



| DEVELOPMENT SERVICES DEPARTMENT Q1 2025 BUILDING AND PERMITTING UPDATE

OVERVIEW OF BUILDING AND PERMITTING ACTIVITY

1. The City has continued to experience a return to normal permit application volumes after Hurricane Ian.
2. Illness and holiday season utilization of PTO affected staffing levels in Plan Review, minimizing the benefits of process improvement initiatives in October-December 2024. Plan review times are projected to decrease by 30-40% over Q2 FY2025 as staffing levels have returned to normal.
3. Monthly inspections have decreased significantly, allowing Development Services to sunset most third-party inspection services procured after Hurricane Ian.
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

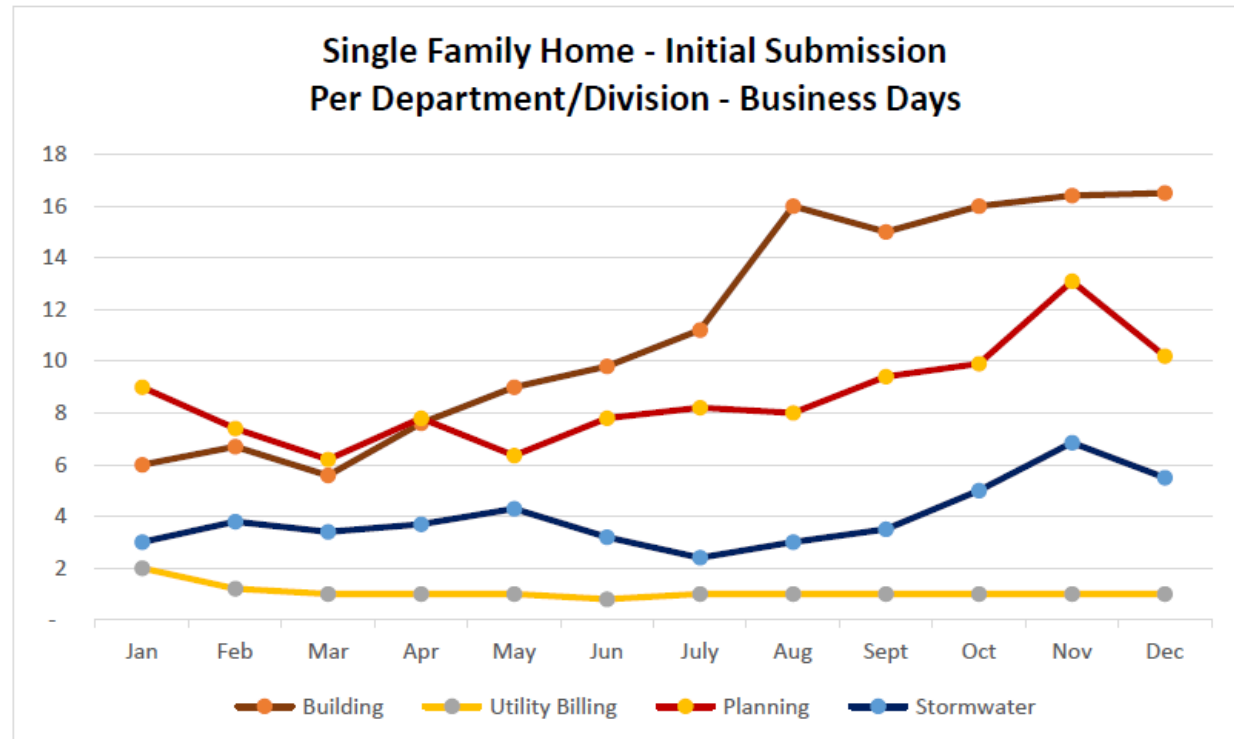
Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	203	354	388	252	362	212	(150)	110	(136)
November	163	272	373	287	205	194	(11)	(82)	(86)
December	154	313	275	298	245	168	(77)	(53)	23
January	187	338	406	455	335			(120)	49
February	181	313	354	333	276			(57)	(21)
March	155	300	325	303	167			(136)	(22)
April	139	383	465	302	290			(12)	(163)
May	157	372	698	286	273			(13)	(412)
June	188	408	579	309	235			(74)	(270)
July	216	406	432	207	243			36	(225)
August	266	370	545	251	209			(42)	(294)
September	267	354	299	303	156			(147)	4
Total	2,276	4,183	5,139	3,586	2,996	574	(238)	(590)	(1,553)
Average/Mo	190	349	428	299	250	191	(58)	(49)	(129)
Percentage change over Prior Year	N/A	83.8%	22.9%	-30.2%	-16.5%	N/A	-13.6%	-16.5%	-30.2%

COMMERCIAL CONSTRUCTION PERMITS - ISSUED

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	18	17	29	7	40	7	(33)	33	(22)
November	13	9	15	25	60	9	(51)	35	10
December	16	13	22	10	37	7	(30)	27	(12)
January	21	13	11	27	70			43	16
February	12	12	11	23	45			22	12
March	28	36	18	38	29			(9)	20
April	8	16	21	28	17			(11)	7
May	17	16	39	51	21			(30)	12
June	21	28	13	34	28			(6)	21
July	16	33	17	42	25			(17)	25
August	21	32	28	33	20			(13)	5
September	32	32	12	52	9			(43)	40
Total	223	257	236	370	401	23	(114)	31	134
Average/Mo	19	21	20	31	33	8	(26)	3	11
Percentage change over Prior Year	N/A	15.2%	-8.2%	56.8%	8.4%	N/A	-130.9%	8.4%	56.8%

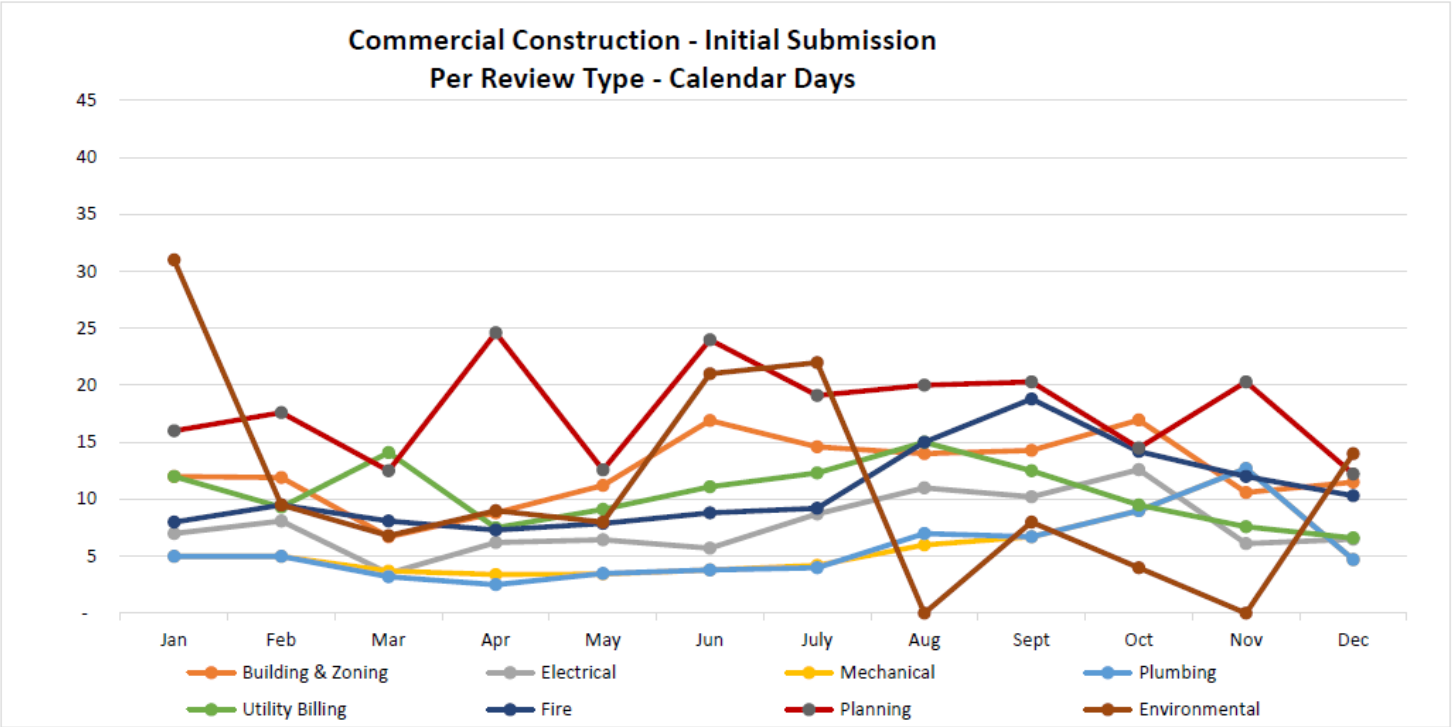
SINGLE FAMILY HOME REVIEW TIMES (BUSINESS)

Review Type	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan - Dec Average
Building	6	7	6	8	9	10	11	16	15	16	16	17	11
Utility Billing	2	1	1	1	1	1	1	1	1	1	1	1	1
Planning	9	7	6	8	6	8	8	8	9	10	13	10	9
Stormwater	3	4	3	4	4	3	2	3	4	5	7	6	4



COMMERCIAL REVIEW TIMES (CALENDAR)

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



DAYS FROM APPLICATION TO ISSUANCE (CALENDAR)

Overall Average

	Jan'24	Feb'24	Mar'24	Apr'24	May'24	Jun'24	Jul'24	Aug'24	Sept'24	Oct'24	Nov'24	Dec'24	Average
Single Family - Average Calendar days to issue	136.1	119.9	103.7	103.1	72.0	98.0	76.1	99.1	97.2	111.7	109.0	100.0	102.2
(Apply to Issue) Min Days to Issue	26.0	22.0	13.0	6.0	21.0	6.0	13.0	23.0	19.0	20.0	15.0	22.0	17.2
(Apply to Issue) Median Days to Issue	77.0	69.0	69.0	65.0	56.0	63.0	55.0	70.0	70.0	87.0	78.0	84.0	70.3
(Apply to Issue) Max Days to Issue	747.0	769.0	655.0	1,155.0	446.0	833.0	370.0	543.0	432.0	712.0	549.0	423.0	636.2

Permit Type

	Jan'24	Feb'24	Mar'24	Apr'24	May'24	Jun'24	Jul'24	Aug'24	Sept'24	Oct'24	Nov'24	Dec'24	Average
Single Family Mastered - Avg Cal days to issue	95.0	79.0	161.0	187.2	57.0	37.6	58.7	76.6	66.9	34.5	40.2	41.0	77.9
Min Days to Issue	25.0	36.0	67.0	105.0	23.0	19.0	26.0	21.0	26.0	26.0	22.0	25.0	35.1
Median Days to Issue	64.0	55.0	90.0	125.0	28.0	28.0	34.0	43.0	36.0	35.0	39.0	31.0	50.7
Max Days to Issue	324.0	243.0	370.0	381.0	176.0	208.0	256.0	443.0	339.0	62.0	76.0	95.0	247.8
Commercial Construct. - Avg Cal days to issue	159.8	184.0	135.5	157.1	229.1	479.0	197.1	264.1	177.9	154.3	142.5	171.0	204.3
Min Days to Issue	12.0	41.0	5.0	33.0	13.0	13.0	38.0	7.0	2.0	27.0	18.0	41.0	20.8
Median Days to Issue	135.0	152.0	105.0	107.0	172.0	420.0	110.0	226.0	87.0	132.0	106.0	194.0	162.2
Max Days to Issue	671.0	810.0	357.0	469.0	751.0	799.0	825.0	1,334.0	674.0	316.0	615.0	360.0	665.1
Enclosure: Fence/Screen - Avg Cal days to issue	37.9	30.6	33.9	30.2	29.8	32.0	32.3	30.4	25.5	31.8	29.7	30.0	31.2
Min Days to Issue	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Median Days to Issue	20.0	16.0	22.0	22.0	20.0	37.0	31.0	20.0	14.0	21.0	6.0	19.5	20.7
Max Days to Issue	597.0	384.0	698.0	946.0	310.0	274.0	317.0	516.0	251.0	337.0	343.0	441.0	451.2
Marine Improvement - Avg Calendar days to issue	57.8	34.2	44.9	43.3	46.4	51.9	130.4	64.2	60.4	53.5	43.7	33.0	55.3
Min Days to Issue	6.0	3.0	15.0	17.0	15.0	14.0	9.0	22.0	13.0	5.0	7.0	18.0	12.0
Median Days to Issue	29.0	25.0	30.0	30.0	26.0	28.0	41.0	41.0	28.0	33.0	20.0	26.0	29.8
Max Days to Issue	546.0	194.0	616.0	589.0	639.0	815.0	867.0	819.0	873.0	953.0	394.0	540.0	653.8

PERMIT APPLICATIONS PROCESSED

<u>Month</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	2025 vs 2024 <u>Difference</u>	2024 vs 2023 <u>Difference</u>	2023 vs 2022 <u>Difference</u>
October	2,875	4,320	3,981	3,447	4,532	2,465	(2,067)	1,085	(534)
November	2,273	3,382	3,709	8,114	3,744	2,787	(957)	(4,370)	4,405
December	2,141	3,942	3,601	8,862	3,585	2,426	(1,159)	(5,277)	5,261
January	2,630	3,586	3,753	9,272	3,559			(5,713)	5,519
February	2,612	4,065	3,435	8,521	3,490			(5,031)	5,086
March	2,918	5,144	5,759	9,031	3,317			(5,714)	3,272
April	2,567	4,801	4,662	7,225	4,022			(3,203)	2,563
May	2,821	4,165	5,044	7,036	3,809			(3,227)	1,992
June	3,954	4,655	4,637	6,706	4,022			(2,684)	2,069
July	4,107	4,058	4,513	5,304	3,643			(1,661)	791
August	3,987	4,236	5,143	5,465	3,080			(2,385)	322
September	3,791	3,910	3,573	4,211	2,702			(1,509)	638
Total	36,676	50,264	51,810	83,194	43,505	7,678	(4,183)	(39,689)	31,384
Average/Mo	3,056	4,189	4,318	6,933	3,625	2,559	(1,066)	(3,307)	2,615
Percentage change over Prior Year	N/A	37.0%	3.1%	60.6%	-47.7%	N/A	-24.7%	-47.7%	60.6%

BUILDING INSPECTIONS COMPLETED

<u>Month</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	13,568	17,196	18,931	13,446	14,849	7,961	(6,888)	1,403	(5,485)
November	11,404	14,797	18,573	16,671	12,508	6,557	(5,951)	(4,163)	(1,902)
December	11,633	19,673	19,405	21,110	12,506	6,685	(5,821)	(8,604)	1,705
January	12,782	17,706	18,588	26,377	12,495			(13,882)	7,789
February	12,692	19,188	16,537	27,669	10,576			(17,093)	11,132
March	13,574	22,378	20,910	36,697	11,853			(24,844)	15,787
April	12,134	21,172	18,451	29,739	11,544			(18,195)	11,288
May	12,036	18,931	20,078	32,102	9,129			(22,973)	12,024
June	13,104	20,758	19,549	35,071	9,255			(25,816)	15,522
July	14,403	18,414	18,273	28,686	10,104			(18,582)	10,413
August	15,086	20,004	23,454	31,158	10,492			(20,666)	7,704
September	15,482	19,397	16,725	13,254	7,873			(5,381)	(3,471)
Total	157,898	229,614	229,474	311,980	133,184	21,203	(18,660)	(178,796)	82,506
Average/Mo	13,158	19,135	19,123	25,998	11,099	7,068	(4,031)	(14,900)	6,876
Percentage change over Prior Year	N/A	45.4%	-0.1%	36.0%	-57.3%	N/A	-21.1%	-57.3%	36.0%

PERMIT VALUATION

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	\$ 82,160,395	\$ 110,910,105	\$ 123,326,184	\$ 147,313,950	\$ 297,658,221	\$ 189,009,771	\$ (108,648,450)	\$ 150,344,271	\$ 23,987,766
November	100,566,858	79,094,866	126,644,252	291,808,295	217,501,386	125,651,703	(91,849,683)	(74,306,909)	165,164,043
December	56,961,846	113,577,609	100,723,090	295,123,702	203,701,612	121,000,889	(82,700,723)	(91,422,090)	194,400,612
January	87,092,157	104,968,179	134,473,368	422,336,826	221,527,004			(200,809,822)	287,863,458
February	69,591,628	106,219,898	110,460,742	315,116,867	182,352,035			(132,764,832)	204,656,125
March	93,474,912	133,452,877	121,779,558	335,989,582	156,356,774			(179,632,808)	214,210,024
April	73,347,074	127,670,347	195,783,166	279,000,382	186,502,364			(92,498,018)	83,217,216
May	68,933,111	144,713,337	251,297,153	284,057,252	176,570,883			(107,486,369)	32,760,099
June	78,476,415	163,809,149	215,757,123	264,796,003	186,244,681			(78,551,322)	49,038,880
July	85,915,172	123,447,018	211,324,051	254,012,499	150,810,727			(103,201,772)	42,688,448
August	88,454,594	160,057,301	263,228,261	241,638,143	153,578,857			(88,059,286)	(21,590,118)
September	83,749,884	118,334,318	159,446,635	225,015,895	125,738,455			(99,277,440)	65,569,260
Total	\$ 968,724,044	\$ 1,486,255,004	\$ 2,014,243,584	\$ 3,356,209,396	\$ 2,258,542,999	\$ 435,662,363	\$ (283,198,856)	\$ (1,097,666,397)	\$ 1,341,965,812
Average/Mo	\$ 80,727,004	\$ 123,854,584	\$ 167,853,632	\$ 279,684,116	\$ 188,211,917	\$ 145,220,788	\$ (42,991,129)	\$ (91,472,200)	\$ 111,830,484
Percentage change over Prior Year	N/A	53.4%	35.5%	66.6%	-32.7%	N/A	-25.6%	-32.7%	66.6%



CERTIFICATE OF OCCUPANCY VALUATION

<u>Month</u>	<u>Single Family Home</u>		<u>Commercial</u>	
December '24	278	\$ 105,417,076	46	\$61,150,681
November '24	230	\$ 86,245,105	33	\$35,574,192
October '24	301	\$ 102,425,807	24	\$9,695,523
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
Total	3,863	\$ 1,376,157,781	332	\$ 272,743,487

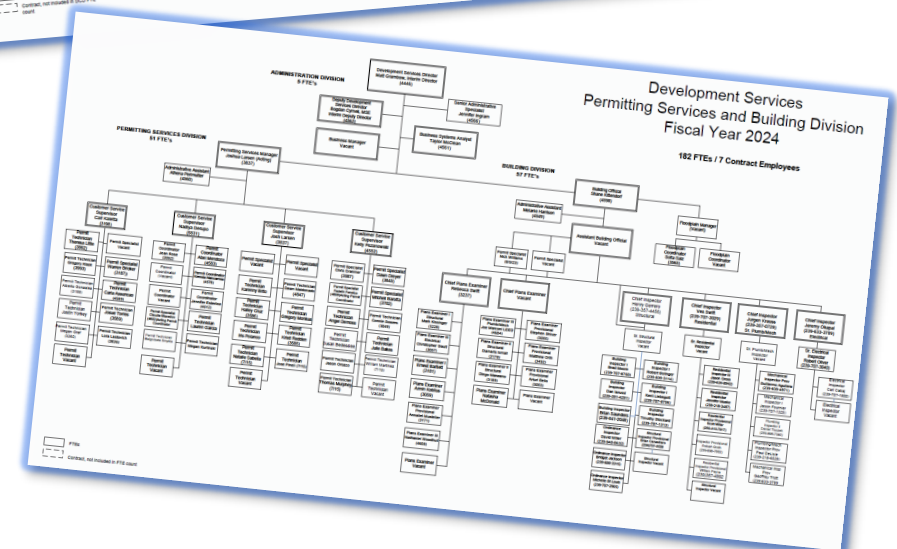
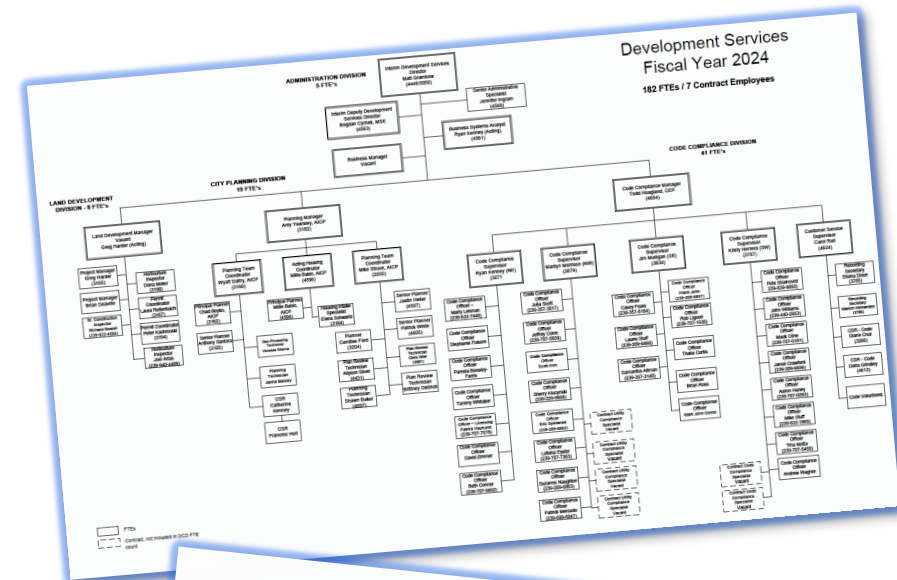
PERMITTING AND BUILDING STAFFING STATUS

1. Permitting Division – 4 Vacancies

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

2. Building Division – 10 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 – 2/2 FTE
- f) Floodplain Manager – 0/1 FTE
- g) Floodplain Coordinator – 1/2 FTE



CURRENT BUILDING AND PERMITTING INITIATIVES

1. The Building Division is currently recruiting for an Assistant Building Official.
2. Commercial Kaizen process improvement event – January 22-24, 2025.
 - 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 April 2025.
3. Evaluation of Building and Permitting Division Structure
 - a) Goal: To identify and implement a more modern structure that reflects service level expectations, discipline-specific nuances, and challenges with recruitment.
 - b) Proposed restructure to be finalized and implemented by late 2025.