



# Planning & Development

Citizens Academy Presentation

# Planning and Development



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graph TD; A[Planning and Development] --> B[Building Code]; A --> C[Planning & Zoning]; A --> D[Contractor Licensing & Permitting]; A --> E[Contractor & Code Compliance]; A --> F[Support Services]
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**Building  
Code**

**Planning &  
Zoning**

**Contractor  
Licensing &  
Permitting**

**Contractor  
& Code  
Compliance**

**Support  
Services**

Director: Billy Prasad  
Deputy Director: Jeff King

# Did You Know?

- **Florida's population:**
  - 1990 – 12,937,926
  - 2025 – 23,462,518
- **Brevard's population**
  - 2024 – 658,447
  - Unincorporated –238,000  
(US Census Data)



# 2025 in Review

Development: 3,529

Building Permits: 23,127

Inspections: 53,307

Payment Transactions: 54,540

Enforcement Cases: 2,481

License Renewals: 1,337

Approximately 1,000 daily calls

- 67.52% online applications
- 63.21% inspections scheduled online
- 100% next day inspections
- 2.9 days average building permit review
- 90% voluntary compliance

# Planning, Zoning, and Land Development Division



# Planning, Zoning, & Land Development

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



# Comprehensive Plan Elements

- Conservation
- Surface Water Management
- Recreation & Open Space
- Historic Preservation
- Housing
- Potable Water
- Sanitary Sewer
- Solid Waste Management
- Transportation
- Coastal Management
- Future Land Use
- Intergovernmental Coordination
- Capital Improvements
- Public School Facilities

# Zoning Classifications

Brevard County has 40 different zoning classifications.

Each classification can be grouped into one of the following categories:

- Residential
- Commercial
- Industrial
- Institutional
- Agricultural



# Land Development

## Site Plans

- Plan for commercial building or infrastructure expansion detailing the site work
- Includes components such as parking, utilities, stormwater, and landscaping

## Subdivisions

- Division of land into three or more lots
- Requires infrastructure such as paved streets and sidewalks, utilities, storm water management, and open space

# Building Code Division



# Building Code

Administers and enforces the Florida Building Code:

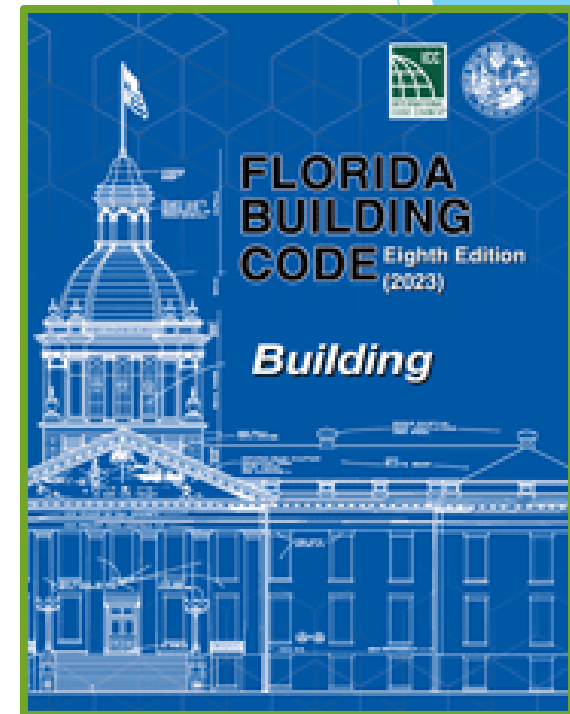
- Building plan reviews
- Inspections



# 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



[www.floridabuilding.org](http://www.floridabuilding.org)

# 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



# Virtual Inspections

Virtual inspections are available for contractors and homeowners through the VuSpex GO app. Inspections are not scheduled in advance; users simply login and submit their report and photos.

## Inspection Types:

- Drywall
- Electrical Final
- Fence
- Footing
- Insulation
- Mechanical Final
- Monolithic Slab
- Roof Dry In
- Roof Finals (Residential)

# **Development Services Contractor Licensing & Permitting**

**ENSED**



# Development Services

## Licensing

- County Application Process
  - Exam Application Approval
  - Testing & Certification
  - License Issuance
- State Certified Contractor Registration
- Permitting Access

## Permitting

- Permit Intake
- Permit Review Coordination
- Document Intake/Review
- Customer Contact Notification
- Permit Issuance
- Inspection Scheduling/Permit Final
- Certificate of Occupancy and/or Completion

# Contractor Licensing Brevard County vs. State Certified

 **BREVARD COUNTY PLANNING AND DEVELOPMENT DEPARTMENT  
LICENSING REGULATION AND ENFORCEMENT**  
2725 Judge Fran Jamieson Way, Building A-114 Phone: (321) 633-2058  
Viera, FL 32940 Fax: (321) 690-4878  
[www.brevardfl.gov/PlanningDev](http://www.brevardfl.gov/PlanningDev) Email: [contractorlicensing@brevardfl.gov](mailto:contractorlicensing@brevardfl.gov)

**CERTIFICATE OF COMPETENCY LICENSE**

**LICENSE NO.: 20-GC-CT-00010**

THIS CERTIFIES THAT:  
**JOHN DOE**  
**SUNSHINE GENERAL CONTRACTOR'S INC**  
HAS QUALIFIED AS A:  
**GENERAL CONTRACTOR**  
THIS CERTIFICATE IS ISSUED FOR  
**BREVARD COUNTY, FLORIDA, ON FEBRUARY 25, 2020**  
LICENSE STATUS: ACTIVE

**BUD CRISAFULLI**  
CHAIRMAN, BREVARD COUNTY CONTRACTOR LICENSING BOARD  
**DENISE CAMPAGNA**  
SECRETARY, BREVARD COUNTY CONTRACTOR LICENSING BOARD

*"THIS IS NOT A BUSINESS TAX RECEIPT"  
PLEASE VERIFY ALL INFORMATION FOR ACCURACY*

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 **BREVARD COUNTY  
CONTRACTOR LICENSING BOARD  
CERTIFICATE OF COMPETENCY LICENSE**

LICENSE NO.: 20-GC-CT-00010 EXP. DATE: 8/31/2020 STATUS: ACTIVE  
GENERAL CONTRACTOR


**JOHN DOE**  
SUNSHINE GENERAL CONTRACTOR'S INC  
123 MAIN ST  
VIERA, FL 32940

*Denise Campagna*  
Verify CONTRACTOR is in Good Standing.  
[www.brevardfl.gov/PlanningDev](http://www.brevardfl.gov/PlanningDev)  
Select Find a Licensed Contractor  
Validation not available for Master or Journeyman.  
LRE, ChC, AA, LIC, SRS, v17

**IMPORTANT!**  
THIS IS YOUR CERTIFICATE OF COMPETENCY  
DISPLAY AS REQUIRED BY LAW  
UNDER BREVARD COUNTY ORDINANCE  
CHAPTER 22, ARTICLE VI

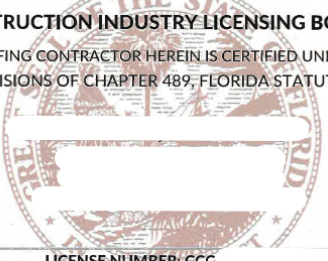
 RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD**

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



**LICENSE NUMBER: CCC**  
**EXPIRATION DATE: AUGUST 31, 2020**  
Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

# County Certified Trades

- General, Building, & Residential Contractors
- Alarm I & II Contractors
- Demolition Contractor,
- Drywall Contractor
- Electrical & Electrical Sign Contractors
- Excavating/Land Clearing Contractor
- Fencing Contractor
- Garage Door
- Limited Energy System Contractor
- HARV & Air Conditioning Contractors
- Irrigation Contractor
- Marine Contractors
- Mechanical Contractor
- Plumbing Contractor
- Roofing Contractor
- Sheetmetal Contractor
- Solar Contractor
- Specialty Structure Contractor
- Storm Shutter Contractor
- Stucco Contractor
- Swimming Pool Contractor
- Swimming Pool Service Contractor
- Swimming Pool Finishing Contractor
- Underground Utility Contractor
- Window and Door Contractor

# Find a Licensed Contractor Search

## Contractor Information

**Contractor License Number:** CCC1334689  
**Business Name:** 3Mg Solutions Llc DbA 3Mg Roofing  
**Contractor Last Name:** Angjulli  
**Contractor First Name:** Matthew  
**Contractor Phone:** 407-420-0201  
**Contractor Address:** 1127 Solana Avenue, Winter Park, Fl 32789  
**Contractor Trade:** Roofing  
**License Expiration Date:** 08/31/2024

### General Liability Insurance:

**Agent:** Hatcher Insurance, LLC  
**Policy Number:** USPCL8026223  
**Phone Number:** 407-841-2458  
**Expiration Date:** 06/01/2024

### Workers Comp Insurance:

**Agent:** Hatcher Insurance, LLC  
**Policy Number:** 0196-56059  
**Phone Number:** 407-841-2458  
**Expiration Date:** 10/01/2024  
**Exemption Expiration Date:** Not Provided

**If the Contractor's record ONLY indicates a date in the "Workers Comp Exemption Expiration Date" field, the Contractor likely does not have employees. Contact our office for more information regarding employee coverage requirements, 321-633-2058.**

**Red expiration dates** indicate the documentation provided to Brevard County has expired and needs to be updated. If you are the contractor, submit document updates to [Building.Licensing@BrevardFL.gov](mailto:Building.Licensing@BrevardFL.gov). Certificates of insurance are required to be emailed to the County by the insurance agency.

Print

Close

# Types of Building Permits

Residential, Multi-Family, and Commercial Structures:

- Accessory Structures/Sheds
- Additions/Alterations
- Air Condition/Heating
- Carports
- Demolition
- Electrical Work
- Exterior Renovations
- Fences/Walls
- Gas Piping
- Docks/Seawalls
- Door/Window/Garage Door/Skylight
- Mobile Home Set-up
- New Buildings/Structures
- Plumbing Work
- Pool Resurface
- Re-roof
- Screen Enclosures
- Solar/Photovoltaic
- Structural Repairs
- Swimming Pools/Spas

# Building Permitting Review Agencies

- Land Development
- Zoning
- Fire Department
- Natural Resources
- Public Works
- Utilities/Water Resources
- Impact Fees

# Online Permitting Portal (Brevard's Advanced Service Site)

- ▶ Online permit search
- ▶ Contractors can apply for permits online
- ▶ Follow plan review status & review comments
- ▶ Schedule inspections
- ▶ View, download, and print permit documents

# Contractor & Code Compliance



# Contractor & Code Compliance

Enforces Brevard County Code of Ordinances

- Public Nuisances
- Property, Building, and Structure Maintenance Standards
- Zoning Regulations
- Solid Waste
- Adult Entertainment
- Unlicensed Contractors
- Work Without Permit
- Contractor Complaints
- Abatement
- Unsafe Building

# Why is Contractor Regulation Important?

To protect you, the consumer:

- Financial harm
- Potential fraud and theft
- Incomplete work
- Unlicensed & Unpermitted projects

Hold contractors accountable:

- Creates a level playing field
- Licensed & Insured should have similar rates







# Common Types of Code Violations

- ▶ Trash/Junk/Debris
- ▶ Turtle Lighting
- ▶ Noise
- ▶ Improper Storage of Boat/Trailer/Camper
- ▶ Work Without Permit
- ▶ Unsafe buildings
- ▶ Tall Grass/Vegetative Overgrowth
- ▶ Junk/Inoperable Vehicles
- ▶ Unsecured Pools
- ▶ Building/Structure Maintenance
- ▶ Zoning Violations
  - ▶ Farm animals
  - ▶ Setback issues
  - ▶ Short-term Rentals

# Code Compliance Process

1. Complaint
2. Investigation
3. Notice of Violation
4. Notice of Hearing
5. Special Magistrate Hearing
6. Special Magistrate Order
7. Imposition of Lien

# Code Compliance Process

## **Complaint Received:**

Code Enforcement operates as a reactive complaint driven process

# Code Compliance Process

## **Investigation:**

Code Enforcement Officers perform site visit to determine if a violation of code exists.

# Code Compliance Process

## Special Magistrate Hearing:

- County presents case for code violation
- Special Magistrate takes testimony under oath, views documentary evidence, etc.
- Respondent has opportunity to be heard

# Additional Support Service

## Emergency Support Functions

- Planning & Development provides emergency support function in the event of a natural or manmade disaster
  - Rain Events
  - Hurricanes
  - Radiological
- During a disaster, staff gathers data and issues reports at the Emergency Operation Center
- After a disaster, staff assesses damage to the community



# Permit Assist

Launching Soon: Feb. 2026

Introducing an online portal designed to provide customers with an intuitive, step-by-step guide when obtaining permits and considering development actions.

## Thank you

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<http://www.brevardfl.gov/PlanningAndDevelopment>



Email: [Building.Licensing@BrevardFL.gov](mailto:Building.Licensing@BrevardFL.gov)



Customer Service: 321-633-2187