



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.5.

11/15/2022

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### **Subject:**

Approval RE: Disbursement of Educational Facilities Impact Fees (Districts 1-5)

### **Fiscal Impact:**

Fiscal Year 2022-2023 disbursements to the School Board are currently budgeted at \$21,638,862, contingent on actual collections amounts. This disbursement would allow for \$5,496,612.97 to be disbursed to the School Board.

### **Dept/Office:**

Planning and Development Department

### **Requested Action:**

It is requested that the Board of County Commissioners authorize the disbursement of Educational Facilities Impact Fees in the amount of \$5,496,612.97 to the School Board of Brevard County in accordance with the terms of the interlocal agreement and authorize the Budget Office to execute necessary Budget Change Requests to implement this disbursement.

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

On October 17, 2022, the Impact Fee Advisory Committees for the North and South Educational Facilities Impact Fee Benefit Districts met and adopted project funding recommendations for consideration by the School Board. The Impact Fee Advisory Committees consists of one representative from each of the following: The Brevard County 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 School Board approved the funding recommendations on October 25, 2022 to include the below projects -  
Central Area Secondary - \$4,420,778.21  
North Elementary Capacity - \$1,075,834.76

### **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

November 16, 2022

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

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

**RE:** Item F.5., Disbursement of Educational Facilities Impact Fees

The Board of County Commissioners, in regular session on November 15, 2022, authorized the disbursement of Educational Facilities Impact Fees in the amount of \$5,496,612.97 to the School Board of Brevard County in accordance with the terms of the Interlocal Agreement; and authorized the Budget Office to execute necessary Budget Change Requests to implement this disbursement.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

*Kimberly Powell*  
Kimberly Powell, Clerk to the Board

/tr

cc: Finance  
Budget

# School Board of Brevard County

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



October 31, 2022

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

**RE: Request #26 for Transfer of Educational Facilities Impact Fees**

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through September 30, 2022, in the amount of \$5,496,612.97 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on October 17, 2022 and approved by the School Board at its meeting on October 25, 2022. I have attached a copy of the Board Agenda Item #22 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,

David Lindemann, AICP  
Director of Planning & Project Management

Enclosure: Agenda Item #22 Educational Impact Fee Allocation QE September 30, 2022; October 25, 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  
Keith Neterer, Brevard County  
Brian Lock, Assistant Director, Brevard County Planning & Development  
Susan Hann, P.E., Assistant Superintendent, Facilities Services

David Lindemann, AICP  
Director of Planning & Project Management  
Phone: (321) 633-1000 x11463 • FAX: (321) 633-4646



## October 25, 2022 School Board Meeting

### Title

Educational Facilities Impact Fee Allocation - Quarter Ending September 30, 2022

### Meeting Date(s)

Consent w/o Information - 10/25/2022

### 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 September 30, 2022 and interest on School Board impact fee accounts. Additionally, this request reallocates unused impact fees from the Central Area (Viera) Elementary project.

The Impact Fee Benefit District Advisory Committees met on October 17, 2022. The Committees' recommendations for new educational facilities impact fees through September 30, 2022 and interest on School Board impact fee accounts, along with reallocation of previously allocated impact fees are attached to this agenda memo and are summarized as follows:

- Central Area Secondary - Total \$4,532,086.97
  - New Impact Fees Collected = \$4,420,778.21
  - Reallocate funds previously allocated for Viera Elementary School = \$82,039.32
  - Interest on School Board South Benefit District Impact Fee account = \$29,269.44
- North Elementary Capacity - Total \$1,091,508.75
  - New Impact Fees Collected = \$1,075,834.76
  - School Board interest available for allocation = \$15,673.99
- Debt Service - Total \$12,370.63
  - Benefit District 1 = \$12,276.74
  - Benefit District 2 = \$0.10 \*
  - Benefit District 3 = \$93.79 \*

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). New impact fees available in the amount of \$4,420,778.21 are recommended for the Central Area Secondary projects. Also recommended for the Central Area Secondary projects is \$82,039.32 previously allocated to build the Viera Elementary

School and were realized as savings in the project. Furthermore, interest on Benefit District South impact fee account in the amount of \$29,269.44 is recommended for the Central Area Secondary projects. Both of the secondary projects were discussed at the November 16, 2021 School Board Workshop on capacity.

The North Elementary Capacity project is underway to provide an additional classroom building at South Lake Elementary School. This project will accommodate an additional class to each grade level and provide more choice school capacity in North Brevard. The South Lake classroom addition is currently in the design phase and is planned to open in August 2023. This project was also reviewed at the School Board Workshop on March 22, 2022. Other projects in the North Area are under consideration and will be evaluated as the enrollment statistics and projections are released.

It is further recommended to allocate the interest on Benefit District 1, 2, and 3 accounts (\$12,370.63) to debt service. For Benefit District 2 and 3, it is recommended to spend the amount currently available plus any future interest accrued up to the time of the debt payment. Once those payments are made, Benefit District 2 and 3 impact fee accounts will be closed. 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.

The 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 \$12,370.63. Since this allocation to debt was not budgeted, the recommendation to the Board includes allocating an additional \$12,370.63 of capital funds for the South Lake Elementary school project (for costs relating to ancillary facilities such as parking and a pavilion). This project is included in the approved Five-Year District Facilities Work Program and was discussed at the March 22, 2022 School Board Workshop on capacity.

### **Recommendation**

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

- Central Area Secondary \$4,532,086.97
- North Elementary Capacity \$1,091,508.75
- Debt Service \$12,370.63

Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through September 30, 2022.

Approve utilizing \$12,370.63 in capital funds for the ancillary facilities in support of the classroom addition at South Lake Elementary 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

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

### **Attachments**

[Impact Fee Benefit District Advisory Committee Recommendations 2022-10-17.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

Sum of PerAmount		Column Labels						Spend By Date	
Row Labels	South Area ES	Central Area Secondary	South Area ES Capacity	North Elementary Capacity	PBMHS Fire Rescue Lab	Grand Total			
8/2/2017	\$6,697.72					\$6,697.72		8/2/2023	
10/1/2018	\$48,409.94					\$48,409.94		10/1/2024	
6/7/2019	\$24,200.64					\$24,200.64		6/7/2025	
11/22/2019	\$140,603.38	\$3,366,408.45		\$600,000.00		\$4,107,011.83		11/22/2025	
3/13/2020	\$162,311.60	\$2,978,509.05		\$671,784.02		\$3,812,604.67		3/13/2026	
10/9/2020	\$896,348.77	\$2,500,000.00	\$2,500,000.00			\$7,396,434.91		10/9/2026	
1/21/2021	\$815,468.04	\$2,000,000.00		\$2,651,646.30		\$5,467,114.34		1/21/2027	
3/19/2021		\$2,188,692.76	\$729,564.25	\$364,262.36		\$3,282,519.37		3/19/2027	
6/25/2021	\$706,010.12	\$2,000,000.00				\$2,706,010.12		6/25/2027	
10/8/2021	\$1,008,986.58	\$3,000,000.00		\$449,019.28		\$4,458,005.86		10/8/2027	
12/17/2021		\$3,262,154.60	\$450,000.00		\$579,870.00	\$4,292,024.60		12/17/2027	
1/10/2021						\$732,578.80		1/10/2027	
3/25/2022	\$1,871,465.37	\$3,000,000.00		\$1,128,459.37		\$5,999,924.74		3/25/2028	
6/3/2022		\$3,500,000.00	\$1,133,809.94	\$1,095,047.31		\$5,728,857.25		6/3/2028	
10/4/2022		\$5,259,437.91		\$286,243.00		\$5,545,680.91		10/4/2028	
TBD		\$4,502,817.53	\$29,269.44	\$1,091,508.75		\$5,623,595.72			
<b>Grand Total</b>	<b>\$5,680,502.16</b>	<b>\$37,558,020.30</b>	<b>\$4,842,643.63</b>	<b>\$10,570,635.33</b>	<b>\$579,870.00</b>	<b>\$59,231,671.42</b>			

## Summary of All Recommendations - IFBDAC Meeting #26 - 10/17/2022

Recommend use of new impact fees accrued from 7/1/2022 through 9/30/2022 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (7/1/2022 - 9/30/2022)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$4,420,778.21	10/17/2022	\$4,420,778.21	Central Area Secondary
North	\$1,075,834.76	10/17/2022	\$1,075,834.76	North Elementary Capacity
Total	\$5,496,612.97		\$5,496,612.97	

Recommend use of new School Board interest available through 6/30/2022:

Benefit District	SB Interest Unallocated through 6/30/2022	IFAC Meeting	Amount Recommended	Project Recommended
1	\$12,276.74	10/17/2022	\$12,276.74	Debt
2	\$0.10	10/17/2022	\$0.10	Debt *
3	\$93.79	10/17/2022	\$93.79	Debt *
4	\$0.00	<del>10/17/2022</del>	\$0.00	Closed Account
South	\$29,269.44	10/17/2022	\$29,269.44	Central Area Secondary
North	\$15,673.99	10/17/2022	\$15,673.99	North Elementary Capacity
Total	\$57,314.06		\$57,314.06	

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

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended
South	\$82,039.32	10/17/2022	\$82,039.32	Central Area Secondary
Total	\$82,039.32			

\$4,532,086.97	Total Central Area Secondary
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\$1,091,508.75	Total North Elementary Capacity
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\$12,370.63	Total Debt Service *
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\* For Benefit District 2 and 3, the debt payment recommended is the amount currently available plus any future interest accrued up to the time of the debt payment





**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #26  
October 17, 2022  
BENEFIT DISTRICT 1**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of previously unallocated school board interest accrued through 6/30/2022 for use on debt service:</b>	<b>\$12,276.74</b>	
Brevard County / Keith Neterer(ALT)		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Malabar / Matt Stinnett		Absent
Melbourne / Todd Corwin (ALT)		Yes
Palm Bay / Alexandra Bernard		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / Sue Hann		Yes



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #26  
October 17, 2022  
BENEFIT DISTRICT 2**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of previously unallocated school board interest accrued through 6/30/2022 for use on debt service:</b>	<b>\$0.10*</b>	
Brevard County / Keith Neterer (ALT)		Yes
Cape Canaveral / Kyle Harris		Yes
Cocoa Beach / Christie Anderson		Yes
Indian Harbour Beach / John Coffey		Yes
Melbourne / Todd Corwin (ALT)		Yes
Satellite Beach / Courtney Barker		Yes
Brevard Public Schools / Sue Hann		Yes

\*NOTE: The recommended amount is the current amount shown plus any future interest through the time of debt payment.



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #26  
October 17, 2022  
BENEFIT DISTRICT 3**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of previously unallocated school board interest accrued through 6/30/2022 for use on debt service:</b>	<b>\$93.79*</b>	
Brevard County / Keith Neterer (ALT)		Yes
Cocoa / Sandra Leone		Absent
Rockledge / John Cooper		Absent
Brevard Public Schools / Sue Hann		Yes

\*NOTE: The recommended amount is the current amount shown plus any future interest through the time of debt payment.



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #26  
October 17, 2022  
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 7/1/2022 through 9/30/2022 for use on North Elementary Capacity:</b>	<b>\$1,075,834.76</b>	
Brevard County / Keith Neterer (ALT)		Yes
Cape Canaveral / Kyle Harris		Yes
Cocoa / Sandra Leone		Absent
Cocoa Beach / Christie Anderson		Yes
Rockledge / John Cooper		Absent
Titusville / Brad Parrish		Yes
Brevard Public Schools / Sue Hann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend use of previously unallocated school board interest accrued through 6/30/2022 for use on North Elementary Capacity:</b>	<b>\$15,673.99</b>	
Brevard County / Keith Neterer (ALT)		Yes
Cape Canaveral / Kyle Harris		Yes
Cocoa / Sandra Leone		Absent
Cocoa Beach / Christie Anderson		Yes
Rockledge / John Cooper		Absent
Titusville / Brad Parrish		Yes
Brevard Public Schools / Sue Hann		Yes



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #26  
October 17, 2022  
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 7/1/2022 through 9/30/2022 for use on Central Area Secondary:</b>	<b>\$4,420,778.21</b>	
Brevard County / Keith Neterer (ALT)		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Indian Harbour Beach / John Coffey		Yes
Malabar / Matt Stinnett		Absent
Melbourne / Todd Corwin (ALT)		Yes
Palm Bay / Alexandra Bernard		Yes
Satellite Beach / Courtney Barker		Yes
West Melbourne / Christy Fischer		No
Brevard Public Schools / Sue Hann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend use of previously unallocated school board interest accrued through 6/30/2022 for use on Central Area Secondary:</b>	<b>\$29,269.44</b>	
Brevard County / Keith Neterer (ALT)		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Indian Harbour Beach / John Coffey		Yes
Malabar / Matt Stinnett		Absent
Melbourne / Todd Corwin (ALT)		Yes
Palm Bay / Alexandra Bernard		Yes
Satellite Beach / Courtney Barker		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / Sue Hann		Yes





**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #26  
October 17, 2022  
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 3	AMOUNT	VOTE
<b>Recommend reallocation of funds previously allocated at Central Area Elementary School to Central Area Secondary:</b>	<b>\$82,039.32</b>	
Brevard County / Keith Neterer (ALT)		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Indian Harbour Beach / John Coffey		Yes
Malabar / Matt Stinnett		Absent
Melbourne / Todd Corwin (ALT)		Yes
Palm Bay / Alexandra Bernard		Yes
Satellite Beach / Courtney Barker		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / Sue Hann		Yes