An aerial photograph of a village with a winding road and a location pin. The village is nestled in a valley, surrounded by lush green hills. The road is a reddish-brown color, and a white location pin is placed on it. The houses have colorful roofs, and the overall scene is vibrant and scenic.

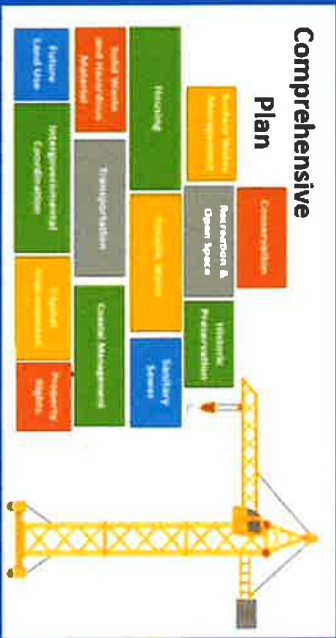
Budget Workshop

Planning and Development Department

Billy Prasad, Interim Director



Zoning



Code Enforcement

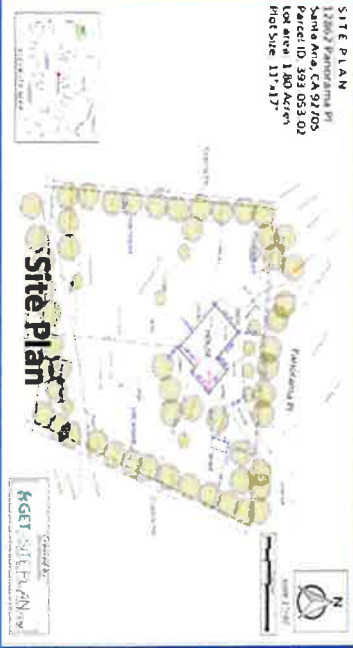


Planning and

Central Cashier



Building Code



Site Plan



Subdivision



Development

P&D By the Numbers



2,574 Enforcement
records annually

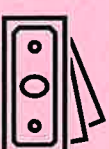


3,876 Development records
annually



100 Building
permits
submitted daily

53,316 Payment
transactions annually



1,019 Average
daily phone calls



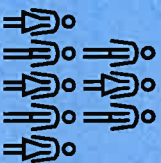
216 Building inspections daily



1,229 License
renewals annually



Teamwork by the Numbers



77 Planning & Development
employees

2 current Lean Six Sigma

3 Projects completed in 2024

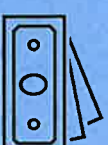
7 total projects completed

2 Emergency
Support Functions:

5 & 19

5

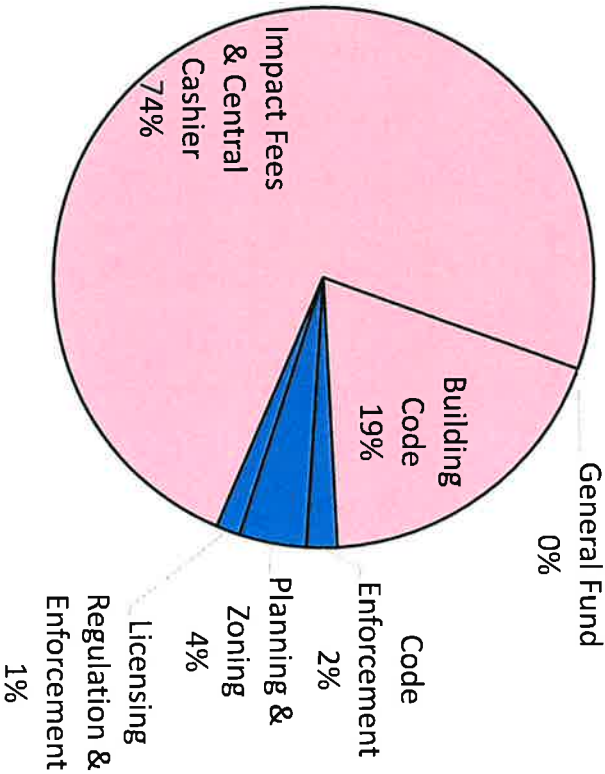
Other County department
fees collected through P&D:
Public Works, Natural Resources,
Utilities, and Solid Waste, and Fire
Rescue



Fiscal Year 2025 Budget Overview

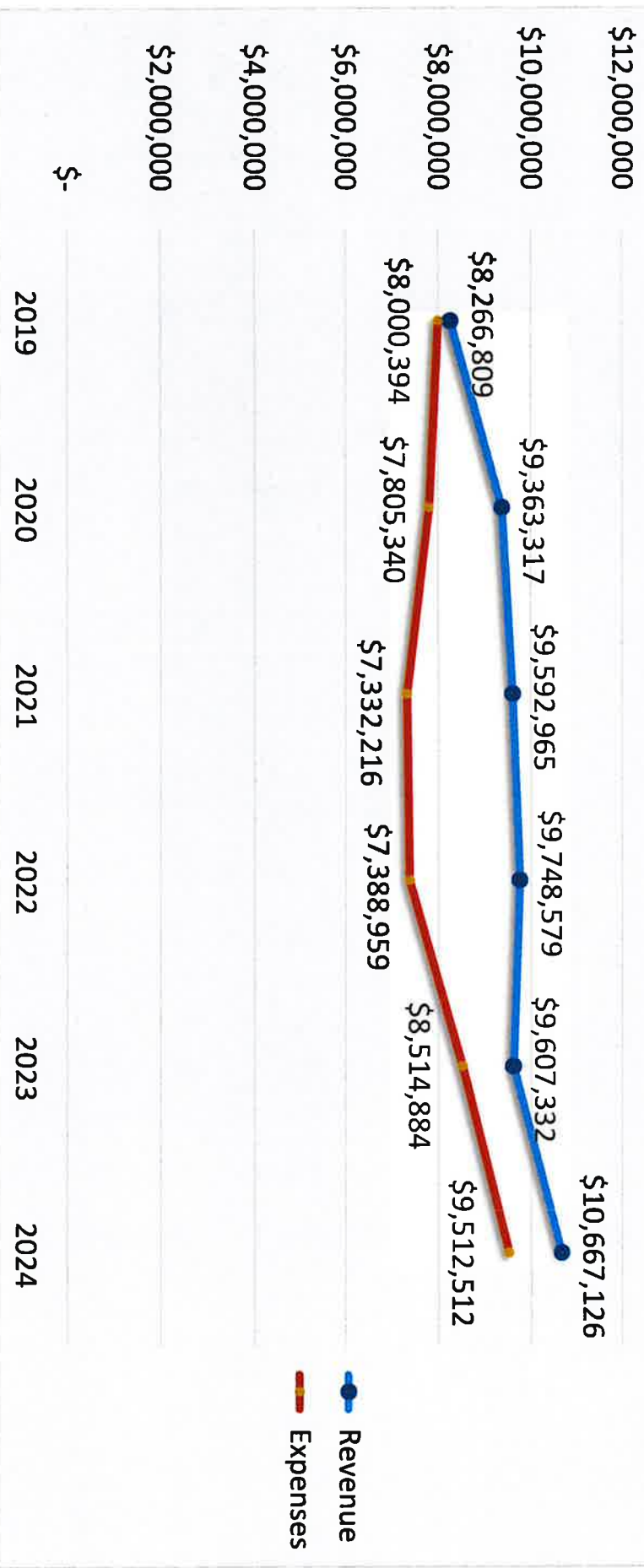
FY2025 Budget

Fund	FY2023	FY2024	FY2025
			(Budgeted)
Building Code	\$17,926,052	\$17,510,224	\$20,176,224
Code Enforcement	\$1,755,043	\$1,935,194	\$2,022,632
Planning & Zoning	\$4,338,179	\$4,150,936	\$4,343,196
Licensing Regulation & Enforcement	\$1,507,168	\$1,475,338	\$1,535,502
General Fund	\$0	\$0	\$0
Impact Fees & Central Cashier	\$78,483,972	\$71,776,913	\$80,308,213
Total	\$104,010,414	\$96,848,627	\$108,385,767

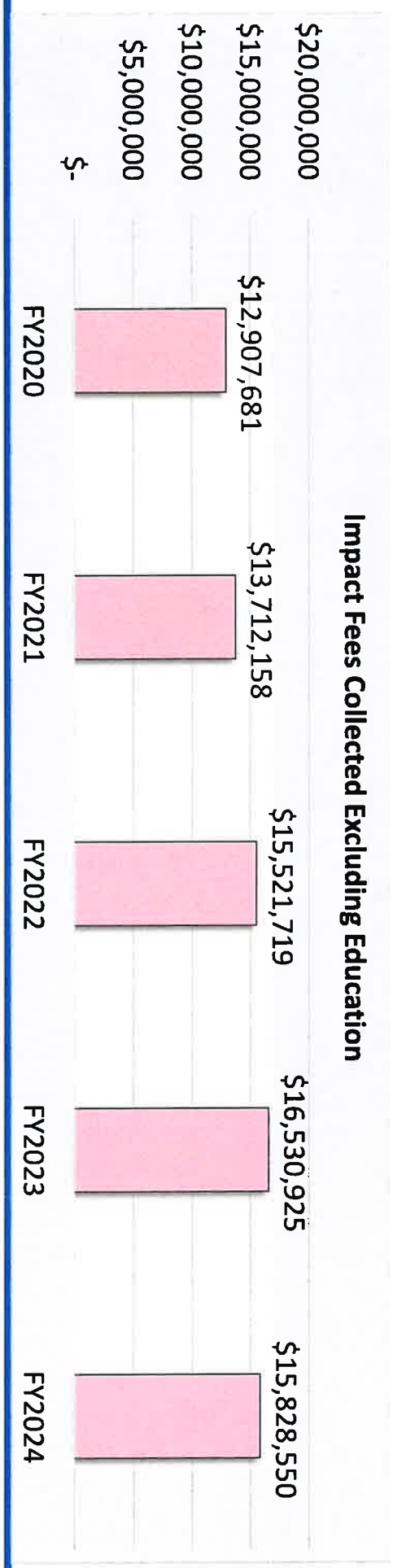


Fiscal Year 2025 Budget Overview

Actual Revenue Collections Compared to Expenses Excludes Impact Fees, Central Cashier & Balance Forward



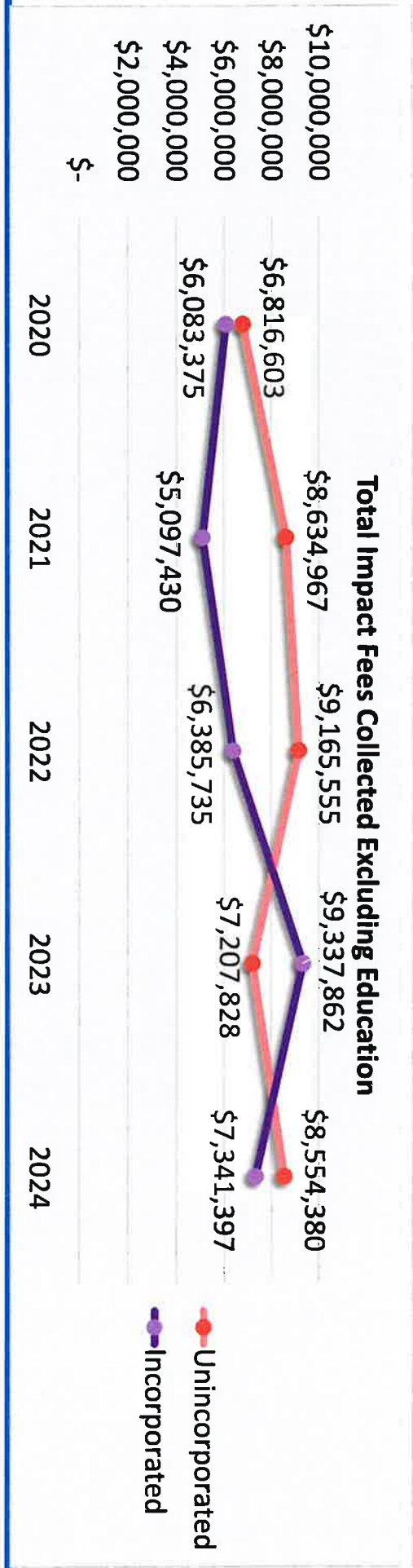
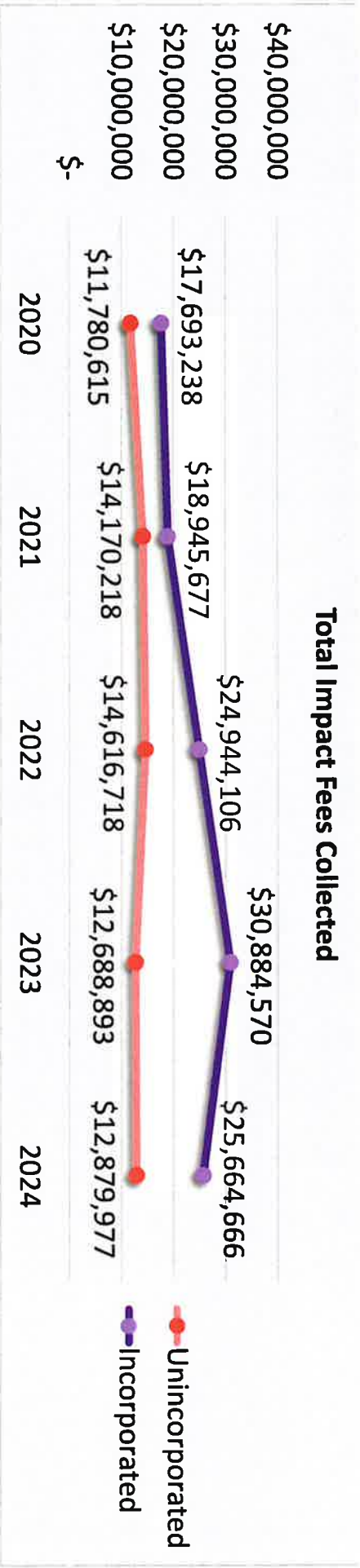
Impact Fee Trends



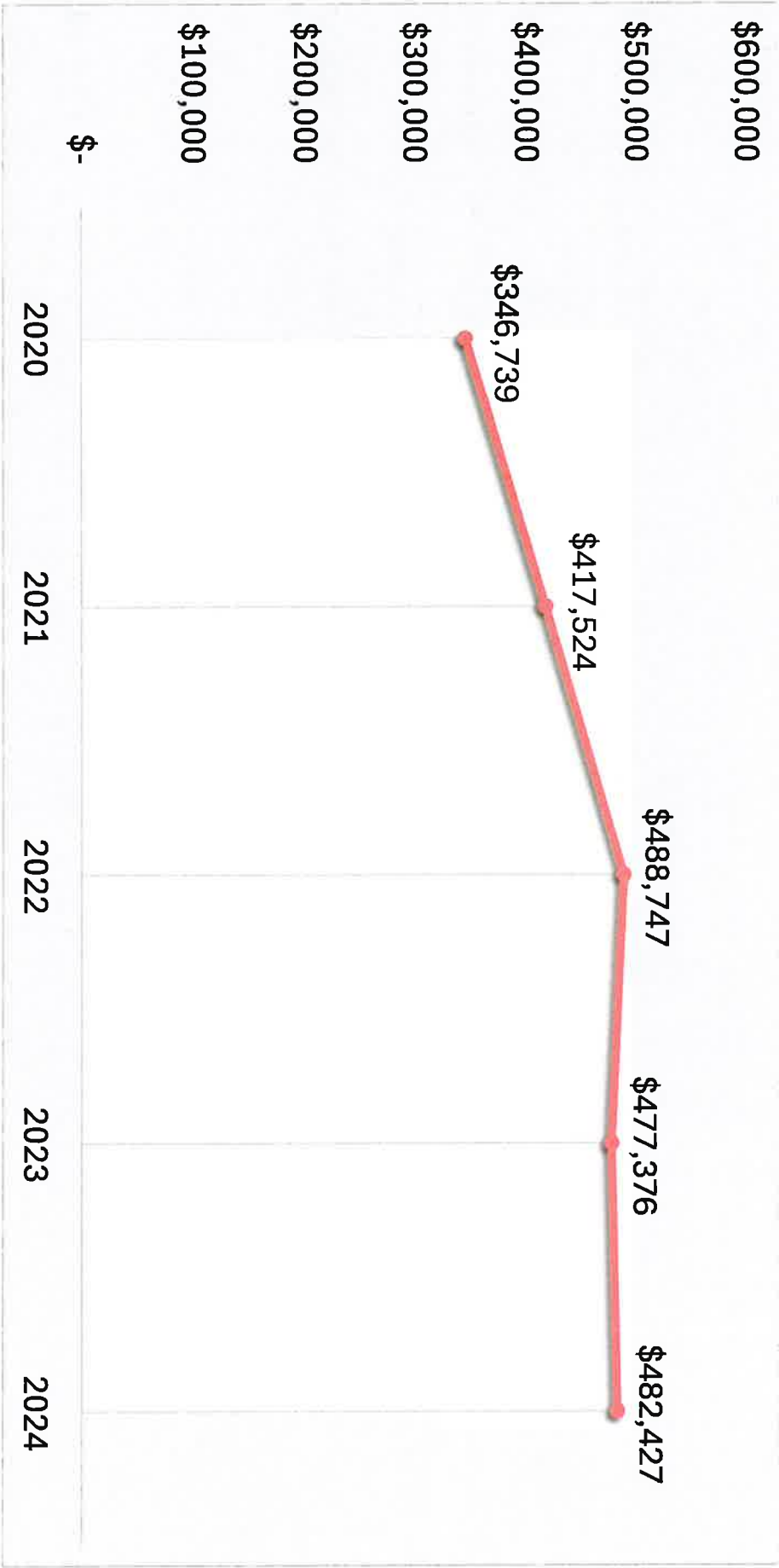
Impact Fee Revenue Restrictions

- Governed by the Florida Impact Fee Act (Fla. Stat. §163.31801)
- The County must “specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.”
- Impact Fees must be proportional to and be related to impacts of new construction
 - Specifically, the need for additional *capital facilities or infrastructure*
 - Facilities that have a lifespan of at least 5 years (including related costs such as land)
 - Fire/EMS Vehicles
 - *Not* Repairs or Maintenance

Impact Fee Trends: Unincorporated vs. Incorporated



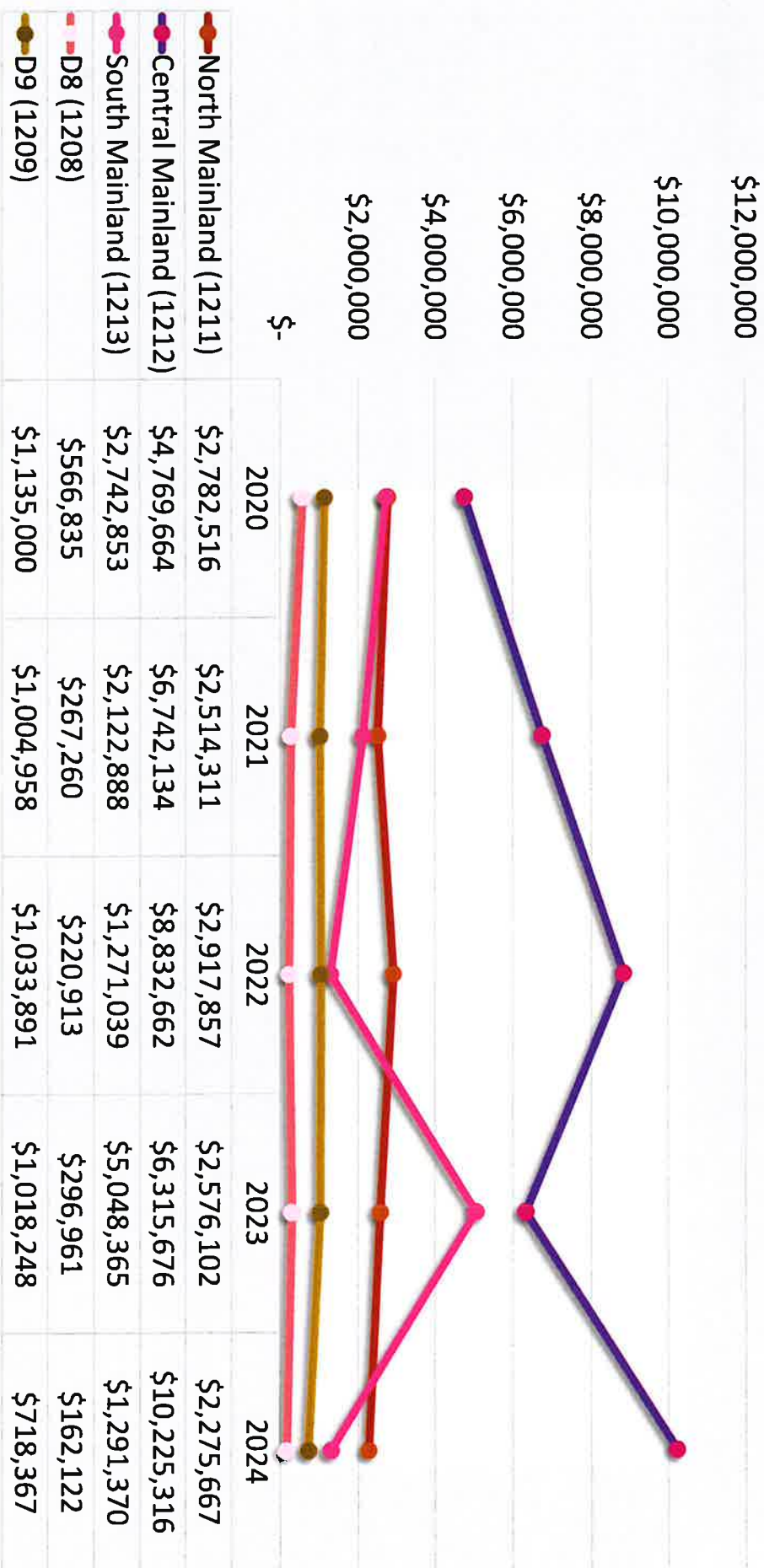
Correctional Impact Fees Fund Center 1320



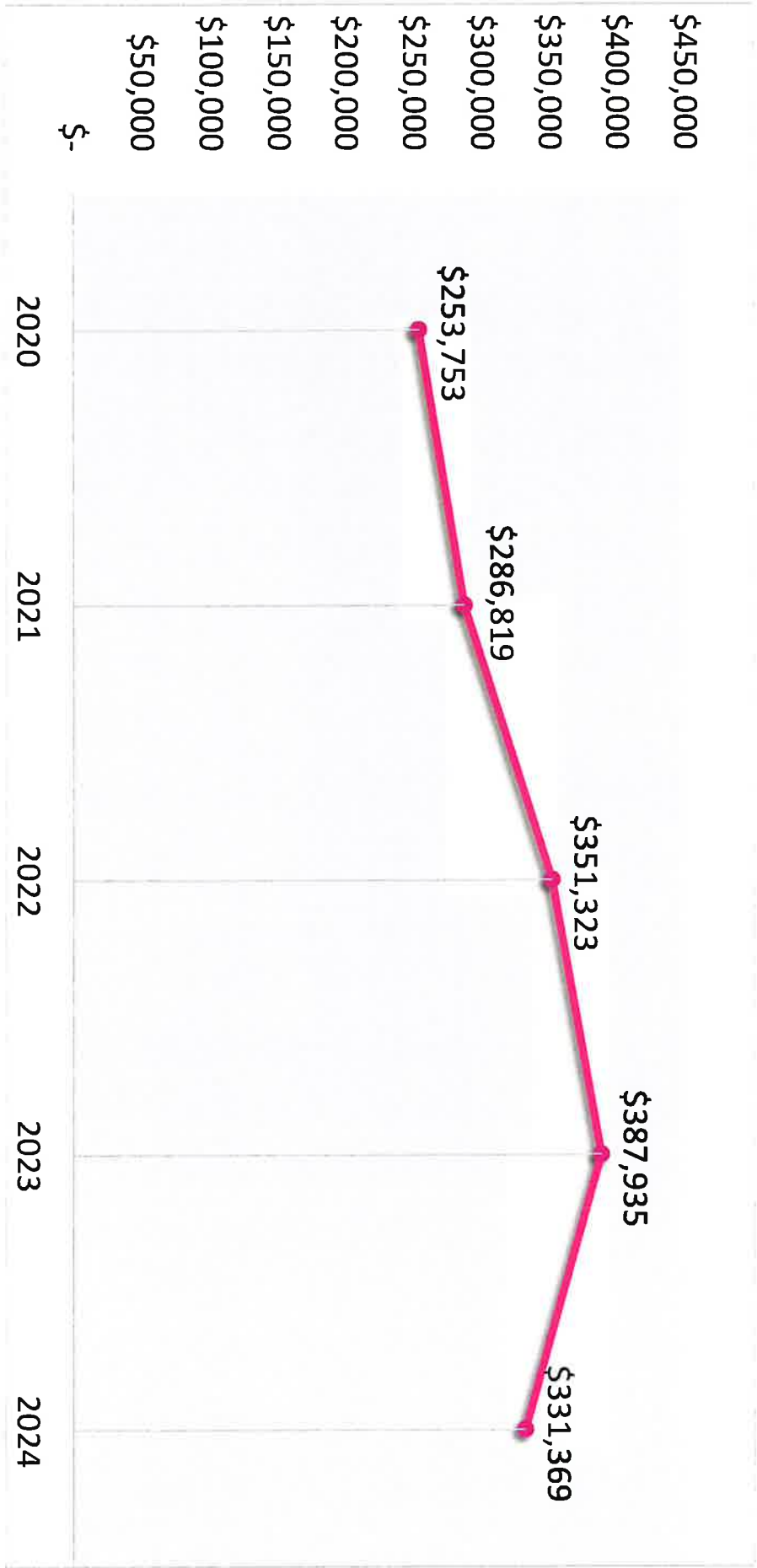
Education Impact Fees North and South



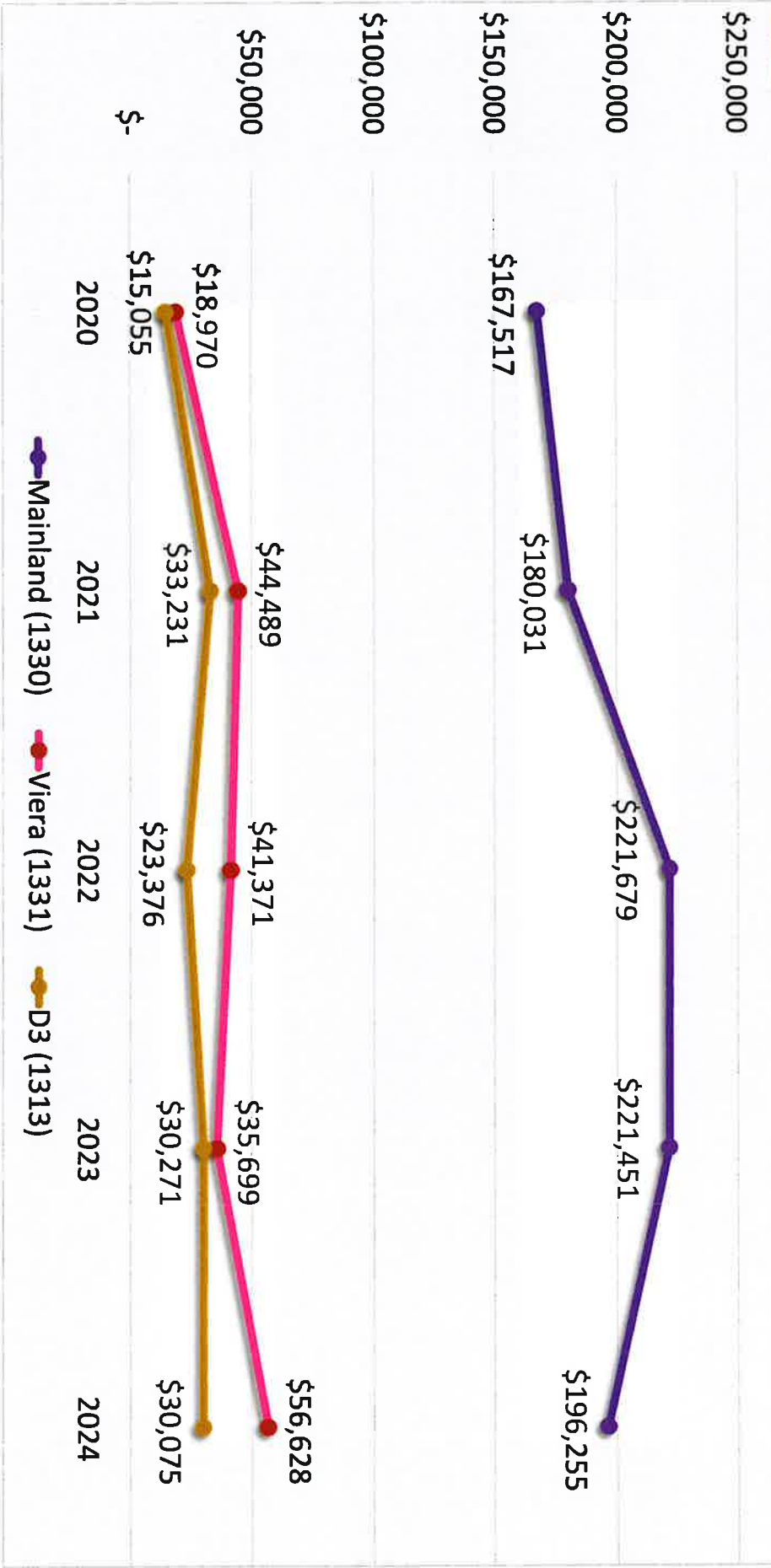
Transportation Impact Fees



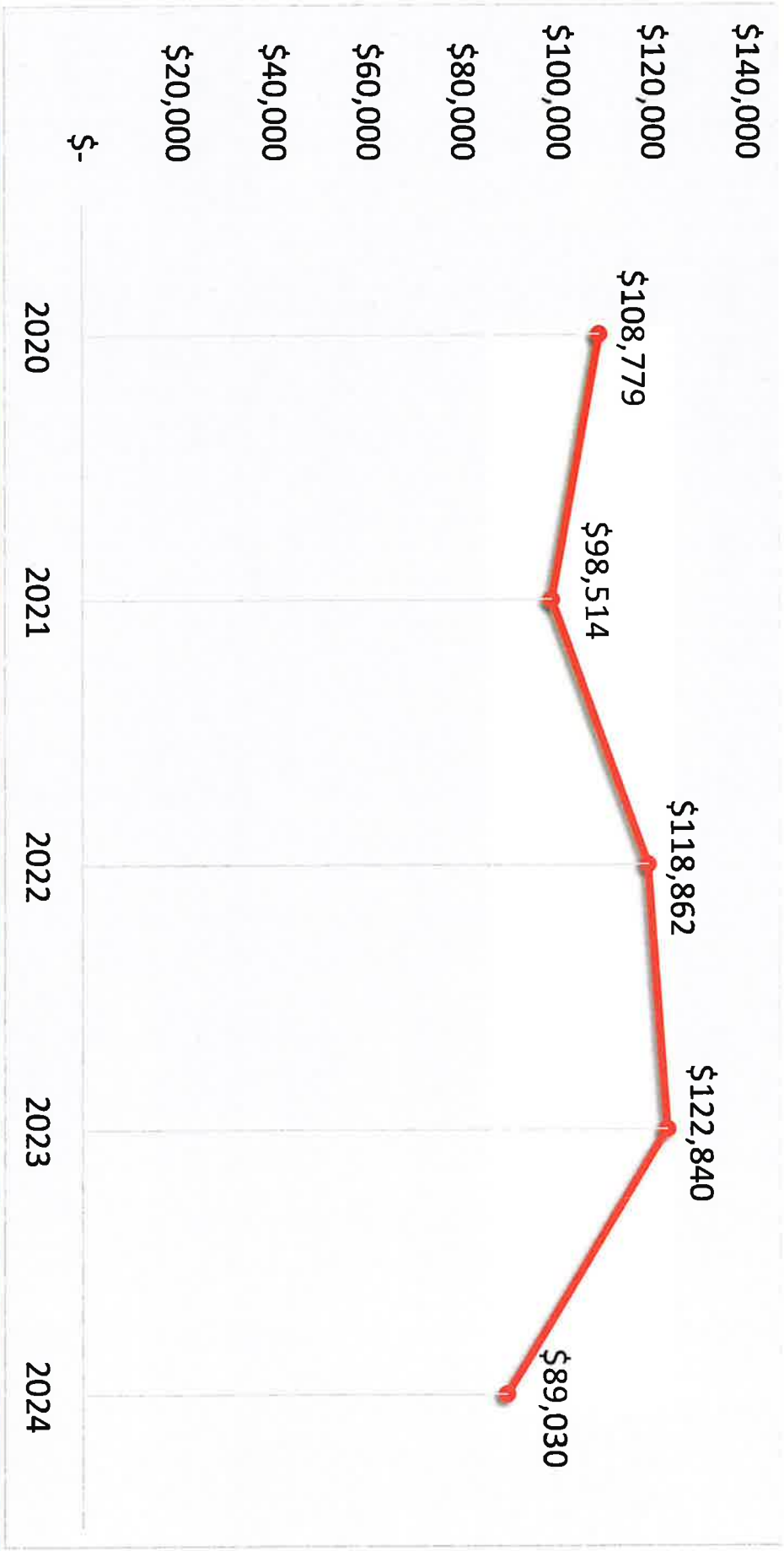
Library Impact Fees Fund Center 1075



EMS Impact Fees



Fire Rescue Fees Fund Center 1310



Impact Fee Rates

Grand Total of Residential Impact Fees Collected: \$10,868,321.37

Land Use Type	Unit	Education	Transportation	Solid Waste	Correctional	Libraries	EMS	Fire Rescue
Single Family	1 Dwelling =	\$5,096.50	\$4,353.00	\$160.00	\$71.99	\$63.84	\$38.65	\$54.08
Single-Family Detached								
FY2024 Totals Per Impact Fee	899 Dwellings =	\$4,581,753.50	\$3,913,347.00	\$143,840.00	\$64,719.01	\$57,392.16	\$34,746.35	\$48,617.92
Multi-Family	1 Dwelling =	\$1,940.50	\$2,677.00	\$120.00	\$65.61	\$37.91	\$33.68	\$47.13
Duplex								
Townhouse 1 to 2 Stories								
Condo 1 to 2 Stories								
Apartment 1 to 2 Stories								
FY2024 Totals Per Impact Fee	129 Dwellings =	\$250,324.50	\$345,333.00	\$15,480.00	\$8,463.69	\$4,890.39	\$4,344.72	\$6,079.77
Multi-Family	1 Dwelling =	\$1,940.50	\$2,381.00	\$120.00	\$43.13	\$55.59	\$23.16	\$32.41
Townhouse 3 or more Stories								
Condo 3 or more Stories								
Apartment 3 or more stories								
FY2024 Totals Per Impact Fee	264 Dwellings =	\$512,292.00	\$628,584.00	\$31,680.00	\$11,386.32	\$14,675.76	\$6,114.24	\$8,556.24
Multi-Family	1 Dwelling =	\$1,256.50	\$1,642.00	\$120.00	\$56.65	\$46.45	\$30.40	\$42.56
Mobile Home / Decded Lot								
Mobile Home / Rental Lot								
RV Pad in RV Park								
FY2024 Totals Per Impact Fee	55 Dwellings =	\$69,107.50	\$90,310.00	\$6,600.00	\$3,115.75	\$2,554.75	\$1,672.00	\$2,340.80
Grand Total Per Fee		\$5,413,477.50	\$4,977,574.00	\$197,600.00	\$87,684.77	\$79,513.06	\$46,877.31	\$65,594.73

Impact Fee History

- Most impact fees were last raised in 2001
- An impact fee study was last conducted in 2015 at a cost of \$164,000
 - The Board chose to accept the study, but did not act on its findings
- On January 28, 2025, the Board chose to direct staff to draft an RFP for a consultant to perform an impact fee study on its EMS and Fire Facilities Impact Fees
- On February 25, 2025, the Board directed staff to amend the RFP to include an option for a comprehensive study of all impact fees

Procedure for Increasing Impact Fees

- Process and limitations dictated by Florida Impact Fee Act (Fla. Stat. §163.31801)
- Because the last study is more than four years old, the Board must conduct an impact fee study prior to amending impact fee ordinance to increase rates
 - This would also allow implementation of other changes to impact fee ordinance (e.g. affordable housing)
- Upon completion of a study, there may be two potential avenues the Board could take to increase rates
 1. Normal
 2. Extraordinary

Procedure for Increasing Impact Fees

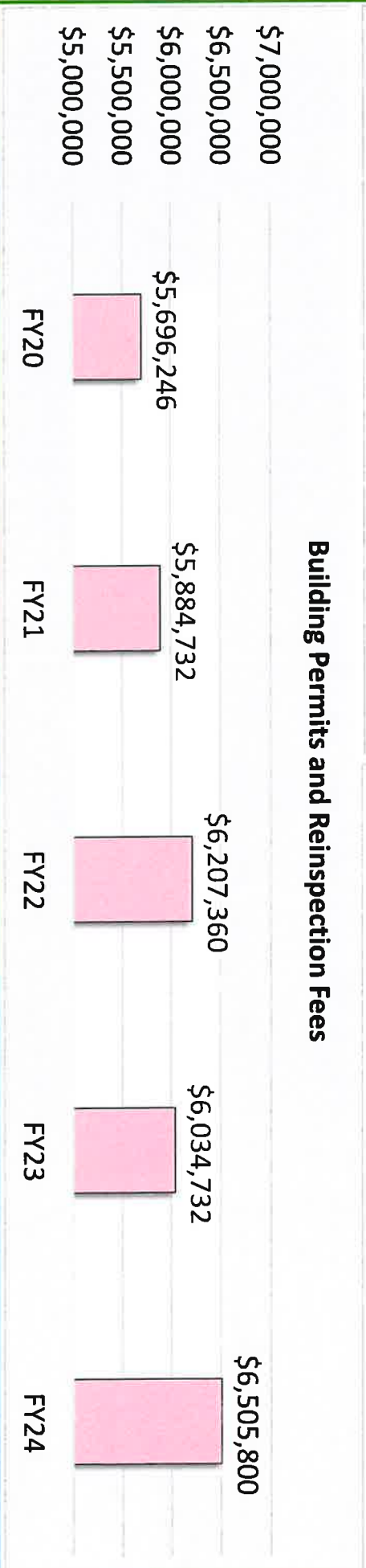
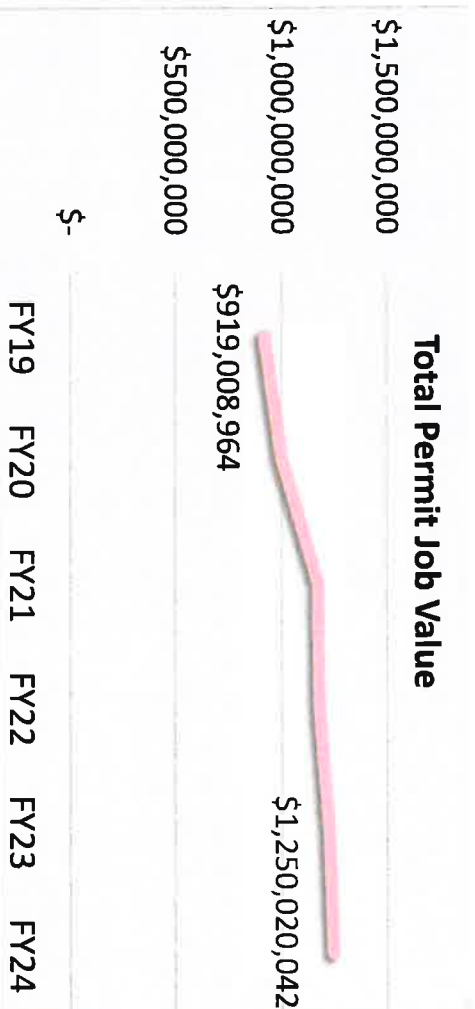
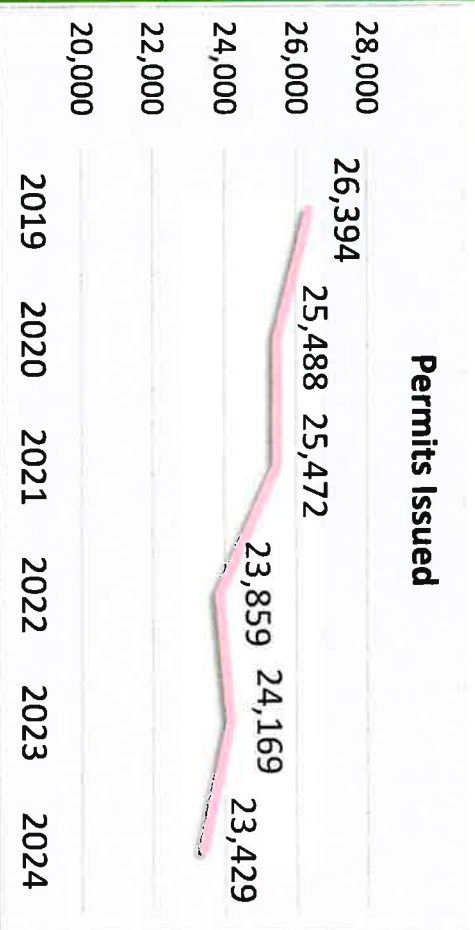
Process Type	Rate Amount Increase	Procedure	Timeframe
Normal	25% or less	Two equal annual increments	Two years
Normal	Over 25% and up to 50%	Four equal annual increments	Four years
Extraordinary	Over 50%	<ol style="list-style-type: none"> Expressly demonstrate extraordinary need At least 2 public workshops Board approval by 2/3 vote 	One year

Florida Building Code

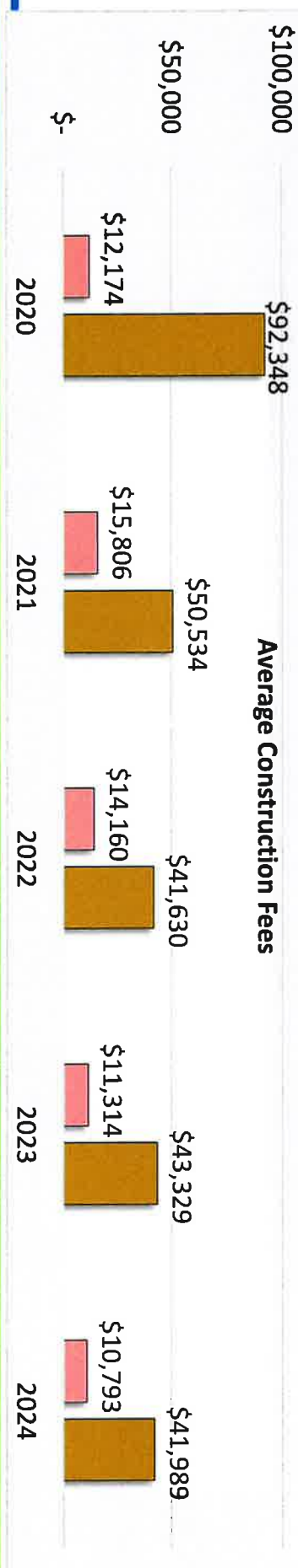
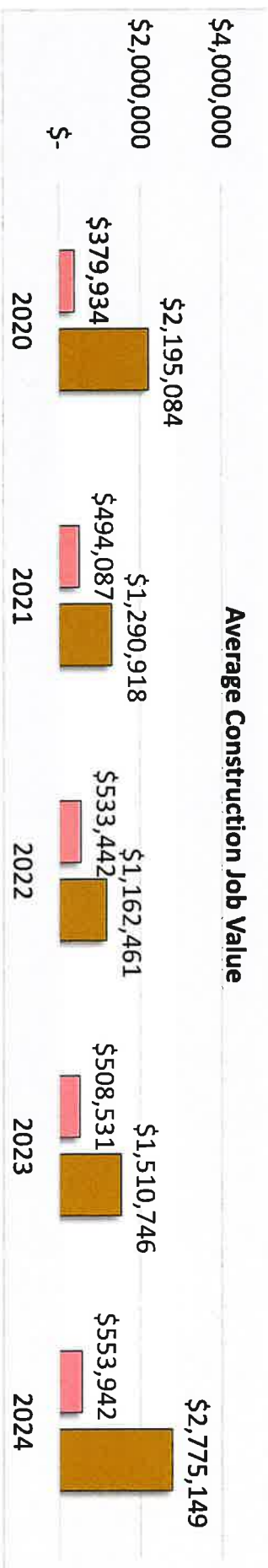
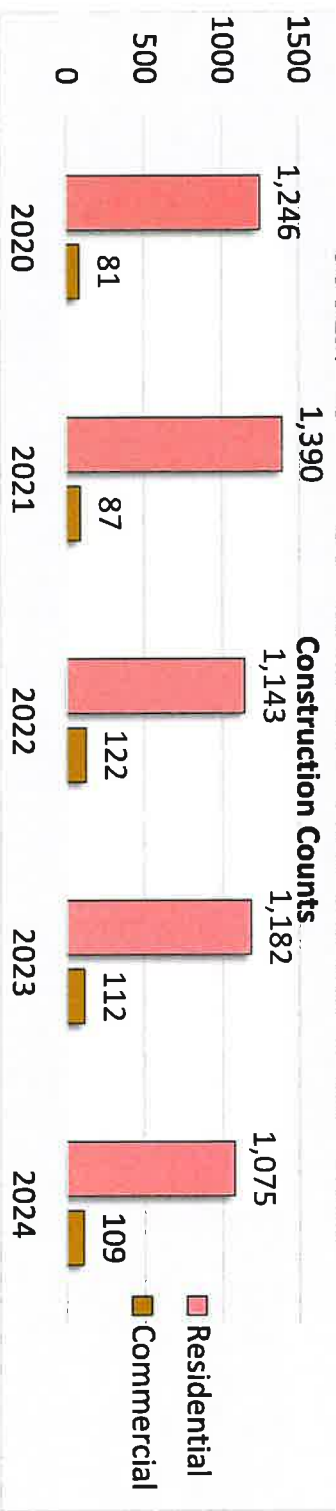
- Statewide Uniform Building Code mandated by the Florida Legislature
- Administered by the Florida Building Commission
- Based on the International Building Codes, amended for Florida specific issues
- Establishes minimum construction standards



Building Code Trends



Maior Construction Permit Trends



Building Code Revenue Restrictions

- Governed by Fla. Stat. §553.80
- Revenue from Building fees “may only be used for carrying out the [County’s] responsibilities in enforcing the Florida Building Code.”
- Fees generally may not exceed actual costs
- Aside from direct enforcement activities, funds can be used for the construction of buildings to house Building Code enforcement activities or to “upgrade technology hardware and software systems to enhance service delivery.”
 - Technology language added in 2024

Building Permitting Review Agencies

- Building
- Land Development
- Zoning
- Fire Rescue
- Natural Resources
- Public Works
- Utilities
- Impact Fees/Central Cashier

Building Plan Review & Inspections

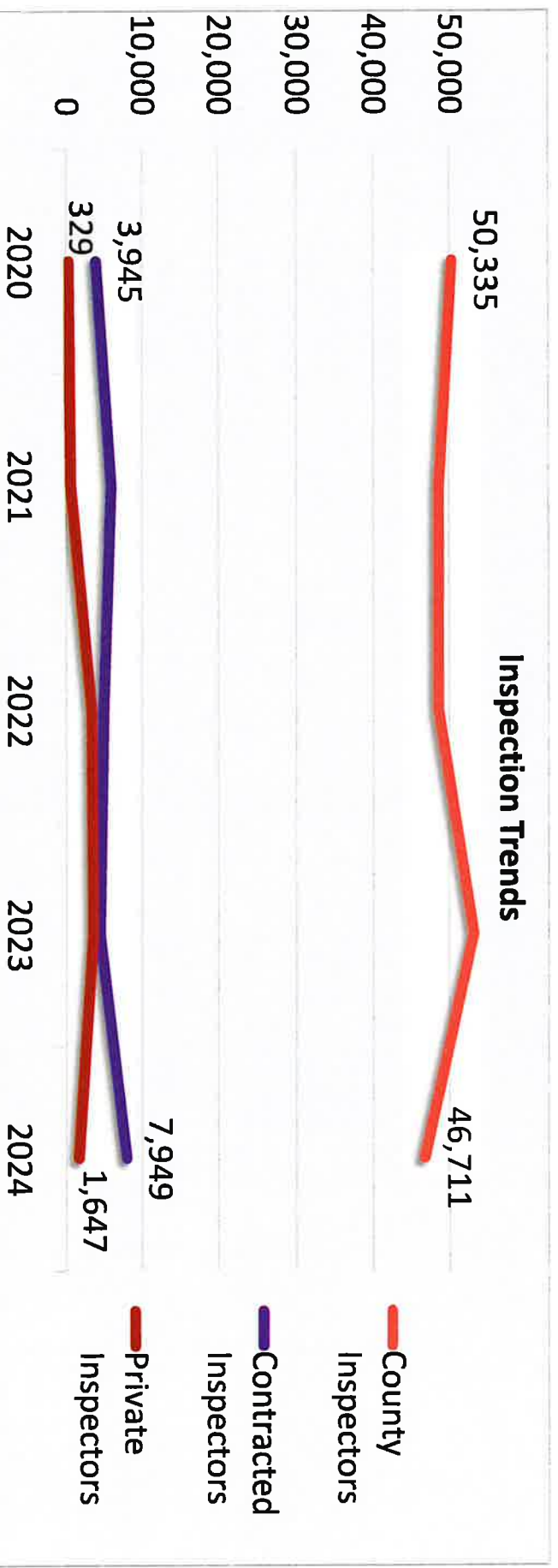
- Structural, Foundation, Framing, Wind load etc.
- Mechanical, Electric, Plumbing, and Gas Systems
- Life Safety Features
- Roof Coverings
- Accessibility Compliance
- Energy Efficiency



Impact of Statutory Mandate

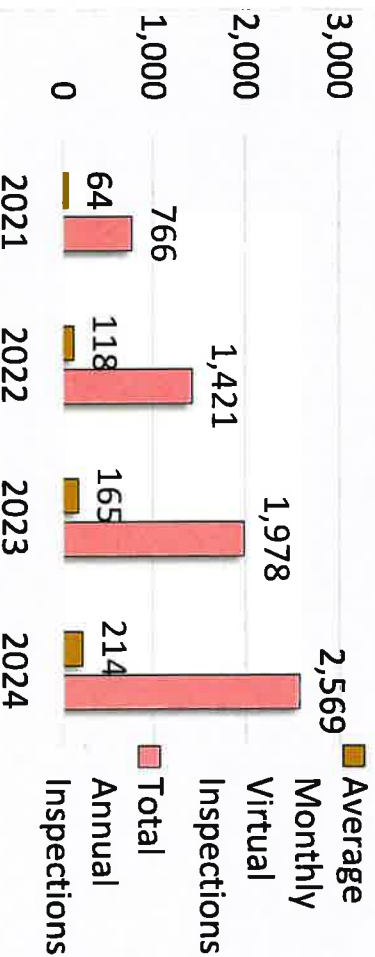
Fla. Stat. §553.791

- Permit fee reductions (25%) when using private providers
- Inspector or Plan Review; potential for 50% fee reduction
- Inspection Fees and Plan Review Fees are factored into total permit fee

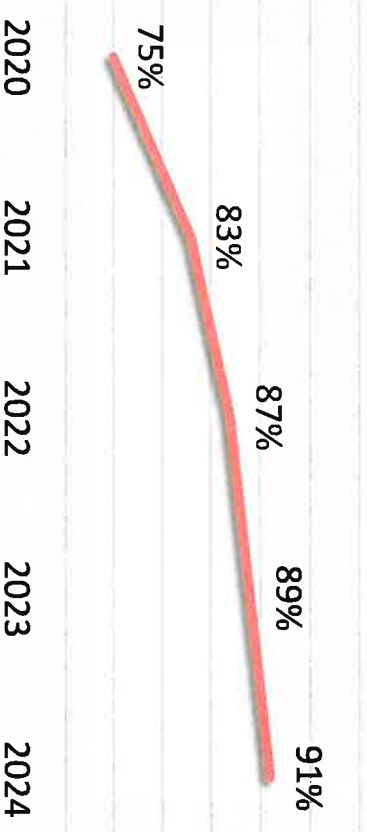


Leveraging Technology

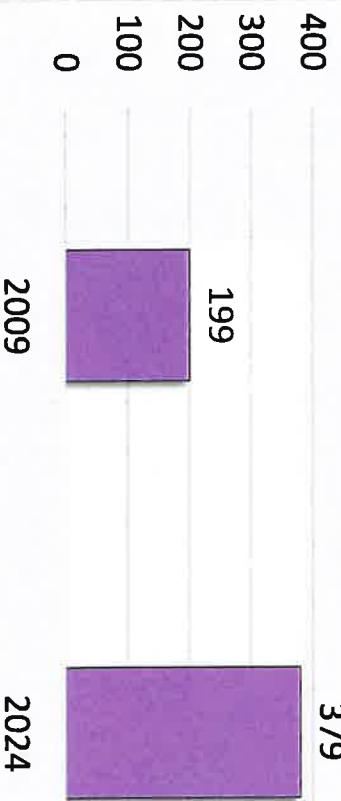
Virtual Inspection Counts



% Of Permit Applications Submitted Online



Applications Per FTE



- Since 2021, yearly virtual inspections have increased by 235%
- Since 2009, applications per filled FTE have increased by 90%
- Since 2019, online applications have increased by over 41%

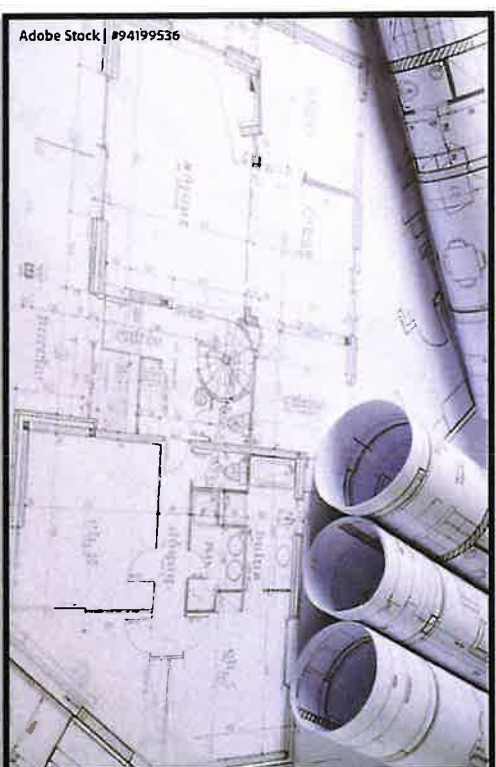
Investing in Technology

Accela Upgrade Contract

- \$5.3 million Building funds dedicated
- Upgraded public interface (i.e. BASS 2.0 + OpenCounter portal)
- Transition to a cloud-based model
- Automatic quarterly updates
- Reduced maintenance costs
- Apply Accela best practices
 - Streamlined processes and user experience
 - Enhanced Reporting Database (ERD) for updated reports
 - GIS integration

Planning, Zoning, & Land Development

- Comprehensive Planning
- Zoning
- Land Development
 - Subdivisions
 - Site Plans

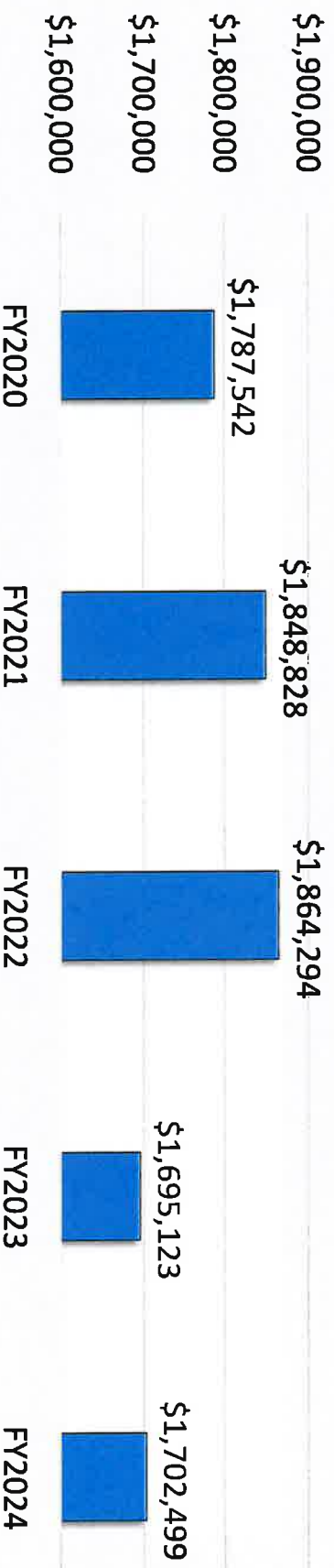


Planning & Zoning Trends

Site Plans, Subdivisions and Zoning Applications



Fees and Charges for Services



2024 Accomplishments for Zoning

Evaluation and Appraisal Report (EAR)

- First major re-write since 2009
- Transmitted to Florida Commerce on November 20, 2024
- Received response on January 21, 2025

Brevard Barrier Island Area Protection Act (Fla. Stat. §380.0553)

- Designated Brevard's South Beaches Barrier Island as an Area of Critical State Concern
- Florida Commerce conducting audit-style review of Comprehensive Plan and Land Development Regulations as they relate to the South Beaches area
- County was mandated to respond and submit Amendments as necessary to meet identified requirements related to the "guiding principles for development"
 - Transmitted November 20, 2024
- Florida Commerce now reviews permitting activity within the area, as submitted by Planning and Development staff

Major 2025 Zoning Projects

- Land Development Regulations for Area of Critical State Concern
- Adoption of EAR
- ≈25% of the Board's business is initiated by Planning and Development, with Zoning as a focus

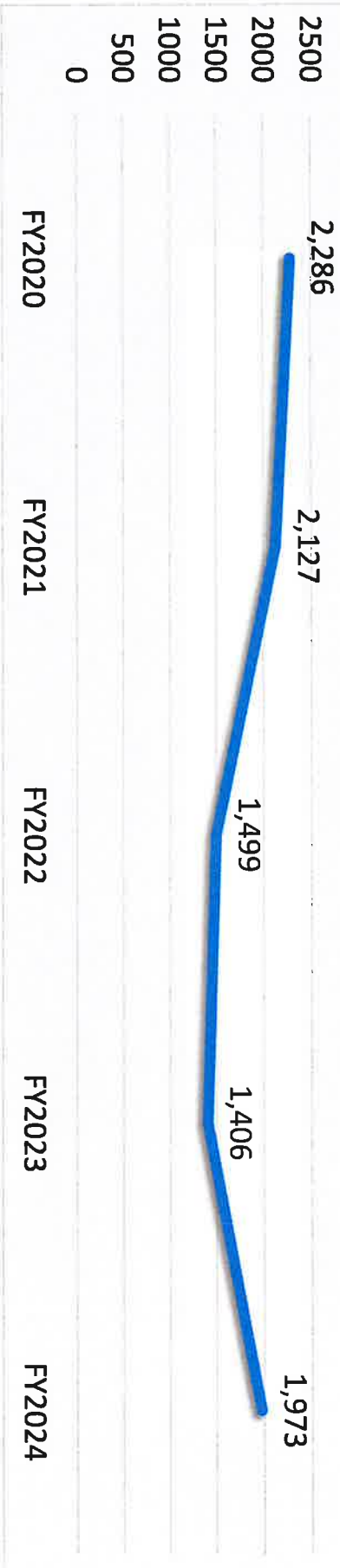
Contractor & Code Compliance

Enforces Brevard County Code of Ordinances:

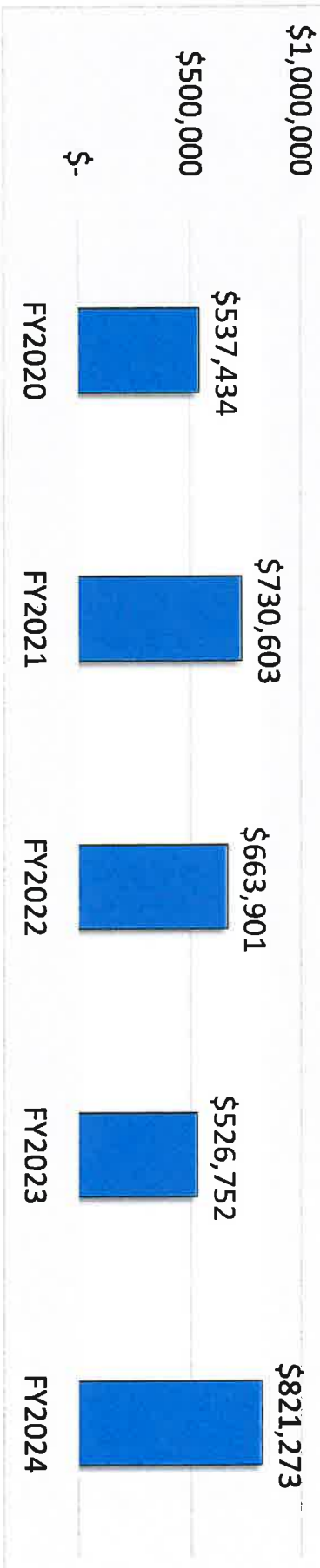
- Public Nuisances
- Property, Building, and Structure Maintenance Standards
- Zoning Regulations
- Solid Waste
- Unsafe Building Abatement
- Short Term Rentals
- Unlicensed Contractors
- Work Without Permit
- Contractor Complaints
- Sea Turtle Protection
- Assists Environmental Health

Code Enforcement Trends

Code Enforcement Cases



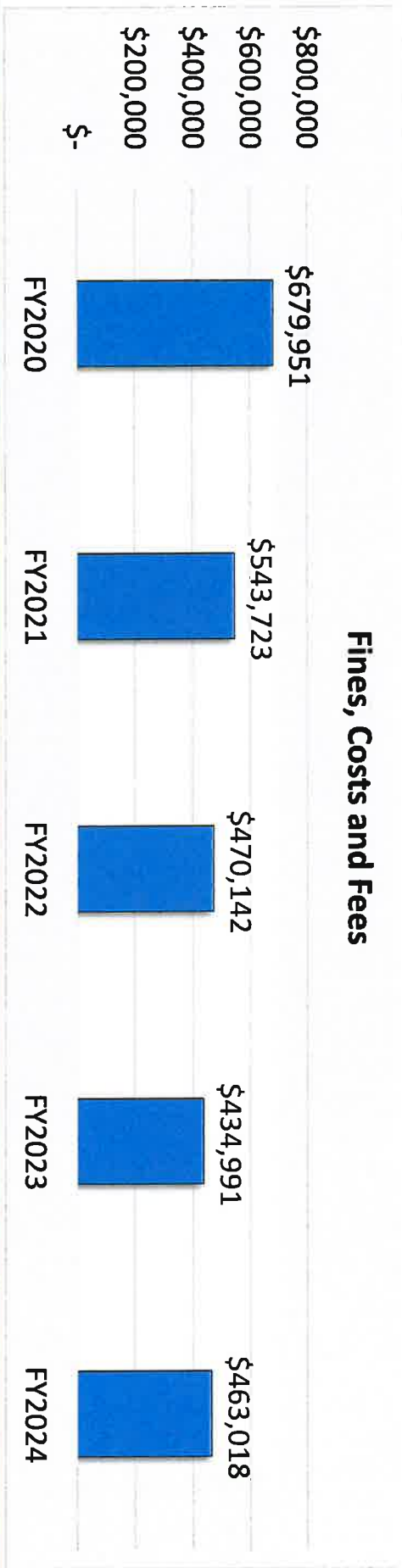
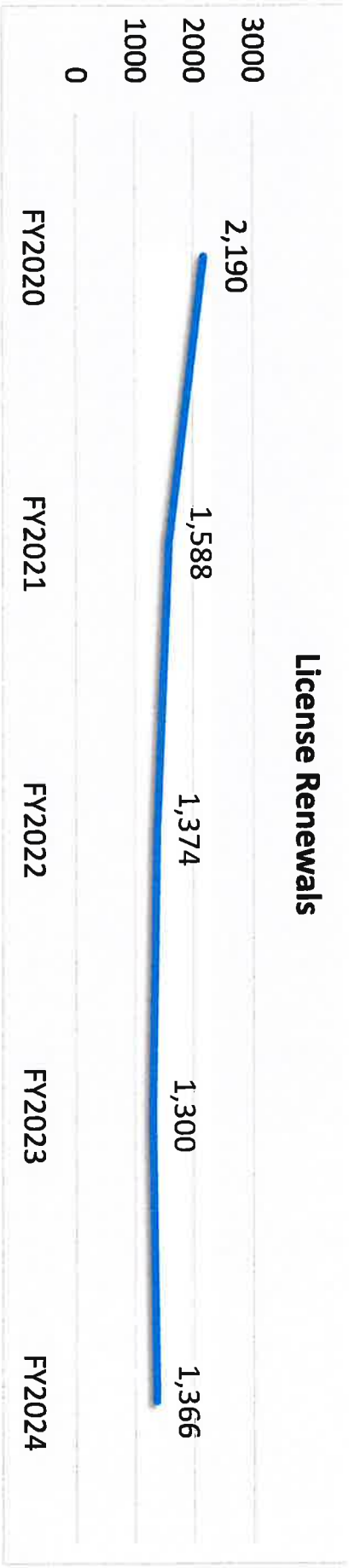
Fines and Costs



Licensing Regulation & Enforcement Fund

- County contractor license review and approval
 - Exam approval
 - Certification
 - License issuance
 - Renewal processing
- State certified contractor registration
 - Insurance and certificate review

Licensing Regulation & Enforcement Trends



Mandates & Impacts

HB 267, “Building Regulations” – Codified into Law

- According to the House of Representatives Final Bill Analysis, the bill “may reduce the amount of permit fees that could be collected by local governments in certain circumstances,” and **“may impact local governments because they may have to hire more employees to meet the prescribed timeframes.”**
- The Bill provides stricter timeframes for reviewing certain building permit applications, **and mandates reduced fees when the deadlines are not met.**

SB 812, “Expedited Approval of Residential Building Permits” – Codified into Law

- According to a Bill Analysis for House of Representatives, **“this bill could impact local governments to the extent they may have to hire more employees to meet the prescribed timeframes.”**
- Requires a further expedited process for reviewing certain building permits

Questions?