



# NASSAU COUNTY BUILDING DEPARTMENT FEBRUARY NEWSLETTER

Permit Activity	Active Commercial	Active Residential
Revenue Total <b>289,907.44</b>	<ul style="list-style-type: none"> <li>● <b>90,000 SF</b>— Storage Facility 462400 SR 200</li> <li>● <b>6,436 SF</b>— Robinson 24 Hour Veterinary Hospital 942440 Old Nassauville Rd.</li> <li>● <b>81,457 SF</b> – Assisted Living Facility 942338 Old Nassauville Rd.</li> <li>● <b>13,206 SF</b> — Netting Professionals 850716 US Hwy 17</li> <li>● <b>82,920 SF</b>— Storage Facility 76080 William Burgess Blvd.</li> <li>● <b>5,089 SF</b>— Gate Express Car Wash— 85887 Miner Rd</li> <li>● <b>1,519 SF</b>— Claire’s 463897 SR 200 / Ste. 9</li> <li>● <b>1,139 SF</b>— Great Clips Salon 20 Homegrown Way / Ste. C</li> <li>● <b>Many other new commercial, interior build-outs and renovations.</b></li> </ul>	1,080 Total Active Single Family Residence (SFR) Permits
Permits Issued Total <b>1,158</b>		2025 Total Active Accessory Permits
Single Family Residence <b>100</b>		28 SF Amelia National - Ph.1C
Multi Family <b>7</b>		37 SF Barnwell Manor
Manufactured/Modular Homes <b>13</b>		4 SF Blackrock Park PH - 1 & 2
Total Inspections <b>3,571</b>		41 SF Concourse Crossing
<b>Permitting Department</b>		10 SF Del Webb Wildlight PH - 1
New Single-Family Residence Permits - Construction Valuation	8 SF East Nassau Wildlight PH - 1A	
A <b>0</b> less than \$250,000	46 SF E. Nassau Wildlight PH - 1C1 & 2	
B <b>88</b> between \$250,000 to \$500,000	16 SF Hampton Lakes Ph. IV-A & IV-B	
C <b>12</b> above \$500,000	3 SF Hideaway Unit 1 C	
<b>Daily Operations</b>	8 SF Miner Pines	
<ul style="list-style-type: none"> <li>• Continue to process permit applications and issue permits.</li> <li>• Verify Contractor Licensing and Insurance requirements.</li> <li>• Perform Class 1 Zoning and verify zoning district, setbacks, lot coverage, etc.</li> <li>• Perform Flood Zone Determination on all building permit applications.</li> <li>• Perform detailed plan review of all plans for code compliance.</li> <li>• Scan approved plans into DocStar system for record retention requirements.</li> <li>• Issue approved permit applications to contractor and owner/builders.</li> <li>• Respond to Public questions, complaints and records request.</li> <li>• Perform all required inspections to ensure code compliance.</li> </ul>	19 SF Nassau Crossing - Townhomes	
	151 SF River Glen PH - 2-5	
	17 SF Sandy Pointe Preserve	
	3 SF Sandy Ridge	
	8 SF Southern Pines	
	137 SF Tributary	
	23 SF Villages of Woodbridge Ph. V	
	<b>Customer Service Comments</b>	
	We continue to receive positive comments relating to customer service.	

Unsafe Building Violations Ordinance 2019-15	Unsafe Structure Activity	
<ul style="list-style-type: none"> <li>Respond to complaints of unsafe structures, perform field inspection to determine if structures are in violation.</li> <li>Take photos of structures that are in violation of this ordinance.</li> <li>Verify current owners of subject properties and send courtesy letter for voluntary compliance.</li> <li>Send notification to property owners requiring abatement of nuisance/unsafe structures by repair, rehabilitation or demolition.</li> <li>Issue repair/demolition permits and perform required inspections to bring structure into compliance.</li> <li>Request Title/Lien search prior to setting a hearing date.</li> <li>Failure to comply will result in a hearing set to go before the Construction Board of Adjustments and Appeals.</li> </ul>	<b>Total Unsafe Active Cases</b>	<b>88</b>
	<b>Total New Cases This Month</b>	<b>6</b>
	<b>Active Permits for Violation</b>	<b>64</b>
	<b>Active Lien/Title Search</b>	<b>0</b>
	<b>Posting of Property for Violations</b>	<b>1</b>
	<b>Courtesy Letter Sent</b>	<b>2</b>
	<b>Compliant / Closed Cases</b>	<b>3</b>

**95280 Greenberry Road  
BEFORE**



**AFTER**



## NASSAU COUNTY BUILDING DEPARTMENT

	FEBRUARY 2023		Fiscal Year to Date	
	# Permits	Fees Collected	# Permits	Fees Collected
<b>SINGLE FAMILY RESIDENCE PERMITS ISSUED</b>				
<b>NEW MOBILE &amp; MODULAR HOMES</b>				
On Island	0		0	
Off Island	2		14	
Replacement Manufactured/Modular	11		31	
<b>NEW SINGLE FAMILY RESIDENCE</b>				
On Island	0		17	
Off Island	93		335	
<b>NEW MULTI FAMILY RESIDENCE</b>	7		7	
<b>NEW SENIOR SINGLE-FAM RESIDENCE</b>	7		35	

PERMIT TYPE	PERMIT BREAK-DOWN		PERMIT BREAK-DOWN	
<b>Total Building Permits</b>	341	243,785.44	1,691	1,046,401.94
(New, Add, R/R, Roof, Sign, Siding, Demo, etc.)				
<b>MH &amp; modular permits(\$ incl in Bld)</b>	13		56	
<b>Electrical Permits</b>	273	18,652.50	1,400	101,866.00
<b>Mechanical Permits</b>	161	7,602.00	882	42,761.66
<b>Plumbing Permits (including Gas &amp; Irrigation)</b>	370	18,822.50	1,676	104,854.68
<b><u>Total Permits Issued</u></b>	<b>1,158</b>	<b>288,862.44</b>	<b>5,705</b>	<b>1,295,884.28</b>
<b>CONTRACTOR LICENSES</b> -(renewals & new)	43	1,045.00	265	5,105
<b>Total Fees Collected</b>		<b>289,907.44</b>		<b>1,300,989.28</b>
<b>INSPECTIONS PERFORMED</b>	3,571		18,988	
<b>CERTIFICATE OF OCCUPANCY ISSUED</b>	141		749	
<b>Plan Review Performed</b>				
Single Family Residence	47		226	
Other/ Small permit/screen enclosure etc.	90		462	
Manufactured Homes	6		41	
Private Provider Administrative Reviews	54		129	
Commercial Plans (all)	48		176	
<b>Total Unsafe Structures</b>				
Unsafe Structures Violations	6		29	
Unsafe Structures in Compliance	3		15	