



City of Green Cove Springs

Phone: (904) 297-7500

Fax: (904) 284-8118

www.greencovesprings.com

321 Walnut Street

Green Cove Springs, FL 32043

Florida Relay – Dial 7-1-1

MEMORANDUM

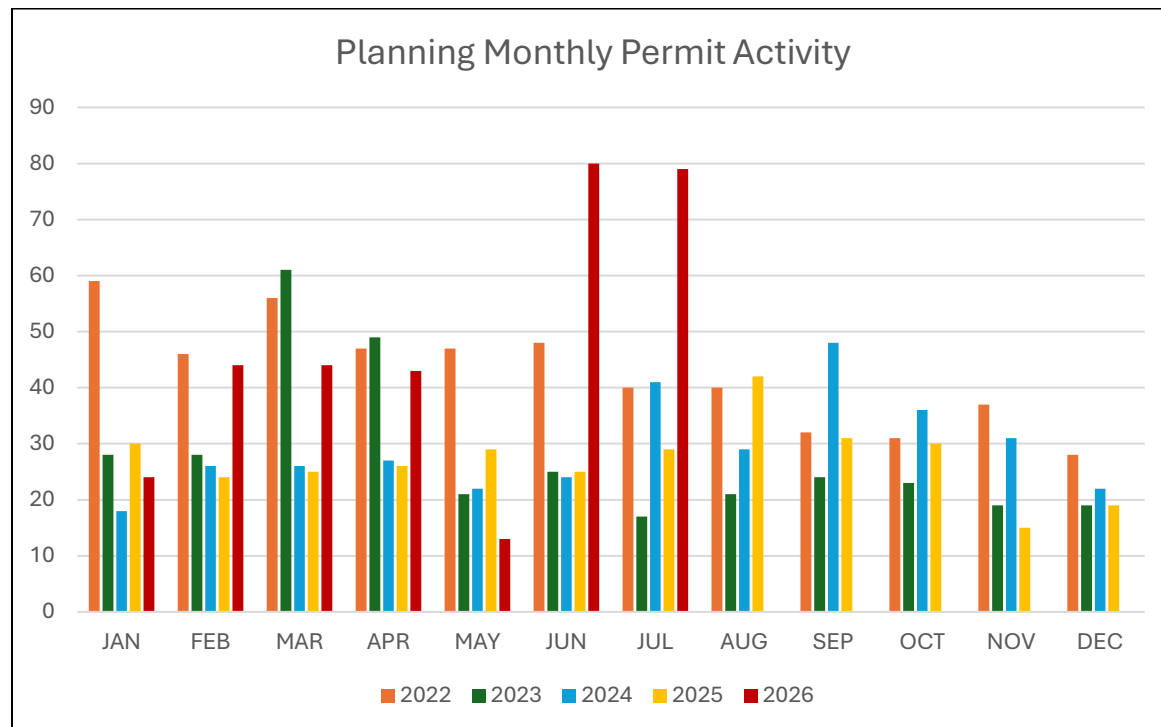
To: Mike Null, Interim City Manager
From: Development Services Department
Date: September 1, 2026
Subject: Monthly Planning, Code Enforcement, and Building Report for July, 2026

PLANNING

2 new business licenses were issued and 46 Licenses were renewed.

- New Businesses:
 - Florida's House to Home Design, LLC
 - Irons Automotive LLC DbA Trueline Automotive

Total Business Tax Revenue for July was **\$5,115.00**.



During the month of July:

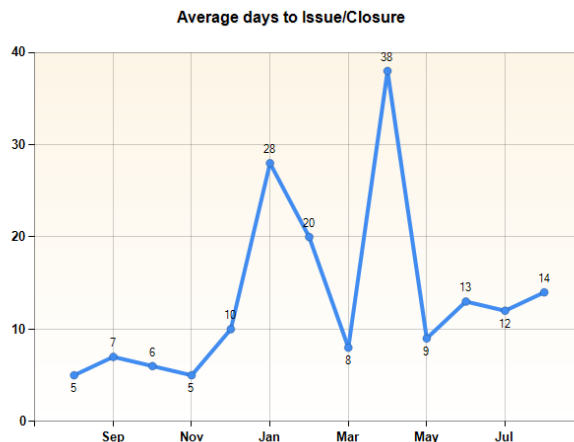
- The following **new applications** were received:
AL-26-005 1305 N Orange Ave, Ste 140
BLD-26-1106 Improvement Grant 408 Walnut St
CO-26-0006 Rookery Quiet Roost Pl Closeout
CO-26-0007 Rookery Phase 2B SFR Closeout
LOT-26-005 Center St
PA-26-001 CFCU 327 N Orange Ave
SITE-26-003 Harbor Ridge Site Clearing
SPL-26-007 TSC 1812 Idlewild Ave
TREE-26-004 717 Palmer St
TREE-26-005 801 Oak St
VAR-26-001 Center St Side Setback
ZN-26-009 1345 Energy Cove Ct MUH to M-2
ZN-26-010 Kirk St R-1A to R-2
ZON-26-0005 Shed 305 Highland Ave
ZVL-26-015 3691 Winged Foot Cir

The following **applications continue** to be reviewed:

- The following applications continued in review:
PA-26-001 CFCU Preapplication Review
PLF-26-002 Graylon Oaks Final Plat
PLF-26-004 Rookery 3A Final Plat
SPL-25-001 US Hwy 17 The Preserve
SPL-26-001 1080 Wildwood Rd Helipad
SPL-26-003 1615 Orange Ave Carlton
SPL-26-006 965 Leonard C Taylor Pkwy Infrastructure
SPL-26-010 3968 Reynolds Blvd Office
ZN-26-008 1325 Energy Cove Ct
Harbor Ridge Development Agreement
Sign Code Research & Discussion
Garage Code Revision
- The following applications were **approved**:
AL-26-003 Retro Putt
AL-26-004 1010 Leonard C Taylor Pkwy Speedway Store
AL-26-005 Restaurant at Magnolia Layne
BLD-26-0588 503 Orange Ave Culvers
BLD-26-0621 965 Leonard C Taylor Pkwy Front Runner Boatworks
CDA-26-001 Huntley Developer Agreement
CO-26-0004 Rookery 2A Pearce Darter Chase
MOD-26-001 Rookery PUD 30-foot Lots
PLIP-26-002 Rookery 3B Lot Size Mod
SPL-26-002 Culver's Restaurant
VAR-26-001 Center St Setback
ZN-26-005 1271 Energy Cove Ct, Smith
ZN-26-006 South US17, Ryan
BLD-26-0087 1310 Quiet Roost Pl
BLD-26-0088 1314 Quiet Roost Pl
BLD-26-0089 1318 Quiet Roost Pl
BLD-26-0090 1322 Quiet Roost Pl
BLD-26-0091 1326 Quiet Roost Pl

BLD-26-0092 1330 Quiet Roost Pl
 BLD-26-0093 1334 Quiet Roost Pl
 BLD-26-0094 1338 Quiet Roost Pl
 BLD-26-0102 4296 Audubon Ave
 BLD-26-0281 4502 White Ibis Ln
 BLD-26-0533 4115 Audubon Ave
 BLD-26-0539 1928 Elks Path Ln
 BLD-26-0573 509 Walnut St
 BLD-26-0595 617 Washington St
 BLD-26-0612 3290 Shinnecock Ln
 BLD-26-0715 1725 Pearce Blvd
 BLD-26-0748 1170 East St
 BLD-26-0768 200 S Orange Ave
 BLD-26-0775 1301 East St
 BLD-26-0834 1988 Colonial Dr
 BLD-26-0852 3355 Shinnecock Ln
 BLD-26-0857 1124 Houston St
 BLD-26-0886 3410 Shinnecock Ln
 BLD-26-0929 1708 Muirfield Dr
 BLD-26-0932 4261 Audubon Ave
 BLD-26-0936 1477 Lark Sparrow St
 BLD-26-0942 1506 Walnut St
 BLD-26-0947 1438 Lark Sparrow St
 BLD-26-0948 1427 Lark Sparrow St
 BLD-26-0951 1367 Orange Ave Sign
 BLD-26-0953 3672 St Andrews Ct
 BLD-26-0980 4272 Audubon Ave
 BLD-26-0981 4276 Audubon Ave
 BLD-26-0982 4280 Audubon Ave
 BLD-26-0983 4253 Audubon Ave
 BLD-26-0984 4268 Audubon Ave
 BLD-26-0985 4249 Audubon Ave
 BLD-26-0987 4245 Audubon Ave
 BLD-26-1080 1968 Colonial Dr

- **63 Lien Search Requests** and **Planning Revenues totaled \$22,610.95.**
- The total number of permits processed in Planning in July was 79 compared to 80 in June, a decrease of .02%.



CODE ENFORCEMENT

In July, there were 26 new enforcement complaints filed. Voluntary compliance was achieved for 6 of the cases resulting in case closure. \$0.00 in Code Enforcement fines were collected in July.

Compliance for courtesy notice of violation/notice of violations:

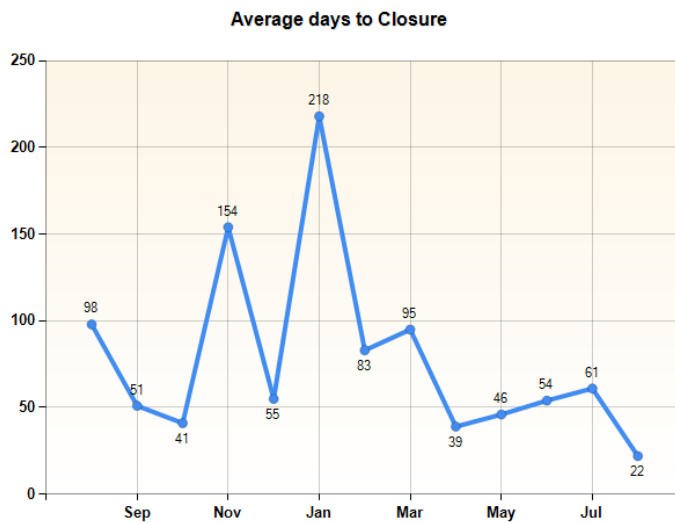
6 of 24 (25%) courtesy notices of violation from July were complied with.

0 of 2 notices of violation from July were complied with.

8 courtesy notices of violation from previous months achieved compliance resulting in case closure.

2 notices of violation from previous months achieved compliance resulting in case closure.

128 cases have achieved compliance year to date.



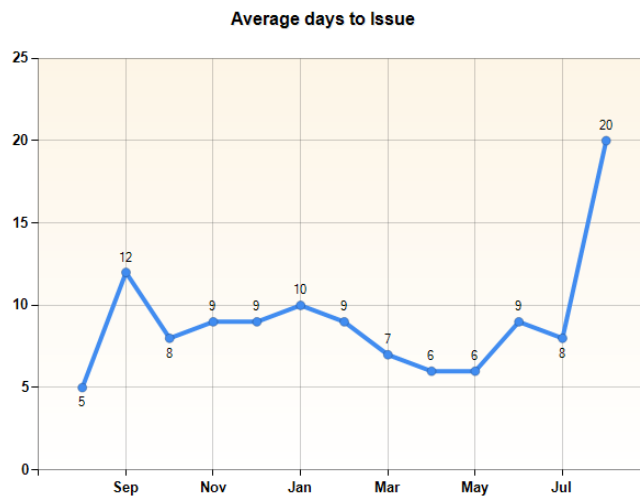
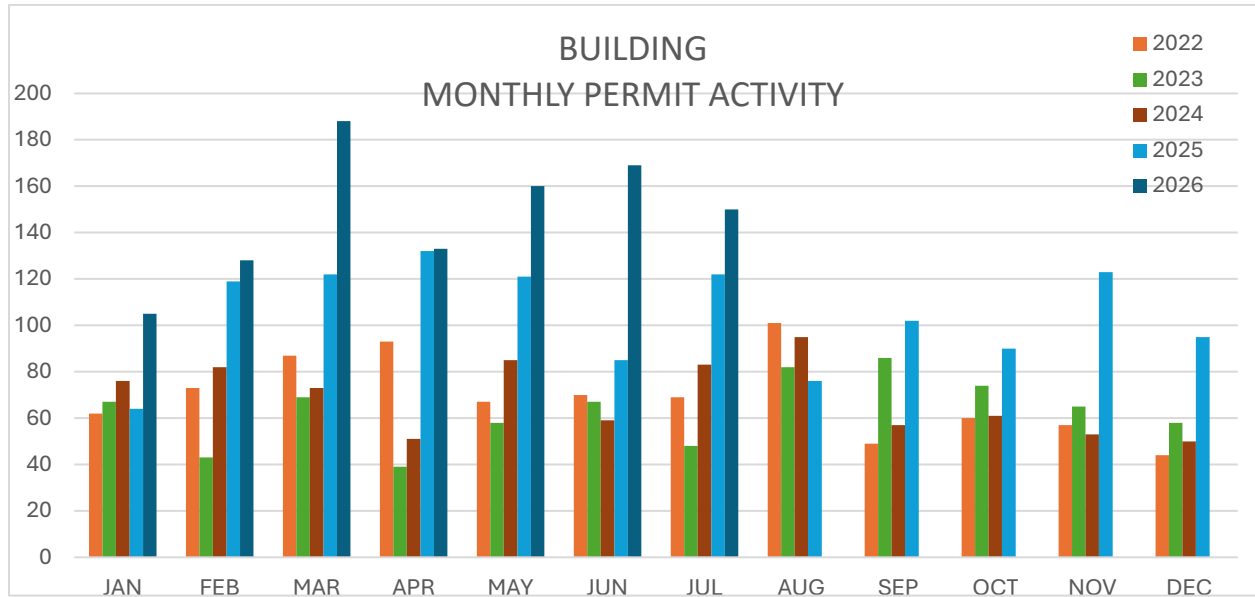
BUILDING

Building permit activity decreased 11.24% from June to July. The total number of building permits issued in July was 150 compared to 169 in June. Permit activity for July 2026 increased by 22.95% from July 2025.

- Revenues for Building related fees for **July** were **\$106,697.50**

JULY 2026 PERMIT SUMMARY	
RESIDENTIAL NEW	17
COMMERCIAL NEW	4
RESIDENTIAL ADDITION	0
COMMERCIAL ADDITION	1
RESIDENTIAL REMODEL / IMPROVEMENT	4
COMMERCIAL REMODEL / IMPROVEMENT	2
DEMOLITION	0
SIGNS	1

POOLS	0
RE-ROOFING	19
FENCES	0
MECHANICAL / ELECTRICAL / PLUMBING	65
OTHER PERMITS	37
TOTAL PERMITS ISSUED	150



Building Permit Processing

07/01/2026-07/31/2026

*****Processing Days are Calendar Days and NOT Business Days**

Permit Number	Permit Type	Date Submitted	Date Approved	Date Issued	Processing Days	Number of Review Cycles
BLD-25-0457	COMMERCIAL NEW	04/25/2025	07/16/2026	07/16/2026	65	4
BLD-26-0334	COMMERCIAL NEW	03/11/2026	07/06/2026	07/13/2026	31	4
BLD-26-0862	ROOKERY ONLY-RESIDENTIAL NEW	06/12/2026	07/07/2026	07/13/2026	23	1
BLD-25-1343	COMMERCIAL NEW	12/27/2025	07/09/2026	07/14/2026	22	9
BLD-26-0898	ROOKERY ONLY-RESIDENTIAL NEW	06/19/2026	07/08/2026	07/13/2026	19	1
BLD-26-0888	ROOKERY ONLY-RESIDENTIAL NEW	06/17/2026	07/07/2026	07/13/2026	16	1
BLD-26-0897	ROOKERY ONLY-RESIDENTIAL NEW	06/19/2026	07/07/2026	07/13/2026	16	1
BLD-26-0887	ROOKERY ONLY-RESIDENTIAL NEW	06/17/2026	06/30/2026	07/07/2026	15	1
BLD-26-0621	COMMERCIAL NEW	05/04/2026	06/10/2026	07/21/2026	15	4
BLD-26-0904	ROOKERY ONLY-RESIDENTIAL NEW	06/22/2026	06/30/2026	07/07/2026	15	1
BLD-26-0905	ROOKERY ONLY-RESIDENTIAL NEW	06/22/2026	06/30/2026	07/07/2026	15	1
BLD-26-0906	ROOKERY ONLY-RESIDENTIAL NEW	06/22/2026	06/30/2026	07/07/2026	14	1
BLD-26-0907	ROOKERY ONLY-RESIDENTIAL NEW	06/22/2026	06/30/2026	07/07/2026	14	1
BLD-26-0908	ROOKERY ONLY-RESIDENTIAL NEW	06/22/2026	06/30/2026	07/07/2026	8	1
BLD-26-0983	ROOKERY ONLY-RESIDENTIAL NEW	07/09/2026	07/16/2026	07/20/2026	8	1
BLD-26-0985	ROOKERY ONLY-RESIDENTIAL NEW	07/09/2026	07/16/2026	07/20/2026	8	1
BLD-26-0987	ROOKERY ONLY-RESIDENTIAL NEW	07/09/2026	07/16/2026	07/20/2026	8	1
BLD-26-0982	ROOKERY ONLY-RESIDENTIAL NEW	07/09/2026	07/15/2026	07/20/2026	8	1
BLD-26-0980	ROOKERY ONLY-RESIDENTIAL NEW	07/09/2026	07/16/2026	07/20/2026	8	1
BLD-26-0984	ROOKERY ONLY-RESIDENTIAL NEW	07/09/2026	07/16/2026	07/20/2026	8	1
BLD-26-0981	ROOKERY ONLY-RESIDENTIAL NEW	07/09/2026	07/15/2026	07/29/2026	8	1

BLD-26-1088	COMMERCIAL ADDITION	07/27/2026	07/29/2026	07/29/2026	8	1
BLD-26-0995	IRRIGATION	07/09/2026	07/09/2026	07/14/2026	0	0
BLD-26-1069	IRRIGATION	07/21/2026	07/21/2026	07/22/2026	0	0
BLD-26-1098	RE-ROOF	07/28/2026	07/29/2026	07/29/2026	0	0
BLD-26-1061	IRRIGATION	07/20/2026	07/28/2026	07/28/2026	0	0
BLD-26-0968	RESIDENTIAL IMPROVEMENT	07/07/2026	07/21/2026	07/22/2026	0	0
BLD-26-0962	ELECTRIC RESIDENTIAL	07/06/2026	07/07/2026	07/07/2026	0	0
BLD-26-0998	MECHANICAL RESIDENTIAL	07/13/2026	07/13/2026	07/14/2026	0	0
BLD-26-1031	IRRIGATION	07/16/2026	07/16/2026	07/16/2026	0	0
BLD-26-1078	PLUMBING RESIDENTIAL NEW	07/22/2026	07/22/2026	07/23/2026	0	0
BLD-26-1005	MECHANICAL RESIDENTIAL NEW	07/14/2026	07/14/2026	07/14/2026	0	0
BLD-26-1017	GAS COMMERCIAL	07/14/2026	07/27/2026	07/27/2026	0	0
BLD-26-1087	MECHANICAL RESIDENTIAL	07/27/2026	07/27/2026	07/27/2026	0	0
BLD-26-1004	PLUMBING RESIDENTIAL NEW	07/14/2026	07/14/2026	07/14/2026	0	0
BLD-26-1077	PLUMBING RESIDENTIAL NEW	07/22/2026	07/22/2026	07/23/2026	0	0
BLD-26-1083	RE-ROOF	07/23/2026	07/23/2026	07/24/2026	0	0
BLD-26-1008	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-1053	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-0988	ELECTRIC COMMERCIAL	07/09/2026	07/09/2026	07/09/2026	0	0
ZON-26-0005	SHED UNDER 150SF	07/16/2026	07/21/2026	07/22/2026	0	0
BLD-26-1001	ELECTRIC COMMERCIAL	07/13/2026	07/14/2026	07/14/2026	0	0
BLD-26-0977	RE-ROOF	07/09/2026	07/09/2026	07/09/2026	0	0
BLD-26-1028	PLUMBING RESIDENTIAL	07/15/2026	07/15/2026	07/16/2026	0	0
BLD-26-1097	PLUMBING COMMERCIAL NEW	07/28/2026	07/28/2026	07/29/2026	0	0
BLD-26-1037	ELECTRIC RESIDENTIAL NEW	07/16/2026	07/16/2026	07/20/2026	0	0
BLD-26-1000	RE-ROOF	07/13/2026	07/13/2026	07/13/2026	0	0
BLD-26-1092	RESIDENTIAL IMPROVEMENT	07/28/2026	07/30/2026	07/30/2026	0	0
BLD-26-0954	ELECTRIC RESIDENTIAL	07/06/2026	07/06/2026	07/06/2026	0	0
BLD-26-1041	MECHANICAL RESIDENTIAL NEW	07/17/2026	07/20/2026	07/20/2026	0	0
BLD-26-0989	PLUMBING COMMERCIAL	07/09/2026	07/09/2026	07/09/2026	0	0
BLD-26-0847	RE-ROOF	06/10/2026	07/09/2026	07/10/2026	0	0

BLD-26-1057	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-1049	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-1056	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-1055	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-1009	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-1068	IRRIGATION	07/21/2026	07/21/2026	07/22/2026	0	0
BLD-26-1084	SAFETY	07/23/2026	07/23/2026	07/23/2026	0	0
BLD-26-0950	RE-ROOF	07/01/2026	07/06/2026	07/07/2026	0	0
BLD-26-1074	PLUMBING RESIDENTIAL	07/22/2026	07/27/2026	07/27/2026	0	0
BLD-26-1091	MECHANICAL RESIDENTIAL NEW	07/28/2026	07/28/2026	07/28/2026	0	0
BLD-26-1033	ELECTRIC COMMERCIAL	07/16/2026	07/16/2026	07/16/2026	0	0
BLD-26-1032	IRRIGATION	07/16/2026	07/16/2026	07/16/2026	0	0
BLD-26-0997	MECHANICAL RESIDENTIAL	07/09/2026	07/09/2026	07/13/2026	0	0
BLD-26-0979	IRRIGATION	07/09/2026	07/09/2026	07/09/2026	0	0
BLD-26-1050	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-0940	RE-ROOF	06/29/2026	06/29/2026	07/06/2026	0	0
BLD-26-1072	RE-ROOF	07/21/2026	07/21/2026	07/27/2026	0	0
BLD-26-0964	RE-ROOF	07/07/2026	07/08/2026	07/08/2026	0	0
BLD-26-1064	IRRIGATION	07/21/2026	07/21/2026	07/22/2026	0	0
BLD-26-0926	ELECTRIC RESIDENTIAL NEW	06/25/2026	06/25/2026	07/14/2026	0	0
BLD-26-0992	MECHANICAL RESIDENTIAL	07/09/2026	07/09/2026	07/09/2026	0	0
BLD-26-1076	PLUMBING RESIDENTIAL NEW	07/22/2026	07/22/2026	07/23/2026	0	0
BLD-26-1066	IRRIGATION	07/21/2026	07/21/2026	07/22/2026	0	0
BLD-26-1044	MECHANICAL COMMERCIAL	07/17/2026	07/20/2026	07/20/2026	0	0
BLD-26-0966	RESIDENTIAL IMPROVEMENT	07/07/2026	07/16/2026	07/16/2026	0	0
BLD-26-1043	RESIDENTIAL IMPROVEMENT	07/17/2026	07/21/2026	07/22/2026	0	0
ZON-26-0004	SHED UNDER 150SF	06/25/2026	07/15/2026	07/15/2026	0	0
BLD-26-0961	RE-ROOF	07/06/2026	07/07/2026	07/10/2026	0	0
BLD-26-1007	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-0579	MECHANICAL RESIDENTIAL	04/27/2026	06/24/2026	07/07/2026	0	0
BLD-26-0957	PLUMBING RESIDENTIAL NEW	07/06/2026	07/06/2026	07/06/2026	0	0
BLD-26-0967	MECHANICAL RESIDENTIAL	07/07/2026	07/08/2026	07/10/2026	0	0
BLD-26-1067	IRRIGATION	07/21/2026	07/21/2026	07/22/2026	0	0
BLD-26-1016	IRRIGATION	07/14/2026	07/14/2026	07/15/2026	0	0

BLD-26-1011	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-0925	ELECTRIC RESIDENTIAL NEW	06/25/2026	06/25/2026	07/14/2026	0	0
BLD-26-1019	IRRIGATION	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-1079	PLUMBING RESIDENTIAL NEW	07/22/2026	07/22/2026	07/23/2026	0	0
BLD-26-0951	SIGN	07/01/2026	07/23/2026	07/29/2026	0	0
BLD-26-0958	PLUMBING RESIDENTIAL	07/06/2026	07/09/2026	07/09/2026	0	0
BLD-26-1025	PLUMBING RESIDENTIAL NEW	07/15/2026	07/15/2026	07/15/2026	0	0
BLD-26-1051	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-1026	RE-ROOF	07/15/2026	07/16/2026	07/17/2026	0	0
BLD-26-0927	ELECTRIC RESIDENTIAL NEW	06/25/2026	06/25/2026	07/14/2026	0	0
BLD-26-0976	MECHANICAL COMMERCIAL	07/08/2026	07/08/2026	07/09/2026	0	0
BLD-26-0970	PLUMBING RESIDENTIAL	07/07/2026	07/08/2026	07/08/2026	0	0
BLD-26-1059	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-0999	ELECTRIC COMMERCIAL NEW	07/13/2026	07/21/2026	07/21/2026	0	0
BLD-26-1058	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-0963	RE-ROOF	07/07/2026	07/07/2026	07/08/2026	0	0
BLD-26-1022	IRRIGATION	07/15/2026	07/15/2026	07/15/2026	0	0
BLD-26-1013	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-1070	IRRIGATION	07/21/2026	07/21/2026	07/22/2026	0	0
BLD-26-1047	ELECTRIC RESIDENTIAL	07/17/2026	07/20/2026	07/21/2026	0	0
BLD-26-0767	ELECTRIC COMMERCIAL	06/01/2026	06/30/2026	07/08/2026	0	0
BLD-26-0965	PLUMBING RESIDENTIAL NEW	07/07/2026	07/07/2026	07/09/2026	0	0
BLD-26-1010	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-0939	MECHANICAL RESIDENTIAL	06/28/2026	06/29/2026	07/15/2026	0	0
BLD-26-0928	ELECTRIC RESIDENTIAL NEW	06/25/2026	06/25/2026	07/14/2026	0	0
BLD-26-1052	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-0996	IRRIGATION	07/09/2026	07/09/2026	07/09/2026	0	0
BLD-26-0994	PLUMBING COMMERCIAL	07/09/2026	07/09/2026	07/09/2026	0	0
BLD-26-1038	PLUMBING COMMERCIAL NEW	07/16/2026	07/20/2026	07/20/2026	0	0

BLD-26-1036	ELECTRIC RESIDENTIAL NEW	07/16/2026	07/16/2026	07/20/2026	0	0
BLD-26-1014	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-1023	IRRIGATION	07/15/2026	07/15/2026	07/15/2026	0	0
BLD-26-0974	MECHANICAL RESIDENTIAL	07/08/2026	07/08/2026	07/08/2026	0	0
BLD-26-1075	PLUMBING RESIDENTIAL NEW	07/22/2026	07/22/2026	07/23/2026	0	0
BLD-26-0956	PLUMBING RESIDENTIAL NEW	07/06/2026	07/06/2026	07/06/2026	0	0
BLD-26-1065	IRRIGATION	07/21/2026	07/21/2026	07/22/2026	0	0
BLD-26-1042	RE-ROOF	07/17/2026	07/20/2026	07/20/2026	0	0
BLD-26-1060	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-0990	RE-ROOF	07/09/2026	07/09/2026	07/09/2026	0	0
BLD-26-1062	RE-ROOF	07/21/2026	07/21/2026	07/21/2026	0	0
BLD-26-0952	RE-ROOF	07/03/2026	07/06/2026	07/07/2026	0	0
BLD-26-0875	COMMERCIAL INTERIOR	06/15/2026	07/07/2026	07/07/2026	0	0
BLD-26-0955	PLUMBING RESIDENTIAL	07/06/2026	07/06/2026	07/06/2026	0	0
BLD-26-1003	IRRIGATION	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-1024	IRRIGATION	07/15/2026	07/15/2026	07/15/2026	0	0
BLD-26-1015	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-0975	PLUMBING RESIDENTIAL	07/08/2026	07/08/2026	07/13/2026	0	0
BLD-26-0188	COMMERCIAL INTERIOR	02/10/2026	07/09/2026	07/14/2026	0	0
BLD-26-1035	ELECTRIC RESIDENTIAL NEW	07/16/2026	07/16/2026	07/20/2026	0	0
BLD-26-1039	PLUMBING RESIDENTIAL	07/16/2026	07/16/2026	07/16/2026	0	0
BLD-26-1018	IRRIGATION	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-0969	MECHANICAL RESIDENTIAL	07/07/2026	07/08/2026	07/17/2026	0	0
BLD-26-1012	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0
BLD-26-1090	MECHANICAL RESIDENTIAL	07/27/2026	07/28/2026	07/30/2026	0	0
BLD-26-1054	IRRIGATION	07/20/2026	07/20/2026	07/20/2026	0	0
BLD-26-1020	RE-ROOF	07/14/2026	07/15/2026	07/15/2026	0	0
BLD-26-1046	PLUMBING RESIDENTIAL	07/17/2026	07/20/2026	07/21/2026	0	0
BLD-26-0959	RE-ROOF	07/06/2026	07/07/2026	07/07/2026	0	0
BLD-26-1040	MECHANICAL RESIDENTIAL NEW	07/17/2026	07/20/2026	07/20/2026	0	0
BLD-26-1006	ELECTRIC RESIDENTIAL NEW	07/14/2026	07/14/2026	07/15/2026	0	0

BLD-26-0972	MECHANICAL RESIDENTIAL	07/08/2026	07/08/2026	07/08/2026	0	0
BLD-26-1071	IRRIGATION	07/21/2026	07/21/2026	07/22/2026	0	0
BLD-26-1021	ELECTRIC COMMERCIAL	07/14/2026	07/23/2026	07/29/2026	0	0

BLD-25-0457 - Wiggins Warehouse 9 Cycles, Site Development changes, lot split, new address and change in building plans.