Brevard County
Impact Fee Supplement
Demonstrated Needs Study
July 7, 2026

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Demonstrated-Need Study

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I. Introduction

To address capital infrastructure needs associated with new growth, Brevard County implemented an impact fee program for several service areas, which was last updated in 2000. To reflect the most current data, the County retained Benesch to prepare an update study reflecting the changes to the demand, cost, and credit components since the 2000 study for the following service areas:

- Fire Rescue and EMS;
- Correctional Facilities;
- Library Facilities;
- Solid Waste Facilities; and
- Transportation.

In 2026, HB 1329 that was approved by the Governor on June 24, 2026, added the following requirements for impact fees increased after July 1, 2026:

1. Ensure that the calculation of the impact fee is based on a demonstrated-need study that is plan-based and uses the most recent and localized data available within 4 years of the current impact fee update. The bill defines a plan-based approach as follows:
    a. *"A study methodology that uses the most recent and located data to project growth within a jurisdiction over a 10-year period, anticipate capacity impacts on relevant systems which will be created by the projected growth, and establish a list capital projects to be constructed or purchased in a defined time period to mitigate the anticipated capacity impacts as part of a new or updated impact fee study."*

Remaining sections of this document address the demonstrated needs related to service areas included in the County's impact fee program.

II. Population Growth Trends

With a population of approximately 670,000, Brevard County is the 10th most populous county out of 67 Florida counties. As presented in Table 1, growth projections provided by University of Florida, Bureau of Business and Economic Research (BEBR) range from one percent per year to two percent per year over the next ten years under medium and high population projections.

In terms of absolute growth, these projections translate into addition of approximately 74,100 persons to 151,700 persons through 2036 on a countywide basis, which is the service area of all infrastructure categories included in impact fee calculations, with the exception of the fire rescue services. The fire rescue service area population (unincorporated county, Grant-Valkaria, Melbourne Village, Palm Shores, and West Melbourne) is projected to increase by approximately 30,800 persons to 63,100 persons through 2036.

Table II-1

Permanent Population Projections

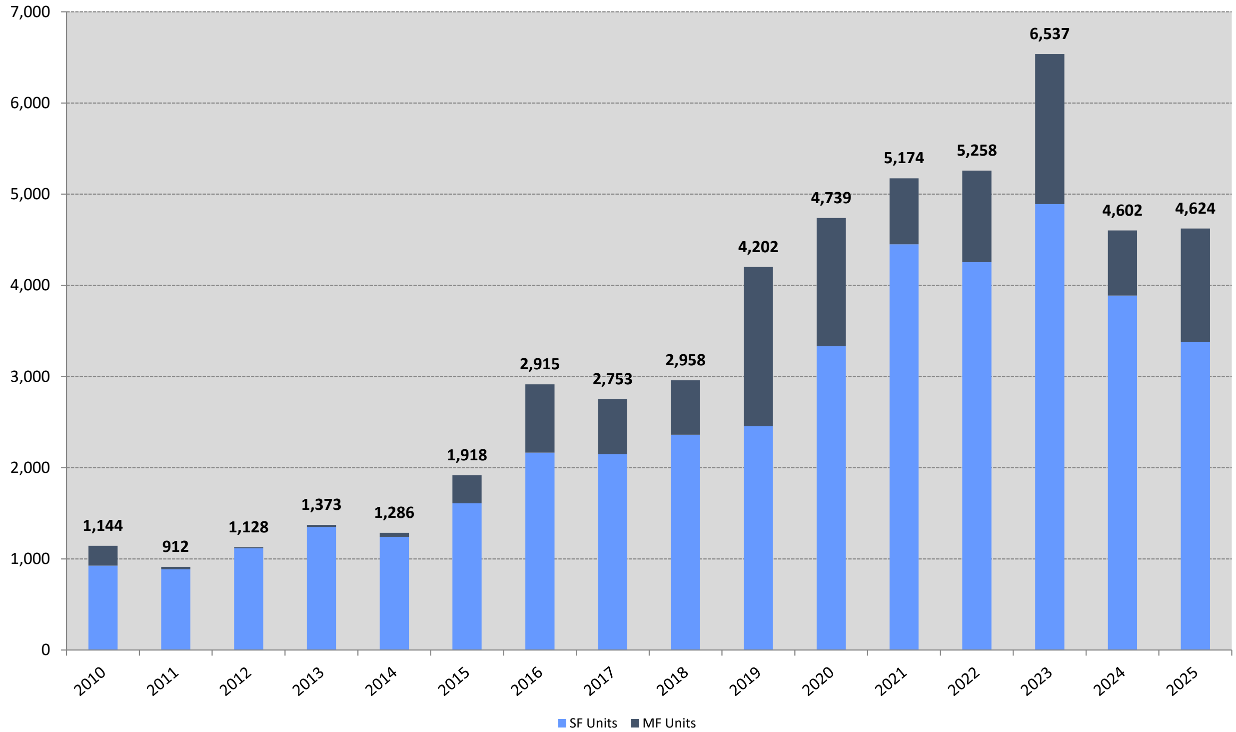
Year	Countywide[1]		Fire Rescue[2]	
	BEBR-M	BEBR-H	BEBR-M	BEBR-H
2019	596,449	596,449	254,058	254,058
2020	606,612	606,612	255,905	255,905
2021	616,742	616,742	260,729	260,729
2022	627,544	627,544	264,906	264,906
2023	640,773	640,773	269,162	269,162
2024	653,703	653,703	273,633	273,633
2025	667,900	667,900	277,924	277,924
2026	676,449	676,449	281,403	281,403
2027	685,108	693,293	285,005	288,410
2028	693,877	710,556	288,653	295,591
2029	702,759	728,249	292,348	302,952
2030	711,700	755,300	296,067	314,205
2031	718,319	767,385	298,821	319,232
2032	724,999	779,663	301,600	324,340
2033	731,741	792,138	304,404	329,529
2034	738,546	804,812	307,235	334,802
2035	745,600	817,800	310,170	340,205
2036	750,596	828,186	312,248	344,525
AAGR	**1.05%**	**2.04%**	**1.05%**	**2.04%**
Increase	**74,147**	**151,737**	**30,845**	**63,122**

Note: AAGR=Average annual growth rate

1) Source: BEBR Volume 59, Bulletin 203, February 2026
2) Countywide BEBR projections adjusted based on the ratio of the 2025 fire rescue service area population to countywide population (41.6%)

Consistent with population growth patterns, permits for new structures have been increasing. **Figure 1** provides residential permitting trends countywide. As presented, the number of residential permits increased from approximately 1,100 permits in 2010 to 4,600 permits in 2025, peaking in 2023 with 6,500 permits. Over the past five years (2021-2025), the number of residential permits averaged approximately 5,200 units per year countywide.

Figure 1
Residential Permitting -- Countywide

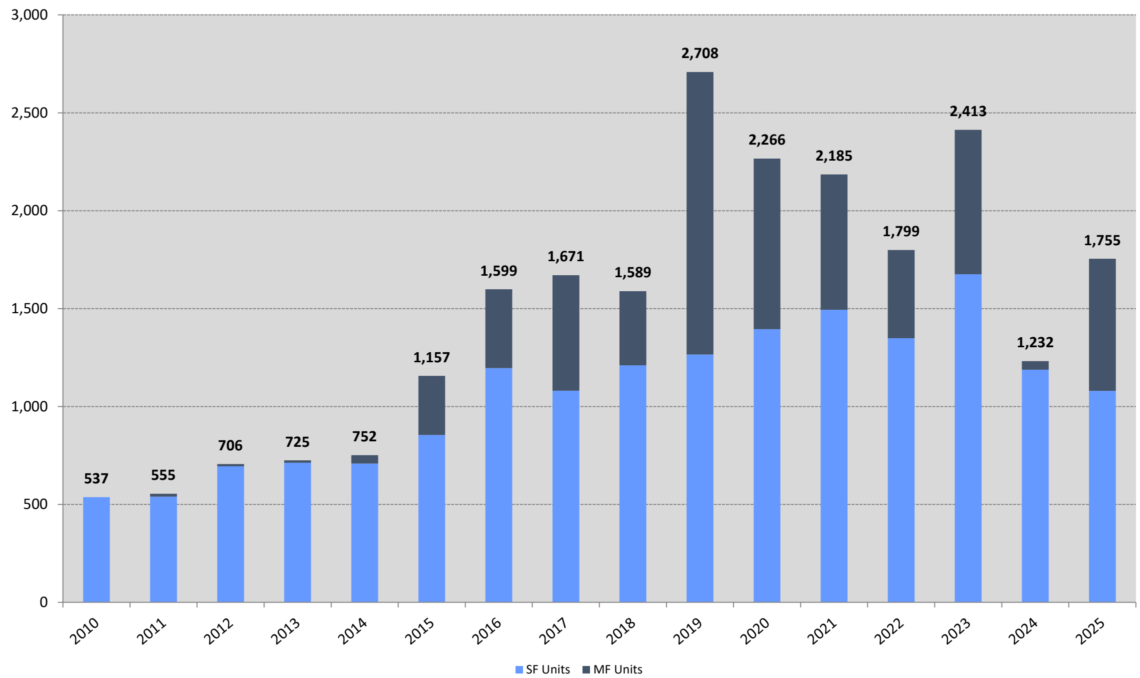


Source: U.S. Census

Figure 2 presents the residential permitting trends for the fire rescue service area. As shown, permitting has also increased in this area. Over the past five years (2021-2025), the number of residential permits averaged approximately 1,900 units per year for the fire rescue service area.

High growth levels in Brevard County result in a need for additional infrastructure.

Figure 2
Residential Permitting – Fire Rescue Service Area



Source: U.S. Census

The following sections document the capacity needs and impact fee revenue estimates for each service area with potentially higher impact fee levels. Solid waste facilities are not included because these fees are decreasing due to the reasons explained in the technical study report.

III. Fire Rescue and EMS

Brevard County provides fire rescue services to the unincorporated portions of the county as well as the Towns of Grant-Valkaria, Melbourne Village, Palm Shores, and the City of West Melbourne. The fire rescue service area population is approximately 281,400 permanent residents which results in an achieved level of service (LOS) of 11,700 residents per station. The County provides emergency medical services countywide to approximately 676,400 residents, which results in an achieved level of service (LOS) of 29,400 residents per station. To continue to achieve this LOS, the County will need to build three to six new Fire/EMS stations over the next 10 years as presented in Table III-1.

Table III-1
Current Achieved LOS, Adopted LOSS, and Projected Need

Variable	Fire Rescue	EMS
2026 Permanent Population[(1)]	281,403	676,449
Number of County-Owned Stations[(2)]	24	23
Population per Station[(3)]	11,725	29,411
Achieved LOS (Stations per 1,000 Population)[(4)]	**0.085**	**0.034**
Adopted LOS (Stations per 1,000 Population)[(5)]	**0.100**	**0.048**
Medium Projections: 10-Year Population Increase (2026-2036)[(6)]	30,845	74,147
Additional Stations Required[(7)]	**2.62**	**2.52**
High Projections: 10-Year Population Increase (2026-2036)[(8)]	63,122	151,737
Additional Stations Required[(9)]	**5.37**	**5.16**

1) Source: Table II-1
2) Source: Brevard County
3) 2026 permanent population (Item 1) divided by number of county-owned stations (Item 2)
4) Number of stations (Item 2) divided by the 2026 permanent population (Item 1) multiplied by 1,000
5) Source: Brevard County Code of Ordinances
6) Source: Table II-1
7) Medium projections: 10-Year Population Increase (Item 6) divided by 1,000, multiplied by the achieved LOS (Item 4)
8) Source: Table II-1
9) High projections: 10-Year Population Increase (Item 8) divided by 1,000, multiplied by the achieved LOS (Item 4)

Table III-2 summarizes the County's planned capacity expansion projects over the next 10 years, which include four new stations, a new headquarters and training facility, and a new fleet facility. Estimated cost of these projects amount to a total of $92.5 million.

Table III-2
Planned Capital Projects

Description	Estimated Project Cost
Fire Stations	
Station 27: New land and station	$6,380,000
Station 82	$6,160,000
Land Acquisition Station 82/83	$2,000,000
Station 100	$7,068,852
Station 20	$10,909,360
Subtotal -- Fire Stations	**$32,518,212**
Other Facilities	
Fleet Facility	$8,000,000
New HQ & Training Facility	$52,000,000
Subtotal -- Other Facilities	**$60,000,000**
Total	**$92,518,212**

Source: Brevard County

As shown in Table III-3, the fully calculated impact fees would generate approximately $26.6 million to $35.2 million in revenues over the next 10 years, which is approximately one-third of the funding needed for the planned capacity projects. With the maximum allowable impact fee levels under F.S. 163.31801, it is estimated the County will generate $3.9 million to $4.9 million during the same time period, significantly less than the amount needed for the planned capacity projects.

Table III-3
Revenue Estimates

Service Area	Average Annual		10-Year Total	
	Low	High	Low	High
Fire Rescue				
Fire Rescue	$1,770,000	$2,430,000	$17,700,000	$24,300,000
Emergency Medical Services	$890,000	$1,090,000	$8,900,000	$10,900,000
Total	**$2,660,000**	**$3,520,000**	**$26,600,000**	**$35,200,000**
F.S. 163.31801 Maximum Impact Fees				
Fire Rescue	$130,000	$180,000	$1,300,000	$1,800,000
Emergency Medical Services	$260,000	$310,000	$2,600,000	$3,100,000
Total	**$390,000**	**$490,000**	**$3,900,000**	**$4,900,000**

Source: Based on recent residential permitting levels and calculated/maximum impact fees calculated in the Brevard County Impact Fee Update Study, June 2026

IV. Correctional Facilities

Brevard County provides corrections services countywide to approximately 676,400 residents, which results in a level of service (LOS) of 366 residents per bed. To continue to provide this level of service, the County will need to build approximately 200 to 400 new beds over the next 10 years, as presented in Table IV-1.

Table IV-1
Current Achieved LOS, Adopted LOSS, and Projected Need

Variable	Figure
Countywide: 2026 Permanent Population(1)	676,449
Number of Beds(2)	1,849
Population per Bed(3)	366
Achieved LOS (beds per 1,000 residents)(4)	**2.73**
Adopted LOS Standard (beds per 1,000 residents)(5)	**3.00**
Medium Projections: 10-Year Population Increase (2026-2036)(6)	74,147
Additional Beds Required(7)	**202**
High Projections: 10-Year Population Increase (2026-2036)(8)	151,737
Additional Beds Required(9)	**414**

1) Source: BEBR Volume 59, Bulletin 203, February 2026
2) Source: Brevard County
3) Countywide: permanent population (Item 1) divided by number of beds (Item 2)
4) Number of beds (Item 2) divided by the countywide 2026 permanent population (Item 1), multiplied by 1,000
5) Source: Brevard County Comprehensive Plan, Capital Improvements Element, Policy 1.3
6) Source: Table II-1
7) Medium projections: 10-Year Population Increase (Item 6) divided by 1,000, multiplied by the achieved LOS (Item 4)
8) Source: Table III-1
9) High Projections: 10-Year Population Increase (Item 8) divided by 1,000, multiplied by the achieved LOS (Item 4)

The County plans to expand the jail by 200 beds, which is estimated to cost approximately $25 million. As shown in Table IV-2, the fully calculated impact fees would generate approximately $23 million to $28 million in revenues over a 10-year period, which would be sufficient to fund the jail expansion. However, with the maximum allowable impact fee levels under F.S. 163.31801, the County is projected to collect $4.8 million to $5.8 million, which would fund approximately 20 percent to 23 percent of this project.

Table IV-2

Revenue Estimates

Service Area	Average Annual			10-Year Total	
	Low	High		Low	High
Calculated Impact Fee	$2,300,000	$2,800,000		$23,000,000	$28,000,000
F.S. 163.31801 Maximum Impact Fees	$480,000	$580,000		$4,800,000	$5,800,000

Source: Based on recent residential permitting levels and calculated/maximum impact fees calculated in the Brevard County Impact Fee Update Study, June 2026

V. Library Facilities

Brevard County provides library facilities countywide to approximately 676,400 residents, which results in a level of service (LOS) of 0.47 square feet per resident, 1.49 materials per resident, and 318 equipment items per 1,000 residents. To continue to achieve this level of service, the County will need to expand library facilities buildings by 34,800 square feet to 71,300 square feet. Additionally, the County would need to purchase 110,500 to 226,100 material items and 35 to 71 equipment items.

Table V-1
Current Achieved LOS, Adopted LOSS, and Projected Need

Variable	Figure
Countywide: 2026 Permanent Population[(1)]	676,449
Medium Projections: 10-Year Population Increase (2026-2036)[(2)]	74,147
High Projections: 10-Year Population Increase (2026-2036)[(3)]	151,737
Building Square Feet	
Library Buildings (Square Feet)[(4)]	319,368
Achieved LOS[(5)]	0.47
Adopted LOS Standard[(6)]	0.60
Medium Projections: Additional Square Footage Required[(7)]	34,849
High Projections: Additional Square Footage Required[(8)]	71,316
Materials	
Library Materials (Items)[(9)]	1,008,397
Achieved LOS[(10)]	1.49
Adopted LOS Standard[(11)]	2.16
Medium Projections: Additional Materials Required[(12)]	110,479
High Projections: Additional Materials Required[(13)]	226,088
Equipment	
Library Equipment[(14)]	318
Achieved LOS (per 1,000 items)[(15)]	0.470
Adopted LOS Standard[(16)]	-
Medium Projections: Additional Equipment Required[(17)]	35
High Projections: Additional Equipment Required[(18)]	71

1) Source: BEBR, Volume 59 Bulletin 203, February 2026
2) Source: Table II-1
3) Source: Table II-1
4) Source: Brevard County
5) Library buildings (square feet) (Item 4) divided by countywide permanent population (Item 1)

6) Source: Brevard County Comprehensive Plan, Capital Improvements Element, Policy 1.3.
7) Medium projections: 10-Year Population Increase (Item 2) multiplied by the achieved LOS (Item 5)
8) High projections: 10-Year Population Increase (Item 3) multiplied by the achieved LOS (Item 5)
9) Source: Brevard County
10) Library materials (items) (Item 9) divided by countywide permanent population (Item 1)
11) Source: Brevard County Comprehensive Plan, Capital Improvements Element, Policy 1.3.
12) Medium projections: 10-Year Population Increase (Item 2) multiplied by the achieved LOS (Item 10)
13) High projections: 10-Year Population Increase (Item 3) multiplied by the achieved LOS (Item 10)
14) Source: Brevard County
15) Library equipment (per 1,000 items) (Item 14) divided by countywide permanent population (Item 1) multiplied by 1,000
16) Source: Brevard County Comprehensive Plan, Capital Improvements Element, Policy 1.3.
17) Medium projections: 10-Year Population Increase (Item 2) multiplied by the achieved LOS (Item 15) divided by 1,000
18) High projections: 10-Year Population Increase (Item 3) multiplied by the achieved LOS (Item 15) divided by 1,000

Table V-2 summarizes the County's planned capacity expansion projects over the next 10 years which include a new library, expansion of an existing library, and increasing the bandwidth. Estimated cost for these projects amounts to approximately $22.8 million.

Table V-2
Planned Capital Projects

Variable	Estimated Project Cost	Square Footage
New Library Land & Building	$20,733,270	25,000
Expansion of Existing Library Building	$1,818,182	5,000
Increase of Bandwidth - Equipment Costs	$253,393	N/A
Total	**$22,804,845**	**30,000**

Source: Brevard County

As shown in Table V-3, the fully calculated impact fees would generate approximately $24 million to $29.3 million in revenues over a 10-year period, which would be sufficient to fund the planned capacity expansion projects. However, with the maximum allowable impact fee levels under F.S. 163.31801, the County is projected to collect $3.4 million to $4.1 million in impact fee revenues over the next 10 years.

Table V-3

Revenue Projections

Service Area	Average Annual			10-Year Total	
	Low	High		Low	High
Calculated Impact Fee	$2,400,000	$2,930,000		$24,000,000	$29,300,000
F.S. 163.31801 Maximum Impact Fees	$340,000	$410,000		$3,400,000	$4,100,000

Source: Based on recent residential permitting levels and calculated/maximum impact fees calculated in the Brevard County Impact Fee Update Study, June 2026

VI. Transportation

Brevard County's adopted LOS standards for collector and arterials roads are LOS E within the urban service area boundary and LOS D within the rural areas (outside the urban service boundary). These standards measure the speed of travel or congestion levels and are applied in a manner where no road will be worse than LOS D or E. Given that the LOS standards are an exception standard, average LOS on all roads classified as collectors and above tends to be higher than the adopted LOS standards.

Consistent with the methodology used by many Florida jurisdictions, impact fee calculations are based on the adopted LOS standards, which are used as a countywide average and is lower than the adopted LOS standards. In other words, under the current methodology, even with the full impact fee, unless the County uses other revenue sources, the current achieved LOS for the system will deteriorate and more congestion will be experienced. As such, the standard methodology used for transportation impact fees results in fee levels that slow down the degradation of the system but does not generate sufficient revenues to maintain the existing conditions when they are better than the adopted LOS standard.

Table VI-1 presents the unfunded transportation projects related to capacity expansion. As shown, the County has approximately $1.2 billion in unfunded capacity addition projects over the next five-years and $2.5 billion in unfunded projects included in the Long Range Transportation Plan (LRTP). This totals over $3.7 billion in unfunded capacity projects.

Table VI-1
Unfunded Transportation Capacity Expansion Needs List

Description	From	To	Improvement	Cost to Complete/ Unfunded Amt (PDC)
Planned Capacity Addition Projects (Next 5-Years) [(1)]				
Canaveral Groves	S of Citrus Blvd (1.92 miles)	-	Dirt Rd Paving & Stormwater Improv.	$4,250,000
Canaveral Groves	N of Citrus Blvd (1.88 miles)	-	Dirt Rd Paving & Stormwater Improv.	$4,500,000
Canaveral Groves	Seville Ave	-	Dirt Rd Paving & Stormwater Improv.	$3,100,000
Canaveral Groves Subdivision	15 miles	-	Dirt Rd Paving & Stormwater Improv.	$26,760,000
Grissom Rd	-	-	Widening	$14,000,000
Grissom Rd	at Canaveral Groves Blvd	-	Intersection Improvements	$2,310,000
Hollywood Blvd	Palm Bay Rd	US 192	4-Lane Widening	$136,657,950
Suntree	Wickham Rd	US 1	4-Lane Widening	$4,924,920
Wickham Rd	Post	Eau Gallie	6-Lane Widening	$138,276,600
Wickham Rd	Eau Gallie	Fountainhead	6-Lane Widening	$85,239,000
Dottie, Primrose, Wilden, Main, Fooshe	-	-	Dirt Rd Paving & Stormwater Improv.	$4,812,500
Pineda Cswy	I-95	Wickham Rd	6-Lane Widening	$150,000,000
Wickham Rd	Pineda Cswy	Mariah Dr	6-Lane Widening	$69,479,600
Wickham Rd	Mariah Dr	Post	6-Lane Widening	$96,604,200
St. Johns Heritage Pkwy	N of Emerson	US 192	4-Lane Widening	$156,000,000
Mims	-	-	Dirt Rd Paving & Stormwater Improv.	$41,250,000
Dixie Way	Entire Roadway	-	Dirt Rd Paving & Stormwater Improv.	$26,700,000
Scotsmoor	-	-	Dirt Rd Paving & Stormwater Improv.	$41,250,000
Fairview Ave (Cocoa)	-	-	Dirt Rd Paving & Stormwater Improv.	$3,437,500
Grissom Rd	Port St. John Pkwy	Bridge	4-Lane Widening	$15,960,000
N. Banana River	Sykes Creek Pkwy	Bayside/Central	3-Lane Widening	$9,849,840
Wickham Rd	Murrell	Interlachen	6-Lane Widening	$2,200,000
Wickham Rd	Fountainhead	NASA	6-Lane Widening	$115,546,200
Minton Rd	Henry	Hield	6-Lane Widening	$19,699,680
Subtotal -- Planned Capacity Addition Projectd (Next 5-Years)				**$1,172,807,990**
Unfunded LRTP Needs Plan [(2)]				
SR 519 (Fiske Blvd)	at Roy Wall Blvd	-	Intersection Improvements	$3,500,000
SR 524	Friday Rd	Cox Rd	Widen to 4 Lanes w/Trail	$17,828,926
SR 524	at Cox Rd	-	Roundabout	$8,706,108
SR 524	Cox Rd	London Blvd	Widen to 4 Lanes w/Trail	$18,595,680
SR 524	at London Blvd	-	Roundabout	$949,865
SR 524	London Blvd	SR 524 (Industry Rd)	Widen to 4 Lanes w/Trail	$8,742,156
SR 501 (Clearlake Rd)	Michigan Ave	SR 524 (Industry Rd)	Widen to 4 Lanes w/Roundabout	$37,000,000
SR 405 (South St)	SR 50 (Cheney Hwy)	US 1	Widen to 4 Lanes	$114,478,158
SR 514 (Malabar Rd)	SR 507 (Babcock St)	US 1	Widen to 4 Lanes	$76,528,875
US 1	at Viera Blvd	-	Intersection Improvements	$1,006,316
SR 518 (Eau Gallie Blvd)	at Wickham Rd	-	Intersection Improvements	$12,308,203
Malabar Rd	St. Johns Heritage Pkwy	Minton Rd	Widen to 4 Lanes	$159,395,700
Babcock St	Convair St SE	Malabar Rd SE	Widen to 4 Lanes	$20,864,102
Minton Rd	Palm Bay Rd	US 192	Intersection Improvements	$20,228,400
Babcock St	Valkaria Rd	Convair St SE	Widen to 4 Lanes	$73,915,590
Babcock St	Mara Loma Blvd SE	Valkaria Rd	Widen to 4 Lanes	$78,761,640
Babcock St	Micco Rd/Deer Run Rd	Mara Loma Blvd SE	Widen to 4 Lanes	$72,723,119
Stadium Pkwy	Pineda Blvd	Judge Fran Jamieson Way	Widen to 4 Lanes	$56,100,000
Williamsom Blvd	Brevard-Farmton Mixed Use	Volusia Co. Line	New Roadway	$65,870,000
Norfolk Pkwy Ext.	St. Johns Heritage Pkwy	Norfolk Pkwy	New Roadway	$67,560,000
Dairy Rd	US 192	Hibiscus Blvd	Widen to 4 Lanes	$9,446,764
Eyster Blvd	SR 519 (Fiske Blvd)	Murrell Rd	Widen to 4 Lanes	$30,722,451
SR 518 (Eau Gallie Blvd)	at SR 5054 (Sarno Rd)	-	Intersection Improvements	$1,298,113
Fellsmere Connector	Indian River County Line	Degroodt Rd	New Roadway	$135,007,908
Grissom Pkwy	Industry Rd	Kings Hwy	Widen to 4 Lanes	$161,052,841
Judge Fran Jamieson Way	at Lake Andrew Dr	-	Intersection Improvements	$1,075,718
Lake Andrew Dr	Pineda Cswy	Ivanhoe Dr	Widen to 4 Lanes	$54,763,059
Micco Rd	Babcock St	US 1	Widen to 4 Lanes	$160,906,033
Palm Bay Rd/Minton Rd/Emerson Dr	Emerson Dr	Palm Bay Dr	Intersection Improvements	$3,227,153
SR 46 (Main St)	Volusia County Line	I-95	Widen to 4 Lanes	$122,978,111
SR 46 (Main St)	at US 1	-	Intersection Improvements	$1,075,718

Table VI-1 (Continued)
Unfunded Transportation Capacity Expansion Needs List

Description	From	To	Improvement	Cost to Complete/ Unfunded Amt (PDC)
Unfunded LRTP Needs Plan (2)				
SR 46 (Main St)	I-95	US 1	Widen to 4 Lanes	$32,683,371
SR 507 (Babcock St)	SR 514 (Malabar Rd)	Palm Bay Rd	Widen to 6 Lanes	$54,163,428
St. Johns Heritage Pkwy S	Babcock St	Malabar Rd	New Roadway	$458,652,514
St. Johns Heritage Pkwy S	I-95	Micco Rd	New Roadway	$76,682,785
US 1	at Barnes Blvd	-	Intersection Improvements	$1,006,316
US 192	St. Johns Heritage Pkwy	Coastal Ln	Widen to 6 Lanes	$17,621,432
US 192	Coastal Ln	Wickham Rd	Widen to 6 Lanes	$45,946,253
US 192	Dairy Rd	SR 507 (Babcock St)	Widen to 6 Lanes	$24,467,591
US 192	Wickham Rd	Dairy Rd	Widen to 6 Lanes	$51,237,862
Viera Blvd	at Murrell Rd	-	Intersection Improvements	$1,075,718
Washintonia Ext.	St. Johns Heritage Pkwy	Lake Andrew Dr	New Roadway	$166,448,669
Wickham Rd	at Lake Washington Rd	-	Intersection Improvements	$7,800,000
Wickham Rd	at Pineda Cswy	-	Intersection Improvements	$445,500
Wickham Rd	at Post Rd	-	Intersection Improvements	$1,300,000
Woody Burke Rd	Hibiscus Blvd	NASA Blvd	Widen to 4 Lanes	$11,197,587
Subtotal -- Unfunded LRTP Needs Plan				**$2,547,345,733**
Grand Total				**$3,720,153,723**

1) Source: Brevard County Planned Capacity Addition Projects; Critical and Routine Improvements
2) Source: Space Coast TPO's Advance 2050 LRTP; Appendix F Needs List

If the transportation impact fees were adopted at the full calculated rates and current permitting trends continue, the County is projected to generate approximately $549.8 million to $749.7 million over 10-year period. However, with the maximum allowable impact fee levels under F.S. 163.31801, the projected revenue is approximately $134.5 million to $183.4 million over the next 10 years.

Table VI-2
Impact Fee Revenue Projections

Service Area	Average Annual		10-Year Total	
	Low	High	Low	High
Calculated Impact Fee	$54,980,000	$74,970,000	$549,800,000	$749,700,000
F.S. 163.31801 Maximum Impact Fees	$13,450,000	$18,340,000	$134,500,000	$183,400,000

Source: Based on recent residential permitting levels and calculated/maximum impact fees calculated in the Brevard County Impact Fee Update Study, June 2026

VII. Summary and Conclusions

This supplemental document provided information necessary to comply with the requirement of a demonstrated-need study that is plan-based. The key findings of this review include the following:

- Brevard County is experiencing high growth levels that require additional capital investment.
- The County identified a list of projects that are impact fee eligible to address this growth.
- Although full calculated impact fee levels would generate sufficient revenues for these projects in the case of correctional facilities and libraries, they are not sufficient in the case of fire/EMS and transportation.
- With reduced impact fee levels, estimated revenues are not sufficient to fund projects needed for any of the service areas. Under this option, the existing population will be subsidizing new growth, or the level of service will degrade.