



# Memorandum

**Meeting Details:** July 23, 2025 – Board of Commissioners Special Meeting  
**Prepared For:** Honorable Mayor Brooks and the Board of Commissioners  
**Staff Contact:** Community Development Department  
**Subject:** Post-Storm Update – FEMA, FDEP, Permitting, Department Updates

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## **Background:**

This memo provides an update on the Community Development Department’s ongoing recovery and coordination efforts following Hurricanes Helene and Milton.

## **Discussion:**

### **Permitting Update**

Permit Stats since September 27, 2024 to July 16, 2025:

Inspections: 4,650 (Total)                      3,715 (Passed)                      933 (Failed)

Total Applications processed: 3,058

Applications Waiting To Be Reviewed: 13                      Applications Returned Due To Missing Information: 81

Total permits applications to be reviewed: 335

Permits apps currently under review: 132                      Permits apps waiting on information from applicant: 203

Permits Issued: 2,700                      (commercial: 849 residential: 1,851)

### **Permits Issued By Type**

WINDOWS/DOORS: 131	ELEVATING STRUCTURE: 12	INTERIOR DEMO: 881
DECK: 8	FENCE: 38	INTERIOR REMODEL: 781
FULL DEMO: 151	FIRE ALARM/SPRINKER : 20	MECHANICAL: 214
DOCK/LIFT: 35	GAS: 3	NEW RESIDENTIAL
DRIVEWAY: 9	GARAGE DOOR: 40	BUILDING: 8
ELECTRICAL: 144	GENERATOR: 5	PLUMBING: 38

RIGHT OF WAY: 2

SEAWALL: 18

SWIMMING POOL: 8

ROOF: 137

SHUTTER: 10

SCREEN ROOM: 1

SOLAR: 5

#### Variance Requests:

The number of variance applications has risen due to setback conflicts. Ordinance 2025-14 will reduce the amount of variance requests for elevated structures and assist in review time. In 2024 staff received six (6) variance requests and in 2025 staff received eight (8) variance requests so far. Previous year variance requests: 2018: three (3) variance requests, 2019: three (3) variance requests, 2020: five (5) variance requests, 2021: three (3) variance requests, 2022: seven (7) variance requests, 2023: eight (8) variance requests.

#### Code Enforcement:

Code Cases from September 01, 2024: 169 Active 124 Closed

Special Magistrate is scheduled for August 12, 2025 with 3 new cases and 2 old cases.

### **Department Operations**

#### Staffing:

Additional contracted support in building and planning review to speed up review time. Staff is putting many code amendments on hold to focus on permitting efforts. Staff continues to balance normal operations with storm recovery.

#### Technology / Forerunner:

Staff are learning the floodplain management tools with the new software Forerunner. The Community Development Department is putting together internal post-storm training with the new software. After a storm, Forerunner helps staff quickly identify properties that may be substantially damaged by overlaying damage data with floodplain maps. It streamlines documentation for FEMA compliance, supports consistent substantial damage determinations, and centralizes property-specific flood risk information for faster decision-making and resident communication.

#### Public Outreach:

Multiple outreach efforts are underway, including direct mail to all property owners, mailing to repetitive loss areas, digital updates, and open office hours to assist residents with questions about rebuilding and permitting. Staff is designing and will print door-hangers for post-storm FAQs, contact information, and essential

information. The Community Development Department will have an “open house” public meeting on July 22<sup>nd</sup> at 6:00 pm in the City Commission Chambers.

**Fiscal Impact:**

The fiscal impact includes increased costs for professional services due to the need for contracted assistance with planning and building permit review and inspections. Additional expenses for printing services related to post-storm door hangers, outreach mailers, and updating emergency response kits.

**Recommendation(s):**

Staff recommends continued support for post-storm recovery efforts. This may include engaging outside contractors for surge support, expanding the use of technology like Forerunner, and producing additional outreach materials to improve communication and compliance.

**Attachments/Corresponding Documents:**

- FDEM SB 180