

Building Permit Activity Report

For the
**City of Jacksonville
Florida**



Semi-Annual 2004



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Introduction

The land that surrounds us, the buildings we live, shop and work in affect the social, political, and economic perspective of our community. For the purpose of monitoring growth and development in the City's six planning districts, the Planning and Development Department prepares a semi annual analysis of building activity. The following section presents a summary of the building permit activity in the City of Jacksonville, Florida that occurred from January through June 2004. These are reviewed at the City and Planning district levels. The value of all new construction by type is examined in constant dollars, again by both City and planning district. The document should serve as a useful guide to market analysts, real estate developers, planners, demographers, and the general public with an interest in how the real estate market is shaping the growth of Jacksonville.

This section is divided into two parts:

Part I of the report provides summary tables and textual analysis of the numbers (units permitted) and values (dollars) of **residential** building permit activity for the first six months of 2004. The information is analyzed according to the structure type, planning district, and in comparison with the most recent historical data. The average construction costs of new single-family homes are also examined.

Part II of the report provides a summary of the **non-residential** building permit activity for the first six months of 2004. A brief analysis is presented of the major activity in the six planning districts.

The data contained in this report is derived from the Department of Public Works and the Building Inspection Division.

Part I:
Residential Permit Activity
January – June 2004

Overview

As indicated in Table 1.1, a total of **2,726** residential units were permitted in the City of Jacksonville for the first six months of 2004. The total construction value of these units amounted to **\$515,599,509**. As illustrated in Figure 1.1, the largest number of residential building permits issued during this period were located in the Southwest planning district, accounting for **33.42%** of all units permitted. The North planning district followed with 23.66%, while the Southeast district accounted for **16%**. The bottom three includes the Greater Arlington, **11.67%**, Northwest, **13.46%** and the Urban Core, **1.83%**.

Analysis by Structure Type

During January-June 2004, **95%** of all residential units permitted were for single-family dwellings. Condominiums represented **.08%** of all units. Apartment units comprised **.08%** and new mobile homes accounted for **2%** of all units permitted for the City of Jacksonville.

There were **2,600** single-family dwelling units permitted. The greatest percentage of them, **32%**, were located in the Southwest planning district while the North district followed close with **24%** of the single-family dwelling units. The Southwest district combined with the Southeast district had the highest concentration of residential development with **1346**. The North and Northwest combined total **1012** residential units.

There were **24** apartment dwelling units permitted in the first half of 2004. One apartment unit was in the Urban Core and **23** apartment units were in the Southwest district.

There were **57** new manufactured home unit placements permitted. The greatest percentage, **35%**, was located in the Southwest planning district. The Northwest followed with **29%** while the North district had **19%** of the new permits. The Greater Arlington had **12%** or **7** new manufactured home permits. A new manufactured home permit means that the unit requires a new site. The designation “new” does not reflect the age of the manufactured home structure itself.

Analysis of Trends and Comparison with Recent Historical Data

The last available semi-annual building activity data for the purposes of comparison was from 2003. There has been a **22%** decrease (**-751 units**) in building permit activity compared to the same period one year ago. The number of single-family dwellings permitted decreased by **90** units over the same period in 2003. The pace of new mobile home permits decreased by **10** units while multi-family (combined duplex, multi-family and condominiums) decreased by **185** units over the same period.

Construction Value of Single-Family Units

The average construction value for the first half of 2004 was **\$143,800**. The City of Jacksonville had an overall average construction value increase of **16%** since the 2003 period. Districts showing a marked average construction value increase were Urban Core with **\$84,766** or a **100%** increase and Southeast with **45%** increase or **\$229,432**. The remaining planning districts had average construction values ranging from **\$140,940** in the North district to **\$174,191** in Greater Arlington.

Construction values reflect the costs of materials and labor only and do not include the land cost or profits or other costs associated in the sale price of the completed home. Consequently, these averages do not relate to the average single-family home sales prices published periodically by the Multiple Listing Service.

Table 1.1 Residential Permit Activities

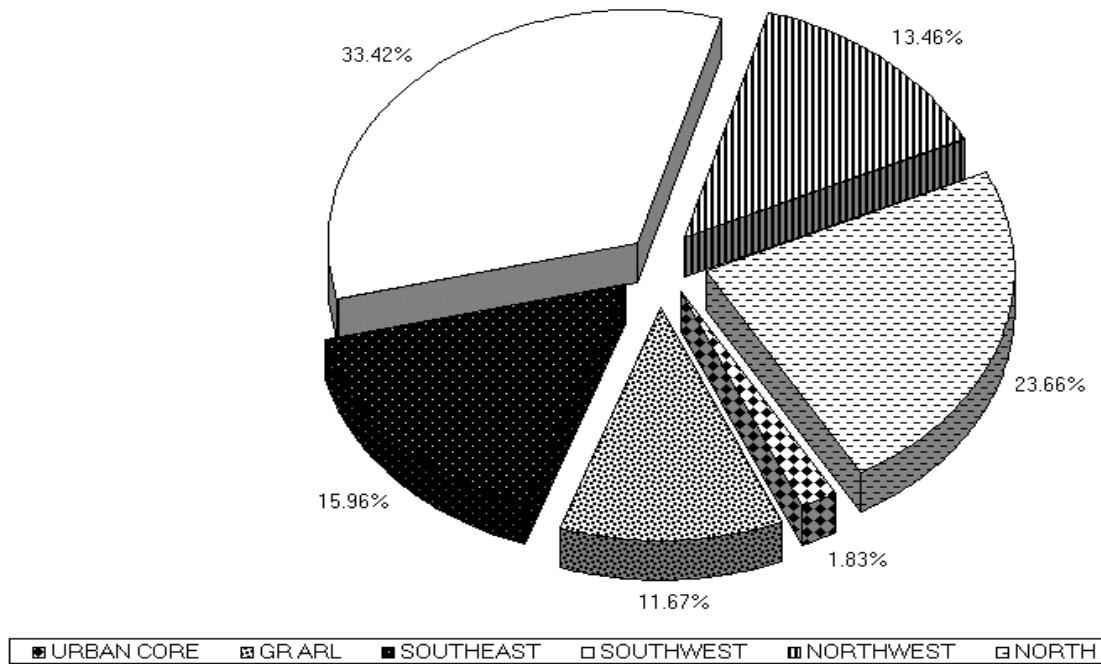
2004 SEMI- ANNUAL SUMMARY OF RESIDENTIAL BUILDING PERMIT ACTIVITY
 NUMBER OF UNITS AND CONSTRUCTION VALUE OF NEW DWELLING UNITS PERMITTED IN JACKSONVILLE
 JANUARY THROUGH JULY, 2004

Planning District:	New Single Family		New Duplex		New Triplex/Quad		New Apartments		New Condos		Mobile Homes		Conversion		Total	
	Units:	Value:	Units:	Value:	Units:	Value:	Units:	Value:	Units:	Value:	Units:	Value:	Units:	Value:	Units:	Value:
PD1/ Urban Cc	47	\$3,984,000	0	\$0	0	\$0	1	\$42,000,000	0	\$0	0	\$0	2	\$1,040	50	\$45,985,040
PD2/ Gtr. Arl.	302	\$52,605,644	0	\$0	1	\$35,000,000	0	\$0	8	\$45,764,680	7	\$25,660	0	\$0	318	\$133,395,984
PD3/ Southeast	426	\$97,738,173	0	\$0	3	\$232,139	0	\$0	0	\$0	6	\$28,400	0	\$0	435	\$97,998,712
PD4/ Southwest	854	\$94,884,195	1	\$200,000	1	\$65,228	23	\$17,222,280	11	\$1,289,452	20	\$83,125	1	\$40	911	\$113,744,320
PD5/ Northwest	337	\$35,311,618	0	\$0	5	\$377,173	0	\$0	5	\$380,233	13	\$52,600	7	\$50,120	367	\$36,171,744
PD6/ North	634	\$89,355,809	0	\$0	0	\$0	0	\$0	0	\$0	11	\$47,900	0	\$0	645	\$89,403,709
Total:	2,600	\$373,879,439	1	\$200,000	10	\$35,674,540	24	\$59,222,280	24	\$47,434,365	57	\$237,685	10	\$51,200	2,726	\$516,699,509

Source: City of Jacksonville Planning and Development Department, March, 2004.

Figure 1.1 Residential Permit Activities by District

2003 ANNUAL RESIDENTIAL BUILDING PERMITS
PERCENTAGE DISTRIBUTION OF TOTAL UNITS BY PLANNING DISTRICT
CITY OF JACKSONVILLE



Source: City of Jacksonville Planning and Development Department, March, 2004.

Part II: Major Non-Residential Building Permit Activity January – June 2004

Overview

As indicated in Table 2.1, there were **883** major non-residential permits issued in the City of Jacksonville from January – June 2004. These included permits for additions, alterations or repairs, new buildings, wrecking, conversions/other and foundations. The total dollar value for this construction amounted to **\$258,023,140**.

Analysis of Major Activity

Table 2.1 also represents a summary of the major categories of non-residential building permit activity for the period. New construction comprised of **20%** of the total construction value of all major non-residential permits issued during this period. The second largest category of construction value activity was for Additions with **7%**. Alterations/ Repairs accounted for the largest number of permits issued with **489** or **55%** of all non-residential permits issued for the City of Jacksonville during the first six months of 2004. Wreckings accounted for 8.7% of the construction value with Conversion at **5%** and Foundations with at **2%** for a combined total of **\$24,253,430**.

The greatest total number of non-residential permits that were issued during this period was in the Southeast planning district, accounting for **49%** of all permits and **43%** of the total construction value. The Urban Core had the second highest construction value at nearly **\$38** million despite having only **12%** of the permits issued. This is a result of the additions to Alltel Stadium.

Details of Non-Residential Activity

District 1 – The **Urban Core** permits included a new Children’s Commission building on A. Philip Randolph Blvd. owned by the City of Jacksonville for **\$4,800,000**, a **\$350,000** new office building for Shands of Jacksonville at 2041 Venus St., and a **\$150,000** industrial building for Swisher Industries at 4589 16th St. E.

District 2 – The **Great Arlington** district permits included a new Jacksonville University building for **\$6.3** million at 2800 University Blvd., a **\$852,000** auto dealership owned by World Imports at 11650 Beach Blvd., and a **\$250,000** industrial building owned by SJB Properties at 2052 St. Johns Road.

District 3 – The **Southeast** district permits included a **\$5.9** million office building at 14550 St. Augustine Road owned by Baptist Medical, a **\$5.9** million office building at 12740 Grand Bay Parkway W. owned by Flager Development, and a **\$2.4** million industrial building at 4500 San Pablo Road owned by Mayo Clinic.

District 4 – The **Southwest** district permits included school at 7973 Old Middleburg Road for **\$1.8** million owned by the City of Jacksonville, a **\$915,000** Goodwill building at 6841 Blanding Blvd., and a **\$682,783** Suntrust Bank at 9530 Argyle Forrest Blvd.

District 5 – The **Northwest** district permits included **\$1.7** million industrial building at 8000 Forshee Dr. for Stone Mountain, a **\$450,000** industrial building at 530 Ellis Rd. for C. F. Real Estate, and a **\$700,000** church at 7144 Lem Turner Circle.

District 6 – The **North** district permits included **\$2.3** million dollar church at 2724 New Berlin Road, a **\$650,000** industrial building at 12200 Main St. for Bacardi Bottling, and a **\$165,000** self-storage at 10874 Lem Turner Road owned by Parks Brothers Self Storage.

Table 2.1 Non-Residential Permit Activities

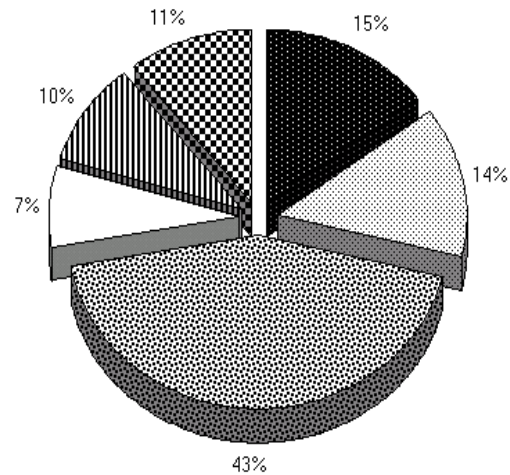
2004 Semi- ANNUAL SUMMARY OF MAJOR NON-RESIDENTIAL BUILDING PERMIT ACTIVITY
 NUMBERS OF PERMITS AND CONSTRUCTION VALUE BY PLANNING DISTRICT IN JACKSONVILLE
 JANUARY THROUGH JULY, 2004

PLANNING DISTRICT	ADDITIONS		ALTERATIONS/ REPAIRS		NEW BUILDING		WRECKING		CONV. USE		FOUNDATION ONLY		TOTAL COST	
	# Permits	Value	# Permits	Value	# Permits	Value	# Permits	Value	# Permits	Value	# Permits	Value	# Permits	Value
PD1 / Urban Core	4	\$5,321,500	74	\$19,897,563	8	\$8,859,247	19	\$3,609,996	3	\$8,160	0	\$0	108	\$37,696,466
PD2 / Gtr. Arl.	8	\$1,768,809	57	\$9,445,534	30	\$25,106,332	10	\$134,795	1	\$40	1	\$200,000	107	\$36,655,510
PD3 / Southeast	18	\$11,356,620	246	\$36,742,844	95	\$55,409,330	25	\$278,018	43	\$2,686,104	3	\$5,735,500	430	\$112,208,416
PD4 / Southwest	8	\$1,272,300	37	\$3,185,274	22	\$14,348,928	7	\$123,197	1	\$40	1	\$75,000	76	\$19,004,739
PD5 / Northwest	17	\$14,312,759	49	\$4,019,299	11	\$6,422,636	13	\$61,770	1	\$40	13	\$61,770	104	\$24,878,274
PD6 / North	11	\$3,675,957	26	\$2,065,598	14	\$10,559,180	3	\$29,000	0	\$0	4	\$11,250,000	58	\$27,579,735
TOTALS:	66	\$37,707,945	489	\$75,356,112	180	\$120,705,653	77	\$4,236,776	49	\$2,694,384	22	\$17,322,270	883	\$258,023,140

Figure 2.1 Non-Residential Permit Distributions by Planning District

2004 ANNUAL NON-RESIDENTIAL BUILDING PERMITS

DISTRIBUTION OF TOTAL CONSTRUCTION VALUE BY PLANNING DISTRICT
CITY OF JACKSONVILLE
JANUARY THROUGH JULY, 2004



■ URBAN CORE ■ GR ARLINGTON ■ SOUTHEAST □ SOUTHWEST ■ NORTHWEST ■ NORTH

Source: City of Jacksonville Planning and Development Department, March, 2004.