



| DEVELOPMENT SERVICES DEPARTMENT Q4 2024 BUILDING AND PERMITTING UPDATE

OVERVIEW OF BUILDING AND PERMITTING ACTIVITY

1. The City has experienced a return to normal permit application volumes after Hurricane Ian.
2. The average permit valuation has trended upwards over the past two years due to a decrease in Hurricane Ian repair permits and an increase in new commercial construction permits.
3. Review and processing times have decreased year-over-year, with a temporary spike in late summer due to staff illness and vacancies.
4. Improvements in floodplain review processes have mitigated the effect of the new, dedicated floodplain review type for projects within the City's special flood hazard area (SFHA).

SINGLE FAMILY HOME PERMITS - ISSUED

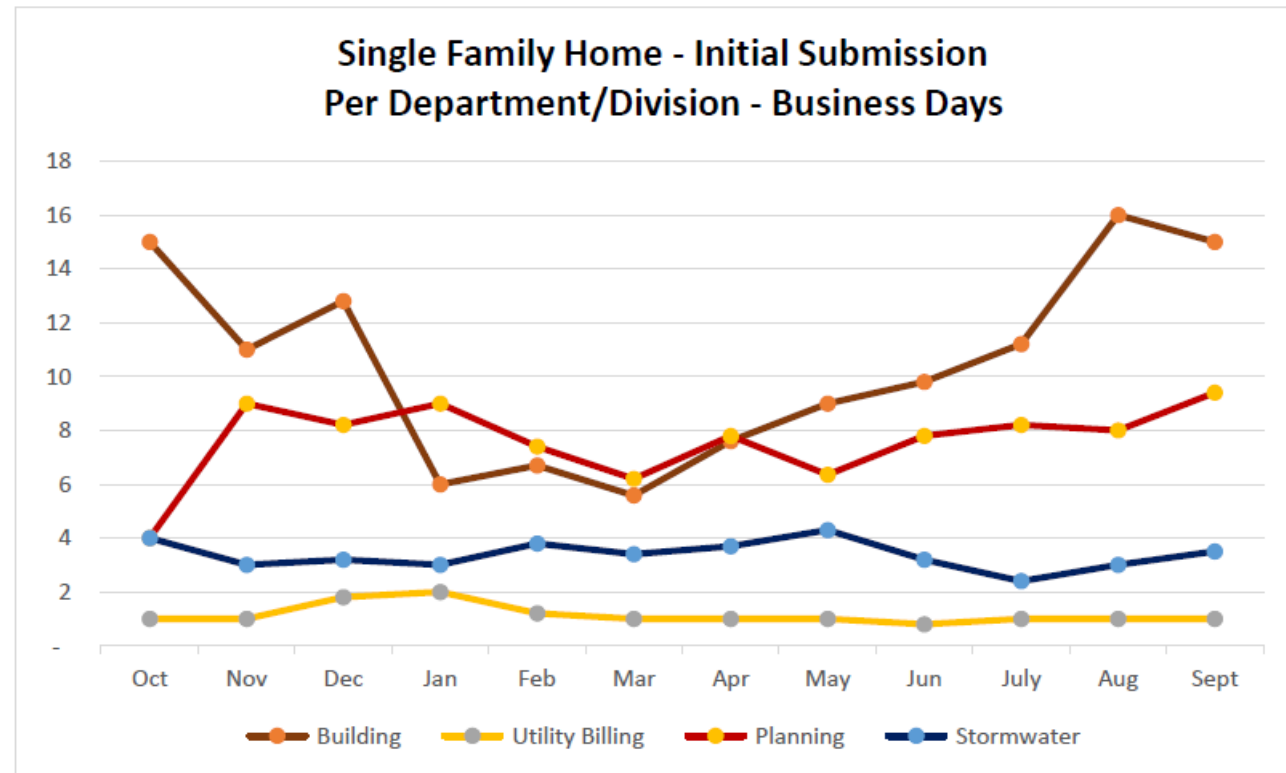
Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	184	203	354	388	252	362	110	(136)	34
November	162	163	272	373	287	205	(82)	(86)	101
December	172	154	313	275	298	245	(53)	23	(38)
January	115	187	338	406	455	335	(120)	49	68
February	137	181	313	354	333	276	(57)	(21)	41
March	147	155	300	325	303	167	(136)	(22)	25
April	139	139	383	465	302	290	(12)	(163)	82
May	133	157	372	698	286	273	(13)	(412)	326
June	112	188	408	579	309	235	(74)	(270)	171
July	191	216	406	432	207	243	36	(225)	26
August	183	266	370	545	251	209	(42)	(294)	175
September	199	267	354	299	303	156	(147)	4	(55)
Total	1,874	2,276	4,183	5,139	3,586	2,996	(590)	(1,553)	956
Average/Mo	156	190	349	428	299	250	(49)	(129)	80
Percentage change over Prior Year	N/A	21.5%	83.8%	22.9%	-30.2%	N/A	-14.1%	-30.2%	22.9%

COMMERCIAL CONSTRUCTION PERMITS - ISSUED

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	24	18	17	29	7	40	33	(22)	12
November	19	13	9	15	25	60	35	10	6
December	20	16	13	22	10	37	27	(12)	9
January	22	21	13	11	27	70	43	16	(2)
February	23	12	12	11	23	45	22	12	(1)
March	25	28	36	18	38	29	(9)	20	(18)
April	33	8	16	21	28	17	(11)	7	5
May	25	17	16	39	51	21	(30)	12	23
June	31	21	28	13	34	28	(6)	21	(15)
July	21	16	33	17	42	25	(17)	25	(16)
August	31	21	32	28	33	20	(13)	5	(4)
September	29	32	32	12	52	9	(43)	40	(20)
Total	303	223	257	236	370	401	31	134	(21)
Average/Mo	25	19	21	20	31	36	5	11	(2)
Percentage change over Prior Year	N/A	-26.4%	15.2%	-8.2%	56.8%	N/A	22.4%	56.8%	-8.2%

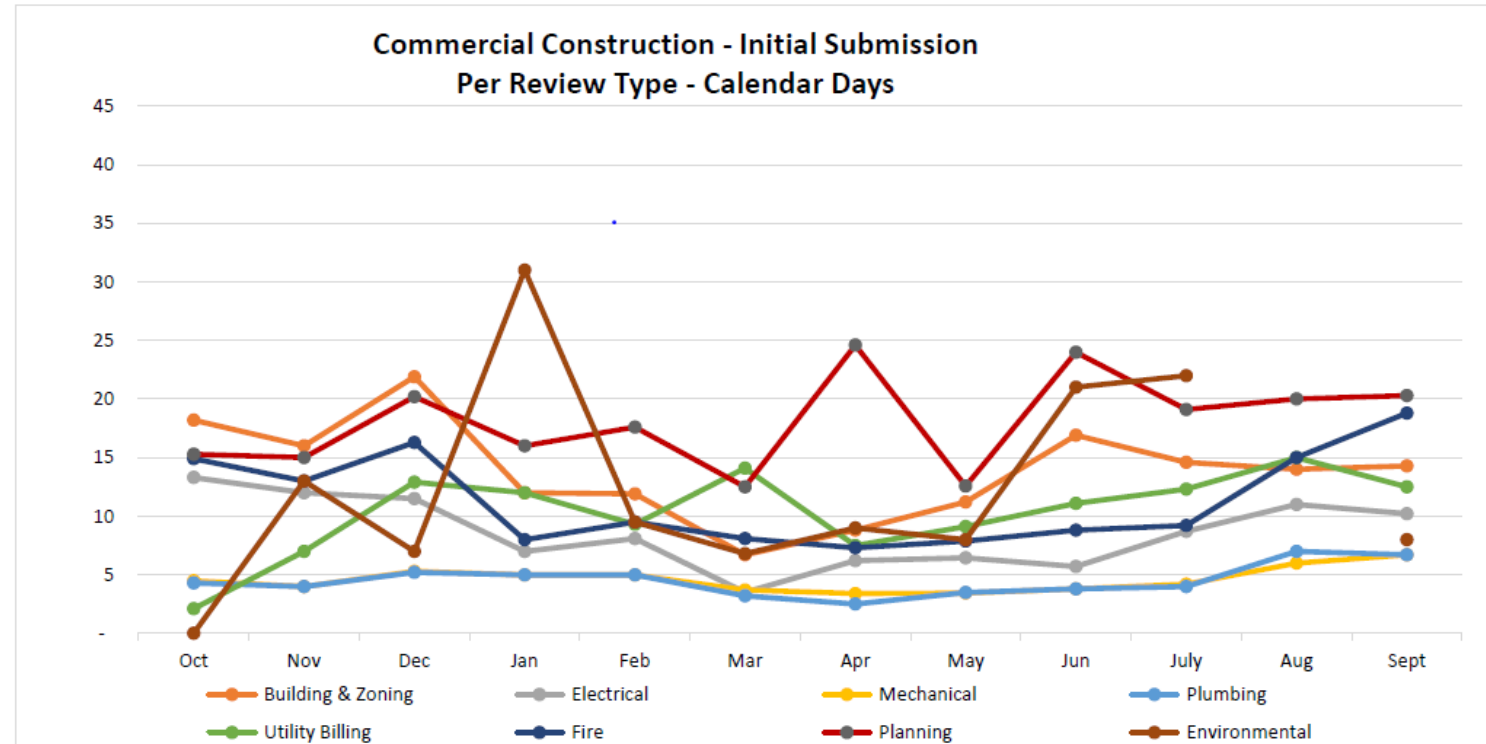
SINGLE FAMILY HOME REVIEW TIMES (BUSINESS)

Review Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Aug - Sept Average
Building	15	11	13	6	7	6	8	9	10	11	16	15	10
Utility Billing	1	1	2	2	1	1	1	1	1	1	1	1	1
Planning	4	9	8	9	7	6	8	6	8	8	8	9	8
Stormwater	4	3	3	3	4	3	4	4	3	2	3	4	3



COMMERCIAL REVIEW TIMES (CALENDAR)

Review Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Aug - Sept Average
Building & Zoning	18	16	22	12	12	7	9	11	17	15	14	14	14
Electrical	13	12	12	7	8	4	6	6	6	9	11	10	9
Mechanical	5	4	5	5	5	4	3	3	4	4	6	7	5
Plumbing	4	4	5	5	5	3	3	3	4	4	7	7	5
Utility Billing	2	7	13	12	9	14	8	9	11	12	15	13	10
Fire	15	13	16	8	10	8	7	8	9	9	15	19	11
Environmental	-	13	7	31	10	7	9	8	21	22		8	12
Planning	15	15	20	16	18	13	25	13	24	19	20	20	18



DAYS FROM APPLICATION TO ISSUANCE (CALENDAR)

Permit Type

	Oct'23	Nov'23	Dec'23	Jan'24	Feb'24	Mar'24	Apr'24	May'24	Jun'24	Jul'24	Aug'24	Sept'24	Average
Single Family Mastered - Avg Cal days to issue	54.4	69.9	57.6	95.0	79.0	161.0	187.2	57.0	37.6	58.7	76.6	66.9	83.4
Min Days to Issue	12.0	14.0	23.0	25.0	36.0	67.0	105.0	23.0	19.0	26.0	21.0	26.0	33.1
Median Days to Issue	47.0	67.0	56.0	64.0	55.0	90.0	125.0	28.0	28.0	34.0	43.0	36.0	56.1
Max Days to Issue	209.0	248.0	210.0	324.0	243.0	370.0	381.0	176.0	208.0	256.0	443.0	339.0	283.9
Commercial Construct. - Avg Cal days to issue	163.4	203.3	293.8	159.8	184.0	135.5	157.1	229.1	479.0	197.1	264.1	177.9	220.3
Min Days to Issue	29.0	7.0	14.0	12.0	41.0	5.0	33.0	13.0	13.0	38.0	7.0	2.0	17.8
Median Days to Issue	121.0	237.0	153.0	135.0	152.0	105.0	107.0	172.0	420.0	110.0	226.0	87.0	168.8
Max Days to Issue	895.0	622.0	1,091.0	671.0	810.0	357.0	469.0	751.0	799.0	825.0	1,334.0	674.0	774.8
Enclosure: Fence/Screen - Avg Cal days to issue	36.4	40.8	22.8	37.9	30.6	33.9	30.2	29.8	32.0	32.3	30.4	25.5	31.9
Min Days to Issue	5.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.3
Median Days to Issue	20.0	23.0	16.0	20.0	16.0	22.0	22.0	20.0	37.0	31.0	20.0	14.0	21.8
Max Days to Issue	343.0	566.0	367.0	597.0	384.0	698.0	946.0	310.0	274.0	317.0	516.0	251.0	464.1
Marine Improvement - Avg Calendar days to issue	78.6	73.4	51.5	57.8	34.2	44.9	43.3	46.4	51.9	130.4	64.2	60.4	61.4
Min Days to Issue	16.0	6.0	8.0	6.0	3.0	15.0	17.0	15.0	14.0	9.0	22.0	13.0	12.0
Median Days to Issue	51.0	49.0	36.0	29.0	25.0	30.0	30.0	26.0	28.0	41.0	41.0	28.0	34.5
Max Days to Issue	628.0	484.0	344.0	546.0	194.0	616.0	589.0	639.0	815.0	867.0	819.0	873.0	617.8

PERMIT APPLICATIONS PROCESSED

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	2,662	2,875	4,320	3,981	3,447	4,532	1,085	(534)	(339)
November	2,280	2,273	3,382	3,709	8,114	3,744	(4,370)	4,405	327
December	1,835	2,141	3,942	3,601	8,862	3,585	(5,277)	5,261	(341)
January	2,255	2,630	3,586	3,753	9,272	3,559	(5,713)	5,519	167
February	2,305	2,612	4,065	3,435	8,521	3,490	(5,031)	5,086	(630)
March	2,538	2,918	5,144	5,759	9,031	3,317	(5,714)	3,272	615
April	2,663	2,567	4,801	4,662	7,225	4,022	(3,203)	2,563	(139)
May	2,846	2,821	4,165	5,044	7,036	3,809	(3,227)	1,992	879
June	2,803	3,954	4,655	4,637	6,706	4,022	(2,684)	2,069	(18)
July	2,737	4,107	4,058	4,513	5,304	3,643	(1,661)	791	455
August	2,603	3,987	4,236	5,143	5,465	3,080	(2,385)	322	907
September	2,429	3,791	3,910	3,573	4,211	2,702	(1,509)	638	(337)
Total	29,956	36,676	50,264	51,810	83,194	43,505	(39,689)	31,384	1,546
Average/Mo	2,496	3,056	4,189	4,318	6,933	3,709	(3,223)	2,615	129
Percentage change over Prior Year	N/A	22.4%	37.0%	3.1%	60.6%	N/A	-77.0%	60.6%	3.1%

BUILDING INSPECTIONS COMPLETED

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	9,194	13,568	17,196	18,931	13,446	14,849	1,403	(5,485)	1,735
November	8,932	11,404	14,797	18,573	16,671	12,508	(4,163)	(1,902)	3,776
December	9,576	11,633	19,673	19,405	21,110	12,506	(8,604)	1,705	(268)
January	9,955	12,782	17,706	18,588	26,377	12,495	(13,882)	7,789	882
February	10,639	12,692	19,188	16,537	27,669	10,576	(17,093)	11,132	(2,651)
March	9,130	13,574	22,378	20,910	36,697	11,853	(24,844)	15,787	(1,468)
April	9,585	12,134	21,172	18,451	29,739	11,544	(18,195)	11,288	(2,721)
May	9,832	12,036	18,931	20,078	32,102	9,129	(22,973)	12,024	1,147
June	9,090	13,104	20,758	19,549	35,071	9,255	(25,816)	15,522	(1,209)
July	10,617	14,403	18,414	18,273	28,686	10,104	(18,582)	10,413	(141)
August	9,278	15,086	20,004	23,454	31,158	10,492	(20,666)	7,704	3,450
September	8,476	15,482	19,397	16,725	13,254	7,873	(5,381)	(3,471)	(2,672)
Total	114,304	157,898	229,614	229,474	311,980	133,184	(178,796)	82,506	(140)
Average/Mo	9,525	13,158	19,135	19,123	25,998	11,392	(14,606)	6,876	(12)
Percentage change over Prior Year	N/A	38.1%	45.4%	-0.1%	36.0%	N/A	-76.3%	36.0%	-0.1%

PERMIT VALUATION

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	\$ 79,874,800	\$ 82,180,395	\$ 110,910,105	\$ 123,326,184	\$ 147,313,950	\$ 297,858,221	\$ 150,344,271	\$ 23,987,766	\$ 12,416,079
November	66,544,009	100,566,858	79,094,866	126,644,252	291,808,295	217,501,386	(74,306,909)	\$ 165,164,043	\$ 47,549,386
December	57,259,503	56,961,846	113,577,609	100,723,090	295,123,702	203,701,612	(91,422,090)	\$ 194,400,612	\$ (12,854,519)
January	60,557,222	87,092,157	104,968,179	134,473,368	422,336,826	221,527,004	(200,809,822)	\$ 287,863,458	\$ 29,505,189
February	53,016,758	69,591,628	106,219,898	110,460,742	315,116,867	182,352,035	(132,764,832)	\$ 204,656,125	\$ 4,240,844
March	64,021,903	93,474,912	133,452,877	121,779,558	335,989,582	156,356,774	(179,632,808)	\$ 214,210,024	\$ (11,673,319)
April	62,543,691	73,347,074	127,670,347	195,783,166	279,000,382	186,502,364	(92,498,018)	\$ 83,217,216	\$ 68,112,819
May	61,466,735	68,933,111	144,713,337	251,297,153	284,057,252	176,570,883	(107,486,369)	\$ 32,760,099	\$ 106,583,817
June	62,003,463	78,476,415	163,809,149	215,757,123	264,796,003	186,244,681	(78,551,322)	\$ 49,038,880	\$ 51,947,974
July	77,707,047	85,915,172	123,447,018	211,324,051	254,012,499	150,810,727	(103,201,772)	\$ 42,688,448	\$ 87,877,033
August	75,576,832	88,454,594	160,057,301	263,228,261	241,638,143	153,578,857	(88,059,286)	\$ (21,590,118)	\$ 103,170,960
September	94,613,243	83,749,884	118,334,318	159,446,635	225,015,895	125,738,455	(99,277,440)	\$ 65,569,260	\$ 41,112,317
Total	\$ 815,185,006	\$ 968,724,044	\$ 1,486,255,004	\$ 2,014,243,584	\$ 3,356,209,396	\$ 2,258,542,999	\$ (1,097,666,397)	\$ 1,341,965,812	\$ 527,988,579
Average/Mo	\$ 67,932,084	\$ 80,727,004	\$ 123,854,584	\$ 167,853,632	\$ 279,684,116	\$ 193,891,322	\$ (85,792,794)	\$ 111,830,484	\$ 43,999,048
Percentage change over Prior Year	N/A	18.8%	53.4%	35.5%	66.6%	N/A	-69.3%	66.6%	35.5%

CERTIFICATE OF OCCUPANCY VALUATION – FY 2024

<u>Month</u>	<u>Single Family Home</u>			<u>Commercial</u>	
September'24	257	\$	96,036,251	20	\$6,918,303
August '24	217	\$	84,842,217	31	\$17,771,325
July '24	349	\$	126,612,248	25	\$12,589,963
June '24	371	\$	129,895,539	37	\$33,187,984
May '24	392	\$	132,043,503	39	\$6,477,248
April '24	382	\$	143,725,724	13	\$46,449,099
March '24	394	\$	133,924,290	21	\$26,890,698
February '24	347	\$	122,991,940	19	\$2,185,430
January '24	345	\$	111,998,081	24	\$13,853,041
December '23	441	\$	141,914,199	15	\$2,086,681
November '23	396	\$	129,207,440	11	\$2,200,197
October '23	354	\$	114,709,548	20	\$14,791,324
Total	4,245	\$	1,467,900,980	275	\$ 185,401,293

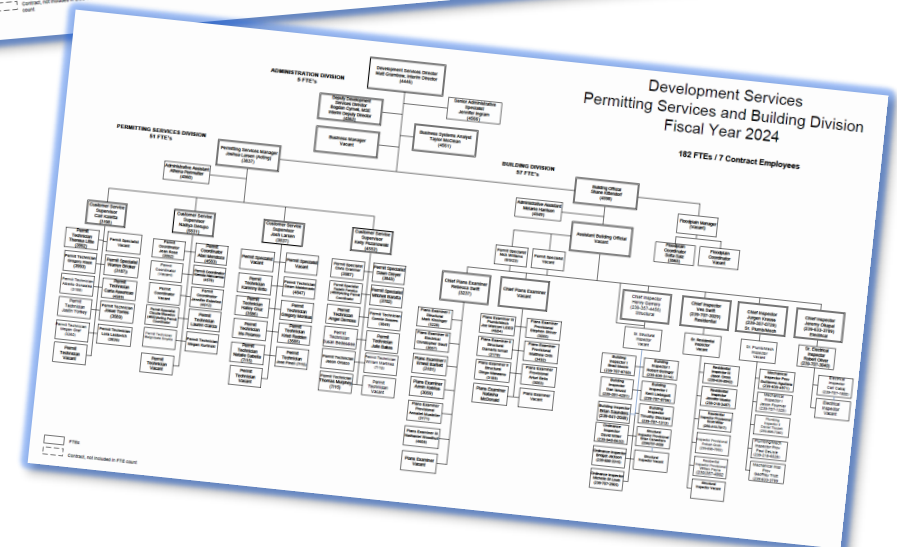
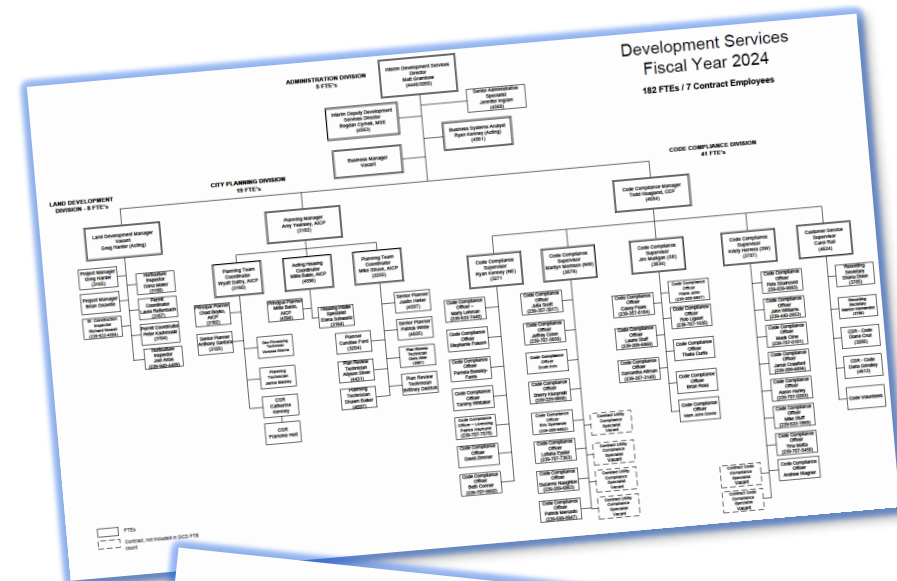
PERMITTING AND BUILDING STAFFING STATUS

1. Permitting Division – 9 Vacancies

- a) Permit Coordinator: 4/6 FTE
- b) Permit Specialist: 6/9 FTE
- c) Permit Technician: 26/30 FTE

2. Building Division – 13 Vacancies

- a) Assistant Building Official – 0/1 FTE
- b) Senior Building Inspector – 1/4 FTE
- c) Building Inspector – 20/21 FTE
- d) Plans Examiner – 12/15 FTE
- e) Permit Specialist – 1/2 FTE
- f) Floodplain Manager – 0/1 FTE
- g) Floodplain Coordinator – 1/2 FTE



CURRENT BUILDING AND PERMITTING INITIATIVES

1. Commercial Kaizen process improvement event - December 3-5, 2024.
 - a) Three-day event with construction industry to identify process and efficiency improvements.
 - b) Second in a three-part Kaizen series on commercial development and permitting. The site plan Kaizen was held in September, and an inspections and certificate of occupancy Kaizen is scheduled for January.
2. Permitting Document Streamlining
 - a) Notarization requirement removals
 - b) Identification of attachments that can be incorporated into online permit applications
3. Evaluation of Building and Permitting Division Structure