAY - STUCCO
 BASE DEPTH: 2'-0"
 INTERNAL ILLUMINATION: 800mA HOUL FLORESCENT LAMPS.
 BALLAST / POWER SUPPLY: EESB BALLAST @ 120V
 INSTALL METHOD: CABINET IS ATTACHED MECHANICALLY TO INTERNAL MAN STEEL SUPPORTS. MAN STEEL SUPPORTS ARE MOUNTED TO GROUND VIA WELDED STL PLATE W/ ANCHOR BOLTS INTO A CONCRETE FOOTER.

SIDE VIEW - M-90
 SCALE: 3/8" = 1'-0"

1:1 D/F INTERNALLY ILLUMINATED MONUMENT - M-90
 SCALE: 3/8" = 1'-0"
 SQ. FT. = 90

MANUFACTURING NOTES <input type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> NO FLUORESCENT LAMPS <input type="checkbox"/> LED ILLUMINATED <input type="checkbox"/> OTHER (SEE CALL OUTS)		SERVICE BENCH LOCATION <input type="checkbox"/> ON SIGN <input type="checkbox"/> ON WALL <input type="checkbox"/> OTHER (SEE CALL OUTS)		<input type="checkbox"/> TABLE FACED <input type="checkbox"/> DOUBLE FACED <input type="checkbox"/> OTHER (SEE CALL OUTS)		<input type="checkbox"/> ALUMINUM (SEE CALL OUTS) <input type="checkbox"/> POLYCARBONATE (SEE CALL OUTS) <input type="checkbox"/> ALUMINUM (SEE CALL OUTS) <input type="checkbox"/> OTHER (SEE CALL OUTS)		INSTALLATION NOTES <input type="checkbox"/> PAINT (SEE CALL OUTS) <input type="checkbox"/> VANA (SEE CALL OUTS)		SCOPE OF WORK OR SPECIAL INSTALLATION NOTES <input type="checkbox"/> MOUNTED ONTO EXTERIOR WALL <input type="checkbox"/> MOUNTED ONTO EXTERIOR WALL <input type="checkbox"/> PALE MOUNTED INTO CONCRETE FOOTER <input type="checkbox"/> REPLACEMENT (TO MATCH EXISTING - SEE CALL OUTS)	
CLIENT NAME Valero		ADDRESS 1258 Palm Beach Lakes Blvd. - West Palm Beach, FL 33401		CITY 13632		PAGE NUMBER 4		DRAWING NUMBER 12-0357-03			

CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NEW JERSEY 08057 P - 856.802.1677 F - 856.802.0412
 OKLAHOMA 1108 SOUTH 46th ST, SUITE 200 CHICKSSAW, OK 73016 - TEXAS 1170th ST. GRAND PRAIRIE, TX 75050 & 10950 MAHAFFEY RD. TOPHALL, TX 77975 - NORTH CAROLINA 120 CASCADE DR. CONCORD, NC 28027
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Evernia Place

The project to develop 85 senior housing units should commence shortly at the northeast corner of Sapodilla and Evernia.



Approved
(coming soon)



Jefferson (Courtney Lakes) RPD

A building permit application to develop 282 multifamily units at Executive Center Drive and Congress Avenue was submitted on June 16, 2013.

JEFFERSON AT WEST PALM BEACH
JEFFERSON APARTMENT GROUP

ARCHITECT
Charlan, Brock & Assoc.
1100 West Palm Beach
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Fax: 407-833-1100
www.charlanbros.com

CIVIL
Atkins
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Orlando, Florida 32816
Tel: 407-850-4270
Fax: 407-850-4300
Contact: Brian Foster
email: brian.foster@atkins.com

HARDSCAPE
Dialton Group Associates, Inc.
130 N. West Ave.
Tampa, Florida
Tel: 407-467-1777
Contact: Cynthia Sankapip
email: csankapip@dialtongroup.com
www.dialtongroup.com

PRELIMINARY ELEVATION

CLUBHOUSE PRELIMINARY ELEVATION

PROJECT COVER SHEET

JEFFERSON APARTMENT GROUP
3001 E. CONGRESS BLVD SUITE 200
WEST PALM BEACH, FL 33411
TEL: 561-997-3000 FAX: 561-997-3007

architects · planners
charlan · brock & assoc., inc.
Jefferson
at West Palm Beach

11/16/13 11:00:00 AM
PROJECT COVER SHEET
A0.00.01





Mizner Lakes

A building permit application to develop 548 multifamily units at Hank Aaron Drive and Congress Avenue is anticipated around September 1, 2013.





PCC Resort Community

The application to develop a resort with 250 hotel rooms, 100 single family homes, a 200-unit condominium and 23 villas was approved by the City Commission at their July 8, 2013 meeting.



<u>TYPE</u>	<u>PROPOSED</u>
• SF Zero Lot Line Homes	100
• Golf Villas	23
• MF Dwelling Units	200
• Resort Hotel	250 room 3 stories
• Spa Facility	15,000 sf
• Meeting Space	25,000 sf
• Clubhouse	20,000 sf



Dunbar Village Senior Complex

An application to develop 99 senior apartment units at the north end of Dunbar Village was unanimously approved by the City Commission.



PAUL LAURENCE DUNBAR SENIOR COMPLEX
WEST PALM BEACH, FLORIDA

CONCEPTUAL PROPOSAL
AUGUST 27, 2012

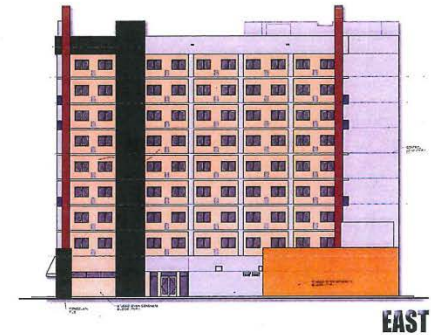
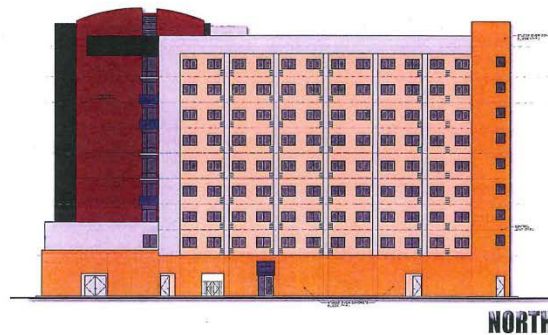


Downtown Marriott Residence Inn

STATUS

The proposed 151 room hotel located between Hibiscus/Gardenia/Dixie Highway and Quadrille was approved by the Downtown Action Committee.

MARRIOTT RESIDENCE INN DOWNTOWN WEST PALM BEACH





Ibis Golf and Country Club Renovations and Expansion

Plans to expand the Ibis clubhouse and recreational facilities (estimated \$30 million project) was approved by the City Commission and staff has met with the applicant, their architect and construction manager.



Ibis Golf & Country Club
Prepared for Ibis Golf & Country Club

Site Plan



LAND DESIGN SOUTH
Planning
Landscape Architecture
Environmental
Transportation
Graphic Design



Village Commons Publix Reconstruction

A minor Planned Development amendment and a Formal – Level II site plan review was approved to allow for the demolition and rebuild of a Publix grocery store. Access to and from Northwood University is being provided.





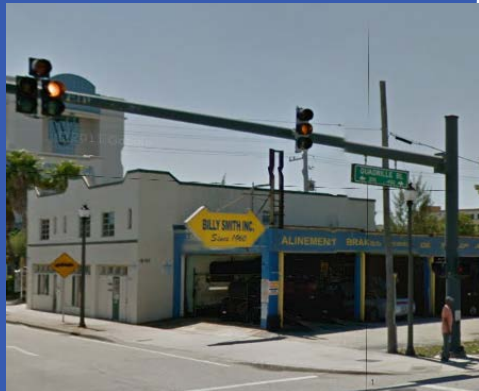
First Bank Development

**615 North Dixie Highway
West Palm Beach, Florida 33401**

Project consists of the acquisition of the corner tire store (see below) and construction of a new bank. Project was submitted in February and approved by DAC



VIEW FROM NORTH





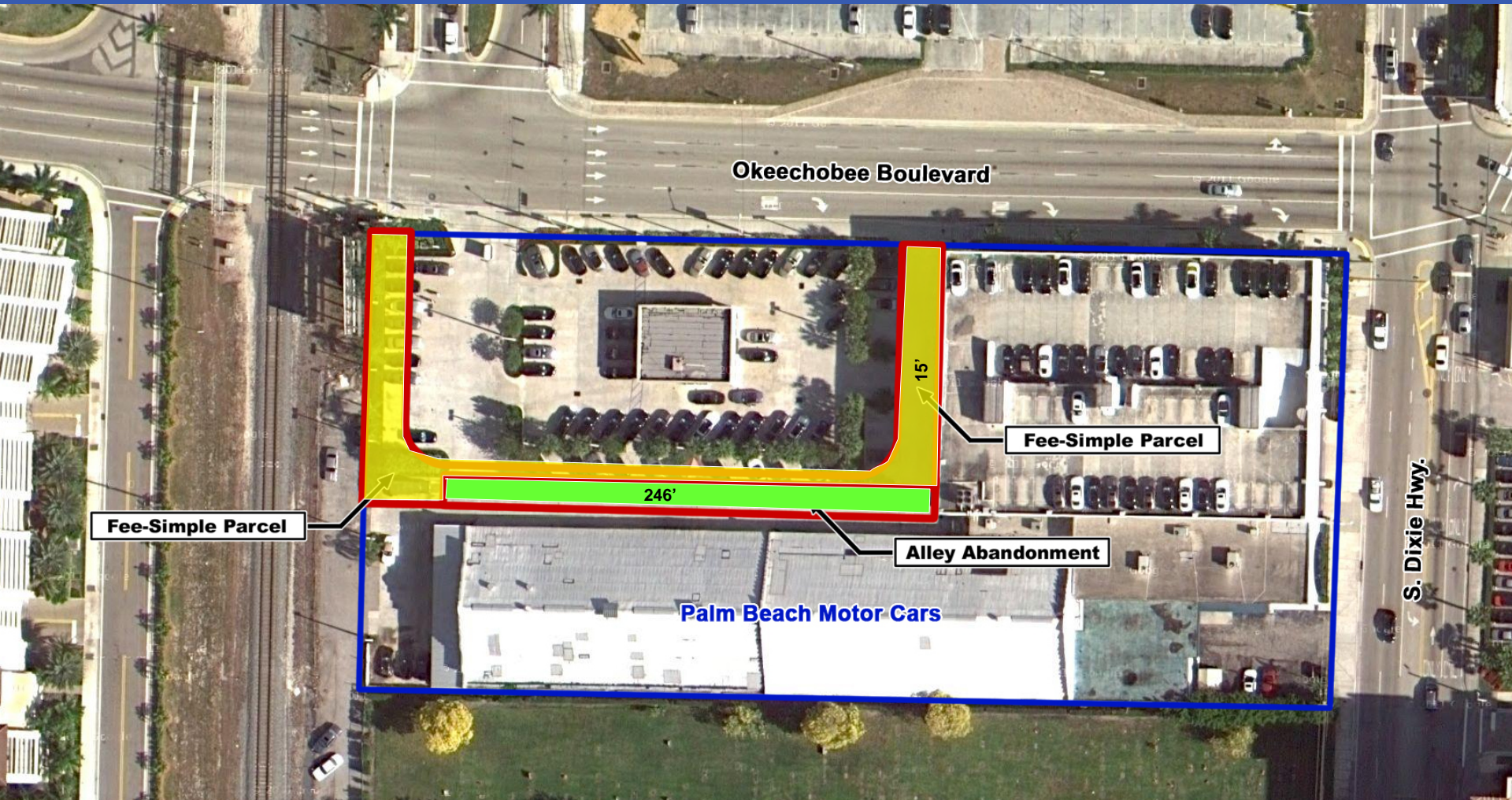
Redevelopment of the Meridian Building

Staff is working with the owners of the Meridian Building in Downtown West Palm Beach to convert the building to residential units. Work is underway





Palm Beach Motorcars New Construction



Okeechobee Boulevard

Fee-Simple Parcel

15'

246'

Fee-Simple Parcel

Alley Abandonment

Palm Beach Motor Cars

S. Dixie Hwy.



Barcelona Square

An application to develop the Barcelona Square property west of Currie Park has been submitted to the City.





Morse Life Expansion

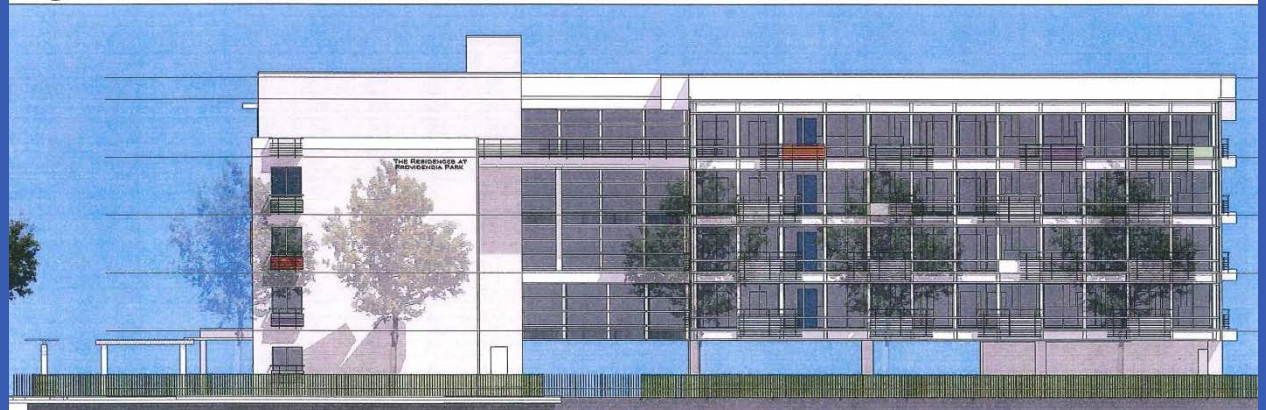
An application to develop an additional 7,000+ square feet was approved by the City.





300 Palm Beach Lakes Boulevard

An application to develop the Nurses Residence for 52 residential units was approved by the Downtown Action Committee in February. Staff has met with the developer and architect in anticipation of the submittal of a building permit prior to August 30, 2013.



Proposed



Existing

Approvals
Pending



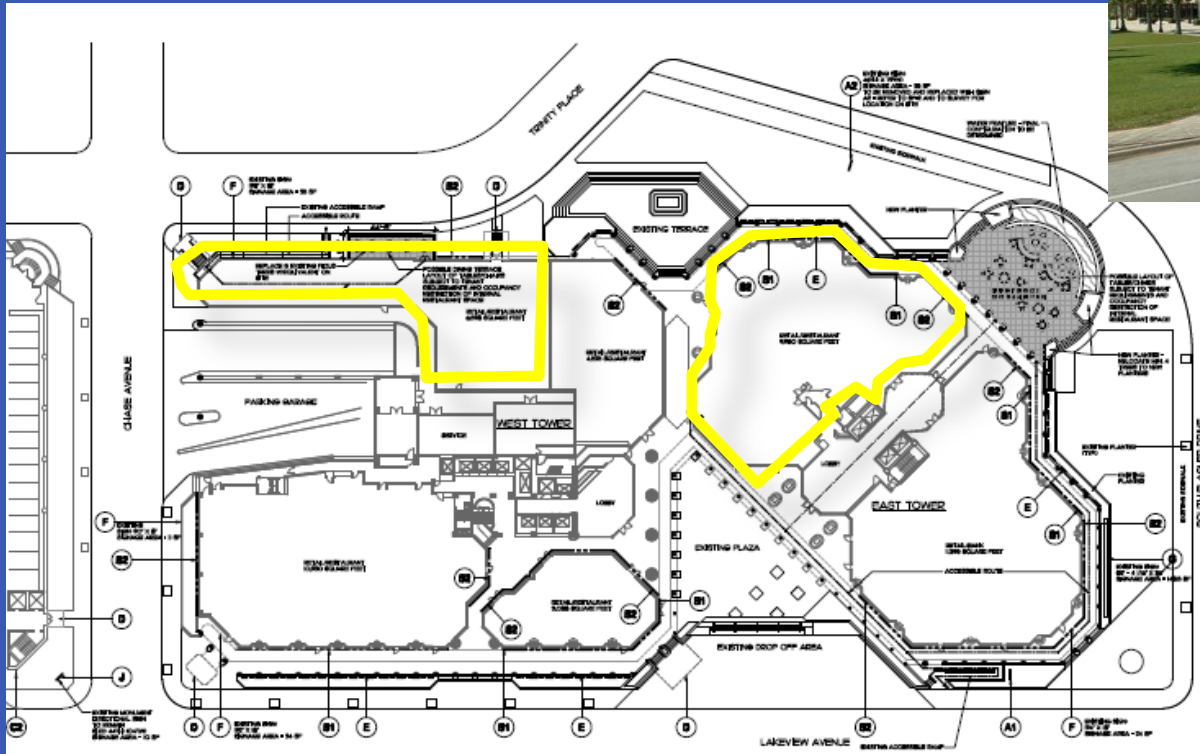
North Olive Place

Staff is working with the owners of the property between 6th Street and Eucalyptus (Dixie Highway to Olive Avenue) to develop this property for multifamily 460 apartments.



Phillips Point Major Amendment

- Phillips Point is adding a new 2,937 s.f gym for its tenants and adding two outdoor dining areas.





TRG Related

STATUS

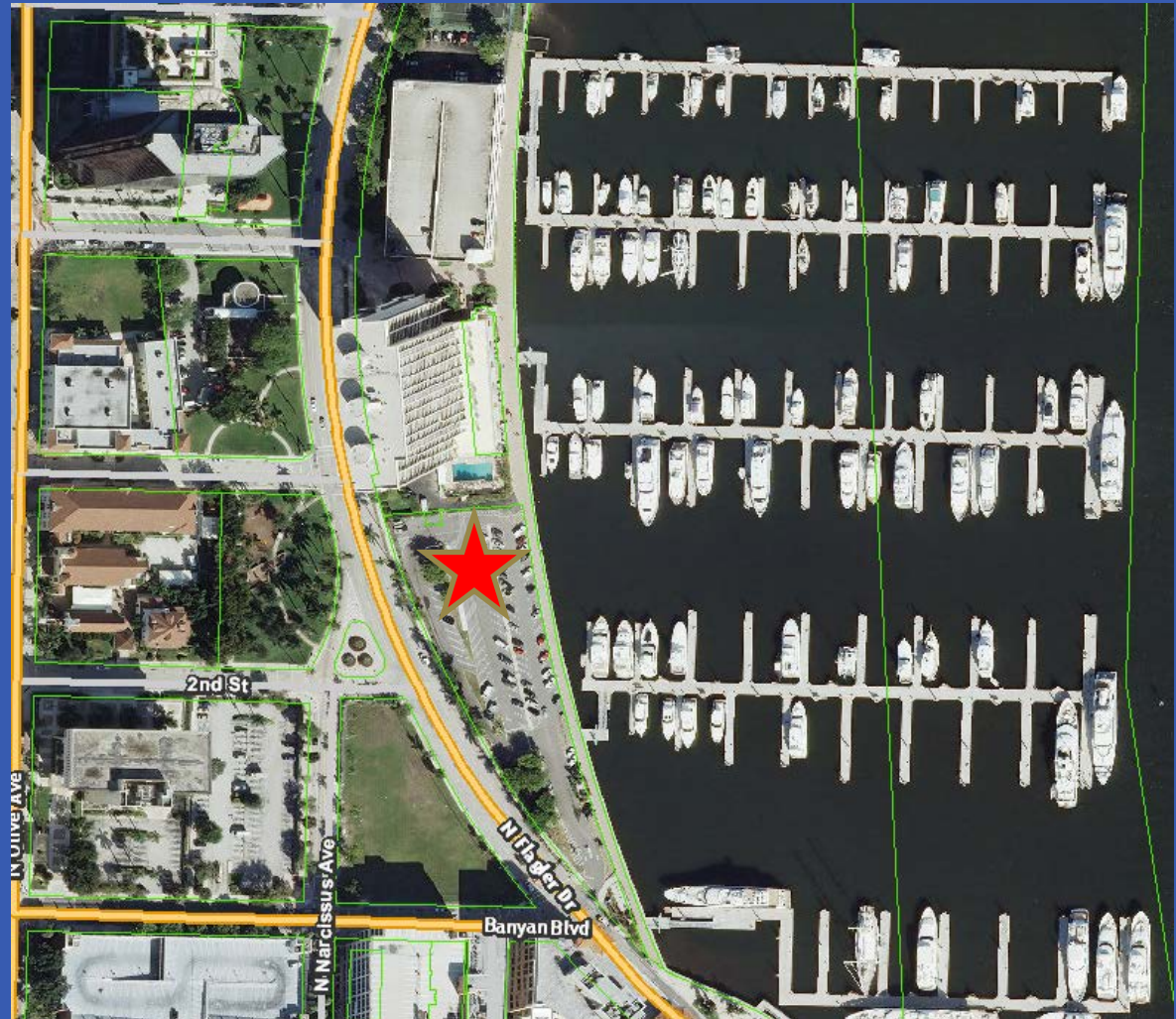
Applicant working on a consolidated plan with the adjacent Rybovich parcel. The original proposal consisted of a 21 and 20-story tower with 397 units. Continued to the September 3, 2013 City Commission meeting.





Palm Harbor Marina Resort/Hotel

*Staff is working with
Leisure Resorts to
plan and develop a
hotel as part of a
resort-style
development for the
Palm Harbor Marina.*





Chapel by the Lake Development

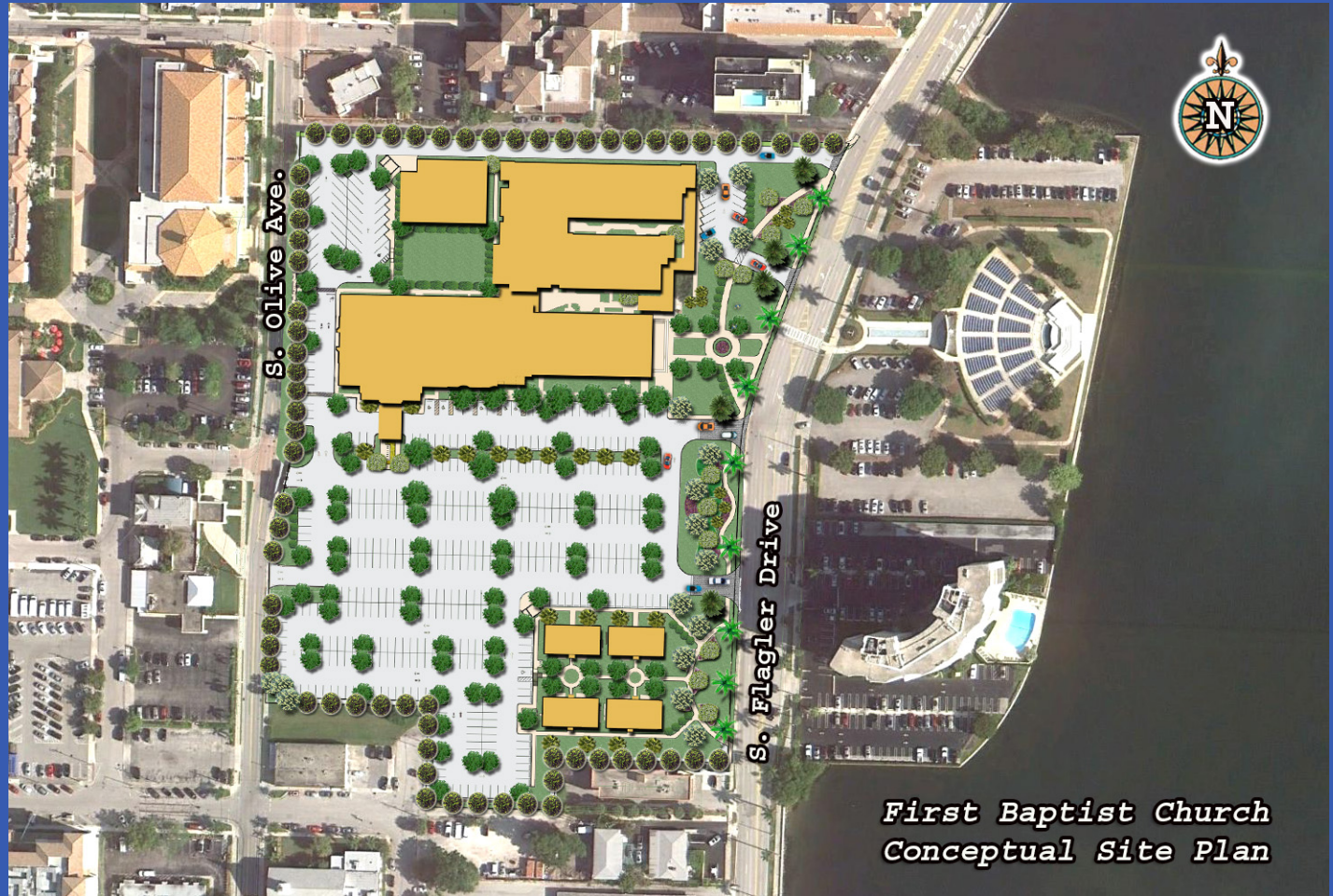
*An application for
a residential
development for 96
units was
presented to the
Planning Board on
July 16, 2013.*





First Baptist Church Redevelopment

An application for a redevelopment of the church property was presented to the Planning Board on July 16, 2013.



*First Baptist Church
Conceptual Site Plan*



Convention Center Hotel & Parking

Discussions have begun with the architects and developers for the proposed Palm Beach County Convention Center hotel and parking. A 400 room hotel is anticipated for their first phase. An application is expected to be filed in August 2013.





Transit Village

Negotiations with Palm Beach County are completed and approved in August 2012. An application will be filed with the city for review by the Downtown Action Committee.



	RFP Response	Revised Proposal
Apartment Units	120	150 (+30)
Luxury Condo. Units	40	150 (+110)
Hotel	400 rooms	375 rooms (-25)
Community Center	125,000 sq. ft.	12,500 sq. ft. (-112,500)
Office	600,000 sq. ft.	400,000 sq. ft. (-200,000)
Retail	175,000 sq. ft.	75,000 sq. ft. (-100,000)



1515 South Flagler Drive Property

An application to develop the vacant parcel at 1515 South Flagler Drive may be filed with the City.





Norton Museum of Art Redevelopment

The Museum has expressed an interest in redeveloping the existing facility and providing a front entrance off of South Dixie drive.



Summary



ESTIMATED PROJECT CONSTRUCTION VALUE							
Project	Status	2014	2015	2016	2017	2018	Total
ACTIVE CASES							
Palm Beach Outlets (outlet portion)	Under Construction		\$64,020,000				\$64,020,000
Palm Beach Outlets (remainder of mall)	Approved	Permits		\$53,580,000			\$53,580,000
Villas on Antique Row	Under Construction	\$5,400,000	\$8,400,000				\$13,800,000
Walgreens	Under Construction		\$2,223,000				\$2,223,000
Valero Gas Station	Under Construction		\$300,000				\$300,000
Evernia Place - 85 MF units	Under Construction		\$13,820,682				\$13,820,682
Jefferson at WPB	Permitting		\$20,000,000				\$20,000,000
Mizner Lakes	Permits 9/13		\$25,000,000	\$25,000,000			\$50,000,000
PCC Resorts (Single Family residential)	Approved	Permits		\$45,000,000			\$45,000,000
PCC Resorts (Hotel)	Approved				\$156,000,000		\$156,000,000
Dunbar Village RPD	Approved	Permits		\$7,425,000			\$7,425,000
Marriott residence Inn - 151 room	Approved	Permits		\$15,599,400			\$15,599,400
Ibis Country Club Expansion	Approved		\$20,000,000	\$10,000,000			\$30,000,000
Village Commons Publix Rebuild	Approved			\$1,084,400			\$1,084,400
First Bank	Approved	Permits		\$776,250			\$776,250
Meridian Building	Approved		\$543,387				\$543,387
Palm Beach Motorcars Abandonment	Approved			Permits		\$1,500,000	\$1,500,000
Barcelona Square	Approved	Permits		\$30,000,000			\$30,000,000
Morse Life Major PD Amend. to add 7000 sf	Approved	Permits	\$1,050,000				\$1,050,000
North Olive Place	Approval 8/13	Permits		\$39,000,000	\$30,000,000		\$69,000,000
Phillips Point Major Amendment	Approval 8/13	Permits	\$750,000				\$750,000
TRG/Related & Rybovich Major Amendment	Pending		Permits		\$59,625,000	\$59,625,000	\$119,250,000
Palm Harbor Marina Resort	Pending	Permits		\$9,000,000			\$9,000,000
Chapel by the Lake (1112 South Flagler)	Pending		Permits		\$416,486,125		\$416,486,125
First Baptist Redevelopment	Pending				\$0		\$0
Convention Center Hotel	Not Submitted	Permits		\$41,600,000			\$41,600,000
Transit Village (TOD)	Not Submitted		Permits		\$50,000,000		\$50,000,000
1515 South Flagler	Not Submitted	Permits		\$35,820,000			\$35,820,000
Norton Museum Master Plan	Not Submitted		Permits		\$30,000,000		\$30,000,000
							\$0
Total:		\$5,400,000	\$156,107,069	\$313,885,050	\$742,111,125	\$61,125,000	\$1,278,628,244

Development Services Department Outreach Meeting



Staffing for Future Development

The Development Services Department



Development Services Department

Building

Planning

Code Enforcement

Director



Rick Greene
822-1455

Building Official



Robert Brown
805-6652

Senior Systems Analyst



Ralph Wall
805-6661

Secretary



Laura Aral
822-1453

Chronic Nuisance Officer



Laura Borso
822-1471

Community Improvement Manager



Mark Joyce
822-1473

Chief Inspector Building



Ken Conrad
805-6666
Building Inspector

Plan Review Coordinator



Ron Requeiro
805-6719
Digital Plan Review

**Steve Pentek
805-6674
1 & 2 Family Inspector**



Steve Pentek
805-6674
1 & 2 Family Inspector

Chief Plans Examiner



805-6710

Permitting & Licensing Supervisor



Sandra Wuraffic
805-6688
License & Permit Specialist

Contract Inspector



Peter Valenti
Building Inspections

Chief Inspector Mechanical



Harold Moser
805-6732
Mechanical Inspector

Building Plans Examiner



Samantha Hill
805-6724

Senior Commercial Combination Plans Examiner



Jim Witmer
805-6715

Chief Inspector Electrical



Doug Harvey
Commercial Combination Inspector

Electrical Plans Examiner



805-6710

License & Permit Specialist



Wanda Lehnhardt
805-6686
License & Permit Specialist

**Phil Patty
805-6742
Electrical Inspections**



Phil Patty
805-6742
Electrical Inspections

Chief Inspector Plumbing



Larry Wagner
805-6692
Plumbing Inspector

Contract Plan Reviewer



Tom Gordon

Commercial Combination Plans Examiner



Robert McDougal
805-6714
Commercial Combination Plans Examiner

**Gary Saifelder
805-6694
Plumbing Inspections**



Gary Saifelder
805-6694
Plumbing Inspections

Plan Review



Julio Gomez
805-6712

License & Permit Specialist



Jamie Mitchell
805-6693
Permitting and Licensing

Office Supervisor



Diane Fulcher
805-6654

Secretary



Pam Yusko
805-6656
CSD Customer Service Associate

Temp Operator



Caroline Puell
805-6659

Temp Scanning Tech



Gina Dorsan
805-6662

Temp Scanning Tech



Ginger Saget
805-6660

Temp Scanning Tech



Tequesta Jackson
805-6655

Office Support Staff

Planning & Zoning Administrator



Angella Vann
822-1441

Principal Planner



Eric Schneider
822-1446

Senior Planner



John Roach
822-1448

Senior Planner



Danielle Kitridge
(7/8)

**Linda Louie
(7/29)**



Linda Louie
(7/29)

City Urban Designer



Ana Maria Aponte
822-1439
Urban Design

Historic Preservation Planner



Friedrike Mittner
822-1457
Historic Preservation

Comprehensive Planner



Denise Malone
822-1562

Senior Planner



Alex Hansen
822-1463
Comprehensive Planning

Zoning

Planning

Chronic Nuisance

Administrative Assistant



Beth Carman
822-1468
Clerical Specialist

Kadeindra Ward



822-1477
Code Officer

Code Officer



Carlos Maldonado
822-1491
Code Officer

Code Officer



John Frasca
822-1475
Code Officer

Code Officer



John Murphy
822-1489
Code Officer

Code Officer



Donald Williams
822-1470
Code Officer

Code Officer



Michael Williams
822-1488

Code Enforcement Supervisor



Robert Creston
822-1483
Code Officer

Code Officer



Kevin Lavine
822-1490
Code Officer

Code Officer



Valerie Luster
822-1485
Code Officer

Code Officer



Lillian Haughton
822-2167
Code Officer

Code Officer



Melvin Simmons
822-1482
Code Officer

Code Officer



Alex Lopez
822-1480
Code Officer

Code Officer



Magarita Cruz
822-1487

Code Enforcement

Future Actions

- 1) Switching from Community plus to One Solution
- 2) Electronic Permitting Submittals
- 3) Enhancements to our GIS System
- 4) Requesting Additional Staff Positions through Projected Building Permit Revenues (Not GF)

Actions to Enhance the Permitting Process

- 1) Provide a complete set of plans (label all plan sheets i.e. SP, LP, PGD)
- 2) Inform staff of ANY changes subsequent to site plan approvals
- 3) Meet with staff prior to development application and permit application submittals
- 4) Familiarize yourself with schedules/deadlines (attachment)

PLANNING DEVELOPMENT APPROVAL SCHEDULE

2013

**15-18
weeks**

A	B	C	D	Internal Deadlines				E	F	# of OF WEEKS (Application to 1st Reading)
APPLICATION DEADLINE	PPRC	DEADLINE TO REVISE PLANS	PLANNING BOARD	DUE PLANNING MANAGER	DUE FINANCE	DUE LEGAL	DUE ADMIN	AGENDA DATE (1st Reading)	AGENDA DATE* (2nd Reading)	
9/19/2012	10/10/2012	10/19/2012	11/20/2012	12/11/2012	12/13/2012	12/19/2012	12/26/2012	1/7/2013	1/22/2013	16
9/19/2012	10/10/2012	10/19/2012	11/20/2012	12/24/2012	12/27/2012	1/2/2013	1/9/2013	1/22/2013	2/4/2013	18
10/17/2012	11/14/2012	11/23/2012	12/18/2012	1/8/2013	1/10/2013	1/16/2013	1/23/2013	2/4/2013	2/19/2013	16
10/17/2012	11/14/2012	11/23/2012	12/18/2012	1/22/2013	1/24/2013	1/30/2013	2/6/2013	2/19/2013	3/4/2013	18
11/21/2012	12/12/2012	12/21/2012	1/15/2013	2/5/2013	2/7/2013	2/13/2013	2/20/2013	3/4/2013	3/18/2013	15
11/21/2012	12/12/2012	12/21/2012	1/15/2013	2/19/2013	2/21/2013	2/27/2013	3/6/2013	3/18/2013	4/1/2013	17
12/19/2012	1/9/2013	1/18/2013	2/20/2013	3/5/2013	3/7/2013	3/13/2013	3/20/2013	4/1/2013	4/15/2013	15
12/19/2012	1/9/2013	1/18/2013	2/20/2013	3/18/2013	3/20/2013	3/28/2013	4/3/2013	4/15/2013	4/29/2013	17
1/16/2013	2/13/2013	2/22/2013	3/19/2013	4/2/2013	4/4/2013	4/10/2013	4/17/2013	4/29/2013	5/13/2013	15
1/16/2013	2/13/2013	2/22/2013	3/19/2013	4/16/2013	4/18/2013	4/24/2013	5/1/2013	5/13/2013	5/28/2013	17
1/16/2013	2/13/2013	2/22/2013	3/19/2013	4/30/2013	5/2/2013	5/8/2013	5/15/2013	5/28/2013	6/10/2013	19
2/20/2013	3/13/2013	3/22/2013	4/16/2013	5/14/2013	5/16/2013	5/22/2013	5/29/2013	6/10/2013	6/24/2013	16
2/20/2013	3/13/2013	3/22/2013	4/16/2013	5/28/2013	5/30/2013	6/5/2013	6/12/2013	6/24/2013	7/8/2013	18
3/20/2013	4/10/2013	4/19/2013	5/21/2013	6/11/2013	6/13/2013	6/19/2013	6/26/2013	7/8/2013	7/22/2013	16
3/20/2013	4/10/2013	4/19/2013	5/21/2013	6/24/2013	6/26/2013	7/2/2013	7/10/2013	7/22/2013	8/5/2013	18
4/17/2013	5/8/2013	5/17/2013	6/18/2013	7/9/2013	7/11/2013	7/17/2013	7/24/2013	8/5/2013	8/19/2013	16
4/17/2013	5/8/2013	5/17/2013	6/18/2013	7/23/2013	7/25/2013	7/31/2013	8/7/2013	8/19/2013	9/3/2013	18
5/22/2013	6/12/2013	6/21/2013	7/16/2013	8/6/2013	8/8/2013	8/14/2013	8/21/2013	9/3/2013	9/16/2013	15
5/22/2013	6/12/2013	6/21/2013	7/16/2013	8/20/2013	8/22/2013	8/28/2013	9/4/2013	9/16/2013	9/30/2013	17
6/19/2013	7/10/2013	7/19/2013	8/20/2013	9/3/2013	9/5/2013	9/11/2013	9/18/2013	9/30/2013	10/15/2013	15
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7/17/2013	8/14/2013	8/23/2013	9/17/2013	10/1/2013	10/3/2013	10/7/2013	10/16/2013	10/28/2013	11/12/2013	15
7/17/2013	8/14/2013	8/23/2013	9/17/2013	10/15/2013	10/17/2013	10/23/2013	10/30/2013	11/12/2013	11/25/2013	17
7/17/2013	8/14/2013	8/23/2013	9/17/2013	10/29/2013	10/31/2013	11/6/2013	11/13/2013	11/25/2013	12/9/2013	19
8/21/2013	9/11/2013	9/20/2013	10/16/2013	11/11/2013	11/13/2013	11/19/2013	11/26/2013	12/9/2013	12/23/2013	16
8/21/2013	9/11/2013	9/20/2013	10/16/2013	11/25/2013	11/26/2013	12/4/2013	12/11/2013	12/23/2013	1/6/2014	18
9/18/2013	10/9/2013	10/18/2013	11/19/2013	12/10/2013	12/12/2013	12/18/2013	12/24/2013	1/6/2014	1/20/2014	16
9/18/2013	10/9/2013	10/18/2013	11/19/2013	12/23/2013	12/24/2013	12/31/2013	1/8/2014	1/20/2014	2/3/2014	18
10/16/2013	11/13/2013	11/22/2013	12/17/2013	1/6/2014	1/7/2014	1/14/2014	1/22/2014	2/3/2014	2/17/2014	16
10/16/2013	11/13/2013	11/22/2013	12/17/2013	1/20/2014	1/21/2014	1/28/2014	2/5/2014	2/17/2014	3/3/2014	18
11/20/2013	12/11/2013	12/20/2013	1/22/2014	2/3/2014	2/4/2014	2/11/2014	2/19/2014	3/3/2014	3/17/2014	15
11/20/2013	12/11/2013	12/20/2013	1/22/2014	2/17/2014	2/18/2014	2/25/2014	3/5/2014	3/17/2014	3/31/2014	17
12/18/2013	1/8/2014	1/17/2014	2/18/2014	3/3/2014	3/4/2014	3/11/2014	3/19/2014	3/31/2014	4/14/2014	15
12/18/2013	1/8/2014	1/17/2014	2/18/2014	3/3/2014	3/18/2014	3/25/2014	4/2/2014	4/14/2014	4/28/2014	17

* Land use plan change may require review by the Office of Economic Opportunity requiring more time.

Actions to Enhance the Permitting Process

- 1) Provide a complete set of plans (label all plan sheets)
- 2) Inform staff of ANY changes subsequent to site plan approvals
- 3) Meet with staff prior to development application and permit application submittals
- 4) Familiarize yourself with schedules/deadlines (attachment)
- 5) Quick turnarounds can occur with expedited permitting or permit review while going through development approvals
- 6) Larger projects may require formalized meetings to discuss any and all issues with a development
- 7) Applicants can submit building permits without a contractor (note TBD)
- 8) Utilize the software to determine status of your project

Questions and Comments?

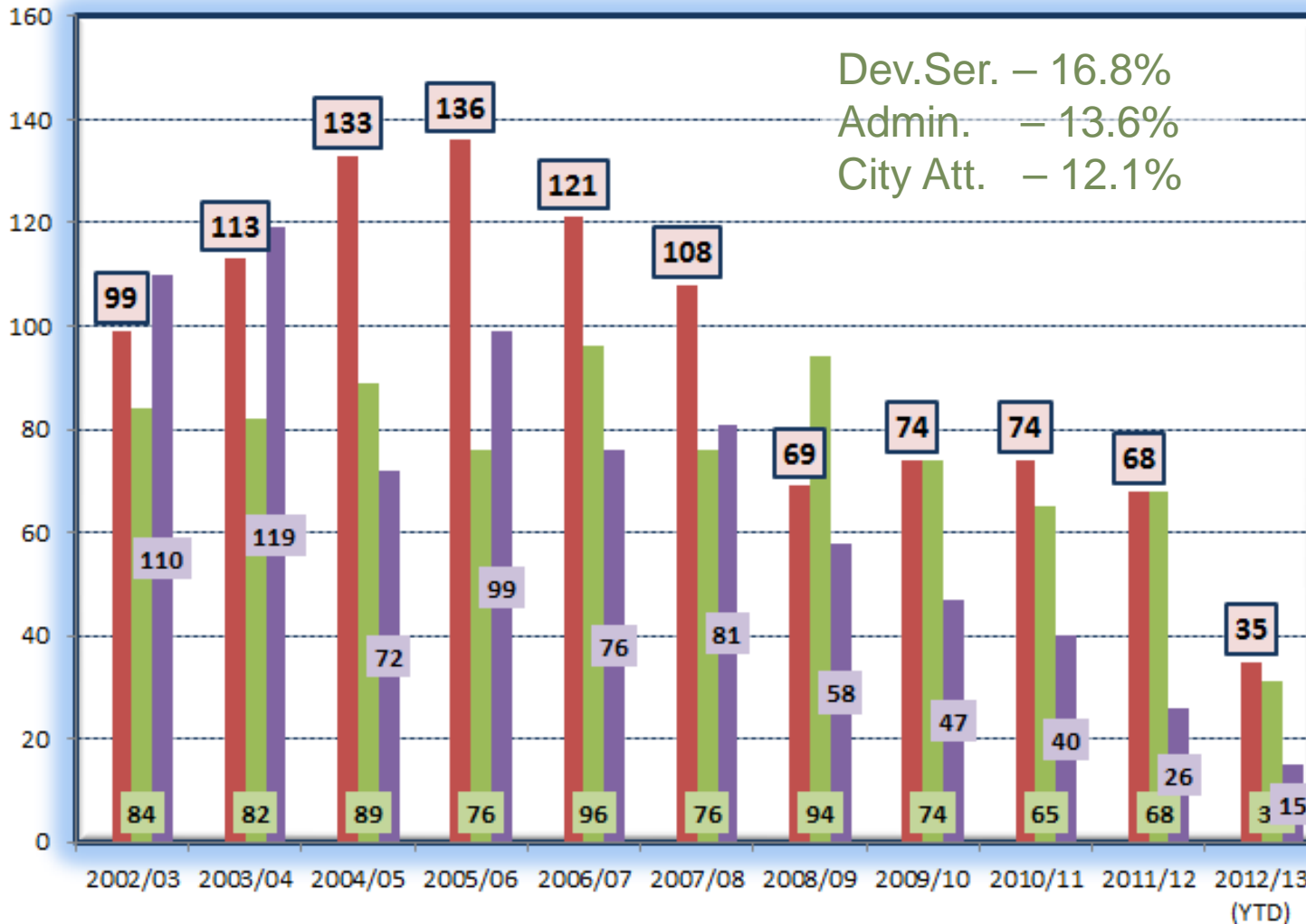
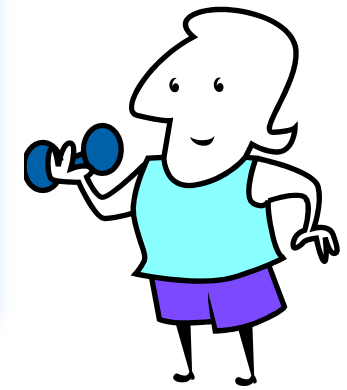
Please complete sign in sheet!

Number of Agenda Cover Memorandums Prepared FY2002/03 to FY2012/13 (YTD)







Dev.Ser. – 16.8%
Admin. – 13.6%
City Att. – 12.1%









- Fiscal Year
- Development Services ACM's
- Mayor/Admin. ACM's
- City Attorney ACM's










Building Division – General Statistics

Measurement	FY09/10	FY10/11	FY11/12	FY12/13	Alert
Total Number of Applied Permits	8,146	8,915	9,451	6,767 (YTD) 11,601 (est.)	
Building Permit Revenues	\$3.64 M	\$3.47 M	\$4.98 M	\$5.09 M (projected)	
Business Tax Revenue	\$2.93 M	\$2.91 M	\$2.84 M	\$2.63 M (YTD)	
Permit Revenue to Expenditures	78%	94%	140%	134% (YTD)	
Number of Inspections	20,660	21,708	22,747	16,000 (YTD) 27,229 (est.)	
Number of Reviews	7,373	7,376	8,316	5,995 (YTD) 10,277 (est.)	

Building Division

Measurement	Definition	Goal	Actual FY11/12	Projected FY12/13	Alert
Total Time to Permit Issuance	Average total time between permit application & permit issuance (business days)	10 Days	6.6 Days	11.8 Days	
Days to First Review	Average number of days it takes to complete the first review cycle	10 Days	7.2 Days	7.0 (YTD)	
Business Tax Revenue	Percentage of Business Tax Revenue collected to 10/11 Fiscal Year	90% YTD	94% YTD	86% YTD	
Permit Revenue to Expenditures	Percentage of Permit Revenue Collected FYTD to Expenditures FYTD	>100% YTD	140% YTD	134% YTD	
Number of Inspections	Average number of inspections performed per inspector per day	<10	8.54	10.81 YTD	
Number of Reviews	Average number of reviews performed per reviewer per day	<5	3.8	4.2 YTD	

Code Division

Measurement	Definition	Goal	Actual FY11/12	Actual FY12/13	Alert
Chronic Nuisance Expenditures	Attaining budgeted amount	\$161,000	-	>\$200,000 (est.)	
Time to Close Cases	Average time it takes to close cases (days)	20	40	18	
Action Items Handled	Complete complaints received	800	814	844	
Inspections Per Officer	Average number of initial, re-inspections, hearing & comply inspections year	1,141 (ave. 7 years)	1,124	1,134	
Violations Per Case	Average number of violations cited per case opened	2.35	2.5	2.8	
Cost per case	Division total expenditures divided by total cases	\$200	\$228	\$198	
Inspections Per Case	Average number of inspections performed per case	4.9	4.7	3.5	



Old City Hall Site

STATUS

Intent to Negotiate responses were received by the City on September 6, 2012 for consideration of hotel development. Discussions are ongoing with two developers.



Old City Hall Site



Downtown Tent Site

*Discussions ongoing
with applicants
seeking to develop
this parcel.*





All Aboard Florida Commuter Rail Line

Staff is working with All Aboard Florida to plan a proposed station south of Clematis Street and development of surrounding properties that are being acquired. The establishment of Quiet Zones is part of this discussion.



Figure 2-5.1 West Palm Beach Station Alternatives Map



Bella Vita Estates Annexation

Staff is working with representatives from Bella Vita Estates consisting of nine acres to annex this property into the City of West Palm Beach. The application has been reviewed by the Plans and Plats Review Committee.



Oakton Preserve



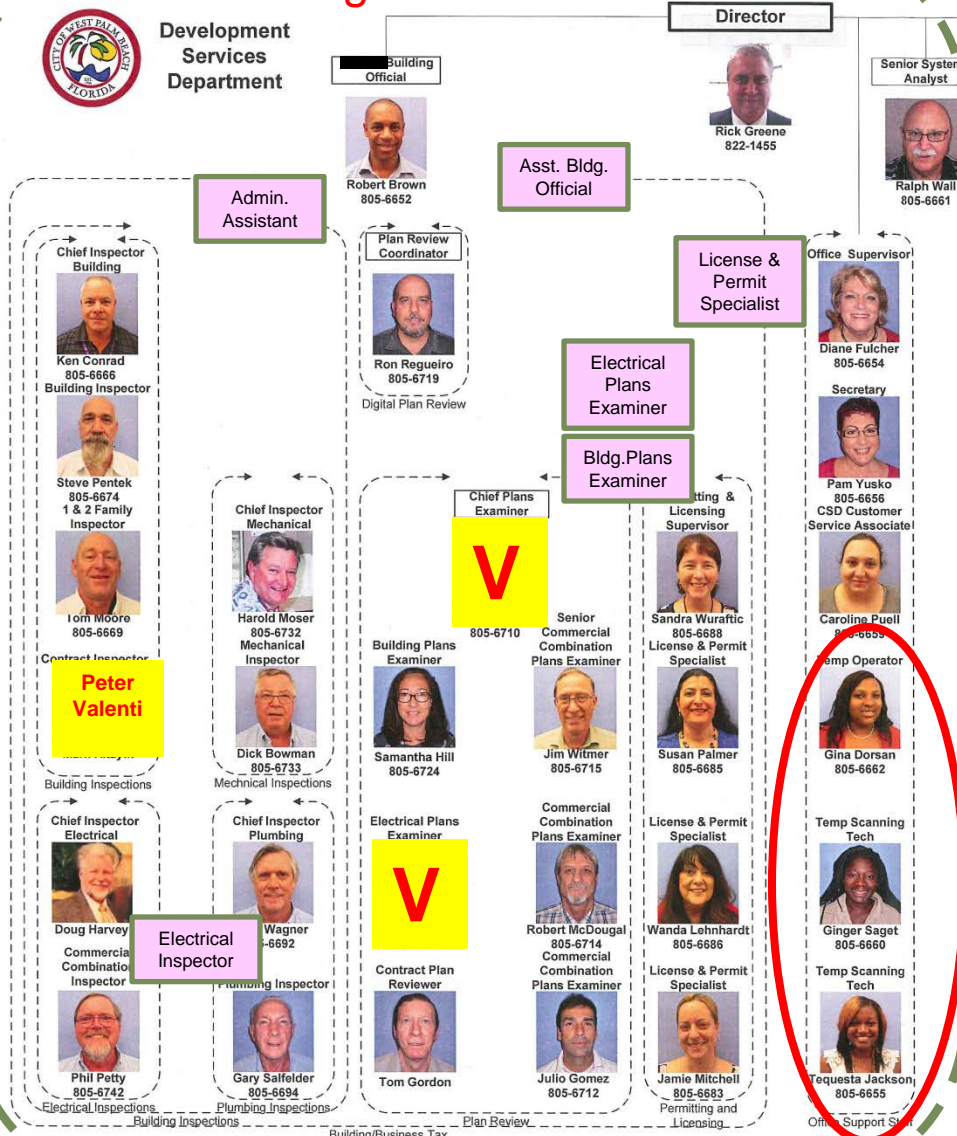
CityPlace DRI Amendments Planning Division

Discussing several changes within CityPlace including construction of a new Revolutions Restaurant/Bowling Alley, Tequila Cowboy and other new venues.



The Development Services Department

Building



Proposal

- 1) Fill two vacant positions
- 2) Approve new Asst. Bldg. Official
- 3) Convert temp. to Clerical Specialist
- 4) Convert temp. to Records Retention Specialist
- 5) Add new Admin. Assistant
- 6) Add new Electrical Inspector
- 7) Add new Building Plans Examiner
- 8) Add new Electrical Plans Examiner
- 9) Add new License & permit Specialist