



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.1.

12/7/2021

Subject:

Approval Re: Request #22 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 31% 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. \$4,292,024.60 will be transferred from Fund #1256. \$735,110.86 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 \$5,027,135.46 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: Central Area Secondary \$3,262,154.60, Palm Bay Magnet High School Fire Fighting Lab \$1,029,870.00, and Debt Service \$735,110.86.

On October 11, 2021 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 October 26, 2021.

Clerk to the Board Instructions:

35



December 8, 2021

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director

RE: Item F.1., Approval of Request #22 for Disbursement of Educational Facilities Impact Fees

The Board of County Commissioners, in regular session on December 7, 2021, authorized the disbursement of Educational Facilities Impact Fees in the amount of \$5,027,135.46 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

A handwritten signature in cursive script, reading "Kimberly Powell".

Kimberly Powell, Clerk to the Board

/ds

cc: Finance
Budget

School Board of Brevard County

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



October 28, 2021

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

RE: Request #22 for Transfer of Educational Facilities Impact Fees

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through September 30, 2021, in the amount of \$5,027,135.46 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on October 11, 2021 and approved by the School Board at its meeting on October 26, 2021. I have attached a copy of the Board Agenda Item #20 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 #20 Educational Impact Fee Allocation QE September 30, 2021; October 26, 2021 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



October 26, 2021 School Board Meeting

Title

Educational Facilities Impact Fee Allocation QE September 30, 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 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, 2021. The Impact Fee Benefit District Advisory Committees met on October 11, 2021. The Committees' recommendations for new educational facilities impact fees through September 30, 2021 along with interest accrued on School Board impact fee accounts from 10/1/2020 to 9/30/2021 are attached to this agenda memo and are summarized as follows:

- Central Area Secondary \$3,262,154.60
- Palm Bay Magnet High School Fire Fighting Lab \$1,029,870.00
- Debt Service \$781,109.74

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 in the central area of Brevard County. Both of the secondary projects were discussed at the December 15, 2020 School Board Workshop on capacity.

In this quarterly cycle, the proposed allocation to debt service is \$781,109.74. 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 \$781,109.74.

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 strategy has evolved to utilizing impact fees for debt service which frees capital funds that can be budgeted for the cafeteria project. In addition to building a new cafeteria, the goal of this project is to renovate the old cafeteria/kitchen into a specialized educational program space.

Furthermore, since the new cafeteria will need vehicular access for deliveries and the parent pickup loop currently is too small for the school, the project also aims to redesign the parent pick-up loop to provide more stacking area and safer vehicular ingress/egress conditions. The estimated cost of the entire project is approximately \$6.8 million. The \$781,109.74 debt service allocation from educational impact fees will result in unbudgeted capital availability. Staff is recommending that the Board also approve utilizing the resulting unbudgeted capital funds for the Mims cafeteria project, which will bring the total allocation to \$6.5 million. A competitive solicitation for architectural services for design was awarded at the July 13, 2021 School Board meeting.

Recommendation

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

- Central Area Secondary \$3,262,154.60
- Palm Bay Magnet High School Fire Fighting Lab \$1,029,870.00
- Debt Service \$781,109.74

Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through June 30, 2021.

Approve utilizing \$781,109.74 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

Involves Expenditure of Funds Directly in the Classroom

Source of Funding

Capital Projects

Financial Impact

FY	Amount	Budgeted	Fund	Cost Center	Project	Function	Object	Program

Legal Counsel Review

No

Contact

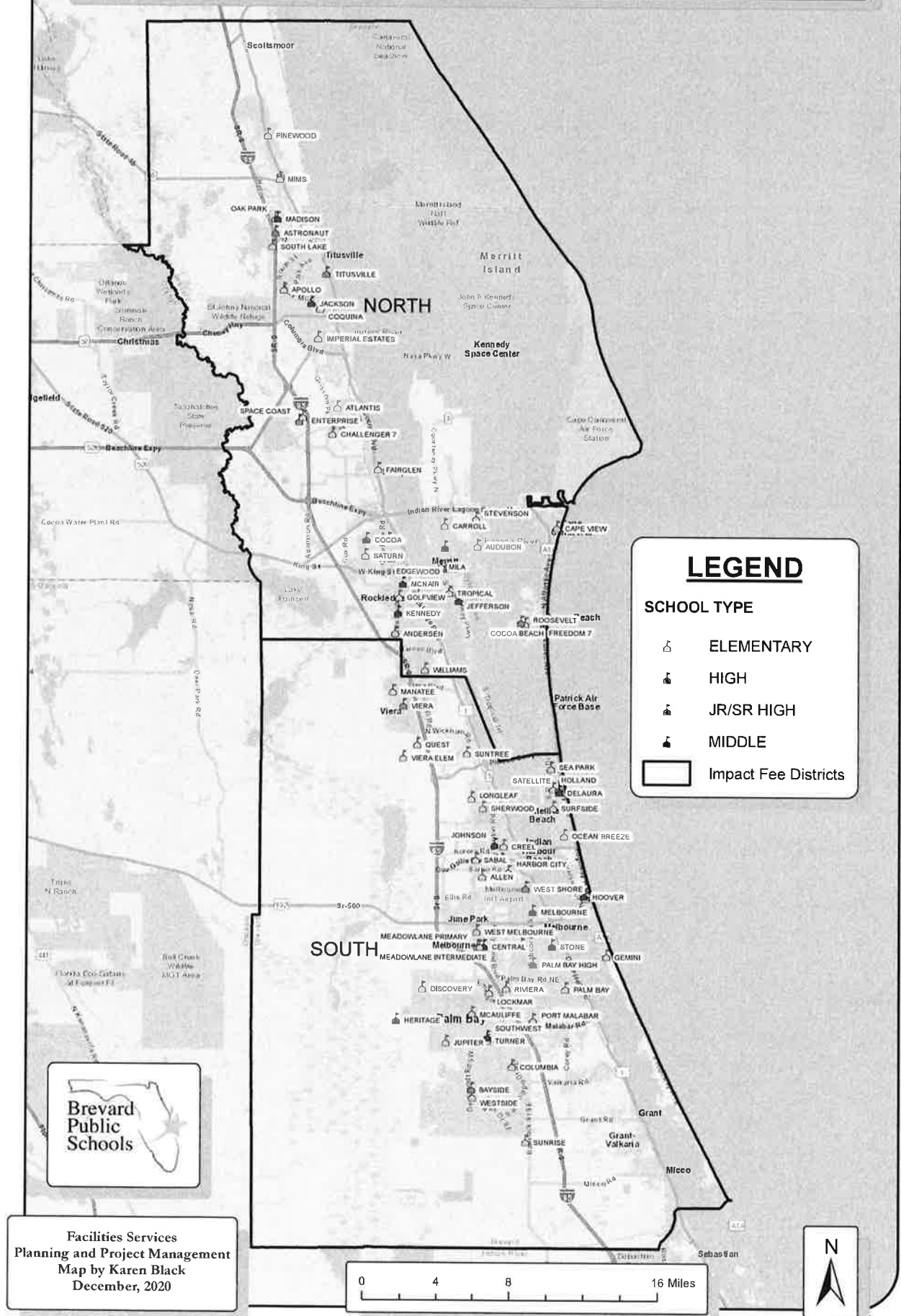
Susan Hann, P.E., Assistant Superintendent Facilities Services 633-1000 ext. 11446, David Lindemann, AICP, Director Planning and Project Management 633-1000 ext. 11463

Attachments

📎 [Impact Fee Benefit District Advisory Committee Recommendations 2021-10-11.pdf](#)



Brevard County Educational Facilities Impact Fee Benefit Districts



Summary of All Recommendations - IFBDAC Meeting #22 - 10/11/2021

Recommend use of new impact fees accrued from 7/1/2021 through 9/30/2021 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (7/1/2021 - 9/30/2021)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$4,292,024.60	10/11/2021	\$3,262,154.60	Central Area Secondary
South		10/11/2021	\$1,029,870.00	PBMHS Fire Fighter Lab
North	\$735,110.86	10/11/2021	\$735,110.86	Debt Service
Total	\$5,027,135.46		\$5,027,135.46	

Recommend use of new School Board interest available through 9/30/2020 (Accrued from 10/1/2020 through 9/30/2021):

Benefit District	SB Interest Unallocated 1/1/2020 to 6/30/2020	IFAC Meeting	Amount Recommended	Project Recommended
1	\$12,182.96	10/11/2021	\$12,182.96	Debt Service
2	\$74.36	10/11/2021	\$74.36	Debt Service
3	\$68.31	10/11/2021	\$68.31	Debt Service
4	\$0.00	10/11/2021	\$0.00	Closed Account
South	\$25,003.55	10/11/2021	\$25,003.55	Debt Service
North	\$8,669.70	10/11/2021	\$8,669.70	Debt Service
Total	\$45,998.88		\$45,998.88	

\$781,109.74	Total Debt Service
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**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #22
October 11, 2021
BENEFIT DISTRICT 1**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of school board interest accrued from 10/1/2020 through 9/30/2021 for use on debt service:	\$12,182.96	
Brevard County / Amanda Elmore		Absent
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Malabar / Lisa Morrell		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Chris Balter		Yes
West Melbourne / Denise Curry		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #22
October 11, 2021
BENEFIT DISTRICT 2**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of school board interest accrued from 10/1/2020 through 9/30/2021 for use on debt service:	\$74.36	
Brevard County / Amanda Elmore		Absent
Cape Canaveral / Brenda Defoe-Surprenant		Yes
Cocoa Beach / Christie Hawkins-Anderson		Yes
Indian Harbour Beach / Mark Ryan		Yes
Melbourne / Cindy Dittmer		Yes
Satellite Beach / Courtney Barker		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #22
October 11, 2021
BENEFIT DISTRICT 3**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of school board interest accrued from 10/1/2020 through 9/30/2021 for use on debt service:	\$68.31	
Brevard County / Amanda Elmore		Absent
Cocoa / Alexandra Bernard		Yes
Rockledge / John Cooper		Absent
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #22
October 11, 2021
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 7/1/2021 through 9/30/2021 for use on Central Area Secondary:	\$3,262,154.60	
Brevard County / Amanda Elmore		Absent
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Indian Harbour Beach / Mark Ryan		Yes
Malabar / Lisa Morrell		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Chris Balter		Yes
Satellite Beach / Courtney Barker		Yes
West Melbourne / Denise Curry		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend use of new impact fees accrued from 7/1/2021 through 9/30/2021 for use on Palm Bay Magnet High School Fire Fighter Lab:	\$1,029,870.00	
Brevard County / Amanda Elmore		Absent
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Indian Harbour Beach / Mark Ryan		Yes
Malabar / Lisa Morrell		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Chris Balter		Yes
Satellite Beach / Courtney Barker		Yes
West Melbourne / Denise Curry		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #22
October 11, 2021
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 3	AMOUNT	VOTE
Recommend use of school board interest accrued from 10/1/2020 through 9/30/2021 for use on debt service:	\$25,003.55	
Brevard County / Amanda Elmore		Absent
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Indian Harbour Beach / Mark Ryan		Yes
Malabar / Lisa Morrell		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Chris Balter		Yes
Satellite Beach / Courtney Barker		Yes
West Melbourne / Denise Curry		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #22
October 11, 2021
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 7/1/2021 through 9/30/2021 for use on debt service:	\$735,110.86	
Brevard County / Amanda Elmore		Absent
Cape Canaveral / Brenda Defoe-Surprenant		Yes
Cocoa / Alexandra Bernard		Yes
Cocoa Beach / Christie Hawkins Anderson		Yes
Rockledge / John Cooper		Absent
Titusville / Peggy Busacca		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend use school board interest accrued from 10/1/2020 through 9/30/2021 for use on debt service:	\$8,669.70	
Brevard County / Amanda Elmore		Absent
Cape Canaveral / Brenda Defoe-Surprenant		Yes
Cocoa / Alexandra Bernard		Yes
Cocoa Beach / Christie Hawkins Anderson		Yes
Rockledge / John Cooper		Absent
Titusville / Peggy Busacca		Yes
Brevard Public Schools / David Lindemann		Yes

From: Lindemann.David@Png_Design_and_Constr
To: Ball, Jeffrey
Subject: impact fee
Date: Tuesday, November 16, 2021 3:32:49 PM
Attachments: [image001.png](#)
[IFAC Sign-In Sheet - REVISED200113.docx](#)
[impact-fee-benefit-district-advisory-committee-recommendations-2021-10-11_1.pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Here is the link to our Board agenda item:

https://agenda.brevardschools.org/content/files/impact-fee-benefit-district-advisory-committee-recommendations-2021-10-11_1.pdf

The attachments to the Board agenda are also attached to this email.

Below is the summary of the request. We are only requesting disbursement of \$5,027,135.46 from the County because the other money is already in the school board accounts.

Summary of All Recommendations - IFBDAC Meeting #22 - 10/11/2021

Recommend use of new **impact** fees accrued from 7/1/2021 through 9/30/2021 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (7/1/2021 - 9/30/2021)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$4,292,024.60	10/11/2021	\$3,262,154.60	Central Area Secondary
South		10/11/2021	\$1,029,870.00	PBMHS Fire Fighter Lab
North	\$735,110.86	10/11/2021	\$735,110.86	Debt Service
Total	\$5,027,135.46		\$5,027,135.46	

Recommend use of new School Board interest available through 9/30/2020 (Accrued from 10/1/2020 through 9/30/2021):

Benefit District	SB Interest Unallocated 1/1/2020 to 9/30/2021	IFAC Meeting	Amount Recommended	Project Recommended
1	\$12,182.96	10/11/2021	\$12,182.96	Debt Service
2	\$74.36	10/11/2021	\$74.36	Debt Service
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4	\$0.00	10/11/2021	\$0.00	Closed Account
South	\$25,003.55	10/11/2021	\$25,003.55	Debt Service
North	\$8,669.70	10/11/2021	\$8,669.70	Debt Service
Total	\$45,998.88		\$45,998.88	
			\$781,109.74	Total Debt Service

David Lindemann
 Director Planning & Project Management
 321-633-1000 ext. 11463

Due to Florida's broad public records law, most written communications to or from government employees regarding public education are public records. Therefore, this e-mail communication may be subject to public disclosure.