



| DEVELOPMENT SERVICES DEPARTMENT Q1 FY 2026 BUILDING AND PERMITTING UPDATE

OVERVIEW OF BUILDING AND PERMITTING ACTIVITY

1. The Development Services Department continues to experience a reduction in permitting activity as repair and replacement projects after Hurricanes Ian, Helene, and Milton reach final inspection and the end of the construction and permitting lifecycle.
2. Since April of 2025, Development Services has reduced the Permitting and Building Division staffing levels by 21.3%, eliminated overtime, and reduced third-party plan review and inspections to reduce expenditures due to decreasing permit fee revenues.
3. The Development Services and Financial Services departments are preparing to fully participate in an upcoming JLAC audit into the financial and operational concerns expressed by the Cape Coral Construction Industry Association, including a rapid implementation of relevant audit recommendations.

SINGLE FAMILY HOME PERMITS - ISSUED

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
October	354	388	252	362	212	175	(37)	(150)	110
November	272	373	287	205	194	129	(65)	(11)	(82)
December	313	275	298	245	168	130	(38)	(77)	(53)
January	338	406	455	335	162			(173)	(120)
February	313	354	333	276	158			(118)	(57)
March	300	325	303	167	203			36	(136)
April	383	465	302	290	185			(105)	(12)
May	372	698	286	273	225			(48)	(13)
June	408	579	309	235	177			(58)	(74)
July	406	432	207	243	189			(54)	36
August	370	545	251	209	172			(37)	(42)
September	354	299	303	156	120			(36)	(147)
Total	4,183	5,139	3,586	2,996	2,165	434	(140)	(831)	(590)
Average/Mo	349	428	299	250	180	145	(36)	(69)	(49)
Percentage change over Prior Year	N/A	22.9%	-30.2%	-16.5%	-27.7%	N/A	-12.0%	-27.7%	-16.5%

NEW COMMERCIAL CONSTRUCTION PERMITS - ISSUED

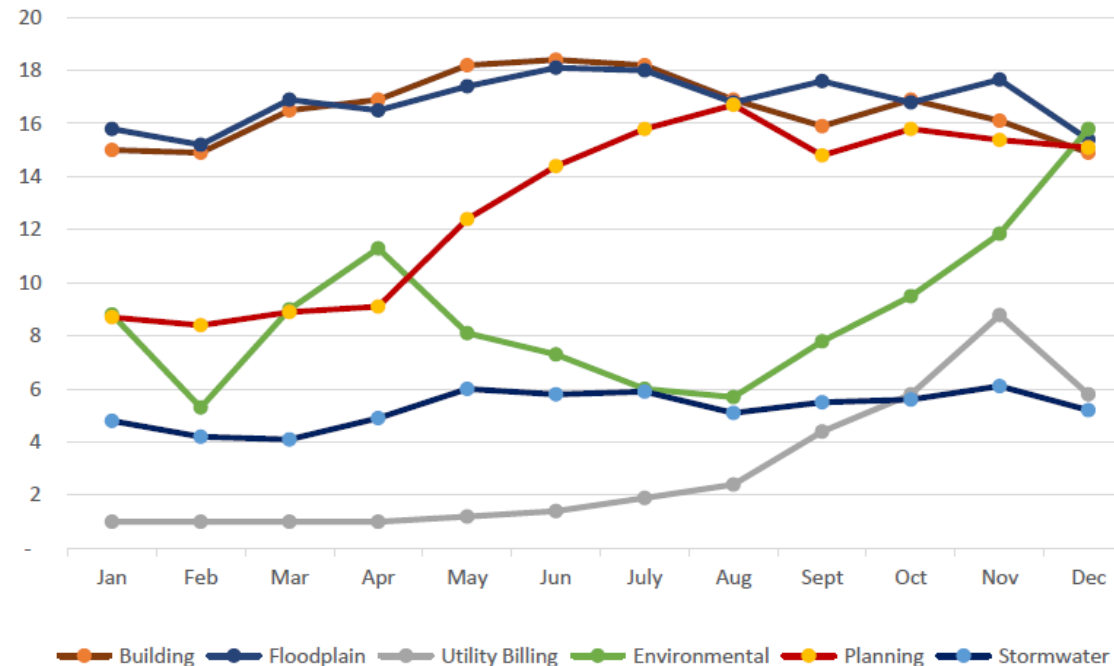
Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2024 vs 2024 Difference	2024 vs 2023 Difference
October	1	15	3	12	7	2	(5)	(5)	9
November	2	6	13	12	9	1	(8)	(3)	(1)
December	1	4	2	17	7	1	(6)	(10)	15
January	3	3	7	16	5			(11)	9
February	5	1	3	12	3			(9)	9
March	5	4	9	7	6			(1)	(2)
April	4	5	16	2	9			7	(14)
May	4	23	9	6	10			4	(3)
June	13	5	23	28	11			(17)	5
July	6	6	13	3	2			(1)	(10)
August	16	9	12	4	4			-	(8)
September	13	2	2	9	5			(4)	7
Total	73	83	112	128	78	4	(19)	(50)	16

Average/Mo	6	7	9	11	7	1	(5)	(4)	1
Percentage change over Prior Year	N/A	13.7%	34.9%	14.3%	-39.1%	N/A	-55.4%	-39.1%	14.3%

SINGLE FAMILY HOME REVIEW TIMES (BUSINESS)

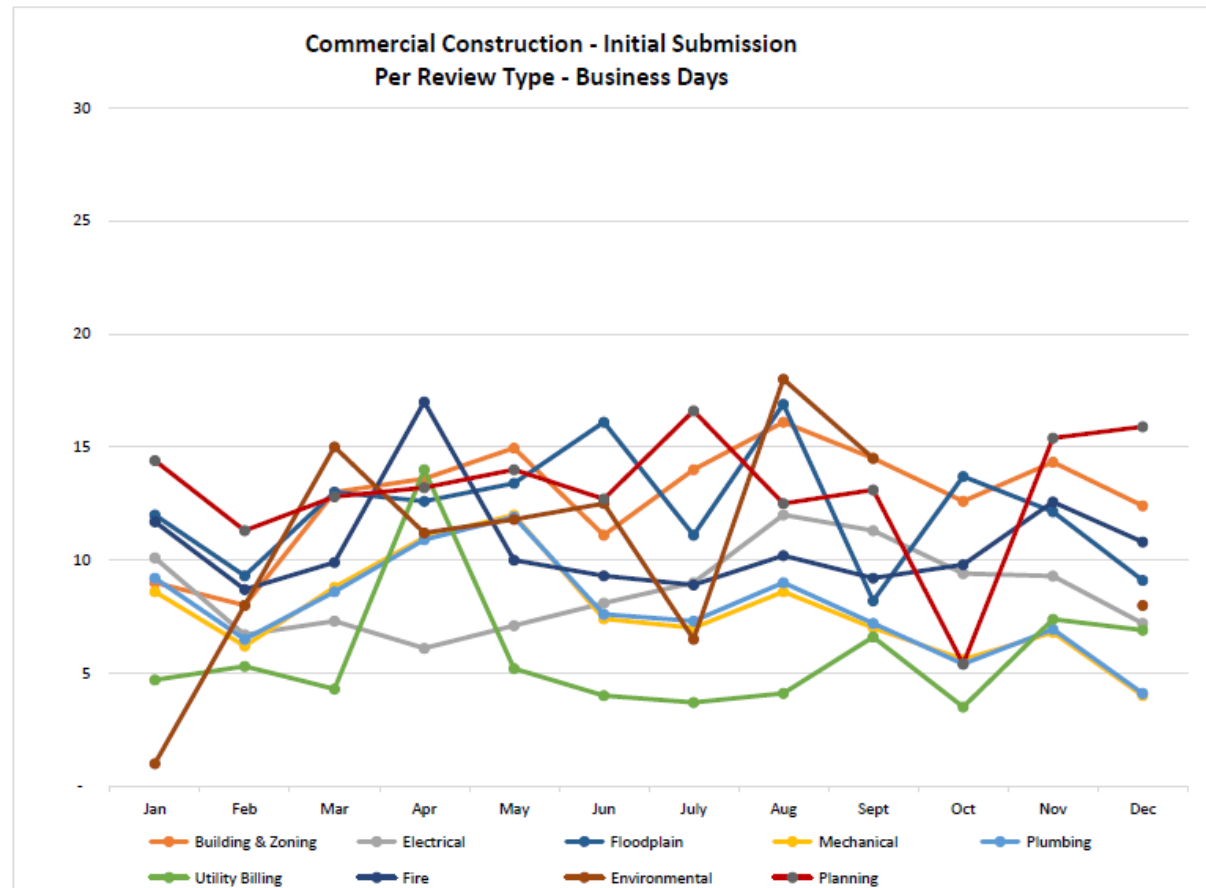
Review Type	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan - Dec Average
Building	15	15	17	17	18	18	18	17	16	17	16	15	17
Floodplain	16	15	17	17	17	18	18	17	18	17	18	15	17
Utility Billing	1	1	1	1	1	1	2	2	4	6	9	6	3
Environmental	9	5	9	11	8	7	6	6	8	10	12	16	9
Planning	9	8	9	9	12	14	16	17	15	16	15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

Single Family Home - Initial Submission
Per Department/Division - Business Days



COMMERCIAL REVIEW TIMES (CALENDAR)

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



DAYS FROM APPLICATION TO ISSUANCE (CALENDAR)

Includes staff review time and applicant review and resubmission time

Overall Average

	Jan'25	Feb'25	Mar'25	Apr '25	May '25	Jun '25	July '25	Aug '25	Sept '25	Oct '25	Nov '25	Dec '25	Average
Single Family - Average Calendar days to issue	110.0	109.0	108.0	107.0	92.0	108.0	114.0	132.0	135.0	149.0	91.0	101.0	113.0
(Apply to Issue) Min Days to Issue	14.0	7.0	13.0	11.0	14.0	17.0	19.0	14.0	14.0	14.0	10.0	14.0	13.4
(Apply to Issue) Median Days to Issue	83.0	88.0	85.0	83.0	72.0	79.0	84.5	92.0	90.0	115.0	70.0	75.0	84.7
(Apply to Issue) Max Days to Issue	632.0	423.0	678.0	507.0	389.0	419.0	553.0	602.0	677.0	1,071.0	473.0	433.0	571.4

Permit Type

	Jan'25	Feb'25	Mar'25	Apr '25	May '25	Jun '25	July '25	Aug '25	Sept '25	Oct '25	Nov '25	Dec '25	Average
Single Family Mastered - Avg Cal days to issue	26.4	53.0	34.0	31.0	36.0	41.0	44.0	38.0	46.0	41.0	36.8	45.0	39.4
Min Days to Issue	6.0	21.0	22.0	14.0	28.0	24.0	29.0	20.0	23.0	28.0	22.0	33.0	22.5
Median Days to Issue	24.0	31.5	27.5	27.0	31.0	34.5	32.0	31.5	33.0	35.0	33.0	35.0	31.3
Max Days to Issue	50.0	240.0	106.0	56.0	68.0	65.0	185.0	124.0	147.0	111.0	58.0	90.0	108.3
Commercial Construct. - Avg Cal days to issue	131.0	229.0	176.0	120.0	157.0	191.0	120.0	145.0	98.0	143.0	128.6	103.0	145.1
Min Days to Issue	34.0	11.0	20.0	19.0	12.0	35.0	26.0	22.0	29.0	46.0	33.0	5.0	24.3
Median Days to Issue	120.0	232.0	123.0	96.0	98.0	104.0	63.0	105.5	64.5	106.0	88.5	60.0	105.0
Max Days to Issue	254.0	566.0	750.0	527.0	665.0	884.0	904.0	679.0	551.0	331.0	571.0	869.0	629.3
Enclosure: Fence/Screen - Avg Cal days to issue	33.0	23.0	28.0	32.0	29.0	34.0	42.0	45.0	42.0	46.0	37.2	33.0	35.4
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	30.0	13.0	13.0	16.0	20.0	19.0	29.0	30.0	27.0	28.0	21.5	19.5	22.2
Max Days to Issue	278.0	230.0	341.0	400.0	535.0	718.0	422.0	612.0	556.0	593.0	624.0	322.0	469.3
Marine Improvement - Avg Calendar days to issue	38.0	43.0	44.0	45.0	46.0	48.0	50.0	55.0	52.0	58.0	54.1	53.0	48.8
Min Days to Issue	22.0	13.0	15.0	10.0	6.0	29.0	29.0	26.0	22.0	7.0	27.0	30.0	19.7
Median Days to Issue	28.5	36.0	31.0	32.0	32.0	35.0	38.5	42.0	39.5	40.0	36.0	41.0	36.0
Max Days to Issue	457.0	230.0	733.0	390.0	570.0	500.0	173.0	662.0	320.0	754.0	1,182.0	318.0	524.1

PERMIT APPLICATIONS PROCESSED

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
October	4,320	3,981	3,447	4,532	2,465	2,607	142	(2,067)	1,085
November	3,382	3,709	8,114	3,744	2,787	1,853	(934)	(957)	(4,370)
December	3,942	3,601	8,862	3,585	2,426	1,946	(480)	(1,159)	(5,277)
January	3,586	3,753	9,272	3,559	2,721			(838)	(5,713)
February	4,065	3,435	8,521	3,490	2,722			(768)	(5,031)
March	5,144	5,759	9,031	3,317	3,071			(246)	(5,714)
April	4,801	4,662	7,225	4,022	2,960			(1,062)	(3,203)
May	4,165	5,044	7,036	3,809	2,993			(816)	(3,227)
June	4,655	4,637	6,706	4,022	2,874			(1,148)	(2,684)
July	4,058	4,513	5,304	3,643	2,625			(1,018)	(1,661)
August	4,236	5,143	5,465	3,080	2,627			(453)	(2,385)
September	3,910	3,573	4,211	2,702	2,475			(227)	(1,509)
Total	50,264	51,810	83,194	43,505	32,746	6,406	(1,272)	(10,759)	(39,689)
Average/Mo	4,189	4,318	6,933	3,625	2,729	2,135	(594)	(897)	(3,307)
Percentage change over Prior	N/A	3.1%	60.6%	-47.7%	-24.7%	N/A	-8.6%	-24.7%	-47.7%

BUILDING INSPECTIONS COMPLETED

Month	2021	2022	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
October	17,196	18,931	13,446	14,849	7,961	7,042	(919)	(6,888)	1,403
November	14,797	18,573	16,671	12,508	6,557	5,119	(1,438)	(5,951)	(4,163)
December	19,673	19,405	21,110	12,506	6,685	6,257	(428)	(5,821)	(8,604)
January	17,706	18,588	26,377	12,495	8,181			(4,314)	(13,882)
February	19,188	16,537	27,669	10,576	7,583			(2,993)	(17,093)
March	22,378	20,910	36,697	11,853	8,332			(3,521)	(24,844)
April	21,172	18,451	29,739	11,544	8,358			(3,186)	(18,195)
May	18,931	20,078	32,102	9,129	7,997			(1,132)	(22,973)
June	20,758	19,549	35,071	9,255	7,253			(2,002)	(25,816)
July	18,414	18,273	28,686	10,104	7,402			(2,702)	(18,582)
August	20,004	23,454	31,158	10,492	7,052			(3,440)	(20,666)
September	19,397	16,725	13,254	7,873	6,915			(958)	(5,381)
Total	229,614	229,474	311,980	133,184	90,276	18,418	(2,785)	(42,908)	(178,796)
Average/Mo	19,135	19,123	25,998	11,099	7,523	6,139	(1,384)	(3,576)	(14,900)
Percentage change over Prior	N/A	-0.1%	36.0%	-57.3%	-32.2%	N/A	-5.3%	-32.2%	-57.3%

CERTIFICATE OF OCCUPANCY VALUATION

<u>Month</u>	<u>Single Family Home</u>		<u>Commercial</u>	
December '25	196	\$ 76,716,045	32	\$7,365,397
November '25	212	\$ 83,011,123	28	\$20,546,603
October '25	197	\$ 84,560,789	20	\$15,241,154
September '25	269	\$ 101,766,811	38	\$47,894,095
August '25	297	\$ 109,843,827	30	\$24,051,427
July '25	266	\$ 89,729,147	39	\$66,235,957
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
Total	3,074	1,174,536,017	408	574,366,549

CURRENT BUILDING AND PERMITTING INITIATIVES

1. Process Improvements

- A. Development Services continues to implement recommendations from two Bureau of Transformative Change Kaizen events in Q3 and Q4 of FY2025, including the development of a performance dashboard highlighting review cycle closure opportunities, which will reduce the number of days for each review cycle.
- B. Staff are nearing the finalization of a revised push-button permit process to expedite permit approvals for project types exempted from plan review under Chapter 1 of the Florida Building Code while ensuring compliance with the City's Floodplain Ordinance, Florida Division of Emergency Management guidance, and FEMA regulations.

2. Building Fund Stabilization

- A. The repeal of the 25% permit fee discount was sunset, effective January 1, 2026, including the addition of a \$55 floodplain review fee for structural projects within the City's Special Flood Hazard Area. Permit fees are now at the original 2009 levels, with the private provider discount set at 33% for inspections only and 49.7% for private provider plan review and inspections.
- B. Development Services is coordinating with the Financial Services Procurement Division to issue a request for proposals for a permit fee study, including an analysis of Fire Prevention and Building permit fees.