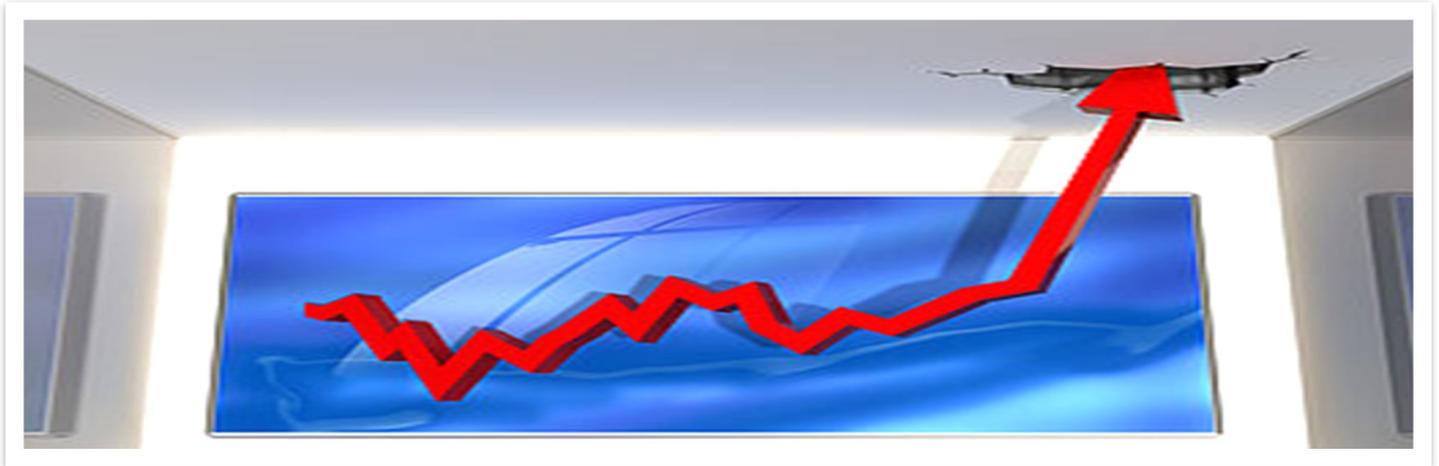




DEVELOPMENT SERVICES DEPARTMENT



Monthly Activity Report

August 2023



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INTRODUCTION: DEVELOPMENT SERVICES DEPARTMENT

I welcome you to read and review our comprehensive Monthly Activity Report. This is the City of Cape Coral, FL Development Services Department's (DSD) effort to provide comprehensive, timely, reliable, and transparent information to the public, developers, and others interested in knowing about the great work Cape Coral leadership and employees perform.

In DSD, there are no silo's, every division is tied to each other, in reference to the steps needed to ensure our residents have safe housing and keep our community beautiful. We strongly believe in the team concept: either we all win, or we all lose. We could not provide our customers with the level of service that we do, with the record number of activities performed, if it wasn't for the dedication of our employees, the leadership from our elected officials, and the support of the City Manager and other departments. This is truly an example of teamwork-based success.

New to this report are: narrative summary of significant activity changes, increased type of permits where the average calendar days to issue permit are identified, average days to conduct plan reviews by type of reviews, and a page specifically dedicated to ways to communicate with us. The reason for so much information is to keep and/or gain trust between DSD and our public and industry, and to assist you in understanding our operations so that you can better prepare for efficient and successful projects. Cape Coral will become the best place to build in and develop!

DSD is in the process of implementing the Baldrige Excellence Framework as we march towards our journey for IAS Accreditation, with the goal of becoming nationally recognized as a leader in development services operations while simultaneously becoming recognized in performance excellence! To achieve this, we are implementing change, which will require the DSD team to get out of their comfort zone; with the support of the City Manager and the elected officials, this journey will be reached! Feel free to provide us with tactful corrective criticism, I recognize that we cannot do it without our public and our industry partners!

I would like to recognize the support from the Cape Coral Construction Industry Association as well as from Lee Building Industry Association, whose communications with us and continued recommendations for improvement serve to guide us in continuing our efforts to become efficient, provide great customer service, and hear the voice of our local building industry, which is a major economic engine for Cape Coral.



Picture: DSD Leadership Team, August 2023

Respectfully,

Juan G. Guerra, ICMA-CM, CPM
Development Services Director - *Interim*

[**DEPARTMENT WEBPAGE**](#)

www.capecoral.gov/department/community_development

DSD Vision Statement

By 2028, Cape Coral Development Services Department will be a nationally recognized leader in development services and in the beautification of our community.

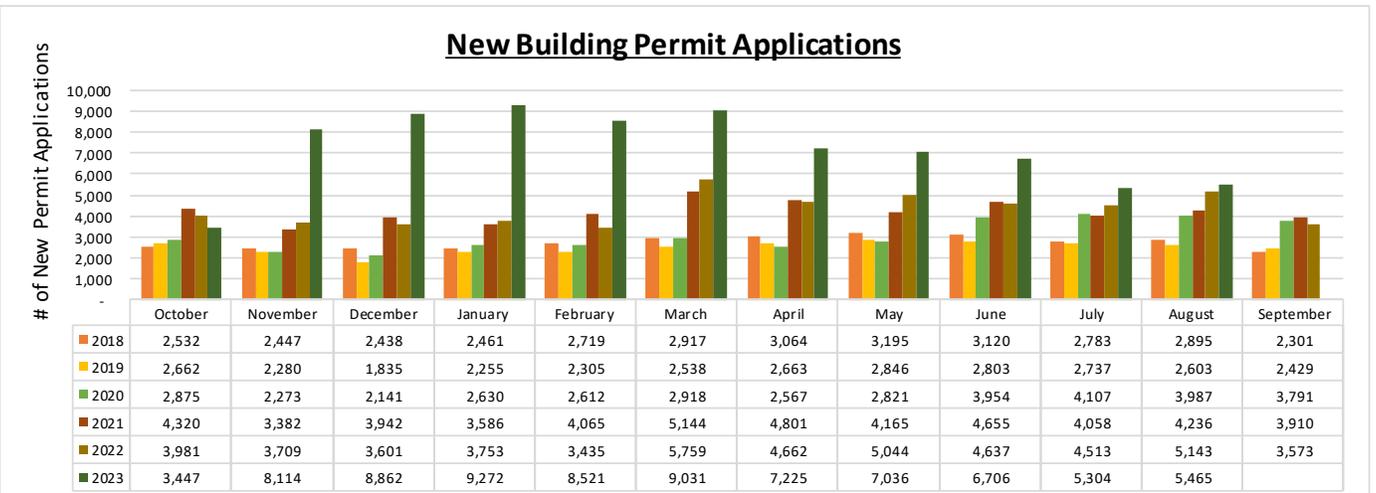
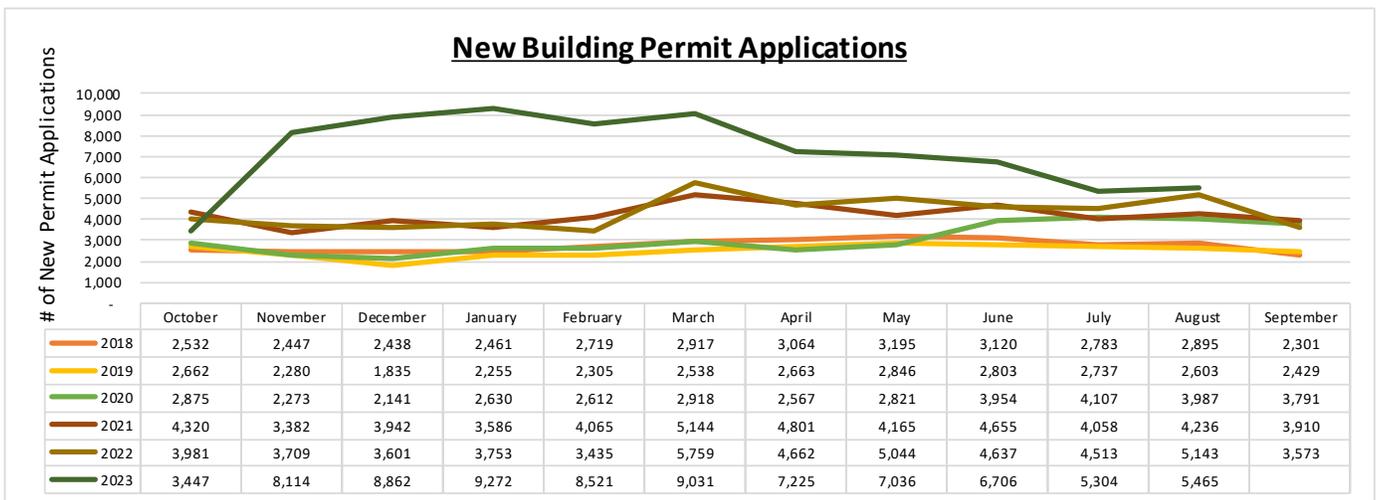
DSD Mission Statement

A team of progressive and responsive professionals, striving to continuously improve our service, to protect the public health, safety, and general welfare of the residents.

BUILDING PERMIT APPLICATIONS

Month	2018	2019	2020	2021	2022	2023	2023 vs 2022	2023 vs 2021	2023 vs 2020
							Difference	Difference	Difference
October	2,532	2,662	2,875	4,320	3,981	3,447	(534)	(873)	572
November	2,447	2,280	2,273	3,382	3,709	8,114	4,405	4,732	5,841
December	2,438	1,835	2,141	3,942	3,601	8,862	5,261	4,920	6,721
January	2,461	2,255	2,630	3,586	3,753	9,272	5,519	5,686	6,642
February	2,719	2,305	2,612	4,065	3,435	8,521	5,086	4,456	5,909
March	2,917	2,538	2,918	5,144	5,759	9,031	3,272	3,887	6,113
April	3,064	2,663	2,567	4,801	4,662	7,225	2,563	2,424	4,658
May	3,195	2,846	2,821	4,165	5,044	7,036	1,992	2,871	4,215
June	3,120	2,803	3,954	4,655	4,637	6,706	2,069	2,051	2,752
July	2,783	2,737	4,107	4,058	4,513	5,304	791	1,246	1,197
August	2,895	2,603	3,987	4,236	5,143	5,465	322	1,229	1,478
September	2,301	2,429	3,791	3,910	3,573	-	-	-	-
Total	32,872	29,956	36,676	50,264	51,810	78,983	30,746	32,629	46,098

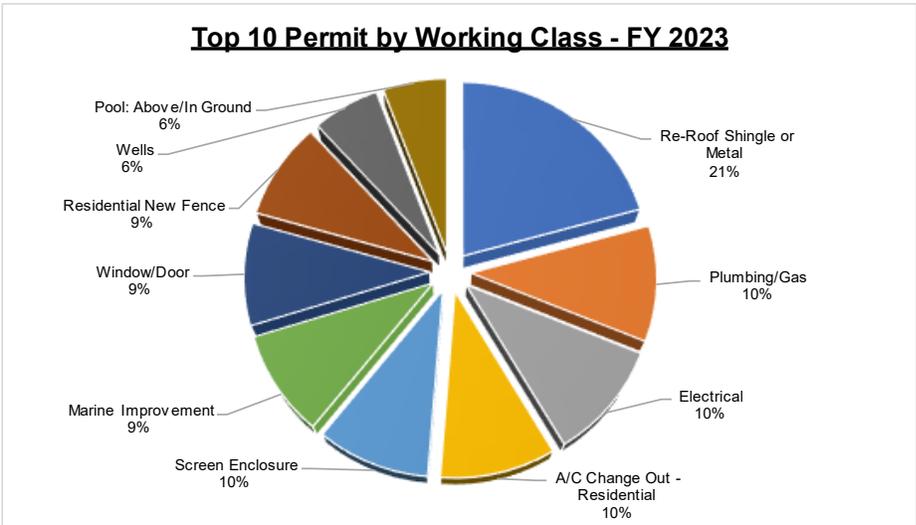
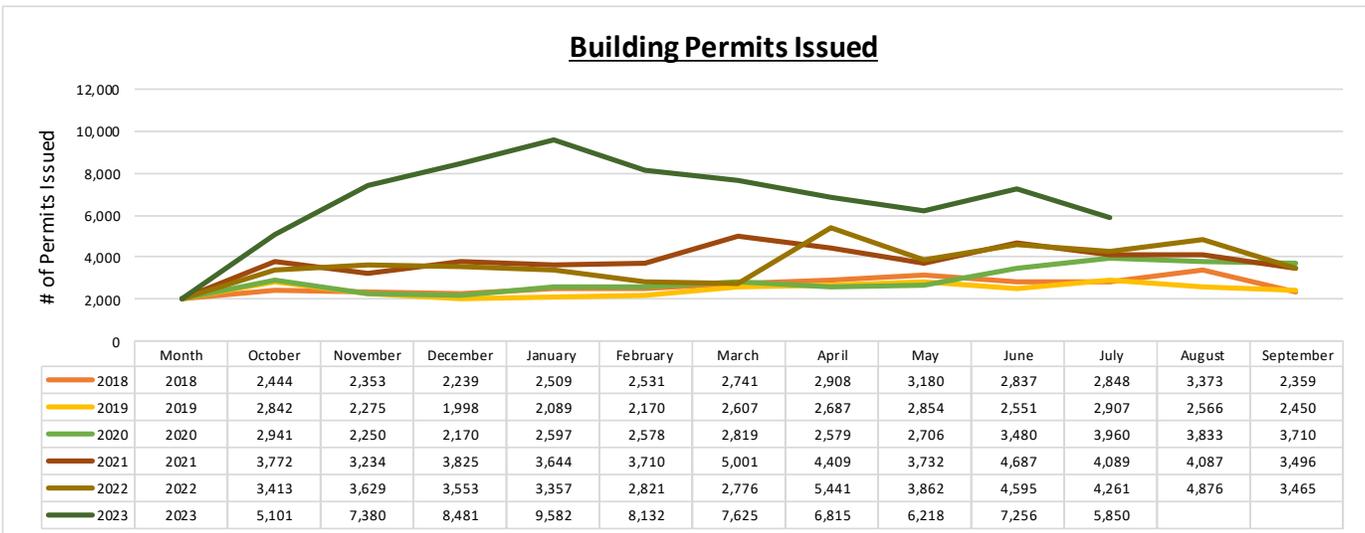
Average/Mo	2,739	2,496	3,056	4,189	4,318	7,180	2,863	2,992	4,124
Percentage change over Prior Year	N/A	-8.9%	22.4%	37.0%	3.1%	63.7%	N/A	71.4%	134.9%



BUILDING PERMITS ISSUED

Month	2018	2019	2020	2021	2022	2023	2023 vs 2022		
							Difference	2023 vs 2021	Difference
October	2,444	2,842	2,941	3,772	3,413	5,101	1,688	1,329	2,160
November	2,353	2,275	2,250	3,234	3,629	7,380	3,751	4,146	5,130
December	2,239	1,998	2,170	3,825	3,553	8,481	4,928	4,656	6,311
January	2,509	2,089	2,597	3,644	3,357	9,582	6,225	5,938	6,985
February	2,531	2,170	2,578	3,710	2,821	8,132	5,311	4,422	5,554
March	2,741	2,607	2,819	5,001	2,776	7,625	4,849	2,624	4,806
April	2,908	2,687	2,579	4,409	5,441	6,815	1,374	2,406	4,236
May	3,180	2,854	2,706	3,732	3,862	6,218	2,356	2,486	3,512
June	2,837	2,551	3,480	4,687	4,595	7,256	2,661	2,569	3,776
July	2,848	2,907	3,960	4,089	4,261	5,850	1,589	1,761	1,890
August	3,373	2,566	3,833	4,087	4,876	5,728	852	1,641	1,895
September	2,359	2,450	3,710	3,496	3,465	-	-	-	-
Total	32,322	29,996	35,623	47,686	46,049	78,168	35,584	33,978	46,255

Average/Mo	2,694	2,500	2,969	3,974	3,837	7,106	3,269	3,132	4,138
Percentage change over Prior Year	N/A	-7.2%	18.8%	33.9%	-3.4%	83.6%	N/A	78.8%	139.4%



SINGLE FAMILY HOME BUILDING PERMITS ISSUED

Month	2018	2019	2020	2021	2022	2023	2023 vs 2022	2023 vs 2021	2023 vs 2020
							Difference	Difference	Difference
October	168	184	203	354	388	252	(136)	(102)	49
November	188	162	163	272	373	287	(86)	15	124
December	130	172	154	313	275	298	23	(15)	144
January	185	115	187	338	406	455	49	117	268
February	161	137	181	313	354	333	(21)	20	152
March	149	147	155	300	325	303	(22)	3	148
April	191	139	139	383	465	302	(163)	(81)	163
May	232	133	157	372	698	286	(412)	(86)	129
June	225	112	188	408	579	309	(270)	(99)	121
July	216	191	216	406	432	207	(225)	(199)	(9)
August	206	183	266	370	545	251	(294)	(119)	(15)
September	136	199	267	354	299	-			
Total	2,187	1,874	2,276	4,183	5,139	3,283	(1,557)	(546)	1,274
Average/Mo	182	156	190	349	428	298	(130)	(50)	109
Percentage change over Prior Year	N/A	-14.3%	21.5%	83.8%	22.9%	-32.2%	N/A	-14.4%	57.4%

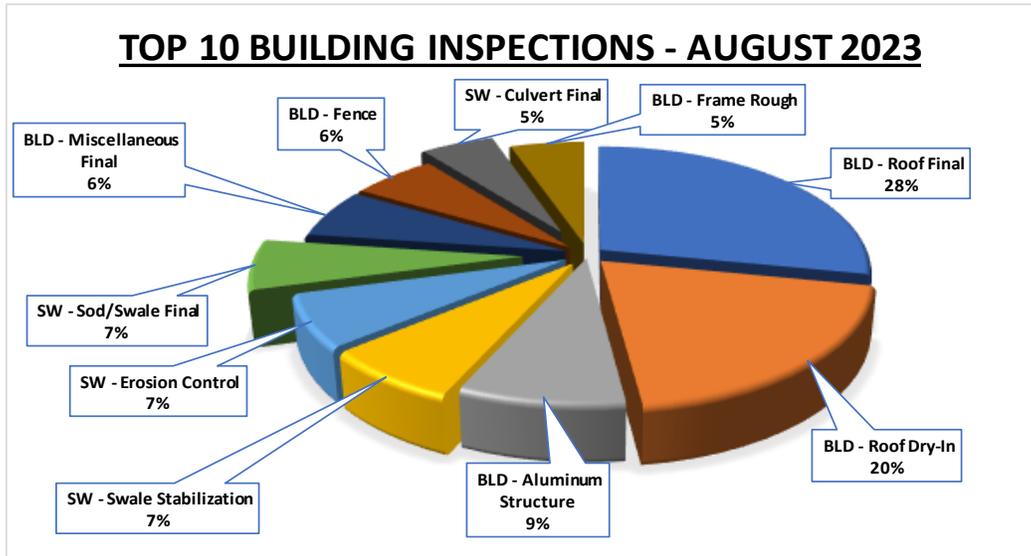
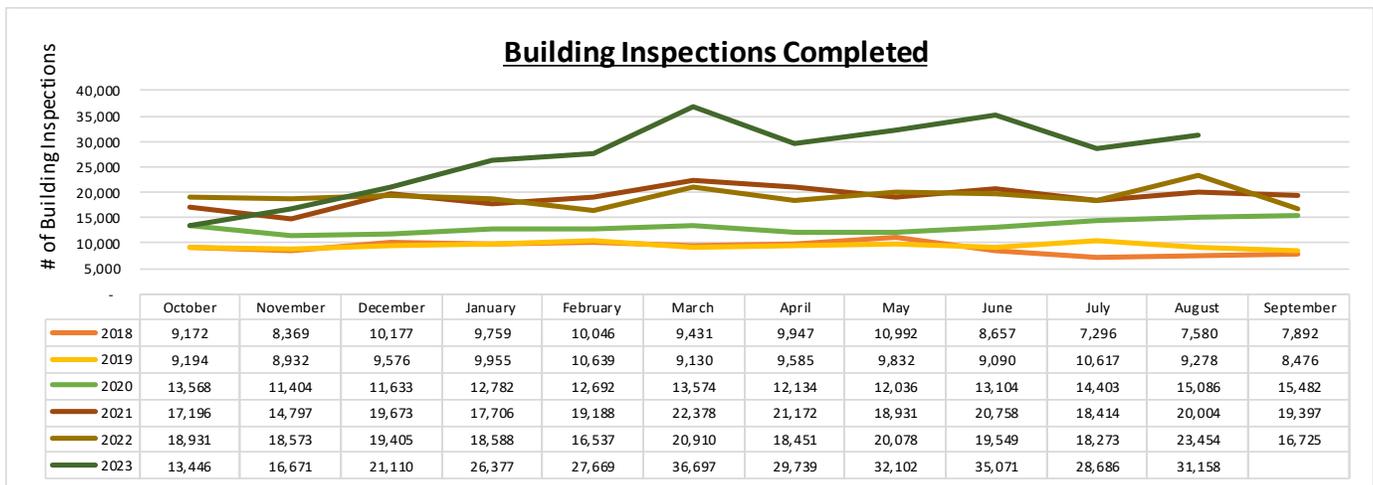
COMMERCIAL CONSTRUCTION BUILDING PERMITS ISSUED

Month	2018	2019	2020	2021	2022	2023	2023 vs 2022	2023 vs 2021	2023 vs 2020
							Difference	Difference	Difference
October	16	24	18	17	29	7	(22)	(10)	(11)
November	20	19	13	9	15	25	10	16	12
December	20	20	16	13	22	10	(12)	(3)	(6)
January	31	22	21	13	11	27	16	14	6
February	19	23	12	12	11	23	12	11	11
March	21	25	28	36	18	38	20	2	10
April	13	33	8	16	21	28	7	12	20
May	24	25	17	16	39	51	12	35	34
June	18	31	21	28	13	34	21	6	13
July	17	21	16	33	17	42	25	9	26
August	24	31	21	32	28	33	5	1	12
September	13	29	32	32	12	-			
Total	236	303	223	257	236	318	94	93	127
Average/Mo	20	25	19	21	20	29	9	7	10
Percentage change over Prior Year	N/A	28.4%	-26.4%	15.2%	-8.2%	42.0%	N/A	35.0%	55.6%

BUILDING INSPECTIONS COMPLETED

Month	2018	2019	2020	2021	2022	2023	2023 vs 2022	2023 vs 2021	2023 vs 2020
							Difference	Difference	Difference
October	9,172	9,194	13,568	17,196	18,931	13,446	(5,485)	(3,750)	(122)
November	8,369	8,932	11,404	14,797	18,573	16,671	(1,902)	1,874	5,267
December	10,177	9,576	11,633	19,673	19,405	21,110	1,705	1,437	9,477
January	9,759	9,955	12,782	17,706	18,588	26,377	7,789	8,671	13,595
February	10,046	10,639	12,692	19,188	16,537	27,669	11,132	8,481	14,977
March	9,431	9,130	13,574	22,378	20,910	36,697	15,787	14,319	23,123
April	9,947	9,585	12,134	21,172	18,451	29,739	11,288	8,567	17,605
May	10,992	9,832	12,036	18,931	20,078	32,102	12,024	13,171	20,066
June	8,657	9,090	13,104	20,758	19,549	35,071	15,522	14,313	21,967
July	7,296	10,617	14,403	18,414	18,273	28,686	10,413	10,272	14,283
August	7,580	9,278	15,086	20,004	23,454	31,158	7,704	11,154	16,072
September	7,892	8,476	15,482	19,397	16,725	-	-	-	-
Total	109,318	114,304	157,898	229,614	229,474	298,726	85,977	88,509	156,310

Average/Mo	9,110	9,525	13,158	19,135	19,123	27,157	8,034	8,022	13,999
Percentage change over Prior Year	N/A	4.6%	38.1%	45.4%	-0.1%	40.4%	N/A	41.9%	106.4%



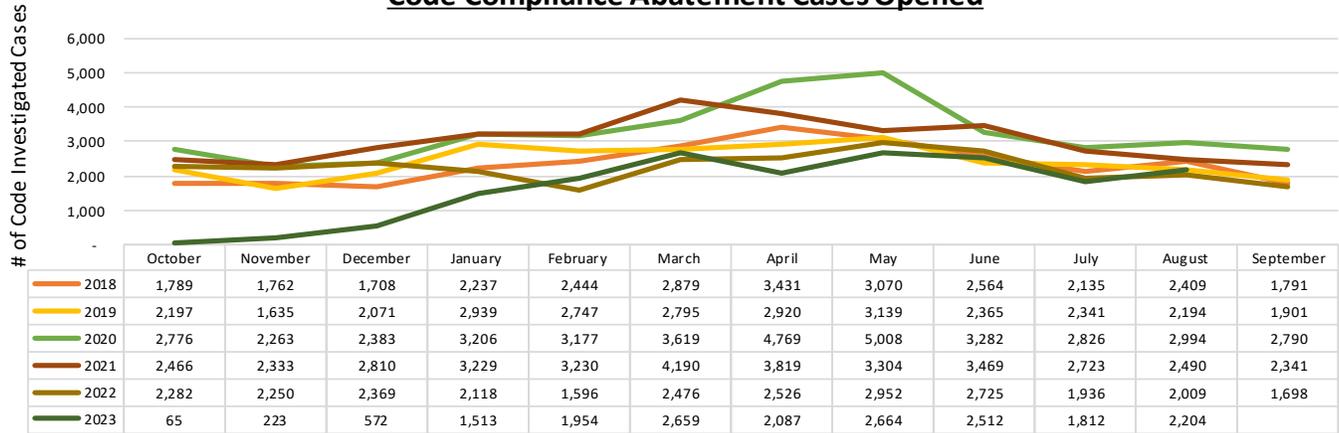
CODE COMPLIANCE ABATEMENT CASES OPENED

Month	2018	2019	2020	2021	2022	2023	2023 vs 2022 Difference	2023 vs 2021 Difference	2023 vs 2020 Difference
October	1,789	2,197	2,776	2,466	2,282	65	(2,217)	(2,401)	(2,711)
November	1,762	1,635	2,263	2,333	2,250	223	(2,027)	(2,110)	(2,040)
December	1,708	2,071	2,383	2,810	2,369	572	(1,797)	(2,238)	(1,811)
January	2,237	2,939	3,206	3,229	2,118	1,513	(605)	(1,716)	(1,693)
February	2,444	2,747	3,177	3,230	1,596	1,954	358	(1,276)	(1,223)
March	2,879	2,795	3,619	4,190	2,476	2,659	183	(1,531)	(960)
April	3,431	2,920	4,769	3,819	2,526	2,087	(439)	(1,732)	(2,682)
May	3,070	3,139	5,008	3,304	2,952	2,664	(288)	(640)	(2,344)
June	2,564	2,365	3,282	3,469	2,725	2,512	(213)	(957)	(770)
July	2,135	2,341	2,826	2,723	1,936	1,812	(124)	(911)	(1,014)
August	2,409	2,194	2,994	2,490	2,009	2,204 *	195	(286)	(790)
September	1,791	1,901	2,790	2,341	1,698	-			
Total	28,219	29,244	39,093	36,404	26,937	18,265	(6,974)	(15,798)	(18,038)

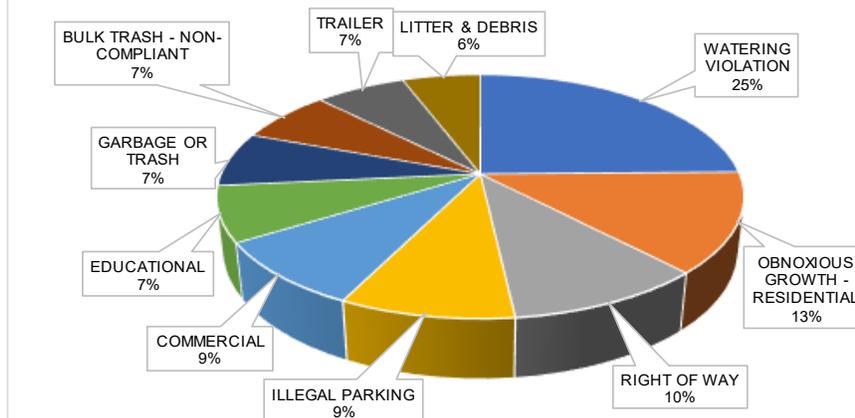
Average/Mo	2,352	2,437	3,258	3,034	2,245	1,660	(584)	(1,373)	(1,597)
Percentage change over Prior Year	N/A	3.6%	33.7%	-6.9%	-26.0%	-27.6%	N/A	-45.3%	-49.0%

*Data updated in August with new numbers from updated report June & July 2023 report, title of report updated to coincide with analysis

Code Compliance Abatement Cases Opened



Top 10 Code Violations - 2023



VALUATION OF BUILDING PERMITS ISSUED

Month	2018	2019	2020	2021	2022	2023	2023 vs 2022 Difference	2023 vs 2021 Difference	2023 vs 2020 Difference
October	\$ 57,634,538	\$ 79,874,600	\$ 82,160,395	\$ 110,910,105	\$ 123,326,184	\$ 147,313,950	\$ 23,987,766	\$ 36,403,845	\$ 65,153,555
November	83,128,173	66,544,009	100,566,858	79,094,866	126,644,252	291,808,295	165,164,043	212,713,429	191,241,437
December	84,349,455	57,259,503	56,961,846	113,577,609	100,723,090	295,123,702	194,400,612	181,546,093	238,161,856
January	219,852,247	60,557,222	87,092,157	104,968,179	134,473,368	422,336,826	287,863,458	317,368,647	335,244,669
February	99,849,547	53,016,758	69,591,628	106,219,898	110,460,742	315,116,867	204,656,125	208,896,969	245,525,239
March	64,070,290	64,021,903	93,474,912	133,452,877	121,779,558	335,989,582	214,210,024	202,536,705	242,514,670
April	91,425,410	62,543,691	73,347,074	127,670,347	195,783,166	279,000,382	83,217,216	151,330,035	205,653,308
May	95,747,033	61,466,735	68,933,111	144,713,337	251,297,153	284,057,252	32,760,099	139,343,915	215,124,141
June	125,690,761	62,003,463	78,476,415	163,809,149	215,757,123	264,796,003	49,038,880	100,986,854	186,319,588
July	87,034,246	77,707,047	85,915,172	123,447,018	211,324,051	254,012,499	42,688,448	130,565,481	168,097,327
August	85,877,587	75,576,832	88,454,594	160,057,301	263,228,261	241,638,143	(21,590,118)	81,580,842	153,183,549
September	56,531,220	94,613,243	83,749,884	118,334,318	159,446,635	-	\$ 1,276,396,552	\$ 1,763,272,815	\$ 2,246,219,340
Total	\$ 1,151,190,506	\$ 815,185,006	\$ 968,724,044	\$ 1,486,255,004	\$ 2,014,243,584	\$ 3,131,193,501			

Average/Mo	2018	2019	2020	2021	2022	2023	2023 vs 2022 Difference	2023 vs 2021 Difference	2023 vs 2020 Difference
Average/Mo	\$ 95,932,542	\$ 67,932,084	\$ 80,727,004	\$ 123,854,584	\$ 167,853,632	\$ 284,653,955	\$ 116,800,323	\$ 160,799,371	\$ 203,926,951
Percentage change over Prior Year	N/A	-29.2%	18.8%	53.4%	35.5%	68.8%	N/A	129.8%	252.6%

Valuation of Building Permits Issued



SUMMARY OF MAJOR ACTIVITY CHANGES

Permit Monthly Activity

- Building permits issued August were 5,728, a 2% decrease from last month, but an increase of 17% from August of last year.
- Single Family Home building permits issued August were 251, a 21% increase from last month, and a decrease of 54% from August of last year.
- Commercial construction building permits issued August were 33, a 21% decrease from last month, and an increase of 5% from August of last year.
- Building inspections in August were 31,158, a 9% increase from last month, and an increase of 33% from August of last year.
- Code Compliance abatement cases opened in August were 2,204, a 22% increase from last month, and an increase of 10% from August of last year.

Material Changes in Performance Measures

Code Compliance Activity:

Code cases opened while being proactive to reactive in August 75% to 25%. The average for the fiscal year is 73% to 27% respectively.

Code cases resolved through voluntary compliance to forced compliance in August 85% to 15%. The average for the fiscal year is 87% to 13% respectively.

Third Party Vendor Assistance:

Contracted building inspections conducted in August were 4,152, a 5% reduction from last month, and a decrease of 46% from the month of March 2023, the highest point of Contracted building inspections this fiscal year.

Hurricane Ian Permits:

Hurricane Ian permits in August were 896, a 31% reduction from last month, and a decrease of 84% from the month of January 2023, the highest point of Hurricane Ian building permits tracked in the fiscal year.

Customer Service – Average Front Counter Wait Times:

Owner/Builder front counter average wait time in August was 9 minutes, the same amount from last month, and a decrease of 98% from the month of March 2023, the longest wait times tracked in the fiscal year.

Contractor front counter average wait time in August was 9 minutes, a 10% reduction from last month, and a decrease of 300% from the month of March 2023, the longest wait times tracked in the fiscal year.

Customer Service – Average Front Counter Wait Times:

Owner/Builder front counter average wait time in August was 9 minutes, a 85% reduction from last month, and a decrease of 93% from the month of March 2023, the longest wait times tracked in the fiscal year.

Environmental Reviews:

Environmental reviews of protected species in August were 299, a 21% increase from last month. Last month was the previous highest environmental reviews conducted.

Average Days to Review Building Plans

Single Family Home Plans:

Plan review software BlueBeam experience errors nationwide. Issue was fixed late August.

Planning review activities combine for the longest permit review time periods. The allowable days to complete reviews will be reduced along with contracting with Third Party Vendors to assist in planning plan reviews.

Commercial Construction Plans:

Plan review software BlueBeam experience errors nationwide. Issue was fixed late August.

Electrical and Planning review activities are the longest permit review time periods, the allowable days to complete reviews will be reduced along with contracting with Third Party Vendors to assist in planning plan reviews, in late August CAP Government was contracted to review electrical plans.

Performance Measures

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Oct - Aug
Planning												
# of quasi-judicial & legislative cases received	4	6	8	9	15	8	8	18	7	5	3	91
# of quasi-judicial & legislative cases heard	1	8	4	2	5	5	4	3	1	7	6	46
# of new BTR/Zoning Compliance Certificates	138	138	100	128	116	142	135	158	134	10	18	1,217
# of sign permits	14	21	11	14	26	29	39	34	32	30	50	300
1)Applied For	37	20	5	16	21	6	25	33	30	33	12	238
2)Issued	173	99	179	197	105	202	181	193	159	238	290	2,016
# Environmental Reviews Completed - Permits	10	8	7	10	10	16	7	6	4	10	9	97
# of Environmental Reviews Completed - Plans	3	7	4	10	8	14	23	19	38	25	23	174
Housing assistance												
Down Payment, Foreclosure Prevention, Insurance Deductible	-	-	2,027	2,541	5,143	7,690	5,295	5,169	5,216	4,373	4,152	41,606
Building Inspections												
Privatized/contracted roof inspections	17,420	17,071	16,646	16,109	14,817	13,107	10,684	8,744	6,251	4,140	4,532	129,521
Code Compliance	41	8	44	177	351	372	303	374	235	241	344	2,490
Cases available for resolution	100.4	241.3	182.4	49.6	14.0	15.4	47.3	53.1	33.7	84.5	34.8	77.9
Cases resolved through forced compliance	82.8	71.6	32.7	17.3	12.3	13.0	14.6	10.7	13.4	29.4	13.7	28.3
Avg days, inspection to forced compliance	11.7%	1.9%	8.2%	13.7%	20.5%	15.4%	15.6%	15.0%	10.6%	14.5%	15.2%	12.9%
Avg days, inspection to voluntary compliance	19	29	33	33	26	26	27	23	26	33	25	27
% of cases resolved through forced compliance	81	71	67	67	74	74	73	77	74	67	75	73
Complaint Reactive % of cases	-	48	2,302	4,862	4,332	4,108	2,855	2,395	1,902	1,156	818	24,778
Proactive/Officer initiated % of cases	1	338	519	743	72	52	85	101	122	146	78	2,257
Permitting	-	48	13	16	22	128	121	151	59	9	9	58
Hurricane lan - Re-roofing	-	32	16	98	77	120	37	50	18	10	9	47
Hurricane lan - Other												
Counter avg wait (minutes) - Owner/Builder*												
Counter avg wait (minutes) - Contractor*												

*Starting June 26 front counter service is by appointment, no wait time is expected, better quality of customer service will be provided

Average Days To Issue Permit By Type

Permit Type

Permit Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Oct - Aug
-------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----------

Single Family - Average Business days to issue	36.5	59.9	60.1	63.4	62.8	74.8	94.9	87.2	96.6	106.0	96.2	76.2
(Apply to Issue) Min Days to Issue	36.0	1.0	15.0	1.0	12.0	7.0	8.0	16.0	6.0	7.0	17.0	11.5
(Apply to Issue) Max Days to Issue	37.0	77.0	112.0	146.0	152.0	202.0	232.0	255.0	261.0	315.0	342.0	193.7
# of permits issued	2.0	58.0	80.0	212.0	222.0	210.0	200.0	221.0	184.0	166.0	202.0	1,757.0

Single Family Mastered - Avg Bus days to issue	N/A	N/A	N/A	N/A	N/A	N/A	44.3	34.1	47.8	47.7	59.9	46.8
Min Days to Issue	N/A	N/A	N/A	N/A	N/A	N/A	36.0	12.0	7.0	12.0	18.0	17.0
Max Days to Issue	N/A	N/A	N/A	N/A	N/A	N/A	56.0	81.0	114.0	171.0	172.0	118.8
# of permits issued	N/A	N/A	N/A	N/A	N/A	N/A	9.0	59.0	41.0	42.0	57.0	208.0

Did not track separately until April 2023

Commercial Construct. - Avg Bus days to issue	176.7	194.0	173.3	232.5	163.5	249.6	354.5	121.2	284.1	156.3	164.2	206.4
Min Days to Issue	39.0	11.0	11.0	1.0	29.0	19.0	20.0	35.0	58.0	41.0	32.0	26.9
Max Days to Issue	493.0	415.0	493.0	742.0	401.0	832.0	849.0	461.0	545.0	442.0	733.0	582.4
# of permits issued	7.0	31.0	11.0	34.0	24.0	44.0	37.0	52.0	34.0	43.0	34.0	351.0

Enclosure: Fence/Screen - Avg Bus days to issue	85.6	58.3	27.3	35.6	26.9	38.7	45.1	45.8	52.0	62.9	125.7	54.9
Min Days to Issue	19.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	8.0	14.0	4.5
Max Days to Issue	226.0	509.0	306.0	278.0	394.0	393.0	496.0	354.0	385.0	336.0	658.0	394.1
# of permits issued	289.0	480.0	390.0	561.0	610.0	590.0	844.0	707.0	1,007.0	502.0	130.0	6,110.0

Marine Improvement - Avg Bus days to issue	84.4	97.6	71.8	66.0	53.4	102.9	71.9	105.0	83.4	78.7	90.4	82.3
Min Days to Issue	35.0	1.0	1.0	1.0	7.0	1.0	19.0	25.0	24.0	10.0	1.0	11.4
Max Days to Issue	337.0	448.0	623.0	412.0	455.0	433.0	292.0	373.0	399.0	488.0	627.0	444.3
# of permits issued	135.0	348.0	392.0	274.0	132.0	79.0	116.0	111.0	398.0	343.0	379.0	2,707.0

Wells - Avg Bus days to issue	27.7	44.3	19.9	18.4	14.2	20.4	27.9	25.4	29.0	19.2	22.2	24.4
Min Days to Issue	1.0	1.0	1.0	1.0	2.0	3.0	4.0	3.0	2.0	4.0	1.0	2.1
Max Days to Issue	182.0	307.0	316.0	221.0	214.0	303.0	549.0	301.0	290.0	235.0	171.0	280.8
# of permits issued	83.0	204.0	188.0	228.0	143.0	177.0	170.0	97.0	356.0	173.0	243.0	2,062.0

NOTE: Average Business Days to Issue is the average of the month for all reviews in all departments in the City. This serves solely as a discussion point, every permit is different, some permits have incorrect applications, plans, or both, leading to long delays in issuing permits. For a more realistic number of days to issue, you can ask about the "perfect permit" per type, which can be viewed as the permit issuance with applications and plans approved without resubmission. The shortest issuance per type of permit, the longest time to issue, and/or the average to issue can assist you in your workflow planning, but please understand that it is not an exact science, every instance is different with unique challenges, but please know we are ready to assist where we can.

Many common types of permits are issued immediately **ONLINE** (not at DSD), these are referred to as "Push-Button Permits", these permits include:

- ◆ Air Conditioning (Residential)
- ◆ Emergency Electrical Repair/Replace (Residential & Commercial)
- ◆ Fence Repair/Replace (Residential)
- ◆ Garage Door Replacement (Residential)
- ◆ Roof Metal or Shingle (Residential)
- ◆ Roof Tile (Residential)
- ◆ Dock Electric (Residential)
- ◆ Plumbing Re-pipe (Residential & Commercial)
- ◆ Shutters/Awning (Residential)
- ◆ Shutters/Awning with Electric (Residential)

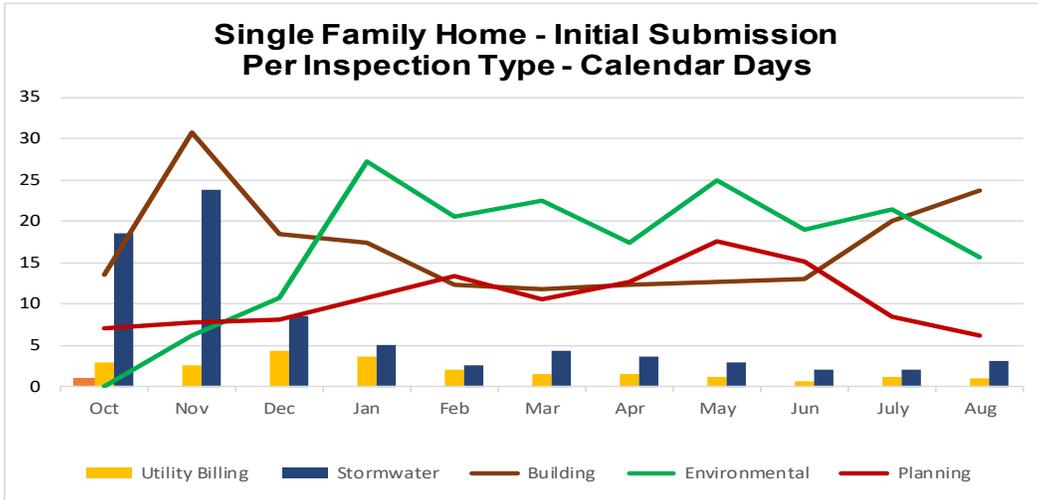
Apply for and receive your permit immediately by visiting: www.CapeCoral.gov/energov

SINGLE FAMILY HOME - AVERAGE DAYS TO REVIEW BUILDING PLANS - BY REVIEW TYPE

Building Permit Reviews (Calendar days)

Section	Review Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug
Building	Building	14	31	18	17	12	12	12	13	13	20	24
Customer Bi	Utility Billing	3	3	4	4	2	2	2	1	1	1	1
Planning	Environmental	-	6	11	27	21	23	17	25	19	22	16
Planning	Planning	7	8	8	11	13	11	13	18	15	8	6
Public Work	Stormwater	19	24	9	5	3	4	4	3	2	2	3

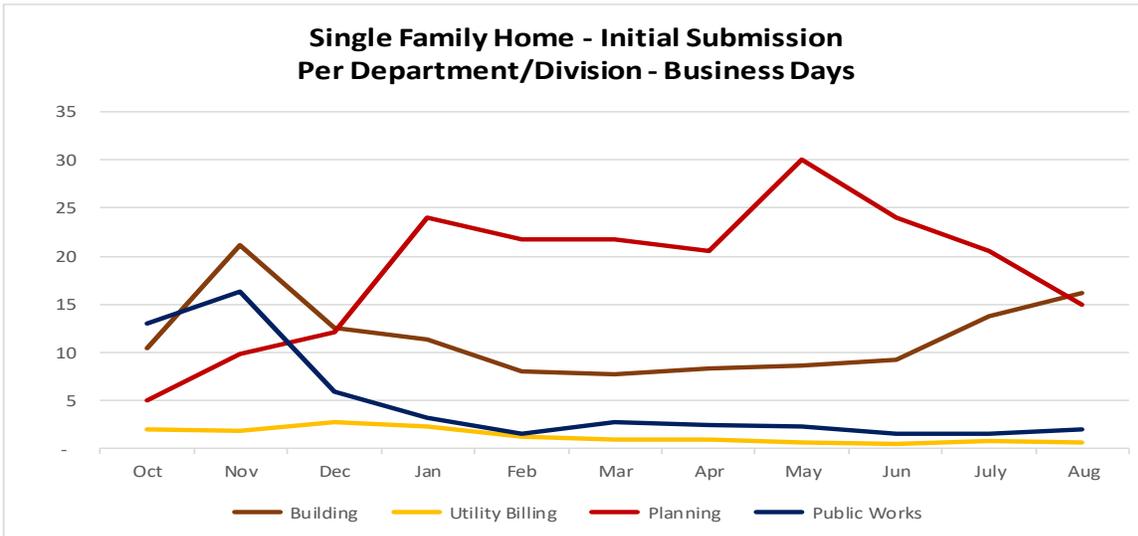
Average Oct -Aug
Calendar Days
17
2
17
11
7



Building Permit Reviews (Business days)

Department/Division	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug
Building	11	21	13	11	8	8	8	9	9	14	16
Utility Billing	2	2	3	2	1	1	1	1	1	1	1
Planning	5	10	12	24	22	22	21	30	24	21	15
Public Works	13	16	6	3	2	3	3	2	2	2	2

Average Oct -Aug
Business Days
12
1
19
5



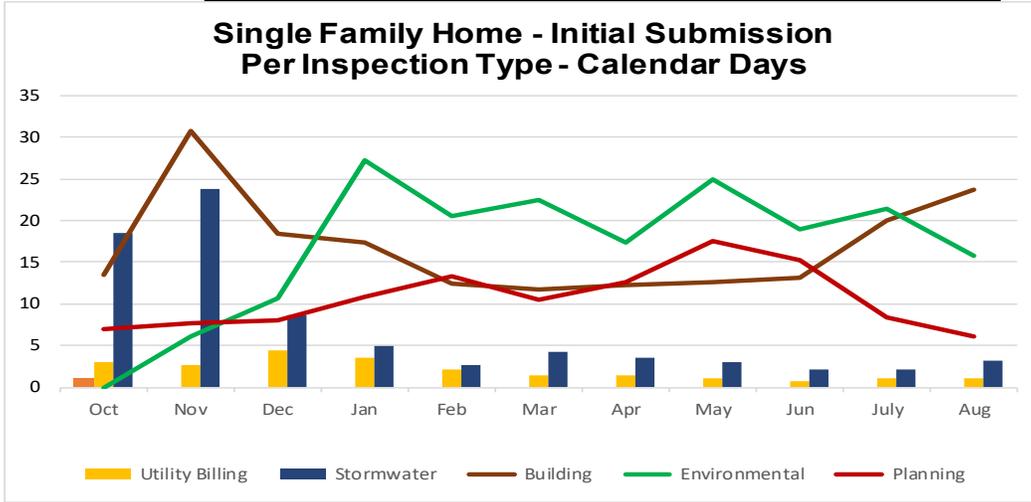
NOTE: Permit reviews may take place simultaneously, adding them up does not add up to the amount of time to review
 NOTE: In July and August, BlueBeam building plan review software had a nation-wide issue, affecting review times outside our control

COMMERCIAL CONSTRUCTION - AVERAGE DAYS TO REVIEW BUILDING PLANS - BY REVIEW TYPE

Building Permit Reviews (Calendar days)

Section	Review Type	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug
Building	Building	14	31	18	17	12	12	12	13	13	20	24
Customer Bi	Utility Billing	3	3	4	4	2	2	2	1	1	1	1
Planning	Environmental	-	6	11	27	21	23	17	25	19	22	16
Planning	Planning	7	8	8	11	13	11	13	18	15	8	6
Public Work:	Stormwater	19	24	9	5	3	4	4	3	2	2	3

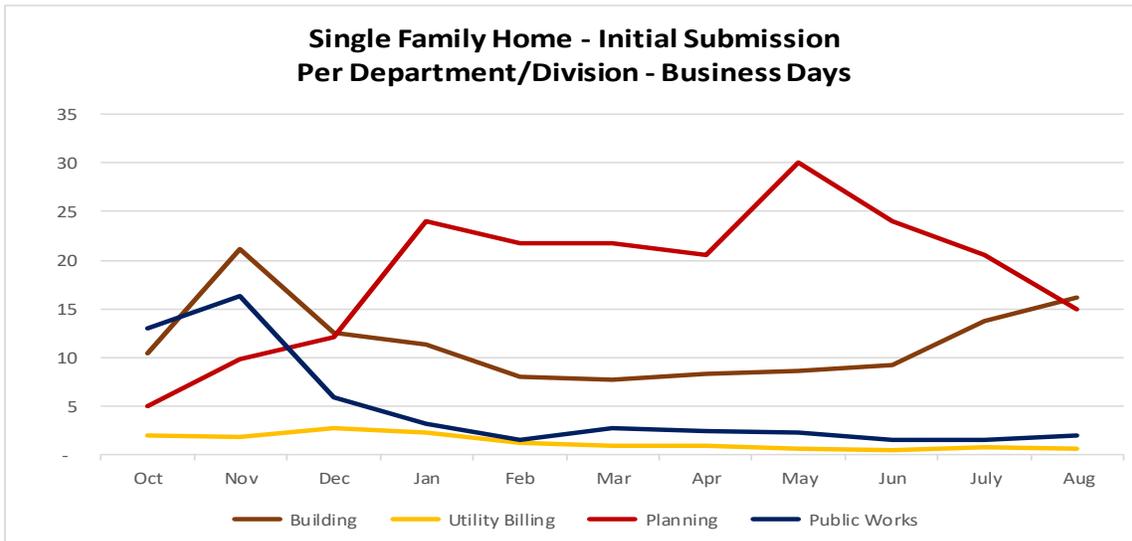
Average Oct -Aug
Calendar Days
17
2
17
11
7



Building Permit Reviews (Business days)

Department/Division	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug
Building	11	21	13	11	8	8	8	9	9	14	16
Utility Billing	2	2	3	2	1	1	1	1	1	1	1
Planning	5	10	12	24	22	22	21	30	24	21	15
Public Works	13	16	6	3	2	3	3	2	2	2	2

Average Oct -Aug
Business Days
12
1
19
5



NOTE: Permit reviews may take place simultaneously, adding them up does not add up to the amount of time to review
 NOTE: In July and August, BlueBeam building plan review software had a nation-wide issue, affecting review times outside our control

Residential Housing Economic Indicator

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Oct - Aug
Single Family Homes												
Active Inventory #	2,036	2,031	1,895	1,946	1,957	2,069	2,108	2,073	1,967	2,071	1,928	2,007
Change Previous Mo	-7.0%	-0.2%	-6.7%	2.7%	0.6%	5.7%	1.9%	-1.7%	-5.1%	-4.7%	-9.3%	-2.2%
Change Previous FY	47.4%	49.4%	57.5%	56.9%	63.1%	56.4%	44.0%	30.1%	6.4%	-0.2%	-9.7%	36.5%
Months Supply of Inventory	9.2	7.1	5.3	6.0	5.2	4.0	4.2	3.8	4.2	5.0	4.3	5.3
Change Previous Mo	59.2%	-22.8%	-25.4%	13.2%	-13.3%	-23.1%	5.0%	-9.5%	10.5%	7.6%	-17.1%	-1.4%
Change Previous FY	271.2%	202.0%	165.0%	133.5%	130.0%	105.9%	80.0%	52.0%	42.7%	15.7%	-16.0%	107.5%
Median Days on Market	27	31	36	35	31	30	30	26	33	31	36	31
Change Previous Mo	3.8%	14.8%	16.1%	-2.8%	-11.4%	-3.2%	0.0%	-13.3%	26.9%	-6.1%	20.0%	4.1%
Change Previous FY	350.0%	342.9%	350.0%	283.3%	416.7%	500.0%	391.7%	271.4%	266.7%	138.5%	100.0%	310.1%
Closed Sales #	222	288	356	322	378	515	500	545	464	413	452	405
Change Previous Mo	-41.6%	29.7%	23.6%	-9.6%	17.4%	36.2%	-2.9%	9.0%	-14.9%	-11.4%	9.4%	4.1%
Change Previous FY	-60.3%	-50.5%	-40.6%	-32.8%	-29.1%	-24.0%	-20.0%	-14.4%	-25.4%	-13.8%	7.6%	-27.6%
Median Sales Price	\$ 445,000	\$ 399,995	\$ 398,000	\$ 400,000	\$ 415,000	\$ 404,990	\$ 415,000	\$ 415,000	\$ 414,170	\$ 410,000	\$ 399,000	\$ 410,560
Change Previous Mo	11.0%	-10.1%	-0.5%	0.5%	3.8%	-2.4%	2.5%	0.0%	-0.2%	-1.0%	-2.7%	0.1%
Change Previous FY	21.9%	6.7%	4.9%	0.0%	70.0%	-4.5%	-9.8%	-7.8%	-5.0%	-3.1%	-7.2%	6.0%
Sold \$/Sq Ft	\$ 253	\$ 239	\$ 236	\$ 242	\$ 240	\$ 243	\$ 245	\$ 246	\$ 246	\$ 240	\$ 239	\$ 243
Change Previous Mo	2.0%	-5.5%	-1.3%	2.5%	-0.8%	1.3%	0.8%	0.4%	0.0%	-2.4%	-0.1%	-0.3%
Change Previous FY	17.1%	9.1%	4.9%	3.0%	-1.2%	-3.2%	-6.8%	-6.8%	-6.3%	-6.8%	-6.5%	-0.3%

Note: Data received from Royal Palm Coast Realtor Association

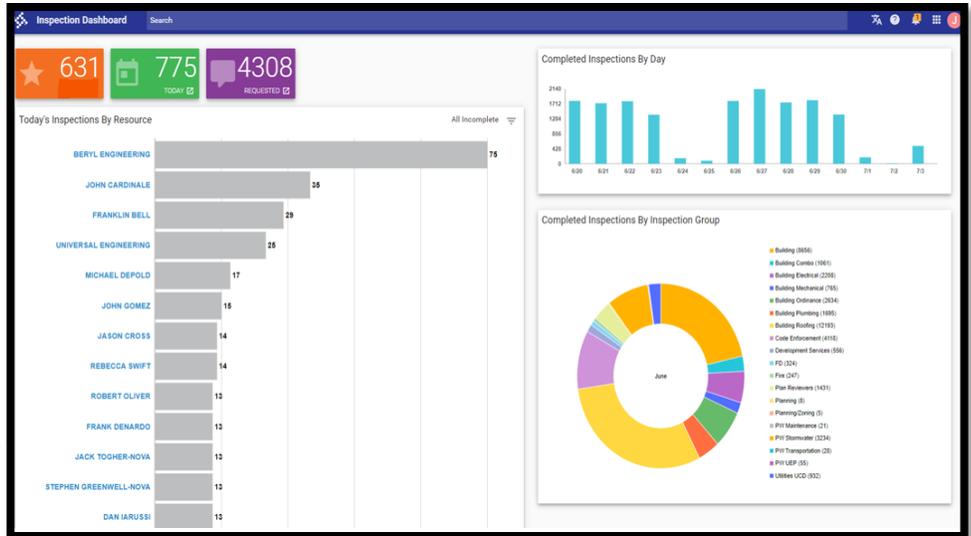
Data included is for Cape Coral only

Numbers may change slightly based on report update from time to time

ENERGOV STABILIZATION & OPTIMIZATION EFFORTS

On August 21st, the City successfully launched several new Energov improvements:

- The first owner/builder online permits, for single family homes and residential A/C change outs
- Automated permit status update emails for all permits, including: notification of when a permit fails application completeness check, has rejected plan review comments, is coming up on expiration, and has expired



- Two new permit statuses, for all permits:
 - Awaiting Customer, used for owner/builder permits pending ID check
 - Resubmitted, used to distinguish when a resubmission has been received and is now under review. Previously, the status "Resubmit Required" had been used. Now, "Resubmit Required" status will only indicate when the permit has been rejected and is pending up load/processing of new documents
- Automated license verification for contractors registered in CSS, for single family homes and residential A/C change out permits. When a contractor applies online for these two permits, Energov will automatically reach out to DBPR to validate the contractor's license

The City plans to roll out additional owner/builder online permits and automated license verification throughout September. On September 14th, there will be several updates to Energov:

- Energov will be updated from version 2021 to version 2022. The system will be down for both the public and City staff 9/14 through 9/15. The upgrade should bring enhanced performance and bug fixes
- IG Inspect and IG Enforce will be added as part of the 2022 upgrade and is planned to be fully implemented and adopted by November. These are workforce mobile apps that will increase the efficiency of inspections in the field
- Permitting will implement the Teams Breakout at this time, which will streamline permitting processes and further reduce permit turnaround times

HISTORICAL FTE, VACANCIES, & PRECEPTS

HISTORICAL ACTIVITY FTE

VACANCIES

Division of Vacancy	#	Status
Administration	2	Bus. Mgr advertised, Analyst on hold
Land Development	1	Proj Mgr closes 9/1
Planning	2	On hold
Code Compliance	0	N/A
Permitting	6	Postings continue
Building— B.O. , A.B.O.	1	On hold, BO is contracted
Chief Plans Examiner	1	One offer pending
Bldg — Plans Examiner	5	Currently interviewing candidates
Bldg — Inspector	6	3 Chiefs, 1 cust serv, 2 inspectors

Equals to 14% of department FTE--> **24**

Permits Issued	FY	Full-Time Equivalent (FTE)		
		Department FTE	Building FTE	Total FTE
28,334	FY 2004	116.25	-	116.25
38,891	FY 2005	30.50	130.00	160.50
30,050	FY 2006	31.50	190.00	221.50
20,486	FY 2007	72.50	180.50	253.00
14,089	FY 2008	72.50	97.00	169.50
13,162	FY 2009	51.50	25.50	77.00
12,918	FY 2010	48.50	25.50	74.00
32,322	FY 2018	54.00	49.45	103.45
29,996	FY 2019	53.00	53.88	106.88
35,623	FY 2020	57.00	57.88	114.88
47,686	FY 2021	61.40	68.88	130.28
46,049	FY 2022	62.40	69.88	132.28
78,168	FY 2023*	70.12	112.88	183.00

*Activity in only 11 out of 12 months in the fiscal year

Note: Code Compliance Division FTE not included in DSD before 2012!!!!

DSD LEADERSHIP TRAITS & PRINCIPLES



Professionalism
Respect
Ethics
Cross-training
Efficiency
Performance
Transparency
Synergy

1. Know yourself and seek self-improvement
2. Be technically and tactically proficient
3. Know your team and look out for their welfare
4. Keep your team informed
5. Set the example
6. Ensure the task is understood, supervised, and accomplished
7. Train your staff as a team
8. Make sound and timely decisions
9. Develop a sense of responsibility among your subordinates
10. Employ your command in accordance with its capabilities
11. Seek responsibility and take responsibility for your actions

DEVELOPMENT DISCUSSIONS IN THE CAPE!

DSD has developed annual education and public outreach activities for our stakeholders. The goal of this **Discussion** is to reduce frustrations associated with permit activities, leading to a more efficient permit process for everyone.

Annually, DSD will provide:

- Four (4) in-person public outreach efforts in the four major quadrants of the city, with DSD, Fire, Utilities, Public Works, and EDO
- A monthly (12 total) virtual educational session to our customers
- Topics will range from: Using EnerGov, The Perfect Permit, Post Hurricane Permits, Environmental Compliance, among others

Listening to the Customer & Working with our Stakeholders
JOIN THE DISCUSSION!



DEVELOPMENT DISCUSSIONS
In the Cape

Join us to learn more about Development Services, how to navigate as a developer, and the best ways to obtain information as a resident.

This event is **FREE** and open to the public. Staff will be available to answer your permitting questions.

RSVP by contacting Jennifer Ingram at jingram@capecoral.gov

Connect with:

- Fire
- Utilities
- Public Works/ Stormwater
- Lee BIA & CCCIA
- Code Compliance
- Permitting Services
- Building Inspections
- City Planning & Conservation
- Land Development
- Plan Review

November 2
4 - 6PM

Royal Palm Coast Realtor Association
918 SE 46th Ln.
Cape Coral, FL



DEVELOPMENT DISCUSSIONS
In the Cape

VIRTUAL DISCUSSIONS WITH DEVELOPMENT SERVICES VIA MICROSOFT TEAMS

2023-2024 SCHEDULE

- COMMERCIAL DEVELOPMENT PERMITTING**
AUGUST 23, 2023
- ACCESSORY PERMITS AND PERMIT CHECKLISTS**
SEPTEMBER 18, 2023
- CONTINUOUS IMPROVEMENT: TOP PERMIT REVIEW REJECTIONS**
OCTOBER 18, 2023
- RESIDENTIAL PERMITTING**
NOVEMBER 13, 2023
- TOP CODE COMPLIANCE VIOLATIONS**
JANUARY 22, 2024
- INSPECTIONS OVERVIEW AND ADMINISTRATIVE INTERPRETATIONS**
FEBRUARY 26, 2024
- POOLS, FENCES, AND ROOF PERMITTING**
MARCH 18, 2024
- SCREENS AND ALUMINUM PERMITTING**
APRIL 22, 2024
- CONSERVATION EFFORTS AND ORDINANCE REVIEW**
MAY 20, 2024

IF YOU WOULD LIKE TO ATTEND A VIRTUAL MEETING

JOIN ON YOUR COMPUTER OR MOBILE APP
[To Be Announced](#)

CALL IN (AUDIO ONLY)
[TBA](#)
[Conference ID: TBA](#)

RSVP WITH JEN AT [JINGRAM@CAPECORAL.GOV](mailto:jingram@capecoral.gov)

The November 2 Public Speaker Expected Topic: Florida Building Code Cycle 2023 changes for January 1, 2024.

For up to date information, please visit us at:

www.capecoral.gov/department/community_development/development_discussions.php