



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.1.

8/8/2023

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 \$22,867,222, contingent on the actual collection amounts. This disbursement would allow for \$8,520,914.84 to be disbursed to the School Board.

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 \$8,520,914.84 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 July 10th, 2023 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 consist 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 July 27th, 2023 to include the below projects -

Central Area Secondary - \$6,373,149.55

Debt - \$2,147,765.29

Clerk to the Board Instructions:



August 9, 2023

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director

RE: Item F.1., Disbursement of Educational Facilities Impact Fees

The Board of County Commissioners, in regular session on August 8, 2023, approved and authorized the disbursement of Educational Facilities Impact Fees in the amount of \$8,520,914.84 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, Clerk to the Board

/tr

cc: Finance
Budget

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Robert E. Schiller, Ed.D., Interim Superintendent



July 28, 2023

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

RE: Request #29 for Transfer of Educational Facilities Impact Fees

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through June 30, 2023, in the amount of \$8,520,914.84 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on July 10, 2023, and approved by the School Board at its meeting on July 27, 2023. I have attached a copy of Board Agenda Item #25 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 #25 Educational Impact Fee Allocation QE June 30, 2023; July 27, 2023 School Board Meeting

Copy w/ attachments (via e-mail):

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



July 27, 2023 Tentative Budget Hearing & School Board Meeting

Title

Educational Facilities Impact Fee Allocation - Quarter Ending June 30, 2023

Meeting Date(s)

Consent w/o Information - 07/27/2023

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 June 30, 2023. Additionally, this request reallocates impact fees previously allocated to the South Area Elementary School project and the North Elementary Capacity project.

The Impact Fee Benefit District Advisory Committees met on July 10, 2023. The Committees' recommendations for new educational facilities impact fees through June 30, 2023, along with reallocation of previously allocated impact fees are attached to this agenda memo and are summarized as follows:

- Allocate new impact fees collected in South Benefit District to Central Area Secondary - \$6,373,149.55
- Reallocate impact fees from South Area Elementary School to South Area Elementary Capacity - \$2,793,352.49
- Reallocate impact fees from North Area Elementary Capacity to Debt Service - \$1,271,784.02
- Allocate new impact fees collected in North Benefit District to Debt Service - \$2,147,765.29

The Central Area Secondary project includes the classroom building addition at Viera High School and the new middle school on the site next to Viera High School (referred to as "Middle School X" in our Five-Year District Facilities Work Program). The Viera High School classroom addition project is fully funded, so the proposed allocation will be used for the new middle school. The financing plan for the middle school was presented to the Impact Fee Benefit District Committees, noting that the District staff will request allocation of the South Benefit District impact fees to the new middle school for through +/- 2025 to minimize the amount of financing required.

The current South Area Elementary Capacity project is the classroom addition at West Melbourne School for Science. The project is under design and the cost estimate is \$8.2 million. The request is to reallocate funds from the South Area Elementary School

project to the South Area Elementary Capacity to fund the classroom addition at West Melbourne. The next elementary project in South Brevard is expected to be a new elementary school in the Palm Bay area based on growth projections.

The allocation of north area impact fees to debt service (\$3,419,549.31) will reduce the amount of local capital funds required to pay debt service. Capital funds saved can then be designated for the classroom building project at Mila Elementary, which is located in the North Benefit District. The Mila project is in the pre-design phase with stakeholder engagement to determine the scope of the project. Since educational impact fees can only be used for additional capacity, a building replacement project would not be an eligible use. Consequently, utilizing the north area funds for debt service and designating the resulting available capital funds for the Mila Elementary project will keep the investment of north area funds in the north area.

Recommendation

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

- Allocate new impact fees collected in South Benefit District to Central Area Secondary - \$6,373,149.55
- Reallocate impact fees from South Area Elementary School to South Area Elementary Capacity - \$2,793,352.49
- Reallocate impact fees from North Area Elementary Capacity to Debt Service - \$1,271,784.02
- Allocate new impact fees collected in North Benefit District to Debt Service - \$2,147,765.29

Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through June 30, 2023.

Approve designating \$3,419,549.31 in capital funds for the Mila Elementary classroom building 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

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

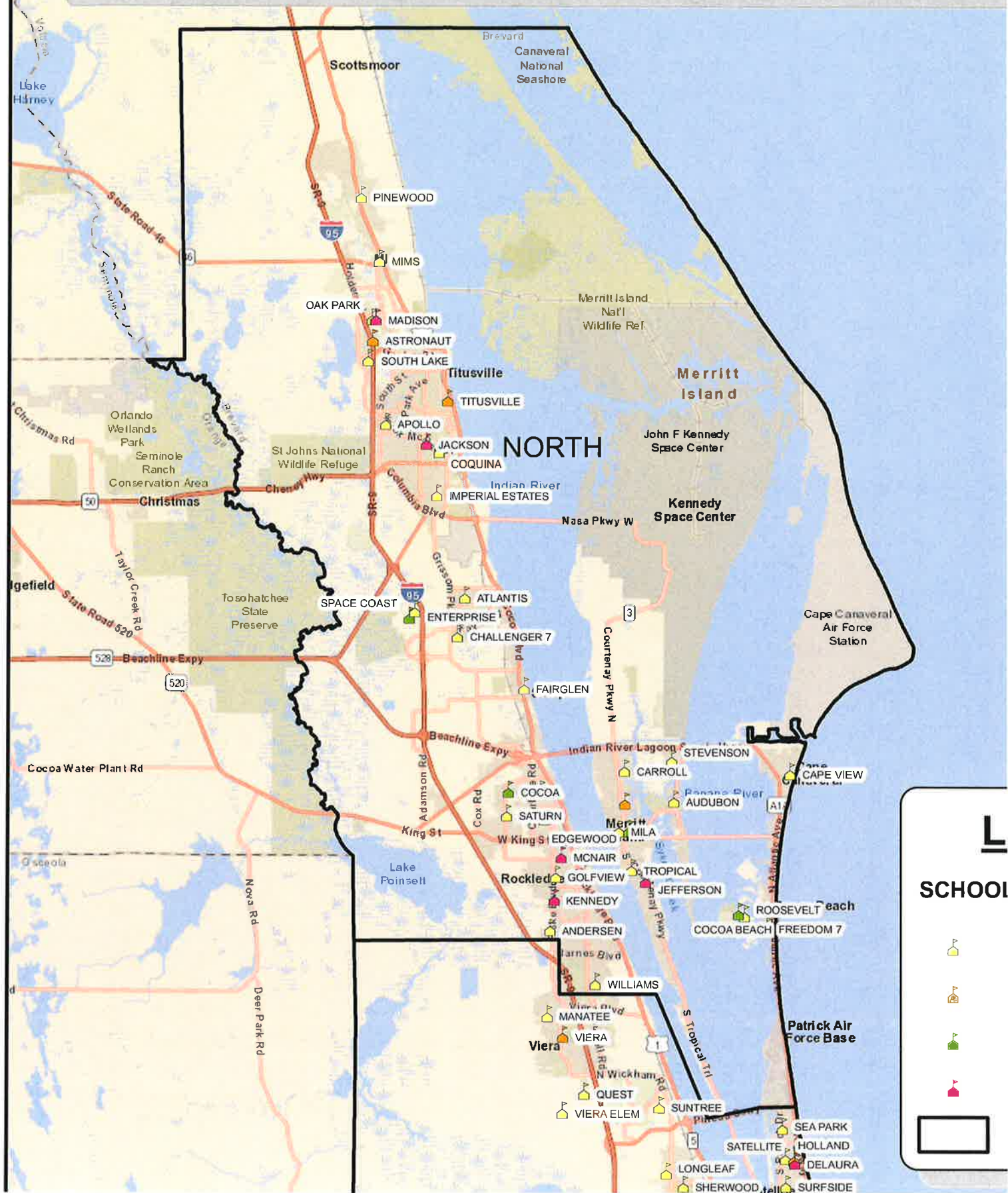
Susan Hann, P.E., Assistant Superintendent Facilities Services 633-1000 ext. 11446 David Lindemann, AICP, Director Planning and Project Management 633-1000 ext. 11463

Attachments

[Impact Fee Benefit District Advisory Committee Recommendations 2023-07-10.pdf](#)



Brevard County Educational Facilities Impact Fee Benefit



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

Sum of PerAmount	Column Labels	South Area ES	Central Area Secondary	South Area ES Capacity	North Elementary Capacity	Grand Total
Row Labels						
10/1/2018		\$48,409.94				\$48,409.94
6/7/2019		\$24,200.64				\$24,200.64
11/22/2019		\$140,603.38	\$3,946,278.45		\$600,000.00	\$4,686,881.83
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			\$3,262,154.60	\$450,000.00		\$3,712,154.60
1/10/2021					\$732,578.80	\$732,578.80
3/25/2022		\$1,871,465.37	\$3,000,000.00		\$1,128,459.37	\$5,999,924.74
6/3/2022			\$3,500,000.00	\$1,133,809.94	\$1,095,047.31	\$5,728,857.25
9/30/2022			\$5,259,437.91		\$286,243.00	\$5,545,680.91
12/2/2022			\$4,532,086.97		\$1,091,508.75	\$5,623,595.72
2/24/2023		\$38,766.73	\$4,000,000.00		\$628,010.50	\$4,666,777.23
5/26/2023			\$6,000,000.00	\$368,599.66	\$1,251,668.01	\$7,620,267.67
Grand Total		\$5,712,571.17	\$48,167,159.74	\$5,181,973.85	\$12,450,313.84	\$71,512,018.60

***Note** South Area ES funds recommendation to move to South Area ES Capacity, which can be used for the current project at West Melbourne E estimated at \$8.2 million. These funds will be spent at that project first, but may be used for other projects.

****Note** North Elementary Capacity funds recommended to be spent on debt service (not shown in chart) will be reserved for the project at MILA

With Recommendations at IFBDAC Meeting #29:

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

Sum of PerAmount	Column Labels	South Area ES	Central Area Secondary	South Area ES Capacity	North Elementary Capacity	Grand Total
Row Labels						
10/1/2018		\$0.00		\$48,409.94		\$48,409.94
6/7/2019		\$0.00		\$24,200.64		\$24,200.64
11/22/2019		\$0.00	\$3,946,278.45	\$140,603.38	\$0.00	\$4,086,881.83
3/13/2020		\$0.00	\$2,978,509.05	\$162,311.60	\$0.00	\$3,140,820.65
10/9/2020		\$0.00	\$2,500,000.00	\$3,396,348.77	\$1,500,086.14	\$7,396,434.91
1/21/2021		\$0.00	\$2,000,000.00	\$815,468.04	\$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		\$0.00	\$2,000,000.00	\$706,010.12		\$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			\$3,262,154.60	\$450,000.00		\$3,712,154.60
1/10/2021					\$732,578.80	\$732,578.80
3/25/2022		\$1,871,465.37	\$3,000,000.00		\$1,128,459.37	\$5,999,924.74
6/3/2022			\$3,500,000.00	\$1,133,809.94	\$1,095,047.31	\$5,728,857.25
9/30/2022			\$5,259,437.91		\$286,243.00	\$5,545,680.91
12/2/2022			\$4,532,086.97		\$1,091,508.75	\$5,623,595.72
2/24/2023		\$38,766.73	\$4,000,000.00		\$628,010.50	\$4,666,777.23
5/26/2023			\$6,000,000.00	\$368,599.66	\$1,251,668.01	\$7,620,267.67
TBD			\$6,373,149.55			\$6,373,149.55
Grand Total		\$2,919,218.68	\$54,540,309.29	\$7,975,326.34	\$11,178,529.82	\$76,613,384.13

*Note South Area ES funds recommendation to move to South Area ES Capacity, which can be used for the current project at West Melbourne Ele
estimated at \$0.7 million. These funds will be spent at that project first, but may be used for other projects.

Summary of All Recommendations - IFBDAC Meeting #29 - 07/10/2022

Recommend use of new impact fees accrued from 4/1/2023 through 6/30/2023 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (4/1/2023 - 6/30/2023)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$6,373,149.55	7/10/2023	\$6,373,149.55	Central Area Secondary
North	\$2,147,765.29	7/10/2023	\$2,147,765.29	Debt
Total	\$8,520,914.84		\$8,520,914.84	

Recommend reallocation of impact fees previously allocated for North Elementary Capacity:

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended	IFBDAC Meeting
North	\$600,000.00	7/10/2023	\$600,000.00	Debt	IFBDAC Meeting #15
North	\$671,784.02	7/10/2023	\$671,784.02	Debt	IFBDAC Meeting #16
Total	\$671,784.02		\$1,271,784.02		

Recommend reallocation of funds previously allocated to South Area ES:

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended	Note
1	\$14,200.90	7/10/2023	\$14,200.90	South Area ES Capacity	Reallocation of Brevard allocated at IFBDAC #11
1	\$16,258.09	7/10/2023	\$16,258.09	South Area ES Capacity	Reallocation of Brevard allocated at IFBDAC #11
1	\$17,950.95	7/10/2023	\$17,950.95	South Area ES Capacity	Reallocation of School I at IFBDAC #13 for South
1	\$24,200.64	7/10/2023	\$24,200.64	South Area ES Capacity	Reallocation of School I at IFBDAC #14 for South
1	\$99,742.38	7/10/2023	\$99,742.38	South Area ES Capacity	Reallocation of School I at IFBDAC #15 for South
South	\$40,861.00	7/10/2023	\$40,861.00	South Area ES Capacity	Reallocation of School I at IFBDAC #15 for South



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #29
July 10, 2023
BENEFIT DISTRICT 1**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend reallocation of Brevard County account interest previously allocated at IFBDAC #11 for South Area ES to South Area ES Capacity:	\$14,200.90	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend reallocation of Brevard County account interest previously allocated at IFBDAC #13 for South Area ES to South Area ES Capacity:	\$16,258.09	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes

**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #29
July 10, 2023
BENEFIT DISTRICT 1**

RECOMMENDATION 3	AMOUNT	VOTE
Recommend reallocation of School Board interest previously allocated at IFBDAC #13 for South Area ES to South Area ES Capacity:	\$17,950.95	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 4	AMOUNT	VOTE
Recommend reallocation of School Board interest previously allocated at IFBDAC #14 for South Area ES to South Area ES Capacity:	\$24,200.64	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 5	AMOUNT	VOTE
Recommend reallocation of School Board interest previously allocated at IFBDAC #15 for South Area ES to South Area ES Capacity:	\$99,742.38	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #29
July 10, 2023
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 4/1/2023 through 6/30/2023 for use on debt service:	\$2,147,765.29	
Brevard County / Brian Lock		Yes
Cape Canaveral / Kyle Harris		Yes
Cocoa / Bryant Smith		Absent
Cocoa Beach / Robin Hayes		Yes
Rockledge / John Cooper		Yes
Titusville / Brad Parrish		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend reallocation of impact fees previously allocated at IFBDAC #15 for North Elementary Capacity to debt service:	\$600,000.00	
Brevard County / Brian Lock		Yes
Cape Canaveral / Kyle Harris		Yes
Cocoa / Bryant Smith		Absent
Cocoa Beach / Robin Hayes		Yes
Rockledge / John Cooper		Yes
Titusville / Brad Parrish		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 3	AMOUNT	VOTE
Recommend reallocation of impact fees previously allocated at IFBDAC #16 for North Elementary Capacity to debt service:	\$671,784.02	
Brevard County / Brian Lock		Yes
Cape Canaveral / Kyle Harris		Yes
Cocoa / Bryant Smith		Absent
Cocoa Beach / Robin Hayes		Yes
Rockledge / John Cooper		Yes
Titusville / Brad Parrish		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #29
July 10, 2023
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 4/1/2023 through 6/30/2023 for use on Central Area Secondary:	\$6,373,149.55	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Indian Harbour Beach / John Coffey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
Satellite Beach / Erica Ehly		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend reallocation of School Board interest previously allocated at IFBDAC #15 for South Area ES to South Area ES Capacity:	\$40,861.00	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Indian Harbour Beach / John Coffey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
Satellite Beach / Erica Ehly		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #29
July 10, 2023
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 3	AMOUNT	VOTE
Recommend reallocation of School Board interest previously allocated at IFBDAC #16 for South Area ES to South Area ES Capacity:	\$162,311.60	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Indian Harbour Beach / John Coffey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
Satellite Beach / Erica Ehly		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 4	AMOUNT	VOTE
Recommend reallocation of Impact Fees previously allocated at IFBDAC #17 for South Area ES to South Area ES Capacity:	\$896,348.77	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Indian Harbour Beach / John Coffey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
Satellite Beach / Erica Ehly		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #29
July 10, 2023
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 5	AMOUNT	VOTE
Recommend reallocation of Impact Fees previously allocated at IFBDAC #18 for South Area ES to South Area ES Capacity:	\$815,468.04	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Indian Harbour Beach / John Coffey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
Satellite Beach / Erica Ehly		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 6	AMOUNT	VOTE
Recommend reallocation of Impact Fees previously allocated at IFBDAC #20 for South Area ES to South Area ES Capacity:	\$706,010.12	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Indian Harbour Beach / John Coffey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Jesse Anderson		Yes
Satellite Beach / Erica Ehly		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes