

## 6.3 Commercial Development

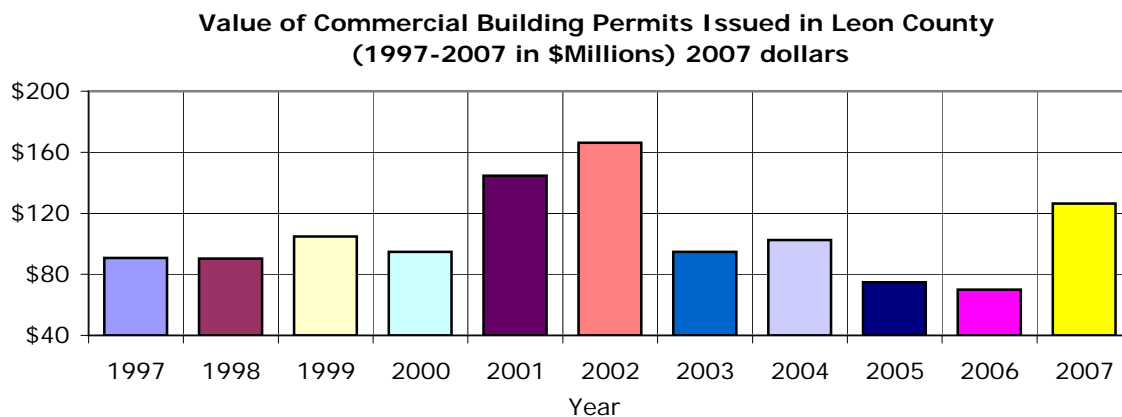
The value of commercial permits issued in 2007 was nearly double 2006 levels. A large contributor to the variability in commercial permit values over the past decade has been the annual presence (or absence) of large retail projects and/or new/expanded medical facilities. The two largest commercial permits (by valuation of the permit) issued in 2007 were for retail buildings within Fallschase: \$10 million for a 217,226 sq. ft. Super Walmart and \$9 million for a 151,127 sq. ft. Costco Wholesale. Two other large retail permits issued (\$6 million each) were for two Kohl's Department Stores (101,576 sq. ft. and 96,264 sq. ft.). There were five hotel buildings permitted in 2007 totaling 455 rooms. These projects include: (2) 121 room Value Place Hotels, (2) Country Inn & Suites (60 and 65 rooms) and an 88 room Springhill Suites.

**Figure 6-4**  
**Commercial Building Permits Issued in Leon County (1997-2007)**

Year	Number of Permits	Value of Permits (\$Millions)	Permit Value in 2007 Dollars (\$Millions)
1997	115	\$70.2	\$90.7
1998	145	\$71.1	\$90.4
1999	144	\$84.3	\$104.9
2000	119	\$78.7	\$94.7
2001	140	\$123.5	\$144.6
2002	129	\$144.3	\$166.3
2003	104	\$84.1	\$94.7
2004	106	\$93.4	\$102.5
2005	98	\$70.5	\$74.8
2006	109	\$68.0	\$69.9
2007	83	\$126.4	\$126.4

Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

**Figure 6-5**  
**Value of Commercial Building Permits Issued (1997-2007)**



Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department