



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.3.

12/8/2020

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### **Subject:**

Approval Re: Request #18 for Disbursement of Educational Facilities Impact Fees (Districts 1 - 5).

### **Fiscal Impact:**

Disbursements to the School Board in the amount of \$17,941,474 were budgeted for FY20/21. Request #18 is for disbursement of Educational Facilities Impact Fees in the amount of \$4,019,490.19 to the School Board. This money has already been collected and deposited in the Educational Facilities Impact Fee Trust Funds. Therefore, 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.

### **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 \$4,019,490.19 to the School Board of Brevard County in accordance with the terms of the interlocal agreement and authorize the County Manager to execute any budget changes required to implement this disbursement.

### **Summary Explanation and Background:**

On October 12, 2020 the Impact Fee Advisory Committees for both of 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 Committees 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 November 17, 2020.

**Clerk to the Board Instructions:**



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001

Fax: (321) 264-6972

Kimberly.Powell@brevardclerk.us

December 9, 2020

**M E M O R A N D U M**

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

**RE:** Item F.3. Approval of Request #18 for Disbursement of Educational Facilities Impact Fees

The Board of County Commissioners, in regular session on December 8, 2020, authorized the disbursement of Educational Facilities Impact Fees in the amount of \$4,019,490.19, to the School Board of Brevard County, in accordance with the terms of the Interlocal Agreement; and authorized the County Manager to execute any budget changes required to implement the disbursement.

Your continued cooperation is greatly appreciated.

Sincerely yours,

**BOARD OF COUNTY COMMISSIONERS**  
**SCOTT ELLIS, CLERK**

*for Danna Scott*  
Kimberly Powell, Deputy Clerk

/ds

**cc:** County Manager  
Finance  
Budget

# School Board of Brevard County

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



November 18, 2020

Frank Abbate, Brevard County Manager  
Brevard County Government Offices  
2725 Judge Fran Jamieson Way, Building C  
Viera, FL 32941

**RE: Request #18 for Transfer of Educational Facilities Impact Fees**

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through September 30, 2020, in the amount of \$4,019,490.19 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at their meeting on October 12, 2020 and approved by the School Board at its meeting on November 17, 2020. I have attached a copy of the Board Agenda Item #32 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 #32 Educational Impact Fees; 11-17-2020 School Board Meeting

Copy w/ attachments (via e-mail):

Dr. Mark Mullins  
Cynthia Lesinski  
Wendy Knippel  
Steve Swanke (Brevard County Planning & Zoning)  
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



## November 17, 2020 School Board Meeting and Organization/Oath of the Board

### Title

Educational Facilities Impact Fee Allocation QE September 30, 2020

### Meeting Date(s)

Consent w/o Information - 11/17/2020

### 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 District's Annual Educational 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 September 30, 2020. The Impact Fee Benefit District Advisory Committees met on October 12, 2020. The Committees' recommendations for new educational facilities impact fees and accrued interest through September 30, 2020 are attached to this agenda memo and are summarized as follows:

South Area Elementary School	\$815,468.04
Central Area Secondary Capacity	\$2,000,000.00
North Elementary Capacity	\$755,179.29
North Area Debt Service	\$171,975.50
South Area Debt Service	\$828,024.50

Total - New Impact Fees and Accrued Interest	\$4,570,647.33
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The border between the north and south areas is approximately Barnes Boulevard.

The elementary and secondary capacity projects are not yet determined due to fluctuating enrollment. These funds can be used to fund classroom additions (as was done at Cocoa Jr./Sr. High School) or new schools (as was done with Viera Elementary). More discussion of the the allocation of these resources to specific projects is planned for the December 15, 2020 School Board Workshop on capacity.

In this quarterly cycle, the proposed allocation to debt service is \$1 million. 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 \$1 million.

Finally, educational impact fees had been previously allocated to provide additional cafeteria capacity to support the student stations that were added to Mims Elementary School. The school has capacity for 725 students, but the cafeteria is space-constrained and struggling to support the students enrolled (400-450). The use of educational impact fees to fund a stand-alone ancillary facility in support of student stations was not clearly defined in the interlocal agreement or Florida Statutes. Extensive research did not indicate this was prohibited (or permitted), and the staff was unable to get a definitive answer from the Florida Department of Education. Consequently the recommendation is to reallocate these funds to the North Elementary Capacity project.

Mims Cafeteria Reallocation to North Elementary Capacity	\$1,896,467.01
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The Mims cafeteria project remains an important aspect of utilizing the student stations at the school. The estimated cost of the entire project is approximately \$2.5 million. In lieu of educational impact fees, capital funds will be used to fund this project. The \$1 million debt service allocation from educational impact fees will result in unbudgeted capital availability. Staff is recommending that the Board also approve utilizing these funds (\$1 million capital) to initiate work on the Mims cafeteria project. The remaining funds will be budgeted through the capital allocation cycle. The initial steps of this project will be a competitive solicitation for architectural services so that design can start in the spring of 2021.

The Five-Year Work Plan (also on the November 17, 2020 School Board agenda) includes educational facilities impact fee funding and project schedules for capacity projects. The schedules in the draft Work Program reflect starting planning and design work this year, but will be adjusted based on direction from the School Board at the upcoming capacity workshop.

The pending close outs of the Viera Elementary School project and the Cocoa Jr./Sr. High School addition project will also result in educational impact fees that can be reprogrammed for capacity projects. Reprogramming funds requires consideration by the applicable Impact Fee Benefit District Advisory Committee and the Brevard County Board of County Commissioners.

### **Recommendation**

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

Authorize the Superintendent, or designee, to request Brevard County disburse the Educational Impact Fees available through September 30, 2020.

Approve utilizing \$1 million in capital funds for the Mims Elementary School cafeteria 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

### **Involves Expenditure of Funds Directly in the Classroom**

No

### **Source of Funding**

Agenda Item will not Require the Expenditure of Funds

### **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 321 633 1000 ext. 11446 David Lindemann, AICP, Director Planning and Project Management 321 633 1000 ext. 11463

**Attachments**

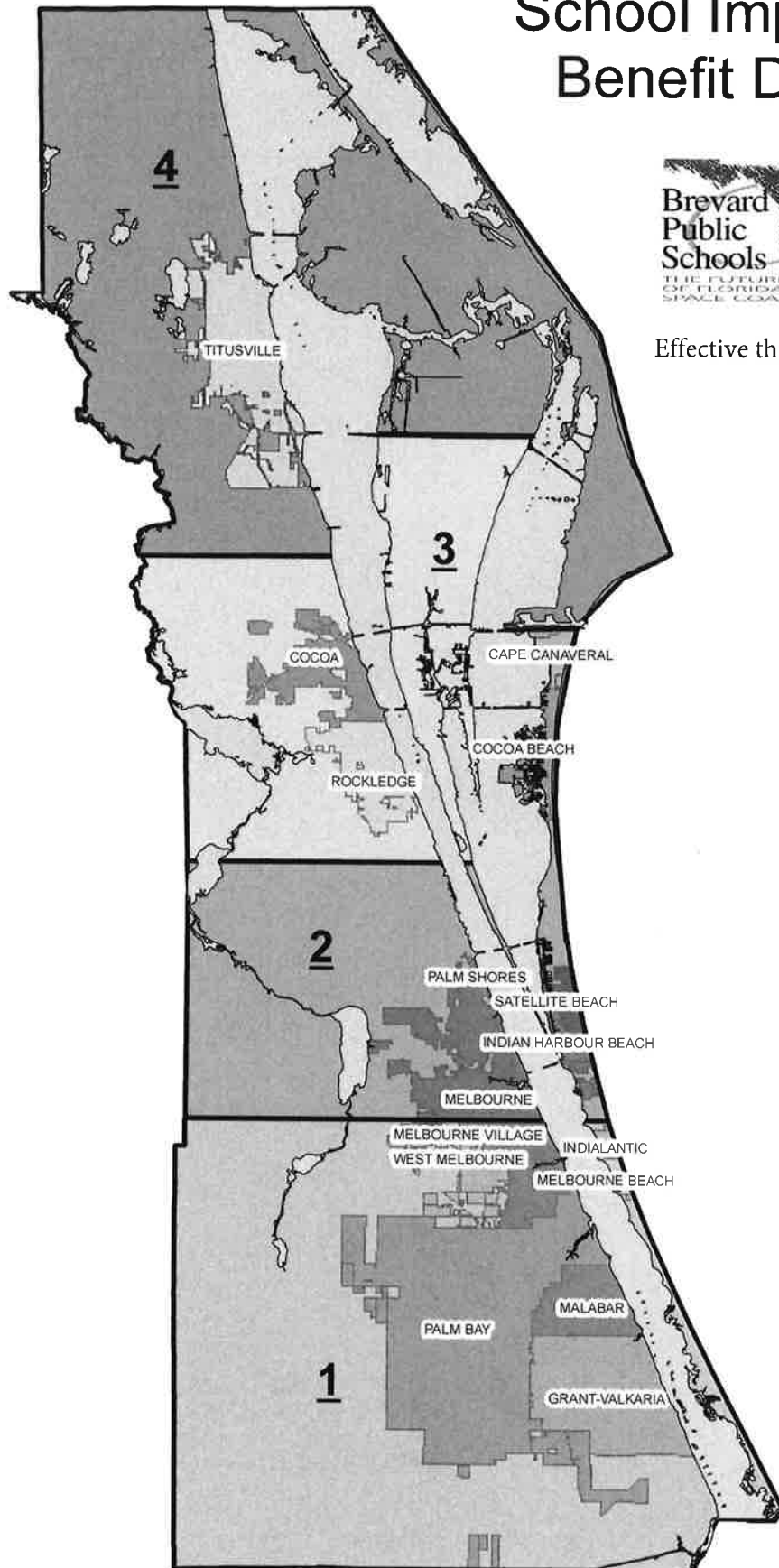
[impact-fee-benefit-district-advisory-committee-recommendations-2020-10-23.pdf](#)



# School Impact Fee Benefit Districts



Effective through January 1, 2017



Prepared By:  
Rick Bellanger and  
Jay Standard  
Facility Services  
11 Apr 2011



Effective January 2, 2017



Date: 3/15/2015

## Summary of All Recommendations - IFBDAC Meeting #18 - 10/12/2020

Recommend use of new impact fees accrued from 7/1/2020 through 9/30/2020 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (7/1/2020 - 9/30/2020)	IFAC Meeting	Amount Recommended	Project Recommended
1	\$0.00	10/12/2020	\$0.00	Closed Account
2	\$0.00	10/12/2020	\$0.00	Closed Account
3	\$0.00	10/12/2020	\$0.00	Closed Account
4	\$0.00	10/12/2020	\$0.00	Closed Account
South	\$3,169,382.22	10/12/2020	\$815,468.04	South Area ES
South		10/12/2020	\$2,000,000.00	Central Area Secondary
South		10/12/2020	\$353,914.18	Debt Service
North	\$850,107.97	10/12/2020	\$755,179.29	North Elementary Capacity
North		10/12/2020	\$94,928.68	Debt Service
Total	\$4,019,490.19		\$4,019,490.19	

Recommend use of new School Board interest available through 6/30/2020 (Accrued from 1/1/2020 through 9/30/2020):

\*\*Information about the new School Board interest available through 6/30/2020 (Accrued from 1/1/2020 through 6/30/2020) was not available at the previous meeting on 7/13/2020. The following table shows the school board interest unallocated for FY20 and first quarter of FY21:

Benefit District	SB Interest Unallocated 1/1/2020 to 6/30/2020	IFAC Meeting	Amount Recommended	SB Interest Unallocated 7/1/2020 to 9/30/2020	Amount Recommended	Total Amount	Project Recommended
1	\$158,373.08	10/12/2020	\$158,373.08	\$10,950.42	\$10,950.42	\$169,323.50	Debt Service
2	\$23,036.84	10/12/2020	\$23,036.84	\$594.33	\$594.33	\$23,631.17	Debt Service
3	\$733.86	10/12/2020	\$733.86	\$34.03	\$34.03	\$767.89	Debt Service
4	\$0.00	10/12/2020	\$0.00	\$0.00	\$0.00	\$0.00	Closed Account
South	\$273,284.14	10/12/2020	\$273,284.14	\$7,871.51	\$7,871.51	\$281,155.65	Debt Service
North	\$70,985.59	10/12/2020	\$70,985.59	\$5,293.34	\$5,293.34	\$76,278.93	Debt Service
Total			\$526,413.51		\$24,743.63	\$551,157.14	

Reallocate amounts previously reserved for Mims Cafeteria:

Benefit District	Previously Allocated to Mims Cafeteria	IFAC Meeting	Amount Recommended	Project Recommended
North	\$1,255,489.23	1/14/2019		
North	\$631,120.36	4/22/2019		
North	\$9,857.42	4/22/2019		
North		10/12/2020	\$1,896,467.01	North Elementary Capacity
Total			\$1,896,467.01	



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #18  
October 12, 2020  
BENEFIT DISTRICT 1**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of the new School Board interest accrued from 1/1/2020 through 9/30/2020 for use on debt service:</b>	<b>\$169,323.50</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Grant-Valkaria / Jason Mahaney		<b>Yes</b>
Indialantic / Michael Casey		<b>Absent</b>
Malabar / Matt Stinnett		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Laurence Bradley		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #18  
October 12, 2020  
BENEFIT DISTRICT 2**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of the new School Board interest accrued from 1/1/2020 through 9/30/2020 for use on debt service:</b>	<b>\$23,631.17</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Cape Canaveral / David Dickey		<b>Absent</b>
Cocoa Beach / Susanne Ryan		<b>Yes</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Satellite Beach / Courtney Barker		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #18  
October 12, 2020  
BENEFIT DISTRICT 3**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of the new School Board interest accrued from 1/1/2020 through 9/30/2020 for use on debt service:</b>	<b>\$767.89</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Cocoa / Dodie Selig		<b>Yes</b>
Rockledge / John Cooper		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #18  
October 12, 2020  
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 7/1/2020 through 9/30/2020 for use on North Elementary capacity:</b>	<b>\$755,179.29</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Cape Canaveral / David Dickey		<b>Absent</b>
Cocoa / Dodie Selig		<b>Yes</b>
Cocoa Beach / Susanne Ryan		<b>Yes</b>
Rockledge / John Cooper		<b>Yes</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 7/1/2020 through 9/30/2020 for use on debt service:</b>	<b>\$94,928.68</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Cape Canaveral / David Dickey		<b>Absent</b>
Cocoa / Dodie Selig		<b>Yes</b>
Cocoa Beach / Susanne Ryan		<b>Yes</b>
Rockledge / John Cooper		<b>Yes</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>

<b>RECOMMENDATION 3</b>	<b>AMOUNT</b>	<b>VOTE</b>
<b>Recommend use of new School Board interest accrued from 1/1/2020 through 9/30/2020 for use on debt service:</b>	<b>\$76,278.93</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Cape Canaveral / David Dickey		<b>Absent</b>
Cocoa / Dodie Selig		<b>Yes</b>
Cocoa Beach / Susanne Ryan		<b>Yes</b>
Rockledge / John Cooper		<b>Yes</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>

<b>RECOMMENDATION 4</b>	<b>AMOUNT</b>	<b>VOTE</b>
<b>Recommend use of previously allocated funds to Mims Elementary to be reallocated to North Area Capacity projects:</b>	<b>\$1,896,467.01</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Cape Canaveral / David Dickey		<b>Absent</b>
Cocoa / Dodie Selig		<b>Yes</b>
Cocoa Beach / Susanne Ryan		<b>Yes</b>
Rockledge / John Cooper		<b>Yes</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #18  
October 12, 2020  
BENEFIT DISTRICT SOUTH**

<b>RECOMMENDATION 1</b>	<b>AMOUNT</b>	<b>VOTE</b>
<b>Recommend use of new impact fees accrued from 7/1/2020 through 9/30/2020 for use on South Area Elementary School:</b>	<b>\$815,468.04</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Grant-Valkaria / Jason Mahaney		<b>Yes</b>
Indialantic / Michael Casey		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Matt Stinnett		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Laurence Bradley		<b>Yes</b>
Satellite Beach / Courtney Barker		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>

<b>RECOMMENDATION 2</b>	<b>AMOUNT</b>	<b>VOTE</b>
<b>Recommend use of new impact fees accrued from 7/1/2020 through 9/30/2020 for use on Central Area Secondary:</b>	<b>\$2,000,000.00</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Grant-Valkaria / Jason Mahaney		<b>Yes</b>
Indialantic / Michael Casey		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Matt Stinnett		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Laurence Bradley		<b>Yes</b>
Satellite Beach / Courtney Barker		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>





**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #18  
October 12, 2020  
BENEFIT DISTRICT SOUTH**

<b>RECOMMENDATION 3</b>	<b>AMOUNT</b>	<b>VOTE</b>
<b>Recommend use of new impact fees accrued from 7/1/2020 through 9/30/2020 for use on debt service:</b>	<b>\$353,914.18</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Grant-Valkaria / Jason Mahaney		<b>Yes</b>
Indialantic / Michael Casey		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Matt Stinnett		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Laurence Bradley		<b>Yes</b>
Satellite Beach / Courtney Barker		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>

<b>RECOMMENDATION 4</b>	<b>AMOUNT</b>	<b>VOTE</b>
<b>Recommend use of new School Board interest accrued from 1/1/2020 through 9/30/2020 for use on debt service:</b>	<b>\$281,155.65</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Grant-Valkaria / Jason Mahaney		<b>Yes</b>
Indialantic / Michael Casey		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Matt Stinnett		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Laurence Bradley		<b>Yes</b>
Satellite Beach / Courtney Barker		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>