

6.3 Commercial Development

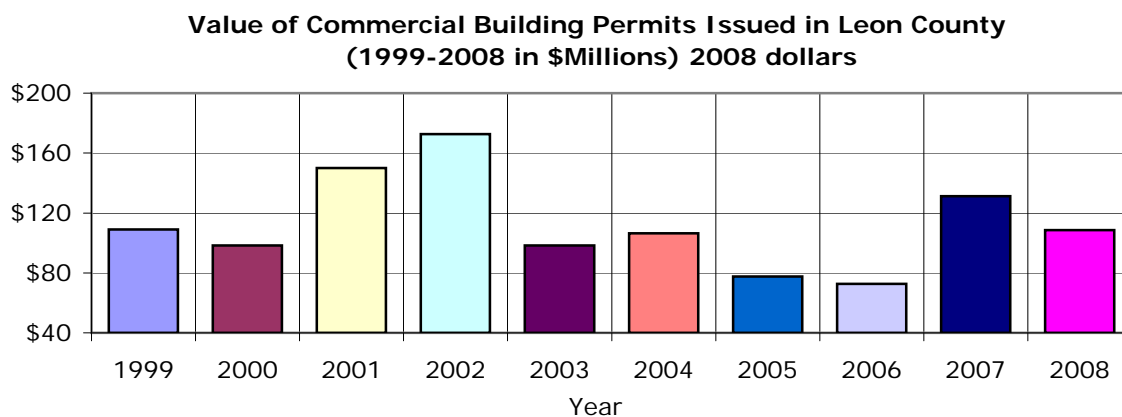
The value of commercial permits issued in 2008 were down 14% when compared to 2007 levels. Two of the three largest commercial permits for new construction (by valuation of the permit) issued in 2008 were for office buildings: Cornerview Office Building at Summit East (\$10 million, 86,000 sf and Capital City Bank's Trust Building, \$7.6 million, 38,552 sf). The second largest commercial permit was issued for the 162-room Floridan Hotel downtown. Retail accounted for approximately 25% of the value of new construction permits in 2008, led by a \$7.2 million, 101,760 sf Wal Mart on North Monroe and a \$4.5 million, 69,013 sf Sportsman's Warehouse at Fallschase NOTE: There were three office buildings permitted within the State of Florida's Capital Circle Office Complex totaling \$81.1 million and 466,569 sf. These figures are not included in this compilation of commercial permits but rather contained within the value of new public buildings.

Figure 6-4
Commercial Building Permits Issued in Leon County (1999-2008)

Year	Number of Permits	Value of Permits (\$Millions)	Permit Value in 2008 Dollars (\$Millions)
1999	144	\$84.3	\$108.9
2000	119	\$78.7	\$98.4
2001	140	\$123.5	\$150.1
2002	129	\$144.3	\$172.7
2003	104	\$84.1	\$98.4
2004	106	\$93.4	\$106.5
2005	98	\$70.5	\$77.7
2006	109	\$68.0	\$72.6
2007	83	\$126.4	\$131.3
2008	88	\$108.5	\$108.5

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 (1999-2008)



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