



Hernando County, FL Board of County Commissioners

Fiscal Year 2024–2025 Annual Budget

Development Services – Area of Operations



Code Enforcement



Planning & Zoning



Building



Unsafe Building

Includes: Building, Unsafe Buildings, Zoning, Planning, Code Enforcement

Area of Operations Development Services

	ADOPTED BUDGETS				
	FY23 Adopted	FY24 Adopted	2025 Budget	Increase (Decrease)	Percentage Increase (Decrease)
Expenses					
Personnel Services	\$5,665,938	\$7,148,909	\$7,648,249	\$499,340	7%
Operating Expense	\$2,976,178	\$3,036,744	\$3,785,470	\$748,726	25%
Capital Outlay	\$201,000	\$213,000	\$776,000	\$563,000	264%
Transfers	\$110,663	\$116,026	\$134,560	\$18,534	16%
Budget Reserves	\$3,125,800	\$3,939,167	\$4,094,566	\$155,399	4%
EXPENSES TOTAL	\$12,079,578	\$14,453,846	\$16,438,845	\$1,984,999	14%
Revenues					
Licenses and Permits	\$5,257,599	\$5,704,541	\$6,103,794	\$399,253	7%
Charges for Services	\$888,803	\$1,057,985	\$1,860,796	\$802,811	76%
Fines and Forfeitures	\$131,000	\$136,000	\$321,200	\$185,200	136%
Miscellaneous	\$103,548	\$310,160	\$107,213	(\$202,947)	(65%)
Transfers	\$0	\$0	\$0	\$0	–
Other Sources	\$4,063,879	\$4,883,134	\$5,913,572	\$1,030,438	21%
REVENUES TOTAL	\$10,444,829	\$12,091,820	\$14,306,575	\$2,214,755	18%
Surplus (Deficit)	(\$1,634,749)	(\$2,362,026)	(\$2,132,270)	–	–

Other Sources Revenue is Balance Forward Cash reserved for specific departments within Developmental Services
Intergovernmental Revenue consists of State Grants and Revenue Sharing

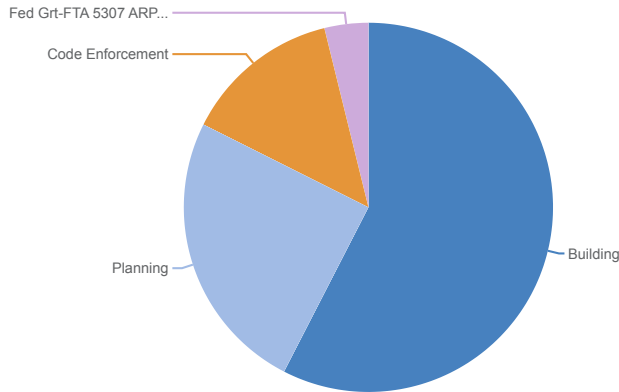
Development Services by Department

	2022 - 23 Adopted Budget	2023 - 24 Adopted Budget	2024 - 25 Adopted Budget
Building	\$8,739,750	\$9,736,256	\$11,062,808
Planning	\$1,325,979	\$2,676,954	\$3,326,096
Code Enforcement	\$1,191,037	\$1,534,289	\$1,552,269
Mass Transit-FTA Sec 5307	\$1,821,923	\$886,799	\$752,553
Mass Transit-FTA Sec 5307	\$0	\$0	\$3,244,806
Mass Transit-FTA Sec 5307	\$100,000	\$1,196,852	\$1,932,031
MASS TRANSIT-FTA SEC 5307	\$0	\$0	\$3,167,009
Fed Grt-FTA 5307 #20.507	\$1,576,222	\$647,884	\$526,418
Mass Transit-FTA Sec 5307	\$1,208,747	\$425,092	\$924,725
Mass Transit-FTA Sec 5311	\$0	\$1,998,087	\$0
Mass Transit-FTA Sec 5307	\$0	\$721,024	\$721,024
Mass Transit-FTA Sec 5307	\$49,597	\$460,793	\$853,850
M Transit-Grants	\$0	\$0	\$982,282
Mass Transit-FTA Sec 5339	\$0	\$498,203	\$446,143
Zoning Services	\$724,187	\$6	\$0
Mass Transit-FTA Sec 5339	\$0	\$0	\$700,262
Mass Transit-FTA Sec 5311	\$0	\$666,904	\$0
Mass Transit-FTA Sec 5311	\$481,306	\$70,033	\$0
Fed Grt-FTA 5307 ARPA	\$200,000	\$0	\$310,337
MASS TRNST-FTA S5311	\$0	\$0	\$501,690
Mass Transit-FTA Sec 5307	\$0	\$120,923	\$272,804
MASS TRNST-FTA S5311	\$0	\$0	\$65,872
TOTAL	\$17,418,747	\$21,640,099	\$31,342,979

Personnel Expense by Area of Operations

Developmental Services - Area of Op - Personnel Expenditures

Data Updated Oct 21, 2024, 4:06 PM



\$7,953,786.00

Expenses in 2025

Developmental Services - Area of Op - Personnel Expenditures

	2021 - 22 Adopted Budget	2022 - 23 Adopted Budget	2023 - 24 Adopted Budget	2024 - 25 Adopted Budget
Building	\$3,434,517	\$3,576,070	\$4,317,671	\$4,577,800
Planning	\$748,270	\$713,670	\$1,790,345	\$1,976,356
Code Enforcement	\$655,405	\$801,863	\$1,040,888	\$1,094,093
Zoning Services	\$455,976	\$574,335	\$5	\$0
Mass Transit-FTA Sec 5307	\$222,142	\$252,701	\$135,426	\$0
Fed Grt-FTA 5307 ARPA	\$0	\$0	\$0	\$305,537
Fed Grt-FTA 5307 #20.507	\$59,872	\$47,990	\$139,906	\$0
TOTAL	\$5,576,182	\$5,966,628	\$7,424,241	\$7,953,786

Area of Operations - Developmental Services

Job Title	Developmental Services
Allocated FTE Count	
ACCOUNTING CLERK III	2
ADMINISTRATIVE ASSISTANT III	2
AGENDA COORDINATOR	1
BUILDING OFFICIAL	1
CLERK II	1
CODE ENFORCEMENT MANAGER	1
CODE ENFORCEMENT OFFICER	6
CODE ENFORCEMENT SUPERVISOR	1
CUSTOMER CARE SPECIALIST	1
CUSTOMER RELATIONS COORDINATOR	1
CUSTOMER SERVICE TECHNICIAN II	1
CUSTOMER SERVICE TECHNICIAN III	1
CUSTOMER SERVICES TECHNICIAN II	2
CUSTOMER SERVICES TECHNICIAN II	2
DEPUTY BUILDING OFFICIAL	1
DEPUTY COUNTY ADMINISTRATOR	0.1
DEVELOPMENT OPERATIONS MANAGER	1
DEVELOPMENT SERVICES DIRECTOR	1
DEVELOPMENT SERVICES FACILITATOR	1
DUAL CERT INSP/PL EX- I	1
FIELD INVESTIGATOR	3
FIELD OPERATIONS MANAGER	1
FINANCE SUPERVISOR	1
FLOODPLAIN MANAGER	1
INSPECTOR/PLANS EXAMINER	16
INSPECTOR/PLANS EXAMINER (neo gov rq 2100251)	1
LEAD ENVIROMENTAL PLANNER	1
LEAD PERMIT COORDINATOR	1
OPERATIONS SUPPORT SPECIALIST	2

Job Title	Developmental Services
PERMIT COORDINATOR	10
PERMIT SUPERVISOR	1
PLANNER I	3
PLANNER II	3
PLANNING ADMINISTRATOR	1
PLANNING AND ZONING TECHNICIAN	3
WATER RESOURCE ENFORCEMENT OFFICER	2
ZONING AND CUSTOMER CARE TECHNICIAN	2
ZONING COORDINATOR	1
ZONING INSPECTOR	2
ZONING MANAGER	1
ALLOCATED FTE COUNT	84.1

[Building Department and Unsafe Buildings Program](#)

[Planning & Zoning](#)

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Board of County Commissioners

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Building Division & Unsafe Buildings Program

The Hernando County Building Department is to promote health, safety, and welfare of the residents of Hernando County through efficient and effective implementation of building codes and County regulations. Services include but not limited to permit issuance, inspections, contractor registrations, certificates of occupancy, fee schedules, and public service announcements.

Goals

Implement the new Invoice Cloud so customers can pay for their permits faster without additional wait time and new Permitting Software Program.

Building Division

	ADOPTED BUDGETS				
	FY23 Adopted	FY24 Adopted	2025 Budget	Increase (Decrease)	Percentage Increase (Decrease)
Expenses					
Personnel Services	\$3,576,070	\$4,317,671	\$4,577,800	\$260,129	6%
Operating Expense	\$2,132,569	\$2,004,912	\$2,360,713	\$355,801	18%
Capital Outlay	\$201,000	\$213,000	\$776,000	\$563,000	264%
Transfers	\$69,900	\$69,900	\$80,360	\$10,460	15%
Budget Reserves	\$2,443,864	\$2,809,840	\$2,971,207	\$161,367	6%
EXPENSES TOTAL	\$8,423,403	\$9,415,323	\$10,766,080	\$1,350,757	14%
Revenues					
Licenses and Permits	\$4,731,448	\$5,127,903	\$5,392,756	\$264,853	5%
Charges for Services	\$177,500	\$196,150	\$452,618	\$256,468	131%
Fines and Forfeitures	\$500	\$2,000	\$1,800	(\$200)	(10%)
Miscellaneous	\$95,110	\$300,660	\$91,160	(\$209,500)	(70%)
Transfers	\$0	\$0	\$0	\$0	–
Other Sources	\$3,418,845	\$3,788,610	\$4,827,746	\$1,039,136	27%
REVENUES TOTAL	\$8,423,403	\$9,415,323	\$10,766,080	\$1,350,757	14%
Surplus (Deficit)	\$0	\$0	\$0	–	–

Operating Expense increased due to consultants working on policy and code updates.
Capital Outlay increased for the master plan and expansion of the building department complex.

Our People – FTE Count

Building Division

Job Title	4611
Allocated FTE Count	
ACCOUNTING CLERK III	2
BUILDING OFFICIAL	1
CLERK II	1
CUSTOMER CARE SPECIALIST	1
CUSTOMER RELATIONS COORDINATOR	1
CUSTOMER SERVICE TECHNICIAN II	1
CUSTOMER SERVICES TECHNICIAN II	1
CUSTOMER SERVICES TECHNICIAN II	1
DEPUTY BUILDING OFFICIAL	1
DEPUTY COUNTY ADMINISTRATOR	0.1

Job Title	4611
DEVELOPMENT OPERATIONS MANAGER	1
DEVELOPMENT SERVICES DIRECTOR	0.563
DEVELOPMENT SERVICES FACILITATOR	0.563
DUAL CERT INSP/PL EX- I	1
FIELD INVESTIGATOR	3
FIELD OPERATIONS MANAGER	1
FINANCE SUPERVISOR	1
FLOODPLAIN MANAGER	1
INSPECTOR/PLANS EXAMINER	16
INSPECTOR/PLANS EXAMINER (neo gov rq 2100251)	1
LEAD PERMIT COORDINATOR	1
OPERATIONS SUPPORT SPECIALIST	2
PERMIT COORDINATOR	10
PERMIT SUPERVISOR	1
ALLOCATED FTE COUNT	50.225

Unsafe Buildings

ADOPTED BUDGETS					
	FY23 Adopted	FY24 Adopted	2025 Budget	Increase (Decrease)	Percentage Increase (Decrease)
Expenses					
Operating Expense	\$110,361	\$119,346	\$104,238	(\$15,108)	(13%)
Budget Reserves	\$205,986	\$201,587	\$192,490	(\$9,097)	(5%)
EXPENSES TOTAL	\$316,347	\$320,933	\$296,728	(\$24,205)	(8%)
Revenues					
Charges for Services	\$110,359	\$117,280	\$105,068	(\$12,212)	(10%)
Miscellaneous	\$0	\$0	\$0	\$0	–
Transfers	\$0	\$0	\$0	\$0	–
Other Sources	\$205,988	\$203,653	\$191,660	(\$11,993)	(6%)
REVENUES TOTAL	\$316,347	\$320,933	\$296,728	(\$24,205)	(8%)
Surplus (Deficit)	\$0	\$0	\$0	–	–



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Planning and Zoning

The Planning Department encourages quality growth and development through its management of the County’s Comprehensive Plan and Land Development Regulations. We are involved with rezoning, master plan review, special exception permits, conditional use permits and concurrency; while working in tandem with the Zoning Department, and Code Enforcement. The department conducts the review of new development projects and provides expertise to the Planning & Zoning Commission and the Board of County Commissioners.

Goals

A goal for the Planning Department is to keep up with the growth within the County, while maintaining quality reviews.

Planning

	ADOPTED BUDGETS				
	FY23 Adopted	FY24 Adopted	2025 Budget	Increase (Decrease)	Percentage Increase (Decrease)
Expenses					
Personnel Services	\$713,670	\$1,790,345	\$1,976,356	\$186,011	10%
Operating Expense	\$217,001	\$429,829	\$875,646	\$445,817	104%
Capital Outlay	\$0	\$0	\$0	\$0	–
Transfers	\$11,888	\$29,250	\$34,600	\$5,350	18%
EXPENSES TOTAL	\$942,559	\$2,249,424	\$2,886,602	\$637,178	28%
Revenues					
Licenses and Permits	–	\$555,438	\$699,438	\$144,000	26%
Charges for Services	\$140,000	\$469,055	\$1,008,110	\$539,055	115%
Miscellaneous	\$1,200	\$1,400	\$2,800	\$1,400	100%
REVENUES TOTAL	\$141,200	\$1,025,893	\$1,710,348	\$684,455	67%
Surplus (Deficit)	(\$801,359)	(\$1,223,531)	(\$1,176,254)	–	–

Planning and zoning personnel increased due to staffing adjustments and P & Z consolidating. Operating expenses increased mainly due to consulting services associated with: FEE ANALYSIS PLANNING/ZONING & TOWER REVIEWS PER ORDINANCE.

Revenues increased associated with growth and increased charges for services.

Our People – FTE Count

Planning

Job Title	0011
Allocated FTE Count	
ADMINISTRATIVE ASSISTANT III	1
AGENDA COORDINATOR	1
CUSTOMER SERVICES TECHNICIAN II	1
CUSTOMER SERVICES TECHNICIAN II	1
DEVELOPMENT SERVICES DIRECTOR	0.313
DEVELOPMENT SERVICES FACILITATOR	0.313

Job Title	0011
LEAD ENVIROMENTAL PLANNER	1
PLANNER I	3
PLANNER II	3
PLANNING ADMINISTRATOR	1
PLANNING AND ZONING TECHNICIAN	3
ZONING AND CUSTOMER CARE TECHNICIAN	2
ZONING COORDINATOR	1
ZONING INSPECTOR	2
ZONING MANAGER	1
ALLOCATED FTE COUNT	21.625



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Code Enforcement

Hernando County realizes the need to enforce property maintenance standards and zoning regulations to ensure a reasonable quality of life for its residents. We strive to lower the number of public nuisances and unsafe conditions by working with our citizens.

As a citizen, you can play an important role in keeping the communities and neighborhoods of this county attractive, clean, and safe. Here are just a few of the things you can do to help if you reside in Hernando County:

- Check with Development Services before you build to determine if a permit is needed
- Check with Zoning or Code Enforcement to determine what is allowed in your zoning district
- Keep your trash cleaned up and disposed of properly
- Conceal or remove inoperable vehicles
- Keep temporary signs on private property and not in the county right-of-ways

Code Enforcement

	ADOPTED BUDGETS				
	FY23 Adopted	FY24 Adopted	2025 Budget	Increase (Decrease)	Percentage Increase (Decrease)
Expenses					
Personnel Services	\$801,863	\$1,040,888	\$1,094,093	\$53,205	5%
Operating Expense	\$373,236	\$476,526	\$438,576	(\$37,950)	(8%)
Transfers	\$15,938	\$16,875	\$19,600	\$2,725	16%
EXPENSES TOTAL	\$1,191,037	\$1,534,289	\$1,552,269	\$17,980	1%
Revenues					
Licenses and Permits	\$21,208	\$21,200	\$11,600	(\$9,600)	(45%)
Charges for Services	\$311,394	\$275,500	\$295,000	\$19,500	7%
Fines and Forfeitures	\$90,500	\$94,000	\$279,400	\$185,400	197%
Miscellaneous	\$4,238	\$5,100	\$10,253	\$5,153	101%
REVENUES TOTAL	\$427,340	\$395,800	\$596,253	\$200,453	51%
Surplus (Deficit)	(\$763,697)	(\$1,138,489)	(\$956,016)	–	–

Transfers increased slightly to align with transfers to the self insurance fund.

Revenues increased due to increased enforcement.

Our People – FTE Count

Code Enforcement

Job Title	0011
Allocated FTE Count	
ADMINISTRATIVE ASSISTANT III	1
CODE ENFORCEMENT MANAGER	1
CODE ENFORCEMENT OFFICER	6
CODE ENFORCEMENT SUPERVISOR	1
CUSTOMER SERVICE TECHNICIAN III	1
DEVELOPMENT SERVICES DIRECTOR	0.125
DEVELOPMENT SERVICES FACILITATOR	0.125
WATER RESOURCE ENFORCEMENT OFFICER	2
ALLOCATED FTE COUNT	12.25



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Landscape Enhancement

The Landscape Enhancement department tracks activity associated with right of way maintenance & repair.

Landscape Enhancement

ADOPTED BUDGETS					
	FY23 Adopted	FY24 Adopted	2025 Budget	Increase (Decrease)	Percentage Increase (Decrease)
Expenses					
Operating Expense	\$5,346	\$5,831	\$5,797	(\$34)	(1%)
Transfers	\$0	\$0	\$0	\$0	–
Budget Reserves	\$378,074	\$421,699	\$433,697	\$11,998	3%
EXPENSES TOTAL	\$383,420	\$427,530	\$439,494	\$11,964	3%
Revenues					
Fines and Forfeitures	\$40,000	\$40,000	\$40,000	\$0	0%
Miscellaneous	\$3,000	\$3,000	\$3,000	\$0	0%
Other Sources	\$340,420	\$384,530	\$396,494	\$11,964	3%
REVENUES TOTAL	\$383,420	\$427,530	\$439,494	\$11,964	3%
Surplus (Deficit)	\$0	\$0	\$0	–	–

The Landscape Enhancement department tracks activity associated with right of way maintenance & repair.



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Impact Fee – Public Buildings

Impact Fees are used for Capital Projects within the applicable district associated with growth in the community.

IF Public Buildings

	ADOPTED BUDGETS				
	FY23 Adopted	FY24 Adopted	2025 Budget	Increase (Decrease)	Percentage Increase (Decrease)
Expenses					
Operating Expense	\$137,582	\$124,000	\$124,000	\$0	0%
Capital Outlay	\$0	\$0	\$0	\$0	–
Transfers	\$159,028	\$158,527	\$157,710	(\$817)	(1%)
Budget Reserves	\$1,092,910	\$737,110	\$2,980,236	\$2,243,126	304%
EXPENSES TOTAL	\$1,389,520	\$1,019,637	\$3,261,946	\$2,242,309	220%
Revenues					
Licenses and Permits	\$1,140,000	\$988,000	\$988,000	\$0	0%
Miscellaneous	\$0	\$0	\$0	\$0	–
Other Sources	\$249,520	\$31,637	\$2,273,946	\$2,242,309	7,088%
REVENUES TOTAL	\$1,389,520	\$1,019,637	\$3,261,946	\$2,242,309	220%
Surplus (Deficit)	\$0	\$0	\$0	–	–

Impact Fees are used for Capital Projects within the applicable district associated with growth in the community.



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