

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

Agenda Item #:

5C-1

AGENDA ITEM SUMMARY

Meeting Date: July 7, 2009       Consent       Regular  
    Workshop       Public Hearing

Department:      Planning, Zoning and Building Department

Submitted By:      Planning, Zoning and Building Department

Submitted For:      Planning, Zoning and Building Department

I. EXECUTIVE BRIEF

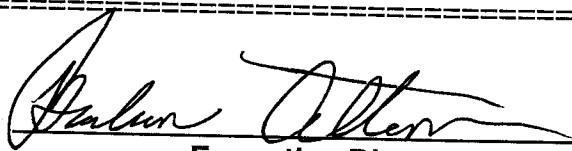
**Motion and Title:** Staff recommends motion to adopt: Resolution establishing an expedited/coordinated building approval process for qualified projects in targeted industries.

**Summary:** This resolution encourages new businesses to come to Palm Beach County and encourages expansion of existing businesses. Businesses that meet established criteria outlined in the Resolution will qualify for an expedited and specially coordinated building permitting process. Unincorporated (RB)

**Background and Policy Issues:** Planning, Zoning and Building Department was approached by the Business Development Board (BDB) to implement an expedited permitting process for qualified new, expanding or relocating businesses. To qualify, the property must be properly zoned and platted for its intended use; the business must fall into one of the target industry clusters outlined in the resolution; the business shall demonstrate the capability to create 30 new full-time positions with the first two years of operation or within two years of expansion of its operation within the County; new employment positions shall be value-added employment based on the average salary paid by the employer; and the business shall submit financial information to the BDB to establish solvency and status as an ongoing business prior to acceptance into the program. Once the criteria is met, and a recommendation to expedite is made by the BDB, Palm Beach County will designate a staff member to serve as the liaison to work with the applicant through the development application and permitting process.

Attachments: 1. Resolution

Recommended by:



Executive Director

5/22/09  
Date

Approved By:



Deputy County Administrator

6/10/09  
Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	20 <u>09</u>	20 <u>10</u>	20 <u>11</u>	20 <u>12</u>	20 <u>13</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	* <u>See note below</u>				
No. ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included In Current Budget?	Yes _____ No _____				
Budget Account No.:	Fund _____	Department _____	Unit _____	RS _____	
Reporting Category	_____				

**B. Recommended Sources of Funds/Summary of Fiscal Impact:** There is no funding associated with \* this program. The Fiscal impact for Palm Beach County will be the creation of thirty or more new full time positions within a two year period depending on how many businesses meet the criteria. The Building Division Fiscal impact will be generated from Building Permit fees. However, at this time the Fiscal impact dollar amount cannot be determined for Palm Beach County or Building Division.


**C. Departmental Fiscal Review:** Pat D'Agostino

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

 _____ OFMB 6/11/09	 _____ Contract Dev. and Control 6/13/09
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**B. Legal Sufficiency:**

  
 \_\_\_\_\_  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

**RESOLUTION NO. R-**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ESTABLISHING AN EXPEDITED/COORDINATED BUILDING APPROVAL PROCESS FOR QUALIFIED PROJECTS**

**WHEREAS**, Palm Beach County Board of County Commissioners encourages new businesses to come to Palm Beach County and encourages expansion of existing businesses

**WHEREAS**, Palm Beach County Board of County Commissioners is committed to the creation of new full time employment of high value added employment

**WHEREAS**, Palm Beach County Board of County Commissioners wishes to encourage targeted industry clusters to establish & grow in Palm Beach County

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

1. Palm Beach County Board of County Commissioners hereby establishes an expedited/coordinated building approval process for qualified projects as follows

**A. APPLICABILITY**

1. Targeted Industries

- a) Aviation/Aerospace/Engineering
- b) Business/Financial service (non-retail)
- c) Bioscience
- d) Communications/IT
- e) Medical or pharmaceutical research and development
- f) Education Institution
- g) Corporate Headquarters
- h) Energy/Green Technologies
- i) Hospital Facilities

## B. CRITERIA

1. The business shall demonstrate the capability to create 30 new full-time positions within the first two years of operation or within two years of expansion of its operation within the county.

2. New employment positions shall be value-added employment based on the average salary paid by the employer. Value-added employment is defined as the average salary for new employment positions created being at least fifteen percent higher than the average current per capita income level in Palm Beach County or fifteen percent higher than the industry average as reported by the Bureau of Economic and Business Research, University of Florida.

3. Any business seeking expedited building permitting shall submit sufficient financial information to the Business Development Board to establish solvency and status as an ongoing business prior to acceptance into the program. Due diligence reports may include a Dun & Bradstreet report or such other reports as deemed necessary by the Business Development Board.

4. Upon review of all criteria, the Business Development Board shall make a recommendation to the Executive Director of the Planning, Zoning and Building Department for expediting permitting.

5. Only targeted businesses with proper zoning and approved plats shall be eligible for this process.

## C. PROCESS

1. For businesses that meet the above described criteria, Palm Beach County agrees to take the following actions to expedite the building permitting process:

a) The County Administrator or his/her designee shall designate a staff member as the "Corporate Permit Manager". This staff member serves as the single point of

contact with the responsibility of assisting the applicant throughout the building application and permitting process.

b) The corporate Permit Manager shall create a Building Plan Team that includes Zoning, Building, Engineering, Utilities, and other applicable departments.

c) The project shall receive priority at every phase of the application review and permitting process by county staff.

d) Comments relative to the building permit application review shall be provided to the applicant within seven business days of the submission of a complete building permit application by the applicant. The county and the applicant shall make a mutual commitment to provide review comments and plans or revisions thereto in a thorough and timely manner;

e) Should any issues arise at any point during the review and permitting process, a meeting between the county staff and applicant's representatives shall be conducted within three business days of the applicant's notification of the issues.

2. Once the building permit is issued, if construction related issues arise that cannot be immediately resolved, (upon the request of the applicant) a meeting will be convened as quickly as possible.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner John F. Koons,, Chairman -  
Commissioner Burt Aaronson, Vice Chairman -  
Commissioner Karen T. Marcus -  
Commissioner Shelley Vana -  
Commissioner Steven L. Abrams -  
Commissioner Jess R. Santamaria -  
District 7 -

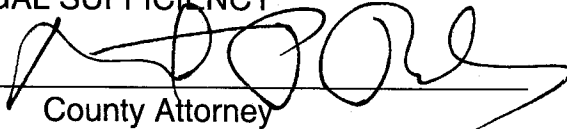
The Chairman thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_  
day of \_\_\_\_\_, 2009.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD  
OF COUNTY COMMISSIONERS

SHARON R. BOCK, CLERK & COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By:   
County Attorney

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