

MEMORANDUM

Supplement
Agenda Item No. 7(E)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Supplemental information for
fiscal impact and social equity
statement to ordinance creating
section 8-9 of the Code;
requiring the County Mayor to
develop and implement a same-
day permitting program for
certain permit applications for
certain residential projects and to
provide reports every six months

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Chairman Anthony Rodriguez and Co-Sponsor Commissioner Vicki L. Lopez.

This supplement is being submitted because the fiscal impact and social equity statement have been updated to reflect the impact of the changes made to the item in the amended substitute.


Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: July 21, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Fiscal Impact and Social Equity Statement for Amended Substitute Ordinance Creating Section 8-9 of the Code; Requiring the County Mayor to Develop and Implement a Same-Day Permitting Program for Certain Permit Applications for Certain Residential Projects (LEGISTAR 261305)

The amended proposed ordinance requires the County Mayor or County Mayor's designee to develop a same-day permitting program for specified residential project permit types, and which would need to be implemented through an implementing order approved by the Board of County Commissioners (Board). Since 2008, the Department of Regulatory and Economic Resources (Department) has administered an online, electronic concurrent plan review process. This digital framework substantially accelerates the permitting timeline compared to traditional, in-person linear plan reviews, serving as the operational foundation for the success of the same-day permitting program. RER has historically offered same-day permitting as an administrative practice for over two decades for the select permit types outlined in the proposed ordinance. The proposed ordinance therefore formalizes this long-standing service standard into the Code, although further approval of the proposed Implementing Order (IO) will be required by the Board.

The same-day permitting service applies exclusively to the specific residential permit types identified within the proposed ordinance. Consistent with the safeguards provided, the following application types are strictly excluded from this expedited timeline:

- Applications requiring structural review
- Properties designated as historical
- Properties with active code enforcement cases
- Projects seeking to legalize existing code violations

The amended substitute item requires permit application fees be reduced by 10% per business day when applications are not reviewed within the same day and if the delay was caused by the department. The amended item also clarifies that a meeting is not required for an application to receive same-day application review

Social Equity Statement

The proposed ordinance provides a social equity benefit by formalizing long-standing permitting timeframes for eligible residential projects. Furthermore, the ordinance mandates a bi-annual reporting mechanism to monitor program performance, ensure accountability, and verify that processing expectations are consistently met. However, any fee-reduction provisions beyond those already outlined by state law may have additional adverse impact to the Department for delays that may be beyond its reasonable control as noted below.

Fiscal Impact / Funding Source

The proposed ordinance was amended to provide for a reduced building permit fee of 10 percent per business day when delay is attributable to the Department. As amended, the substitute item is anticipated to have a lesser fiscal impact than the original substitute, which would have required full refunds.

The fee-reduction mandate included in the proposed substitute ordinance may cause a fiscal impact to the Department if reductions are required for delays that may be beyond its reasonable control. Although the Department has maintained consistently high review rates under its existing program (with over 90% of

applications being reviewed within 8 hours or less based on 2026 data) we know that fluctuations in application volume, unforeseen staffing shortages, and even system outages could lead to occasionally missing the expected timeframe, automatically triggering mandatory refunds.

State law provides for a 30-day turnaround time for these building permit reviews -a significantly longer period than the 24-hour review time that has been provided by the County for these permits for many years or the same day completion that is being currently proposed. With respect to fee reductions for typical residential development, F.S.553.792 establishes fee reductions of 10 percent per business day after the turnaround time of 30 days has passed. Considering the circumstances that may affect plan review noted above, the future IO will recommend parameters that minimize fiscal impacts to the Department.

A handwritten signature in black ink, reading "Roy Coley", written over a horizontal line.

Roy Coley
Deputy Mayor