



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.2.

3/3/2022

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### Subject:

Approval Re: Request #23 for Disbursement of Educational Facilities Impact Fees (Districts 1-5)

### Fiscal Impact:

Disbursements to the School Board in the amount of \$17,814,392 were budgeted for FY21/22. The requested disbursement would use 34% of the budgeted amount. No additional fiscal impacts are anticipated to result from this disbursement. The Board of County Commissioners has the sole authority to impose Educational Facilities Impact Fees on new development countywide and chose to do so beginning in September 2004. All Educational Facilities Impact Fees, less actual administrative costs, are transferred in full to the School Board of Brevard County for expenditure. \$4,871,465.37 will be transferred from Fund #1256. \$1,128,459.37 will be transferred from Fund #1255.

### Dept/Office:

Planning and Development

### Requested Action:

It is requested that the Board of County Commissioners authorize the disbursement of Educational Facilities Impact Fees in the amount of \$5,999,924.74 to the School Board of Brevard County in accordance with the terms of the interlocal agreement and authorize the Budget Office to execute any budget changes required to implement this disbursement.

### Summary Explanation and Background:

Allocation of the funds are as follows: South Area Elementary School \$1,871,465.37, Central Area Secondary \$3,000,000.00, and North Elementary Capacity \$1,128,459.37.

On January 10, 2022 the Impact Fee Advisory Committees for the Educational Facilities Impact Fee Benefit Districts met and adopted project funding recommendations for consideration by the School Board. The Impact Fee Advisory Committees consist of one representative from each of the following: School Board, Brevard County and each municipality within the Benefit District that has entered into an interlocal agreement with the County to participate in the Educational Facilities Impact Fee program. The Impact Fee Advisory Committee generally meet quarterly to make recommendations regarding the use of the impact fees that have been collected during the prior fiscal quarter. The School Board approved the funding recommendations on February 8, 2022.

### Clerk to the Board Instructions:



March 4, 2022

**MEMORANDUM**

**TO:** Tad Calkins, Planning and Development Director

**RE:** Item F.2., Approval Request #23 for Disbursement of Educational Facilities Impact Fees

The Board of County Commissioners, in regular session on March 3, 2022, authorized the disbursement of Educational Facilities Impact Fees in the amount of \$5,999,924.74 to the School Board of Brevard County in accordance with the terms of the Interlocal Agreement; and authorized the Budget Office to execute any budget changes required to implement this disbursement.

Your continued cooperation is greatly appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

*Kimberly Powell*  
Kimberly Powell, Clerk to the Board

/ns

cc: Budget  
Finance

February 25, 2022

To: Jennifer Jones

From: John Tobia, Brevard County Commissioner, District 3

Re: Phone Disclosure

Ms. Jones,

In regards to the upcoming agenda items H.2, H.6, H.7, H.8, and H.9, for the Brevard County Zoning meeting on March 3<sup>rd</sup>, 2022, please be advised in advance that I spoke with the following party via telephone on February 25<sup>th</sup>, 2022.

Kim Rezanka, Esq.

The phone call lasted approximately twenty minutes, during which the above individual provided information regarding the above-referenced items.

Sincerely,



John Tobia  
County Commissioner, District 3



BOARD OF COUNTY COMMISSIONERS



**BOARD OF COUNTY COMMISSIONERS**

**Rita Pritchett, District 1 Commissioner**

7101 N. Highway 1

Titusville, FL 32780

(321) 607-6901

[D1.commissioner@brevardfl.gov](mailto:D1.commissioner@brevardfl.gov)

Planning and Development  
Commission Meeting March 3, 2022  
Tax Account 2100183 Jackson Family Trust  
(21PZ00081; 21Z00044; 21PZ00089; 21Z00043)

Commissioner Pritchett met with Ms. Kim Rezanka and Mr. Clark Sprinkel in the District 1 Commission office regarding the above item on January 10, 2022. The Commissioner listened to their plans for this project.

# School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699  
Dr. Mark Mullins, Ed.D., Superintendent



February 9, 2022

Frank Abbate, Brevard County Manager  
Brevard County Government Offices  
2725 Judge Fran Jamieson Way, Building C  
Viera, FL 32940

**RE: Request #23 for Transfer of Educational Facilities Impact Fees**

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through December 31, 2021, in the amount of \$5,999,924.74 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on January 10, 2022 and approved by the School Board at its meeting on February 8, 2022. I have attached a copy of the Board Agenda Item #23 for your reference and records.

Thank you in advance for your timely processing of this request. Please contact me if you have any questions or require additional information regarding this matter.

Sincerely,

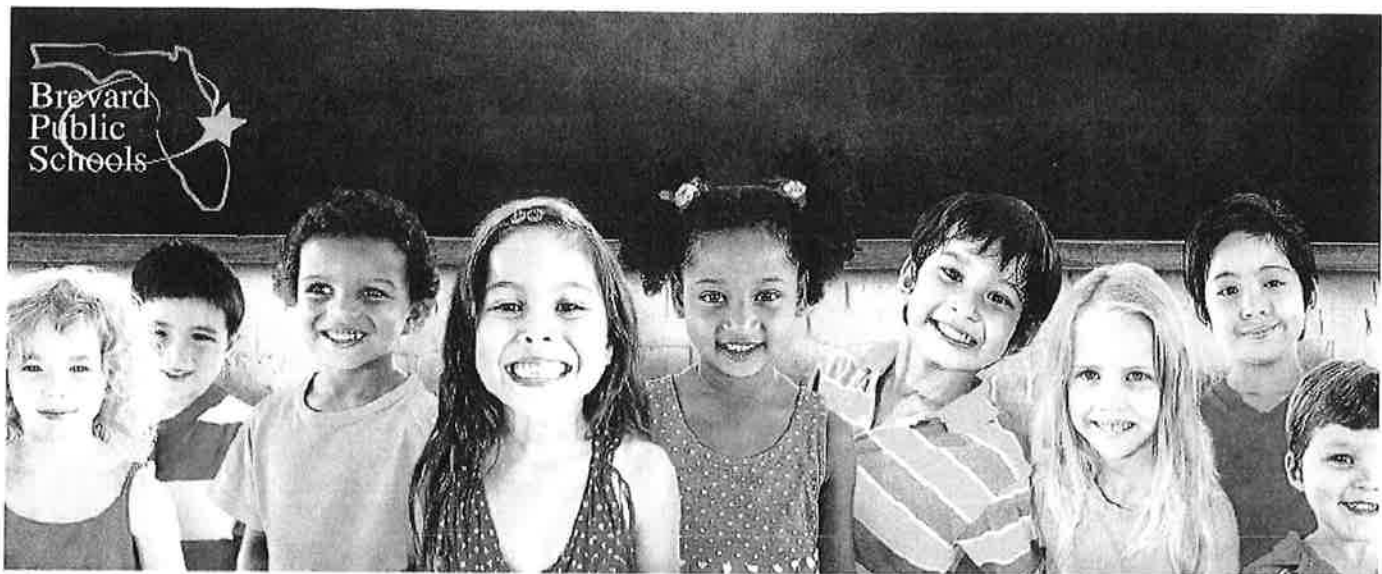
Susan Hann, P.E.  
Assistant Superintendent, Facilities Services

Enclosure: Agenda Item #23 Educational Impact Fee Allocation QE December 31, 2021; February 8, 2022 School Board Meeting

Copy w/ attachments (via e-mail):

Dr. Mark Mullins, Ed.D., Superintendent  
Cynthia Lesinski, Chief Financial Officer  
Susan Denyer, Director, Accounting Services  
Wendy Knippel, Manager, Accounting Services  
Amanda Elmore, Interim Assistant Director, Brevard County Planning & Development  
David Lindemann, AICP, Director of Planning & Project Management

Susan Hann, P.E.  
Assistant Superintendent / Facilities Services  
Phone: (321) 633-1000 x11450 • FAX: (321) 633-4646



## February 8, 2022 School Board Meeting

### Title

Educational Facilities Impact Fee Allocation QE December 31, 2021

### Meeting Date(s)

### Consent Type

Without Information

### Discussion

Brevard County collects educational facilities impact fees from residential development for construction of educational facilities or capital improvements that provide educational capacity in the Impact Fee Benefit District from which the funds were collected.

The funds may be used on capacity projects identified in the Five-Year District Facilities Work Program. The process by which funds are allocated to projects is outlined in the Interlocal Agreement between Brevard County and the School Board. Each Benefit District (North and South) has an Educational Facilities Impact Fee Benefit District Advisory Committee that includes the School Board, County and applicable municipal representatives. Approximately every quarter, the District Advisory Committees make a recommendation to the School Board. The School Board approves or modifies the recommendation and then submits the funding request to Brevard County for approval by the Board of County Commissioners. The process can take 2-4 months before the funds are received by the District.

The Board action requested allocates the impact fee revenue collected through the quarter ending December 31, 2021. The Impact Fee Benefit District Advisory Committees met on January 10, 2022. The Committees' recommendations for new educational facilities impact fees through December 31, 2021 along with the reallocation of funds that were previously approved are attached to this agenda memo and are summarized as follows:

- Central Area Secondary \$3,000,000
- South Area Elementary School \$1,871,465.37
- North Elementary Capacity \$1,861,038.17
- Debt Service \$6,914,266.29

The Central Area Secondary project includes funds that can be used for a classroom building addition at Viera High School as well as funds that can be used for a middle school on the site next to Viera High School (referred to as "Middle School X" in our Five-Year District Facilities Work Program). Both of the secondary projects were discussed at the November 16, 2021 School Board Workshop on capacity.

In this quarterly cycle, the proposed allocation to debt service is \$6,914,266.29. When using educational impact fees to pay debt for prior construction of student stations, the debt must be related to a project within the impact fee benefit district from which the fees were collected. The Finance Department has confirmed that the proposed use of the funds is in compliance with this requirement as outlined in the Interlocal Agreement and Florida Statutes. This allocation to debt service was not budgeted, so this will result in a reduction in the amount of capital funds used to pay debt service by \$6,914,266.29.

Additionally, educational impact fees had been previously allocated to provide for the Cocoa Jr/Sr High School Building Addition project. This project was completed and not all of the funds were spent that were originally allocated for this project. The recommendation from the Advisory Committees is to reallocate those funds for debt service and for a North Elementary Capacity. Specifically, staff is investigating adding a building addition at South Lake Elementary School so that an additional class can be added to each grade level in this choice school.

Finally, educational impact fees had been previously allocated to provide funding for a South Area Elementary School. As a result of new charter schools and some redistricting efforts, the immediate need for a new school has been delayed for a few years. Recent state legislation states that impact fees must be spent within 6 years from the time that they are received and records show receipt of \$6,877,759.78 on 8/2/2017. Staff is recommending that the Board reallocate those funds for use on debt service and rebuild the balance for the South Area Elementary School with new funds that become available. Since this allocation to debt was not budgeted, the new capital funds available are recommended for Middle School X and the future acquisition and construction project that will relocate the Satellite bus facility and the Mid-South transportation/maintenance facility (referred to as "Central Area Transportation/Maintenance Facility" in the Five-Year District Facilities Work Program). Both of these projects are in the approved Five-Year District Facilities Work Program and were discussed at the November 16, 2021 School Board Workshop on capacity.

### Recommendation

Approve the recommendations of the Educational Facilities Impact Fee Benefit District Advisory Committees:

- Central Area Secondary \$3,000,000
- South Area Elementary School \$1,871,465.37
- North Elementary Capacity \$1,861,038.17
- Debt Service \$6,914,266.29

Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through December 31, 2021.

Approve utilizing \$4,000,000 in capital funds for the Middle School X and \$2,914,266.29 for the Central Area Transportation/Maintenance Facility project pending approval and disbursement of the recommended allocation of educational facilities impact fees by the Brevard County Commission.

### Authority for Action

F.S. 1001.42 and Interlocal Agreement with Brevard County

### Involves Expenditure of Funds Directly in the Classroom

### Source of Funding

Capital Projects

Other Sources

### Financial Impact

FY	Amount	Budgeted	Fund	Cost Center	Project	Function	Object	Program

### Legal Counsel Review

No

### Contact

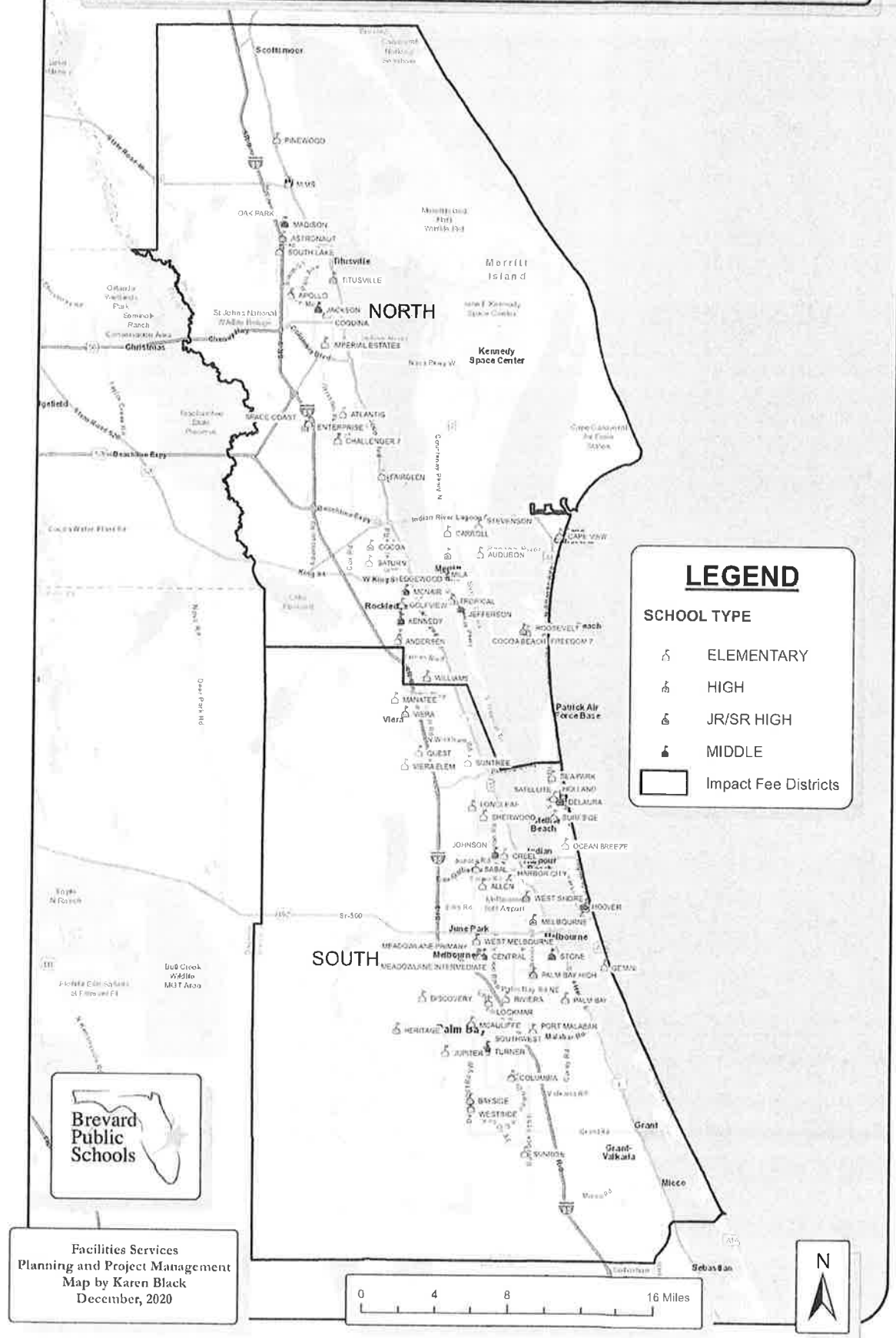
Susan Hann, P.E., Assistant Superintendent Facilities Services 633-1000 ext. 11446, David Lindemann, AICP, Director Planning and Project Management 633-1000 ext. 11463

### Attachments

📎 [Impact Fee Benefit District Advisory Committee Recommendations 2022-01-10.pdf](#)



# Brevard County Educational Facilities Impact Fee Benefit Districts





## Unofficial Summary of School Board Impact Fees Received and Reserved Advisory Committees Impact Fee Project Approvals

Date Funds Received	Sum of Funding for Project Reservations					PBMHS Fire Rescue Lab	Grand Total
	South Area ES	Central Area Secondary	South Area ES Capacity	North Elementary Capacity			
8/2/2017	\$6,697.72						\$6,697.72
10/1/2018	\$48,409.94						\$48,409.94
6/7/2019	\$24,200.64						\$24,200.64
11/22/2019	\$140,603.38	\$2,566,408.45		\$600,000.00			\$3,307,011.83
3/13/2020	\$162,311.60	\$2,978,509.05		\$671,784.02			\$3,812,604.67
10/9/2020	\$896,348.77	\$2,500,000.00	\$2,500,000.00	\$1,500,086.14			\$7,396,434.91
1/21/2021	\$815,468.04	\$2,000,000.00		\$2,651,646.30			\$5,467,114.34
3/19/2021		\$2,188,692.76	\$729,564.25	\$364,262.36			\$3,282,519.37
6/25/2021	\$706,010.12	\$2,000,000.00					\$2,706,010.12
10/8/2021	\$1,008,986.58	\$3,000,000.00			\$449,019.28		\$4,458,005.86
12/17/2021	\$1,871,465.37	\$3,262,154.60				\$1,029,870.00	\$4,292,024.60
Pending		\$3,000,000.00			\$1,128,459.37		\$5,999,924.74
Grand Total	\$5,680,502.16	\$23,495,764.86	\$3,229,564.25	\$7,365,257.47		\$1,029,870.00	\$40,800,958.74

Updated 1/21/2022

## Summary of All Recommendations - IFBDAC Meeting #23 - 1/10/2022

Recommend use of new impact fees accrued from 10/1/2021 through 12/31/2021 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (10/1/2021 - 12/31/2021)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$4,871,465.37	1/10/2022	\$1,871,465.37	South Area ES
South		1/10/2022	\$3,000,000.00	Central Area Secondary
North	\$1,128,459.37	1/10/2022	\$1,128,459.37	North Elementary Capacity
Total	\$5,999,924.74		\$5,999,924.74	

Recommend reallocation of funds previously allocated for Cocoa Jr/Sr High Building Addition:

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended
3	\$43,204.23	1/10/2022	\$43,204.23	Debt Service
North	\$732,578.80	1/10/2022	\$732,578.80	North Elementary Capacity
Total	\$775,783.03		\$775,783.03	

Recommend reallocation of funds previously allocated for South Area Elementary School:

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended
1	\$6,871,062.06	1/10/2022	\$6,871,062.06	Debt Service
Total	\$6,871,062.06		\$6,871,062.06	

\$6,914,266.29	Total Debt Service
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**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #23  
January 10, 2022  
BENEFIT DISTRICT 1**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend reallocation of funds previously allocated for a South Area Elementary School for use on debt service:</b>	<b>\$6,871,062.06</b>	
Brevard County / Jeffrey Ball		<b>Absent</b>
Grant-Valkaria / Jason Mahaney		<b>Absent</b>
Indialantic / Michael Casey		<b>Absent</b>
Malabar / Matt Stinnett		<b>Yes</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Alexander Bernard		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #23  
January 10, 2022  
BENEFIT DISTRICT 3**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend reallocation of funds previously allocated for Cocoa Jr/Sr High Building Addition for use on debt service:</b>	<b>\$43,204.23</b>	
Brevard County / Jeffrey Ball		<b>Absent</b>
Cocoa / Paul Body		<b>Absent</b>
Rockledge / John Cooper		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #23  
January 10, 2022  
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 10/1/2021 through 12/31/2021 for use on North Elementary Capacity:</b>	<b>\$1,128,459.37</b>	
Brevard County / Jeffrey Ball		<b>Absent</b>
Cape Canaveral / Brenda Defoe-Surprenant		<b>Yes</b>
Cocoa / Paul Body		<b>Absent</b>
Cocoa Beach / Christie Anderson		<b>Yes</b>
Rockledge / John Cooper		<b>Yes</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend reallocation of funds previously allocated for Cocoa Jr/Sr High Building Addition for use on debt service:</b>	<b>\$732,578.80</b>	
Brevard County / Jeffrey Ball		<b>Absent</b>
Cape Canaveral / Brenda Defoe-Surprenant		<b>Yes</b>
Cocoa / Paul Body		<b>Absent</b>
Cocoa Beach / Christie Anderson		<b>Yes</b>
Rockledge / John Cooper		<b>Yes</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #23  
January 10, 2022  
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 10/1/2021 through 12/31/2021 for use on South Area Elementary School:</b>	<b>\$1,871,465.37</b>	
Brevard County / Jeffrey Ball		<b>Absent</b>
Grant-Valkaria / Jason Mahaney		<b>Absent</b>
Indialantic / Michael Casey		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Matt Stinnett		<b>Yes</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Alexander Bernard		<b>Yes</b>
Satellite Beach / Courtney Barker		<b>Absent</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 10/1/2021 through 12/31/2021 for use on Central Area Secondary:</b>	<b>\$3,000,000</b>	
Brevard County / Jeffrey Ball		<b>Absent</b>
Grant-Valkaria / Jason Mahaney		<b>Absent</b>
Indialantic / Michael Casey		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Lisa Morrell		<b>Yes</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Alexander Bernard		<b>Yes</b>
Satellite Beach / Courtney Barker		<b>Absent</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>