



| DEVELOPMENT SERVICES DEPARTMENT Q3 2025 BUILDING AND PERMITTING UPDATE

OVERVIEW OF BUILDING AND PERMITTING ACTIVITY

1. With the FEMA-mandated dedicated floodplain review process implemented in April of 2024, total permit reviews have increased by 47.6% year-over-year. 53% of permit applications currently require a dedicated floodplain review.
2. The Permitting and Building divisions are implementing revised processes for floodplain reviews and private provider single-trade permits to comply with SB 180 and HB 683, which both became effective on 7/1/2025.
3. Development Services has frozen 23 FTEs, eliminated overtime, and reduced third-party plan review and inspections to reduce expenditures due to decreasing permit fee revenues.
4. Development Services is evaluating options for a simplified permit fee schedule, including the International Code Council's building valuation and permit fee tables.

SINGLE FAMILY HOME PERMITS - ISSUED

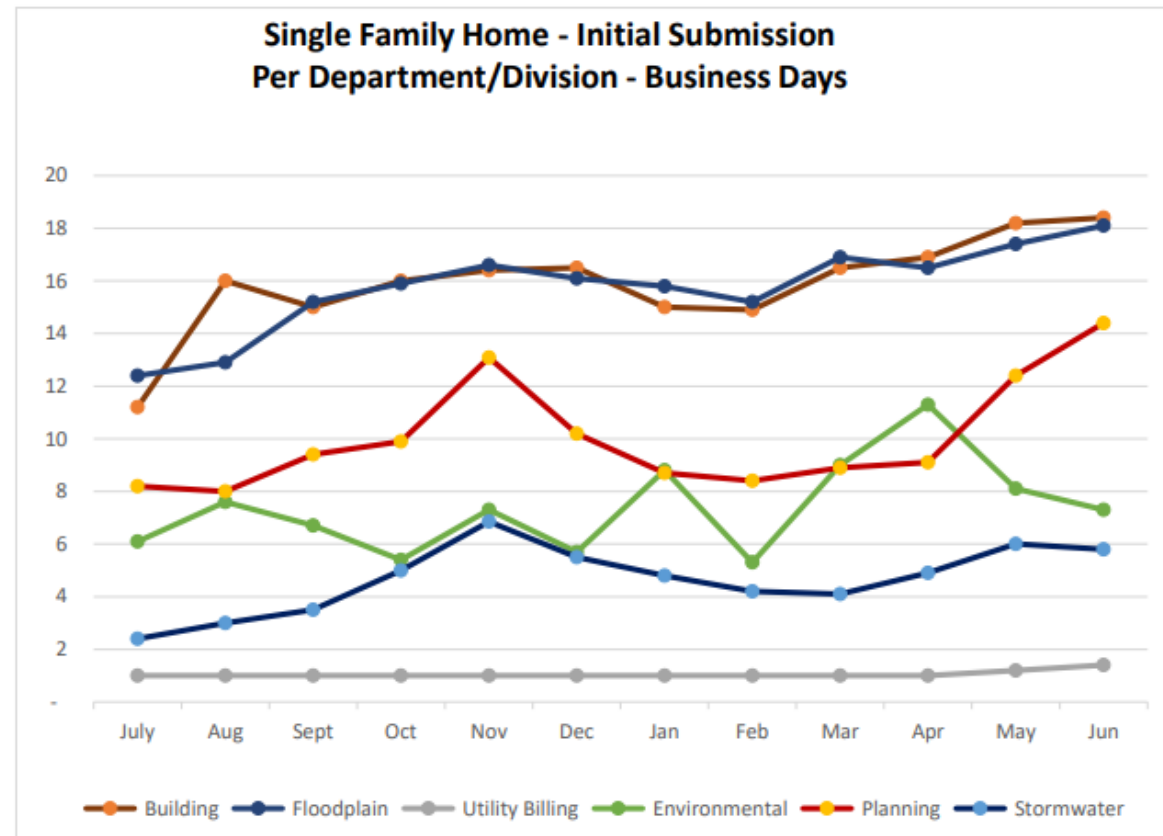
<u>Month</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	2025 vs 2024 <u>Difference</u>	2024 vs 2023 <u>Difference</u>	2023 vs 2022 <u>Difference</u>
October	203	354	388	252	362	212	(150)	110	(136)
November	163	272	373	287	205	194	(11)	(82)	(86)
December	154	313	275	298	245	168	(77)	(53)	23
January	187	338	406	455	335	162	(173)	(120)	49
February	181	313	354	333	276	158	(118)	(57)	(21)
March	155	300	325	303	167	203	36	(136)	(22)
April	139	383	465	302	290	185	(105)	(12)	(163)
May	157	372	698	286	273	225	(48)	(13)	(412)
June	188	408	579	309	235	177	(58)	(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	1,684	(704)	(590)	(1,553)
Average/Mo	190	349	428	299	250	187	(63)	(49)	(129)
Percentage change over Prior Year	N/A	83.8%	22.9%	-30.2%	-16.5%	N/A	-14.6%	-16.5%	-30.2%

NEW COMMERCIAL CONSTRUCTION PERMITS - ISSUED

<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	3	1	15	3	12	7	(5)	9	(12)
November	1	2	6	13	12	9	(3)	(1)	7
December	3	1	4	2	17	7	(10)	15	(2)
January	10	3	3	7	16	5	(11)	9	4
February	3	5	1	3	12	3	(9)	9	2
March	17	5	4	9	7	6	(1)	(2)	5
April	4	4	5	16	2	9	7	(14)	11
May	8	4	23	9	6	10	4	(3)	(14)
June	8	13	5	23	28	11	(17)	5	18
July	8	6	6	13	3			(10)	7
August	1	16	9	12	4			(8)	3
September	1	13	2	2	9			7	-
Total	67	73	83	112	128	67	(45)	16	29
Average/Mo	6	6	7	9	11	7	(3)	1	2
Percentage change over Prior Year	N/A	9.0%	13.7%	34.9%	14.3%	N/A	-46.6%	14.3%	34.9%

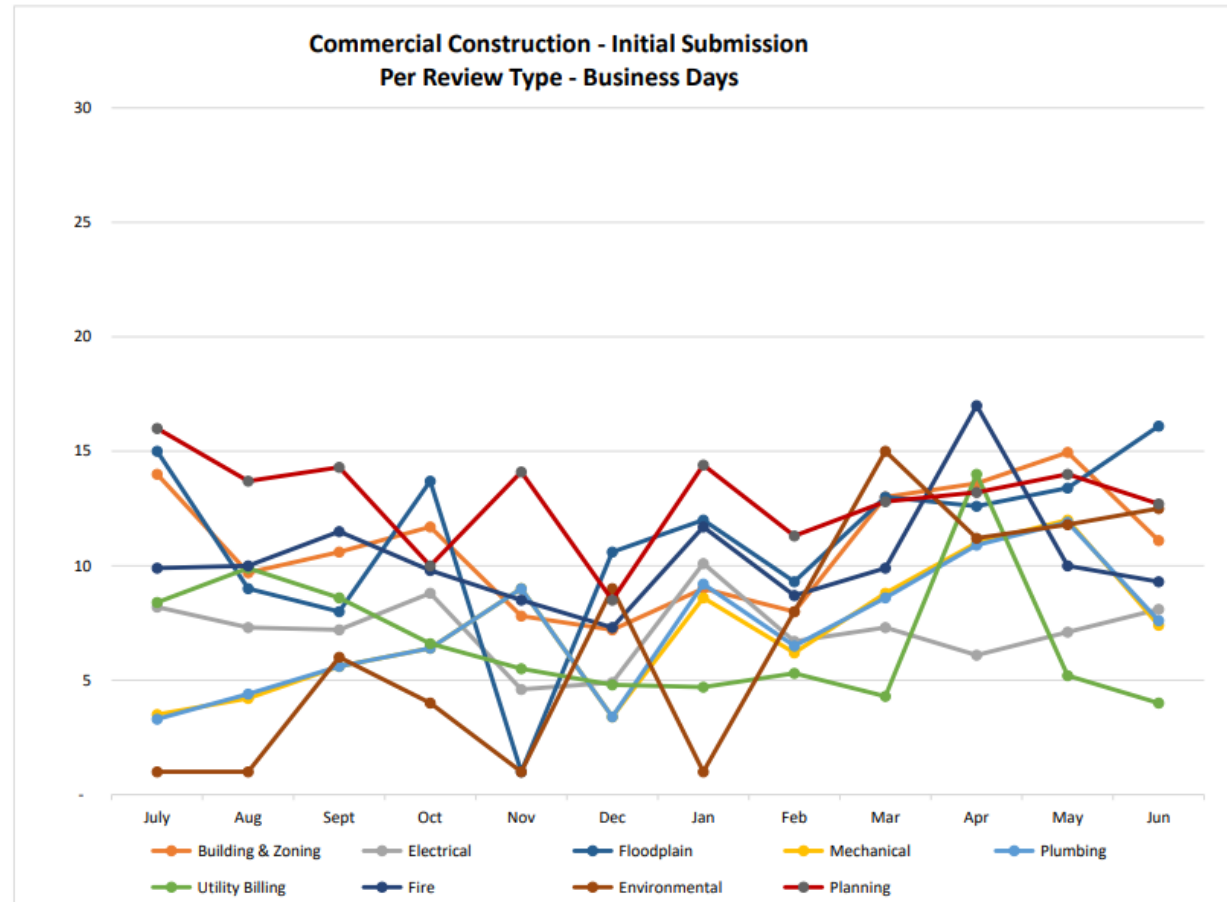
SINGLE FAMILY HOME REVIEW TIMES (BUSINESS)

Review Type	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July - Jun Average
Building	11	16	15	16	16	17	15	15	17	17	18	18	16
Floodplain	12	13	15	16	17	16	16	15	17	17	17	18	16
Utility Billing	1	1	1	1	1	1	1	1	1	1	1	1	1
Environmental	6	8	7	5	7	6	9	5	9	11	8	7	7
Planning	8	8	9	10	13	10	9	8	9	9	12	14	10
Stormwater	2	3	4	5	7	6	5	4	4	5	6	6	5



COMMERCIAL REVIEW TIMES (CALENDAR)

Review Type	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July - Jun
Building & Zoning	14	10	11	12	8	7	9	8	13	14	15	11	11
Electrical	8	7	7	9	5	5	10	7	7	6	7	8	7
Floodplain	15	9	8	14	1	11	12	9	13	13	13	16	11
Mechanical	4	4	6	6	9	3	9	6	9	11	12	7	7
Plumbing	3	4	6	6	9	3	9	7	9	11	12	8	7
Utility Billing	8	10	9	7	6	5	5	5	4	14	5	4	7
Fire	10	10	12	10	9	7	12	9	10	17	10	9	10
Environmental	1	1	6	4	1	9	1	8	15	11	12	13	7
Planning	16	14	14	10	14	9	14	11	13	13	14	13	13



DAYS FROM APPLICATION TO ISSUANCE (CALENDAR)

Overall Average

	Jul'24	Aug'24	Sept'24	Oct'24	Nov'24	Dec'24	Jan'25	Feb'25	Mar'25	Apr '25	May '25	Jun '25	Average
Single Family - Average Calendar days to issue	76.1	99.1	97.2	111.7	109.0	100.0	110.0	109.0	108.0	107.0	92.0	108.0	102.3
(Apply to Issue) Min Days to Issue	13.0	23.0	19.0	20.0	15.0	22.0	14.0	7.0	13.0	11.0	14.0	17.0	15.7
(Apply to Issue) Median Days to Issue	55.0	70.0	70.0	87.0	78.0	84.0	83.0	88.0	85.0	83.0	72.0	79.0	77.8
(Apply to Issue) Max Days to Issue	370.0	543.0	432.0	712.0	549.0	423.0	632.0	423.0	678.0	507.0	389.0	419.0	506.4

Permit Type

	Jul'24	Aug'24	Sept'24	Oct'24	Nov'24	Dec'24	Jan'25	Feb'25	Mar'25	Apr '25	May '25	Jun '25	Average
Single Family Mastered - Avg Cal days to issue	58.7	76.6	66.9	34.5	40.2	41.0	26.4	53.0	34.0	31.0	36.0	41.0	44.9
Min Days to Issue	26.0	21.0	26.0	26.0	22.0	25.0	6.0	21.0	22.0	14.0	28.0	24.0	21.8
Median Days to Issue	34.0	43.0	36.0	35.0	39.0	31.0	24.0	31.5	27.5	27.0	31.0	34.5	32.8
Max Days to Issue	256.0	443.0	339.0	62.0	76.0	95.0	50.0	240.0	106.0	56.0	68.0	65.0	154.7

Commercial Construct. - Avg Cal days to issue	197.1	264.1	177.9	154.3	142.5	171.0	131.0	229.0	176.0	120.0	157.0	191.0	175.9
Min Days to Issue	38.0	7.0	2.0	27.0	18.0	41.0	34.0	11.0	20.0	19.0	12.0	35.0	22.0
Median Days to Issue	110.0	226.0	87.0	132.0	106.0	194.0	120.0	232.0	123.0	96.0	98.0	104.0	135.7
Max Days to Issue	825.0	1,334.0	674.0	316.0	615.0	360.0	254.0	566.0	750.0	527.0	665.0	884.0	647.5

Enclosure: Fence/Screen - Avg Cal days to issue	32.3	30.4	25.5	31.8	29.7	30.0	33.0	23.0	28.0	32.0	29.0	34.0	29.9
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	31.0	20.0	14.0	21.0	6.0	19.5	30.0	13.0	13.0	16.0	20.0	19.0	18.5
Max Days to Issue	317.0	516.0	251.0	337.0	343.0	441.0	278.0	230.0	341.0	400.0	535.0	718.0	392.3

Marine Improvement - Avg Calendar days to issue	130.4	64.2	60.4	53.5	43.7	33.0	38.0	43.0	44.0	45.0	46.0	48.0	54.1
Min Days to Issue	9.0	22.0	13.0	5.0	7.0	18.0	22.0	13.0	15.0	10.0	6.0	29.0	14.1
Median Days to Issue	41.0	41.0	28.0	33.0	20.0	26.0	28.5	36.0	31.0	32.0	32.0	35.0	32.0
Max Days to Issue	867.0	819.0	873.0	953.0	394.0	540.0	457.0	230.0	733.0	390.0	570.0	500.0	610.5

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	2,721	(838)	(5,713)	5,519
February	2,612	4,065	3,435	8,521	3,490	2,722	(768)	(5,031)	5,086
March	2,918	5,144	5,759	9,031	3,317	3,071	(246)	(5,714)	3,272
April	2,567	4,801	4,662	7,225	4,022	2,960	(1,062)	(3,203)	2,563
May	2,821	4,165	5,044	7,036	3,809	2,993	(816)	(3,227)	1,992
June	3,954	4,655	4,637	6,706	4,022	2,874	(1,148)	(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	25,019	(9,061)	(39,689)	31,384
Average/Mo	3,056	4,189	4,318	6,933	3,625	2,780	(846)	(3,307)	2,615
Percentage change over Prior Year	N/A	37.0%	3.1%	60.6%	-47.7%	N/A	-19.6%	-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 <u>Difference</u>	2024 vs 2023 <u>Difference</u>	2023 vs 2022 <u>Difference</u>
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	8,181	(4,314)	(13,882)	7,789
February	12,692	19,188	16,537	27,669	10,576	7,583	(2,993)	(17,093)	11,132
March	13,574	22,378	20,910	36,697	11,853	8,332	(3,521)	(24,844)	15,787
April	12,134	21,172	18,451	29,739	11,544	8,358	(3,186)	(18,195)	11,288
May	12,036	18,931	20,078	32,102	9,129	7,997	(1,132)	(22,973)	12,024
June	13,104	20,758	19,549	35,071	9,255	7,253	(2,002)	(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	68,907	(35,808)	(178,796)	82,506
Average/Mo	13,158	19,135	19,123	25,998	11,099	7,656	(3,442)	(14,900)	6,876
Percentage change over Prior Year	N/A	45.4%	-0.1%	36.0%	-57.3%	N/A	-18.0%	-57.3%	36.0%

CERTIFICATE OF OCCUPANCY VALUATION

<u>Month</u>	<u>Single Family Home</u>		<u>Commercial</u>	
June '25	255	\$ 87,776,892	31	\$82,658,000
May '24	278	\$ 121,029,290	31	\$60,430,564
April '25	211	\$ 85,456,137	40	\$73,412,188
March '25	291	\$ 111,670,240	30	\$39,382,423
February '25	325	\$ 115,908,378	47	\$59,088,246
January '25	277	\$ 107,067,338	42	\$78,060,495
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
Total	3,269	1,230,486,979	400	536,731,903

CURRENT BUILDING AND PERMITTING INITIATIVES

1. FEMA Floodplain Management Improvements

- a) Building Division staff are finalizing the evaluation of approximately 1,700 properties for floodplain compliance after the 2024 hurricane season.
- b) Development Services has hired the City's first Floodplain Manager and two Floodplain Coordinators within the Building Division to complete floodplain review tasks and provide property owners with subject matter expertise on floodplain issues.

2. Bureau of Transformative Change – Permitting Kaizen Events

- a) Building and Permitting staff participated in a 4-day Kaizen process improvement event from 5/27/2025 through 5/30/2025 on commercial remodel permitting and changes of occupancy. Recommendations will be implemented by 10/30/2025.
- b) Building and Permitting staff will be participating in a permitting intake Kaizen event from 8/27/2025 through 8/29/2025 to streamline this process.