
Overall Theme

The permitting process in Cape Coral is described by industry professionals as **confusing, inconsistent, and burdensome**. Problems include arbitrary reviewer requests, delays caused by changing rules, mislabeling of permits in the system, and aggressive enforcement threats. These issues are impacting on contractors' ability to close permits, complete projects, and meet client commitments, undermining trust between the building industry and the City's permitting department.

Report on all emails received by CCCIA Executive Directory

- 258 pages total
- 176 emails in total
- 4 emails specifically addressing permitting/inspection issues (expired permits, review inconsistencies, delays, and inspection problems).

Key Issues Identified

1. Expired Permits & Enforcement Threats

- Multiple notices reminded contractors that permits expire after 180 days without work or if work is suspended, according to the Florida Building Code.
- Contractors expressed concern about harsh enforcement measures: stop-work orders, violations, fines up to \$1,000/day, and potential license suspension or revocation.
- Confusion exists about permits incorrectly flagged as “expiring” even when Certificates of Occupancy (COs) have already been issued.

2. Reviewer Inconsistency & Subjectivity

- Builders complained of inconsistent and arbitrary requirements from permit reviewers, particularly in the electrical review process.
- Example: a reviewer unexpectedly demanded “total connected load” documentation for pool equipment, though this was never previously required. Contractors felt requirements varied by reviewer whim, creating inefficiency and confusion.

3. Delays Holding Up Projects & Closings

- A specific HVAC permit was rejected due to a new ordinance (PUE requirements) even though the plans were approved under prior rules. This delayed issuance of a CO and prevented scheduled homeowner move-ins.
- Pool builders and homebuilders referenced ongoing delays in reviews, approvals, and corrections, forcing repeated resubmissions and reliance on escalations to city staff for resolution 【5†Memo Style.pdf Clear Processes & Transparency**
- Contractors reported difficulty accessing accurate information about expired permits or compliance status (e.g., confusion on how to verify expired permits in the system) .
- Builders asked for system improvements, like automatic removal of permits from the “expiring” list once a CO is issued, to reduce miscommunication.

4. Industry Frustration with City Responsiveness

- Some builders questioned whether associations like CCCIA could still advocate for them when encountering uncooperative permit reviewers.
- The tone of several emails reflects frustration over wasted time, administrative burden, and lack of consistent communication from the city permitting division.