



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

---

F.5.

11/12/2019

---

### Subject:

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

### Fiscal Impact:

FY19/20- Disbursements to the School Board in the amount of \$13,055,580 were budgeted for FY19/20. The requested disbursement would use 53% of the budgeted amount. No additional fiscal impacts are anticipated to result from this disbursement.

### 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 \$6,905,789.73 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:

On October 21, 2019 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 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 29, 2019.

### Clerk to the Board Instructions:

113



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

November 13, 2019

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

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

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

The Board of County Commissioners, in regular session on November 12, 2019, authorized the disbursement of educational facilities impact fees in the amount of \$6,905,789.73 to the School Board of Brevard County in accordance with the terms of the Interlocal Agreement; and authorized the Budget Office to execute any budgetary changes required to implement this disbursement.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

/kp

cc: Finance  
Budget

# School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699

Mark W. Mullins, Ed.D., Superintendent



October 30, 2019

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

**RE: Request #15 for Transfer of Educational Facilities Impact Fees**

Dear Mr. Abbate:

Please transfer Educational Facilities Impact Fees in the amount of \$6,905,789.73 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at their meetings on October 21, 2019 and approved by the School Board at its meeting on October 29, 2019. I have attached a copy of the approved Board Agenda Item #28 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 #28 Educational Impact Fees; 10-29-2019 School Board Meeting on Tuesday, October 21, 2019

Copy w/ attachments (via e-mail):

Dr. Mark Mullins  
Pennie Zuercher  
Jo Ann Clark  
David Lindemann  
Steve Swanke (Brevard County Planning & Zoning)

Susan Hann, P.E.  
Assistant Superintendent / Facilities Services  
Phone: (321) 633-1000 x450 Fax: (321) 633-4646



An Equal Opportunity Employer



**10-29-2019 School Board Meeting**  
Agenda Item #28

**Title**

Educational Facilities Impact Fees

**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. 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 School Board approved the recommendations for the educational facilities impact fee revenue through March 30, 2019 at their April 23, 2019 meeting.

The Board action requested allocates the revenue received through September 30, 2019. The Impact Fee Benefit District Advisory Committees met on October 21, 2019. The Committees' recommendations (with staff concurrence) are as follows:

Central (Viera) Elementary	\$3,077,031.80
Central Area Secondary	\$2,566,408.45
North Area Elementary	\$600,000.00
South Area Elementary	\$140,603.38
North area debt	\$956,685.75
<b>Total Collections and Interest</b>	<b>\$7,340,729.38</b>

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 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.

Most recently, the District allocated \$200,000 to debt service in the January 2019 allocation and \$5 million to debt service in the August 2018 allocation. Since the program's inception, approximately \$29.5 million has been allocated to debt service.

The District has budgeted \$4,945,000 in capital funds for debt service in FY 2020. The recommended educational impact fee allocation will reduce the use of capital funds for debt service by \$956,685.75.

It is further recommended that a budget amendment be prepared to budget the additional \$956,685.75 capital funds in Facilities & Maintenance to partially offset the loss of Public Education Capital Outlay (PECO) funds (\$1.6 million) that were allocated to charter schools by the Florida Legislature for FY 2020.

**Recommendation**

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

Authorize the Superintendent to request Brevard County disburse the Educational Impact Fees available through September 30, 2019.

Prepare a budget amendment to budget the additional \$956,685.75 capital funds in Facilities & Maintenance to partially offset the loss of PECO funds.

**Meeting Date(s)**

Consent w/o Information - 10/29/2019

**Authority for Action**

F.S. 1001.42 and Interlocal Agreement with Brevard County

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

No

**Source of Funding**

Agenda Item will not Require the Expenditure of Funds

FY	Amount	Budgeted	Fund	Cost Center	Project	Function	Object	Program
----	--------	----------	------	-------------	---------	----------	--------	---------

**Legal Counsel Review**

No

**Contact**

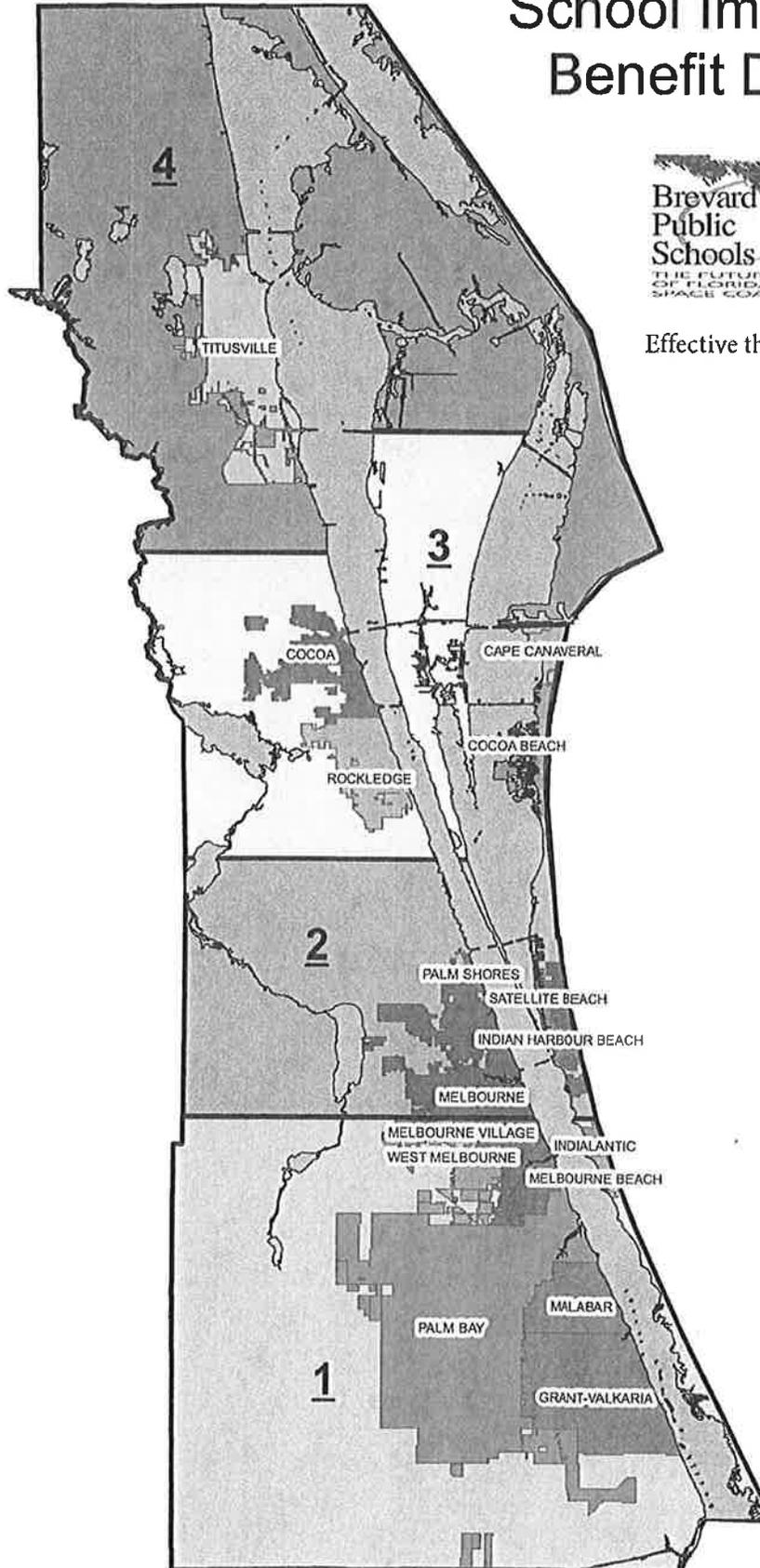
Susan Hann, P.E., Assistant Superintendent Facilities Services 633-1000 ext. 11446

Attachment: [Impact Fee Benefit District Advisory Committee Recommendations 2019-10-21.pdf](#)

# School Impact Fee Benefit Districts

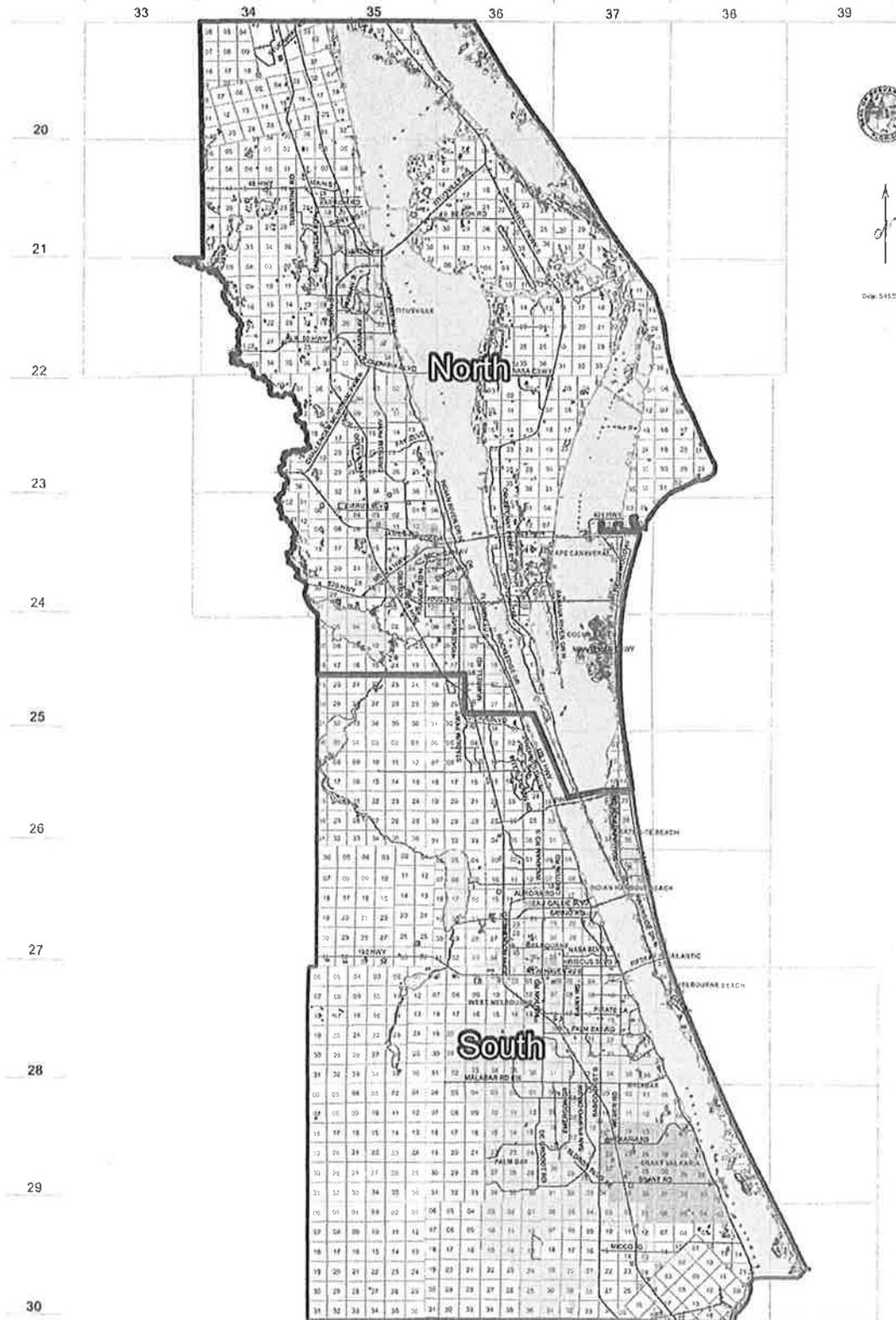


Effective through January 1, 2017



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

# Brevard County Effective January 2, 2017



## Summary of All Recommendations - IFBDAC Meeting #15 - 10/21/2019

Recommend use of new impact fees accrued from 4/1/2019 through 9/30/2019 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (4/1/2019 - 9/30/2019)	IFAC Meeting	Amount Recommended	Project Recommended
1	\$0.00	10/21/2019	\$0.00	
2	\$0.00	10/21/2019	\$0.00	
3	\$0.00	10/21/2019	\$0.00	
4	\$0.00	10/21/2019	\$0.00	
South	\$5,566,408.45	10/21/2019	\$2,566,408.45	Central Area Secondary
South		10/21/2019	\$3,000,000.00	Central (Viera) Elem
North	\$1,339,381.28	10/21/2019	\$600,000.00	North Elementary Capacity
North		10/21/2019	\$739,381.28	Debt Service
<b>Total</b>	<b>\$6,905,789.73</b>		<b>\$6,905,789.73</b>	

Recommend use of new School Board interest available through 9/30/2019 (Accrued from 4/1/2019 through 9/30/2019):

Benefit District	SB Interest Unallocated 4/1/2019 to 9/30/2019	IFAC Meeting	Amount Recommended	Project Recommended
1	\$99,742.38	10/21/2019	\$99,742.38	South Area (TBD) Elem
2	\$77,031.80	10/21/2019	\$77,031.80	Central (Viera) Elem
3	\$14,018.87	10/21/2019	\$14,018.87	Debt Service
4	\$113.00	10/21/2019	\$113.00	Debt Service*
South	\$40,861.00	10/21/2019	\$40,861.00	South Area (TBD) Elem
North	\$203,172.60	10/21/2019	\$203,172.60	Debt Service
<b>Total</b>	<b>\$434,939.65</b>		<b>\$434,939.65</b>	

\*NOTE: The recommended amount is the current amount shown plus any future interest through the time of debt payment in January 2020.



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #15  
October 21, 2019  
BENEFIT DISTRICT 1**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of the new School Board interest accrued from 4/1/2019 through 9/30/2019 for use on a new South Area (location TBD) Elementary School:</b>	<b>\$99,742.38</b>	
Brevard County / Rebecca Ragain		<b>Yes</b>
Grant-Valkaria / Jason Mahaney		<b>Yes</b>
Indialantic / Michael Casey		<b>Absent</b>
Malabar / Matt Stinett		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Kenny Johnson		<b>Absent</b>
West Melbourne / Scott Morgan (Alt.)		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #15  
October 21, 2019  
BENEFIT DISTRICT 2**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of the new School Board interest accrued from 4/1/2019 through 9/30/2019 for use on a new Central (Viera) Area Elementary School:</b>	<b>\$77,031.80</b>	
Brevard County / Rebecca Ragain		<b>Yes</b>
Cape Canaveral / Buzz Petsos		<b>Absent</b>
Cocoa Beach / Susanne Ryan		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Satellite Beach / Courtney Barker		<b>Absent</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE**  
**ADVISORY COMMITTEE MEETING #15**  
**October 21, 2019**  
**BENEFIT DISTRICT 3**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of the new School Board interest accrued from 4/1/2019 through 9/30/2019 for use on debt service:</b>	<b>\$14,018.87</b>	
Brevard County / Rebecca Ragain		<b>Yes</b>
Cocoa / Dodie Selig		<b>Absent</b>
Rockledge / Alix Bernard		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE**  
**ADVISORY COMMITTEE MEETING #15**  
**October 21, 2019**  
**BENEFIT DISTRICT 4**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of the new School Board interest accrued from 4/1/2019 through 9/30/2019 for use on debt service:</b>	<b>\$113.00*</b>	
Brevard County / Rebecca Ragain		Yes
Titusville / Peggy Busacca		Yes
Brevard Public Schools / Susan Hann		Yes

\*NOTE: The recommended amount is the current amount shown plus any future interest through the time of debt payment in January 2020.



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #15  
October 21, 2019  
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 4/1/2019 through 9/30/2019 for use on North Elementary capacity:</b>	<b>\$600,000.00</b>	
Brevard County / Rebecca Ragain		<b>Yes</b>
Cape Canaveral / Buzz Petsos		<b>Absent</b>
Cocoa / Dodie Selig		<b>Absent</b>
Cocoa Beach / Susanne Ryan		<b>Absent</b>
Rockledge / Alix Bernard		<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 4/1/2019 through 9/30/2019 for use on debt service:</b>	<b>\$739,381.28</b>	
Brevard County / Rebecca Ragain		<b>Yes</b>
Cape Canaveral / Buzz Petsos		<b>Absent</b>
Cocoa / Dodie Selig		<b>Absent</b>
Cocoa Beach / Susanne Ryan		<b>Absent</b>
Rockledge / Alix Bernard		<b>Yes</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #15  
October 21, 2019  
BENEFIT DISTRICT NORTH**

RECOMMENDATION 3	AMOUNT	VOTE
<b>Recommend use of new School Board interest accrued from 4/1/2019 through 9/30/2019 for use on debt service:</b>	<b>\$203,172.60</b>	
Brevard County / Rebecca Ragain		<b>Yes</b>
Cape Canaveral / Buzz Petsos		<b>Absent</b>
Cocoa / Dodie Selig		<b>Absent</b>
Cocoa Beach / Susanne Ryan		<b>Absent</b>
Rockledge / Alix Bernard		<b>Yes</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #15  
October 21, 2019  
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 4/1/2019 through 9/30/2019 for a new Central Area Secondary School:</b>	<b>\$2,566,408.45</b>	
Brevard County / Rebecca Ragain		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Indian Harbour Beach / Mark Ryan		Absent
Malabar / Matt Stinett		Absent
Melbourne / Cindy Dittmer		Yes
Palm Bay / Kenny Johnson		Absent
Satellite Beach / Courtney Barker		Absent
West Melbourne / Scott Morgan (Alt.)		Yes
Brevard Public Schools / Susan Hann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 4/1/2019 through 9/30/2019 for a new Central (Viera) Area Elementary School:</b>	<b>\$3,000,000.00</b>	
Brevard County / Rebecca Ragain		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Absent
Indian Harbour Beach / Mark Ryan		Absent
Malabar / Matt Stinett		Absent
Melbourne / Cindy Dittmer		Yes
Palm Bay / Kenny Johnson		Absent
Satellite Beach / Courtney Barker		Absent
West Melbourne / Scott Morgan (Alt.)		Yes
Brevard Public Schools / Susan Hann		Yes



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #15  
October 21, 2019  
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 3	AMOUNT	VOTE
<b>Recommend use of new School Board interest accrued from 4/1/2019 through 9/30/2019 for a new South Area Elementary School*:</b>	<b>\$40,861.00</b>	
Brevard County / Rebecca Ragain		<b>Yes</b>
Grant-Valkaria / Jason Mahaney		<b>Yes</b>
Indialantic / Michael Casey		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Absent</b>
Malabar / Matt Stinett		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Kenny Johnson		<b>Absent</b>
Satellite Beach / Courtney Barker		<b>Absent</b>
West Melbourne / Scott Morgan (Alt.)		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>

**\*Mr. Morgan, representing West Melbourne, moved to set aside the \$40,861.00 for a new South Area Elementary School in lieu of the staff recommendation of a new Central Area Secondary School. The motion was seconded by Ms. Hann, representing Brevard Public Schools. The motion passed unanimously.**