



NASSAU COUNTY BUILDING DEPARTMENT NOVEMBER NEWSLETTER

Permit Activity		Active Commercial	Active Residential Projects
Revenue Total	265,426.35	<ul style="list-style-type: none"> 90,000 SF— Storage Facility 	1239 Total Active Single Family Residence (SFR) Permits
Permits Issued Total	989	462400 SR 200	2034 Total Active Accessory Permits
Single Family Residence	54	<ul style="list-style-type: none"> 6,436 SF— Robinson 24 Hour Veterinary Hospital 	2 SF Amelia Concourse - PH 3
Multi Family	0	942440 Old Nassauville Rd.	1 SF Amelia National
Manufactured/Modular Homes	12	<ul style="list-style-type: none"> 81,457 SF – Assisted Living Facility 	33 SF Amelia National - Ph.1C
Total Inspections	3842	942338 Old Nassauville Rd.	4 SF Amelia Walk
Permitting Department		<ul style="list-style-type: none"> 13,206 SF — Netting Professionals - 850716 US Hwy 17 82,920 SF— Storage Facility 76080 William Burgess Blvd. 1,414 SF— Bloom Salon 7600 William Burgess Blvd / Unit 6 5,330 SF— Pet Supplies Plus 463913 SR 200 2,765 SF— Grumpy's 76030 William Burgess Blvd. Unit 6 5089 SF— Gate Express Car Wash— 85887 Miner Rd Many other commercial interior build outs, renovations, sheds, pools, etc. 	<ul style="list-style-type: none"> 53 SF Barnwell Manor 7 SF Blackrock Park PH - 1 & 2 21 SF Concourse Crossing 10 SF Del Webb Wildlight PH - 1 11 SF East Nassau Wildlight PH - 1A 62 SF East Nassau Wildlight PH - 1C1 22 SF Hampton Lakes Ph. IV-A & IV-B 11 SF Hideaway Unit 1 C 8 SF Miner Pines 36 SF Nassau Crossing - Townhomes 158 SF River Glen PH - 2-5 22 SF Sandy Pointe Preserve 12 SF Southern Pines 161 SF Tributary 27 SF Villages of Woodbridge Ph. V
<p>New Single-family residence permits - construction valuation</p> <p>A 4 less than \$250,000</p> <p>B 39 between \$250,000 to \$500,000</p> <p>C 11 above \$500,000</p>			
Daily Operations			
<ul style="list-style-type: none"> Continue to process permit applications and issue permits. Verify Contractor Licensing and Insurance requirements. Perform Class 1 Zoning and verify zoning district, setbacks, lot coverage, etc. Perform Flood Zone Determination on all building permit applications. Perform detailed plan review of all plans for code compliance. Scan approved plans into DocStar system for record retention requirements. Issue approved permit applications to contractor and owner/builders. Respond to Public questions, complaints and records request. Perform all required inspections to ensure code compliance. 			
			Customer Service
			We continue to receive positive comments relating to customer service.

Unsafe Building Violations Ordinance 2019-15

- Respond to complaints of unsafe structures, perform field inspection to determine if structures are in violation.
- Take photos of structures that are in violation of this ordinance.
- Verify current owners of subject properties and send curtesy letter for voluntary compliance.
- Send notification to property owners requiring abatement of nuisance/unsafe structures by repair, rehabilitation or demolition.
- Issue repair/demolition permits and perform required inspections to bring structure into compliance.
- Request Title/Lien search prior to setting a hearing date.
- Failure to comply will result in a hearing set to go before the Construction Board of

Unsafe Structure Activity

Total Unsafe Active Cases	86
Total New Cases This Month	7
Active Permits for Violation	5
Active Lien/Title Search	9
Posting of Property for Violations	1
Courtesy Letter Sent	4
Compliant / Closed Cases	1

95353 WILDER BLVD BEFORE



AFTER



NASSAU COUNTY BUILDING DEPARTMENT

	NOVEMBER 2022		Fiscal Year to Date	
	# Permits	Fees Collected	# Permits	Fees Collected
SINGLE FAMILY RESIDENCE PERMITS ISSUED				
NEW MOBILE & MODULAR HOMES				
On Island	0		0	
Off Island	2		5	
NEW SINGLE FAMILY RESIDENCE				
On Island	1		2	
Off Island	42		123	
NEW MULTI FAMILY RESIDENCE	0		0	
NEW SENIOR SINGLE-FAM RESIDENCE	11		15	

PERMIT TYPE	PERMIT BREAK-DOWN		PERMIT BREAK-DOWN	
Total Building Permits (New, Add, R/R, Roof, Sign, Siding, Demo, etc.)	328	225,153.60	652	403,759.40
MH & modular permits(\$ incl in Bld)	12		25	
Electrical Permits	239	18,518.50	617	46,978.50
Mechanical Permits	181	8,338.25	409	17,828.75
Plumbing Permits (including Gas & Irrigation)	229	13,216.00	609	30,034.25
<u>Total Permits Issued</u>	989	265,226.35	2,312	498,600.90
CONTRACTOR LICENSES -(renewals & new)	21	200.00	84	1,080
Total Fees Collected		265,426.35		499,680.90
INSPECTIONS PERFORMED	3,842		7,874	
CERTIFICATE OF OCCUPANCY ISSUED	173		308	
Plan Review Performed				
Single Family Residence	49		112	
Other/ Small permit/screen enclosure etc.	93		210	
Manufactured Homes	8		18	
Private Provider Administrative Reviews	14		25	
Commercial Plans (all)	41		75	
Total Unsafe Structures				
Unsafe Structures Violations	7		15	
Unsafe Structures in Compliance	1		7	

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