



## DEVELOPMENT SERVICES DEPARTMENT



## Monthly Building Activity Report November 2023



# BUILDING PERMITS ISSUED

## SINGLE FAMILY HOMES

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			23	(38)
January	115	187	338	406	455			49	68
February	137	181	313	354	333			(21)	41
March	147	155	300	325	303			(22)	25
April	139	139	383	465	302			(163)	82
May	133	157	372	698	286			(412)	326
June	112	188	408	579	309			(270)	171
July	191	216	406	432	207			(225)	26
August	183	266	370	545	251			(294)	175
September	199	267	354	299	303			4	(55)
<b>Total</b>	<b>1,874</b>	<b>2,276</b>	<b>4,183</b>	<b>5,139</b>	<b>3,586</b>	<b>567</b>	<b>28</b>	<b>(1,553)</b>	<b>956</b>
Average/Mo	156	190	349	428	299	284	(15)	(129)	80
Percentage change over Prior Year	N/A	21.5%	83.8%	22.9%	-30.2%	N/A	-4.4%	-30.2%	22.9%

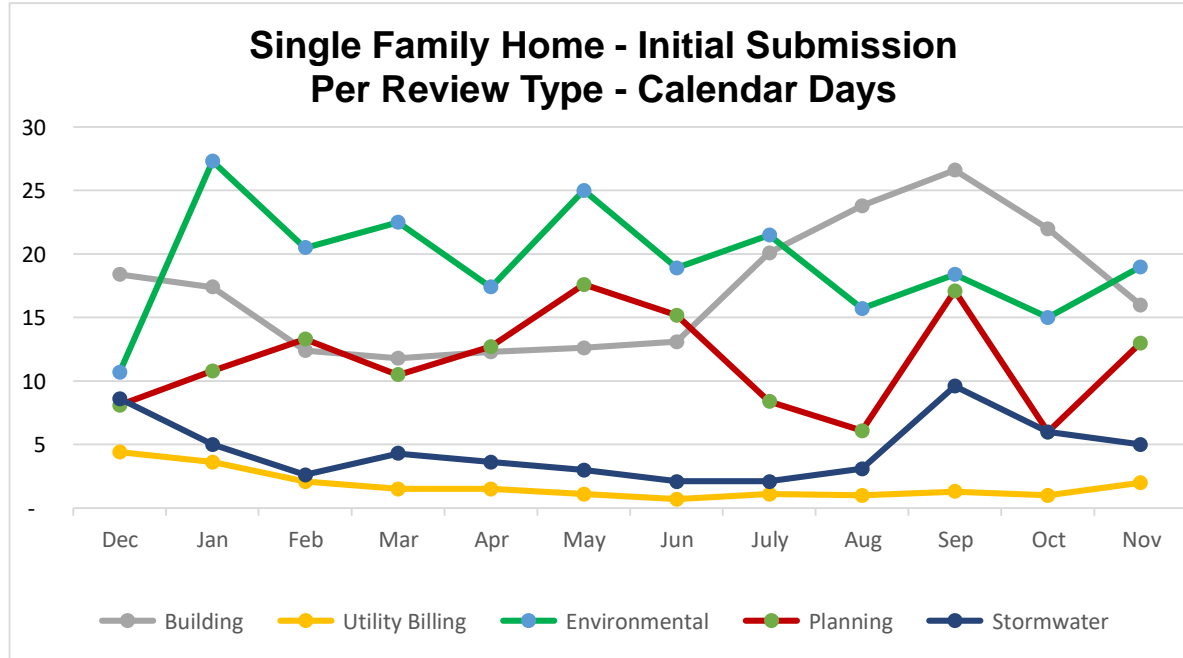
## COMMERCIAL CONSTRUCTION

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			(12)	9
January	22	21	13	11	27			16	(2)
February	23	12	12	11	23			12	(1)
March	25	28	36	18	38			20	(18)
April	33	8	16	21	28			7	5
May	25	17	16	39	51			12	23
June	31	21	28	13	34			21	(15)
July	21	16	33	17	42			25	(16)
August	31	21	32	28	33			5	(4)
September	29	32	32	12	52			40	(20)
<b>Total</b>	<b>303</b>	<b>223</b>	<b>257</b>	<b>236</b>	<b>370</b>	<b>100</b>	<b>68</b>	<b>134</b>	<b>(21)</b>
Average/Mo	25	19	21	20	31	50	19	11	(2)
Percentage change over Prior Year	N/A	-26.4%	15.2%	-8.2%	56.8%	N/A	89.5%	56.8%	-8.2%

## Single Family Home - Average Days To Review Building Plans - By Review Type

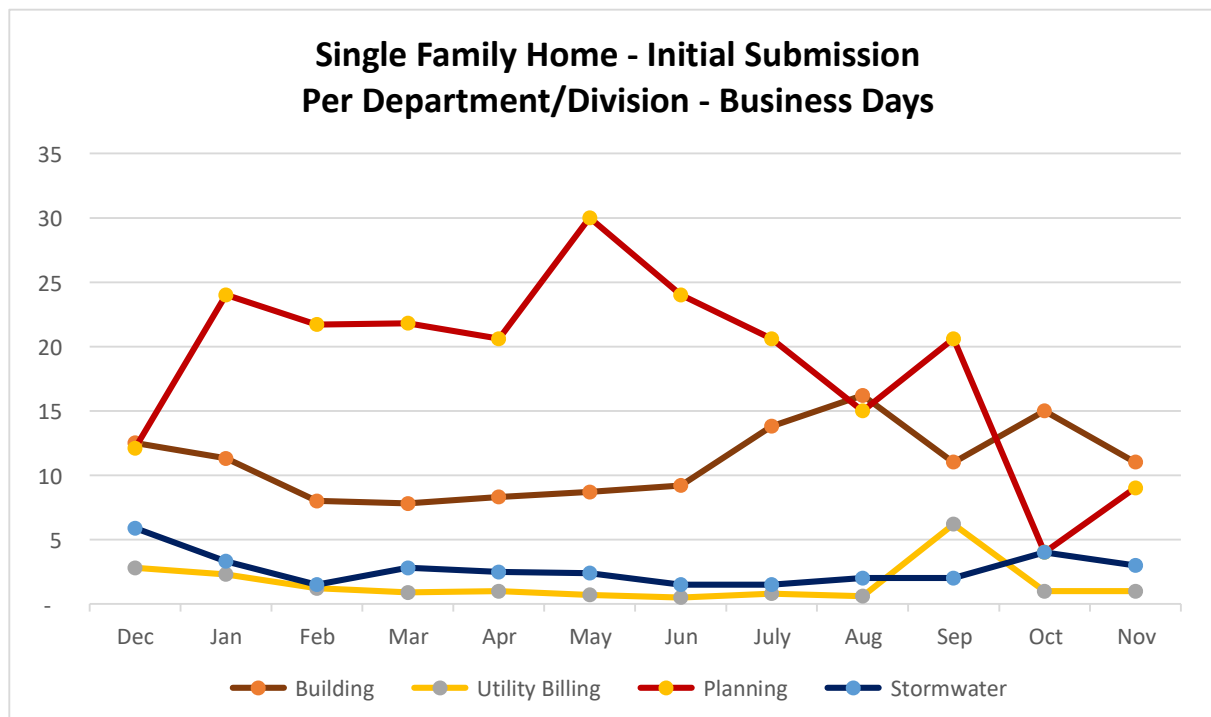
### Building Permit Reviews (Calendar days)

Review Type	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec-Nov Average
Building	18	17	12	12	12	13	13	20	24	27	22	16	17
Utility Billing	4	4	2	2	2	1	1	1	1	1	1	2	2
Environmental	11	27	21	23	17	25	19	22	16	18	15	19	19
Planning	8	11	13	11	13	18	15	8	6	17	6	13	12
Stormwater	9	5	3	4	4	3	2	2	3	10	6	5	5



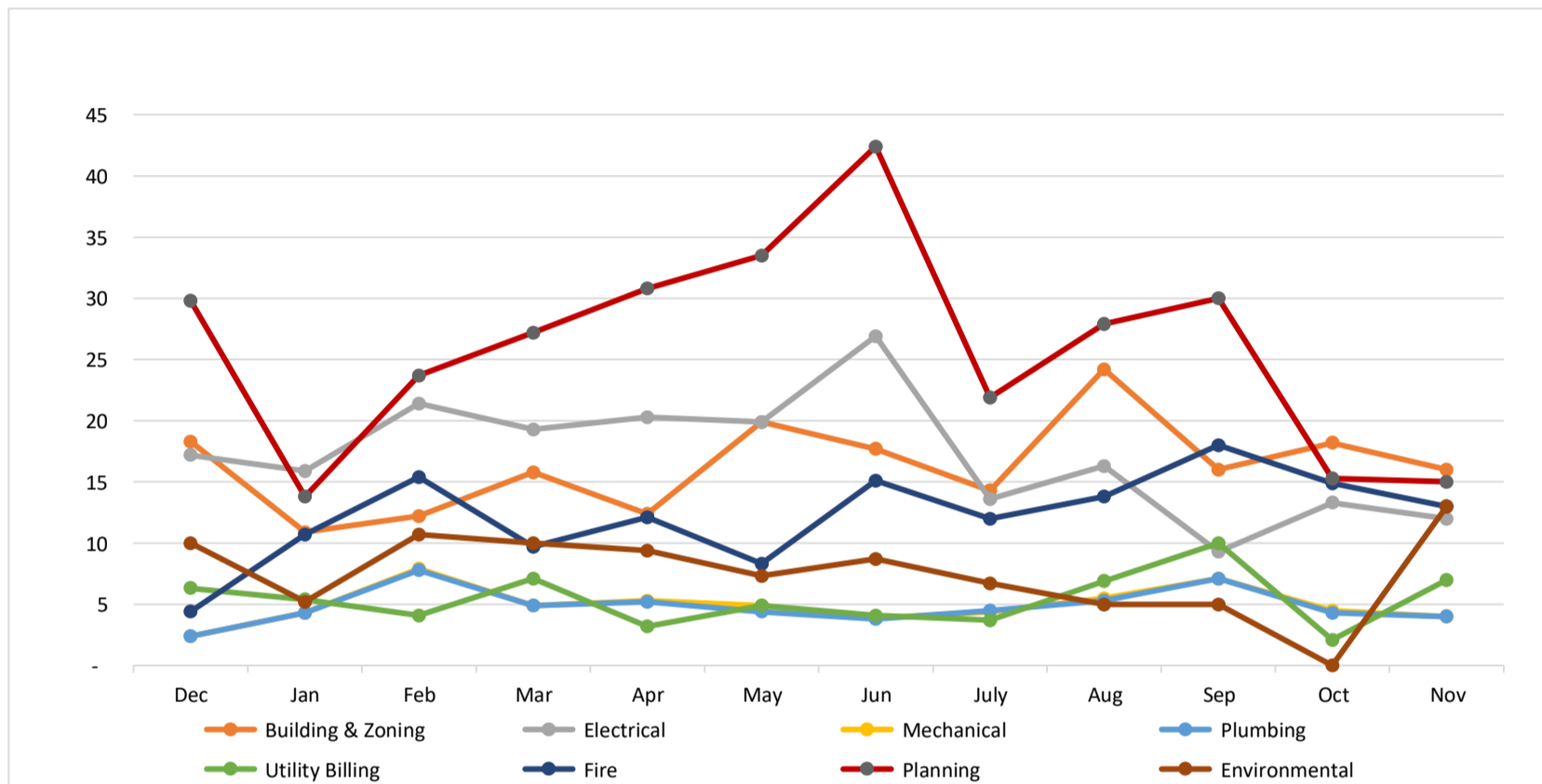
### Building Permit Reviews (Business days)

Review Type	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec-Nov Average
Building	13	11	8	8	8	9	9	14	16	11	15	11	11
Utility Billing	3	2	1	1	1	1	1	1	1	6	1	1	2
Planning	12	24	22	22	21	30	24	21	15	21	4	9	19
Stormwater	6	3	2	3	3	2	2	2	2	2	4	3	3



**Commercial Permits Building Reviews (Business days)**

Review Type	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec-Nov Average
Building & Zoning	18	11	12	16	12	20	18	14	24	16	18	16	16
Electrical	17	16	21	19	20	20	27	14	16	9	13	12	17
Mechanical	2	4	8	5	5	5	4	4	6	7	5	4	5
Plumbing	2	4	8	5	5	4	4	5	5	7	4	4	5
Utility Billing	6	5	4	7	3	5	4	4	7	10	2	7	5
Fire	4	11	15	10	12	8	15	12	14	18	15	13	12
Environmental	10	5	11	10	9	7	9	7	5	5	-	13	8
Planning	30	14	24	27	31	34	42	22	28	30	15	15	26



**Overall Average**

	Dec'22	Jan'23	Feb'23	Mar'23	Apr'23	May'23	Jun'23	Jul'23	Aug'23	Sep'23	Oct'23	Nov'23	Average
Single Family - Average Business days to issue	60.1	63.4	62.8	74.8	94.9	87.2	96.6	106.0	97.2	136.0	107.1	145.0	94.3
(Apply to Issue) Min Days to Issue	15.0	10.0	12.0	7.0	8.0	16.0	6.0	7.0	17.0	19.0	7.0	5.0	10.8
(Apply to Issue) Max Days to Issue	112.0	146.0	152.0	202.0	232.0	255.0	261.0	315.0	342.0	701.0	406.0	748.0	322.7

**Permit Type**

	Dec'22	Jan'23	Feb'23	Mar'23	Apr'23	May'23	Jun'23	Jul'23	Aug'23	Sep'23	Oct'23	Nov'23	Average
Single Family Mastered - Avg Bus days to issue	N/A	N/A	N/A	N/A	44.3	34.1	47.8	47.7	59.9	46.3	54.4	69.9	50.6
Min Days to Issue	N/A	N/A	N/A	N/A	36.0	12.0	7.0	12.0	18.0	14.0	12.0	14.0	15.6
Max Days to Issue	N/A	N/A	N/A	N/A	56.0	81.0	114.0	171.0	172.0	193.0	209.0	248.0	155.5
Commercial Construct. - Avg Bus days to issue	173.3	232.5	163.5	249.6	354.5	121.2	284.1	156.3	164.2	136.6	163.4	203.3	200.2
Min Days to Issue	11.0	1.0	29.0	19.0	20.0	35.0	58.0	41.0	32.0	9.0	29.0	7.0	24.3
Max Days to Issue	493.0	742.0	401.0	832.0	849.0	461.0	545.0	442.0	733.0	571.0	895.0	622.0	632.2
Enclosure: Fence/Screen - Avg Bus days to issue	27.3	35.6	26.9	38.7	45.1	45.8	52.0	62.9	125.7	44.9	36.4	40.8	48.5
Min Days to Issue	1.0	1.0	1.0	1.0	1.0	1.0	1.0	8.0	14.0	3.0	5.0	1.0	3.2
Max Days to Issue	306.0	278.0	394.0	393.0	496.0	354.0	385.0	336.0	658.0	435.0	343.0	566.0	412.0
Marine Improvement - Avg Bus days to issue	71.8	66.0	53.4	102.9	71.9	105.0	83.4	78.7	90.4	64.3	78.6	73.4	78.3
Min Days to Issue	1.0	1.0	7.0	1.0	19.0	25.0	24.0	10.0	1.0	12.0	16.0	6.0	10.3
Max Days to Issue	623.0	412.0	455.0	433.0	292.0	373.0	399.0	488.0	627.0	561.0	628.0	484.0	481.3
Wells - Avg Bus days to issue	19.9	18.4	14.2	20.4	27.9	25.4	29.0	19.2	22.2	43.3	19.3	13.9	22.8
Min Days to Issue	1.0	1.0	2.0	3.0	4.0	3.0	2.0	4.0	1.0	1.0	1.0	1.0	2.0
Max Days to Issue	316.0	221.0	214.0	303.0	549.0	301.0	290.0	235.0	171.0	445.0	469.0	127.0	303.4

**City of Cape Coral, Florida  
New Building Permit Applications**

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			5,261	(341)
January	2,255	2,630	3,586	3,753	9,272			5,519	167
February	2,305	2,612	4,065	3,435	8,521			5,086	(630)
March	2,538	2,918	5,144	5,759	9,031			3,272	615
April	2,663	2,567	4,801	4,662	7,225			2,563	(139)
May	2,846	2,821	4,165	5,044	7,036			1,992	879
June	2,803	3,954	4,655	4,637	6,706			2,069	(18)
July	2,737	4,107	4,058	4,513	5,304			791	455
August	2,603	3,987	4,236	5,143	5,465			322	907
September	2,429	3,791	3,910	3,573	4,211			638	(337)
<b>Total</b>	<b>29,956</b>	<b>36,676</b>	<b>50,264</b>	<b>51,810</b>	<b>83,194</b>	<b>8,276</b>	<b>(3,285)</b>	<b>31,384</b>	<b>1,546</b>
Average/Mo	2,496	3,056	4,189	4,318	6,933	4,138	(2,795)	2,615	129
Percentage change over Prior Year	N/A								
		22.4%	37.0%	3.1%	60.6%		-66.7%	60.6%	3.1%

**City of Cape Coral, Florida  
Building Permits Issued**

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	2,842	2,941	3,772	3,413	5,101	4,352	(749)	1,688	(359)
November	2,275	2,250	3,234	3,629	7,380	4,116	(3,264)	3,751	395
December	1,998	2,170	3,825	3,553	8,481			4,928	(272)
January	2,089	2,597	3,644	3,357	9,582			6,225	(287)
February	2,170	2,578	3,710	2,821	8,132			5,311	(889)
March	2,607	2,819	5,001	2,776	7,625			4,849	(2,225)
April	2,687	2,579	4,409	5,441	6,815			1,374	1,032
May	2,854	2,706	3,732	3,862	6,218			2,356	130
June	2,551	3,480	4,687	4,595	7,256			2,661	(92)
July	2,907	3,960	4,089	4,261	5,850			1,589	172
August	2,566	3,833	4,087	4,876	5,728			852	789
September	2,450	3,710	3,496	3,465	3,683			218	(31)
<b>Total</b>	<b>29,996</b>	<b>35,623</b>	<b>47,686</b>	<b>46,049</b>	<b>81,851</b>	<b>8,468</b>	<b>(4,013)</b>	<b>35,802</b>	<b>(1,637)</b>
Average/Mo	2,500	2,969	3,974	3,837	6,821	4,234	(2,587)	2,984	(136)
Percentage change over Prior Year	N/A								
		18.8%	33.9%	-3.4%	77.7%		-65.1%	77.7%	-3.4%

## Valuation breakdown of Issued Single Family Homes

<u>Month</u>	<u>\$0.00-\$250,000</u>	<u>\$250,001-\$500,000</u>	<u>\$500,001-\$1,000,000</u>	<u>\$1,000,001 - up</u>	<u>Total Valuation</u>
November '23	23	145	35	2	\$81,303,261
October '23	26	282	48	6	\$150,358,570
September '23	30	249	65	3	\$143,479,976
August '23	43	227	41	2	\$120,287,942
July '23	45	179	40	3	\$102,020,913
June '23	40	210	40	1	\$109,969,789
May '23	52	253	49	7	\$140,244,150
April '23	59	234	38	2	\$120,621,698
March '23	66	221	47	8	\$128,941,648
February '23	68	246	64	0	\$137,699,530
January '23	105	308	60	3	\$172,202,943
December '22	83	209	47	3	\$122,964,719
<b>Total</b>	<b>640</b>	<b>2,763</b>	<b>574</b>	<b>40</b>	<b>\$1,530,095,139</b>

## Valuation breakdown of Issued Commercial Construction Permits

<u>Month</u>	<u>\$0.00-\$500,000</u>	<u>\$500,001-\$1,000,000</u>	<u>\$1,000,001-\$2,000,000</u>	<u>\$2,000,001 - up</u>	<u>Total Valuation</u>
November '23	51	1	2	6	\$51,736,936
October '23	29	1	4	6	\$58,565,393
September '23	21	0	0	0	\$2,414,650
August '23	31	0	0	2	\$8,044,344
July '23	36	4	0	2	\$23,026,435
June '23	17	0	15	1	\$29,622,575
May '23	47	2	1	1	\$12,045,847
April '23	21	0	7	0	\$14,074,943
March '23	28	1	3	6	\$24,581,578
February '23	21	0	2	0	\$6,026,963
January '23	21	1	2	3	\$27,169,835
December '22	9	1	0	0	\$1,382,277
<b>Total</b>	<b>332</b>	<b>11</b>	<b>36</b>	<b>27</b>	<b>\$258,691,776</b>

**City of Cape Coral, Florida  
Valuation of Building CO/CC**

<u>Month</u>		
November '23	\$	131,407,637
October '23	\$	128,671,623
September'23	\$	113,835,021
August '23	\$	113,623,905
July '23	\$	80,772,011
June '23	\$	92,814,788
May '23	\$	88,460,652
April '23	\$	79,540,763
March '23	\$	96,893,263
February '23	\$	71,772,175
January '23	\$	67,888,855
December '22	\$	67,658,103
<b>Total</b>	<b>\$</b>	<b>1,133,338,796</b>

**City of Cape Coral, Florida  
Building Permits C/O**

<u>Month</u>	Single Family Home	Commercial Construction
November '23	396	11
October '23	354	20
September '23	348	25
August '23	379	12
July '23	294	5
June '23	297	9
May '23	310	14
April '23	327	1
March '23	370	18
February '23	332	11
January '23	266	11
December '22	295	10
<b>Total</b>	<b>3,968</b>	<b>147</b>



**City of Cape Coral, Florida  
Valuation of Building Permits Issued**

<u>Month</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<b>2024 vs 2023 Difference</b>	<b>2023 vs 2022 Difference</b>	<b>2022 vs 2021 Difference</b>
October	\$ 79,874,600	\$ 82,160,395	\$ 110,910,105	\$ 123,326,184	\$ 147,313,950	\$ 297,658,221	\$ 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			\$ 194,400,612	\$ (12,854,519)
January	60,557,222	87,092,157	104,968,179	134,473,368	422,336,826			\$ 287,863,458	\$ 29,505,189
February	53,016,758	69,591,628	106,219,898	110,460,742	315,116,867			\$ 204,656,125	\$ 4,240,844
March	64,021,903	93,474,912	133,452,877	121,779,558	335,989,582			\$ 214,210,024	\$ (11,673,319)
April	62,543,691	73,347,074	127,670,347	195,783,166	279,000,382			\$ 83,217,216	\$ 68,112,819
May	61,466,735	68,933,111	144,713,337	251,297,153	284,057,252			\$ 32,760,099	\$ 106,583,817
June	62,003,463	78,476,415	163,809,149	215,757,123	264,796,003			\$ 49,038,880	\$ 51,947,974
July	77,707,047	85,915,172	123,447,018	211,324,051	254,012,499			\$ 42,688,448	\$ 87,877,033
August	75,576,832	88,454,594	160,057,301	263,228,261	241,638,143			\$ (21,590,118)	\$ 103,170,960
September	94,613,243	83,749,884	118,334,318	159,446,635	225,015,895			\$ 65,569,260	\$ 41,112,317
<b>Total</b>	<b>\$ 815,185,006</b>	<b>\$ 968,724,044</b>	<b>\$ 1,486,255,004</b>	<b>\$ 2,014,243,584</b>	<b>\$ 3,356,209,396</b>	<b>\$ 515,159,607</b>	<b>\$ 76,037,362</b>	<b>\$ 1,341,965,812</b>	<b>\$ 527,988,579</b>
Average/Mo	\$ 67,932,084	\$ 80,727,004	\$ 123,854,584	\$ 167,853,632	\$ 279,684,116	\$ 257,579,804	\$ (22,104,313)	\$ 111,830,484	\$ 43,999,048
Percentage change over Prior Year	N/A	18.8%	53.4%	35.5%	66.6%	N/A	-17.8%	66.6%	35.5%

## 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			1,705	(268)
January	9,955	12,782	17,706	18,588	26,377			7,789	882
February	10,639	12,692	19,188	16,537	27,669			11,132	(2,651)
March	9,130	13,574	22,378	20,910	36,697			15,787	(1,468)
April	9,585	12,134	21,172	18,451	29,739			11,288	(2,721)
May	9,832	12,036	18,931	20,078	32,102			12,024	1,147
June	9,090	13,104	20,758	19,549	35,071			15,522	(1,209)
July	10,617	14,403	18,414	18,273	28,686			10,413	(141)
August	9,278	15,086	20,004	23,454	31,158			7,704	3,450
September	8,476	15,482	19,397	16,725	13,254			(3,471)	(2,672)
<b>Total</b>	<b>114,304</b>	<b>157,898</b>	<b>229,614</b>	<b>229,474</b>	<b>311,980</b>	<b>27,357</b>	<b>(2,760)</b>	<b>82,506</b>	<b>(140)</b>
Average/Mo	9,525	13,158	19,135	19,123	25,998	13,679	(12,320)	6,876	(12)
Percentage change over Prior Year	N/A	38.1%	45.4%	-0.1%	36.0%	N/A	-64.4%	36.0%	-0.1%

# Development Services

## Permitting Services and Building Division

### Fiscal Year 2024

**182 FTEs / 7 Contract Employees**

