



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

F.3.

5/17/2022

### Subject:

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

### Fiscal Impact:

Fiscal Year 2021-2022 Disbursements to the School Board are currently budgeted at \$22,652,418, contingent on the actual collection amounts. This disbursement would allow for \$6,428,857.25 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 \$6,428,857.25 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 April 11, 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 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 April 26, 2022 to include the below projects -

- Central Area Secondary - \$3,500,000
- South Area Elementary School Capacity - \$1,133,809.94
- North Elementary Capacity - \$1,095,047.31
- Debt Service - \$700,000

### 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

May 18, 2022

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

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

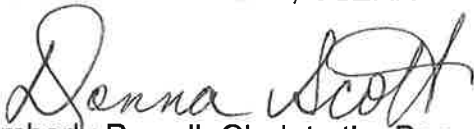
**RE:** Item F.3., Disbursement of Educational Facilities Impact Fees

The Board of County Commissioners, in regular session on May 17, 2022, authorized the disbursement of Educational Facilities Impact Fees in the amount of \$6,428,857.25 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 greatly appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK**

*for*   
Kimberly Powell, Clerk to the Board

/ns

**cc:** Finance  
Budget

# School Board of Brevard County

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



May 3, 2022

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

**RE: Request #24 for Transfer of Educational Facilities Impact Fees**

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through March 31, 2022, in the amount of \$6,428,857.25 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on April 11, 2022 and approved by the School Board at its meeting on April 26, 2022. I have attached a copy of the 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,

David Lindemann, AICP  
Director of Planning & Project Management

Enclosure: Agenda Item #28 Educational Impact Fee Allocation QE March 31, 2022; April 26, 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  
Amanda Elmore, Interim 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



## April 26, 2022 School Board Meeting

### Title

Educational Facilities Impact Fee Allocation QE March 31, 2022

### Meeting Date(s)

Consent w/o Information - 04/26/2022

### 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 March 31, 2021. The Impact Fee Benefit District Advisory Committees met on April 11, 2022. The Committees' recommendations for new educational facilities impact fees through March 31, 2021 are attached to this agenda memo and are summarized as follows:

- Central Area Secondary \$3,500,000
- South Area Elementary School Capacity \$1,133,809.94
- North Elementary Capacity \$1,095,047.31
- Debt Service \$700,000

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). Both of the secondary projects were discussed at the November 16, 2021 School Board Workshop on capacity.

In this quarterly cycle, educational impact fees are allocated to provide funding for South Area Elementary School Capacity. At the recent School Board Workshop on March 22, 2022, a potential major project at West Melbourne Elementary School for Science is under development to create additional classroom capacity.

Additionally, a North Elementary Capacity project has been developed to provide an additional classroom building at South Lake Elementary School. This project intends to add an additional class to each grade level and provide more choice school capacity in the north area of Brevard. The South Lake building addition is currently in the design phase and the building is planned to open in August 2023. This project was also reviewed at the recent School Board Workshop on March 22, 2022.

Finally, the proposed allocation to debt service is \$700,000. 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 \$700,000. Since this allocation to debt was not budgeted, the new capital funds available are recommended for the Mims Cafetorium project. Due to recent construction cost escalation and the state laws requiring Mims to be built as a hurricane shelter, we are adding some additional funds to this budget. 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 \$3,500,000
- South Area Elementary School Capacity \$1,133,809.94
- North Elementary Capacity \$1,095,047.31
- Debt Service \$700,000

Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through March 31, 2021.

Approve utilizing \$700,000 in capital funds for the Mims Cafetorium 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 with Brevard County

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

**Source of Funding**

Capital Projects  
Other Sources

**Financial Impact**

FY	Amount	Budgeted	Fund	Cost Center	Project	Function	Object	Program

**Legal Counsel Review**

No

**Contact**

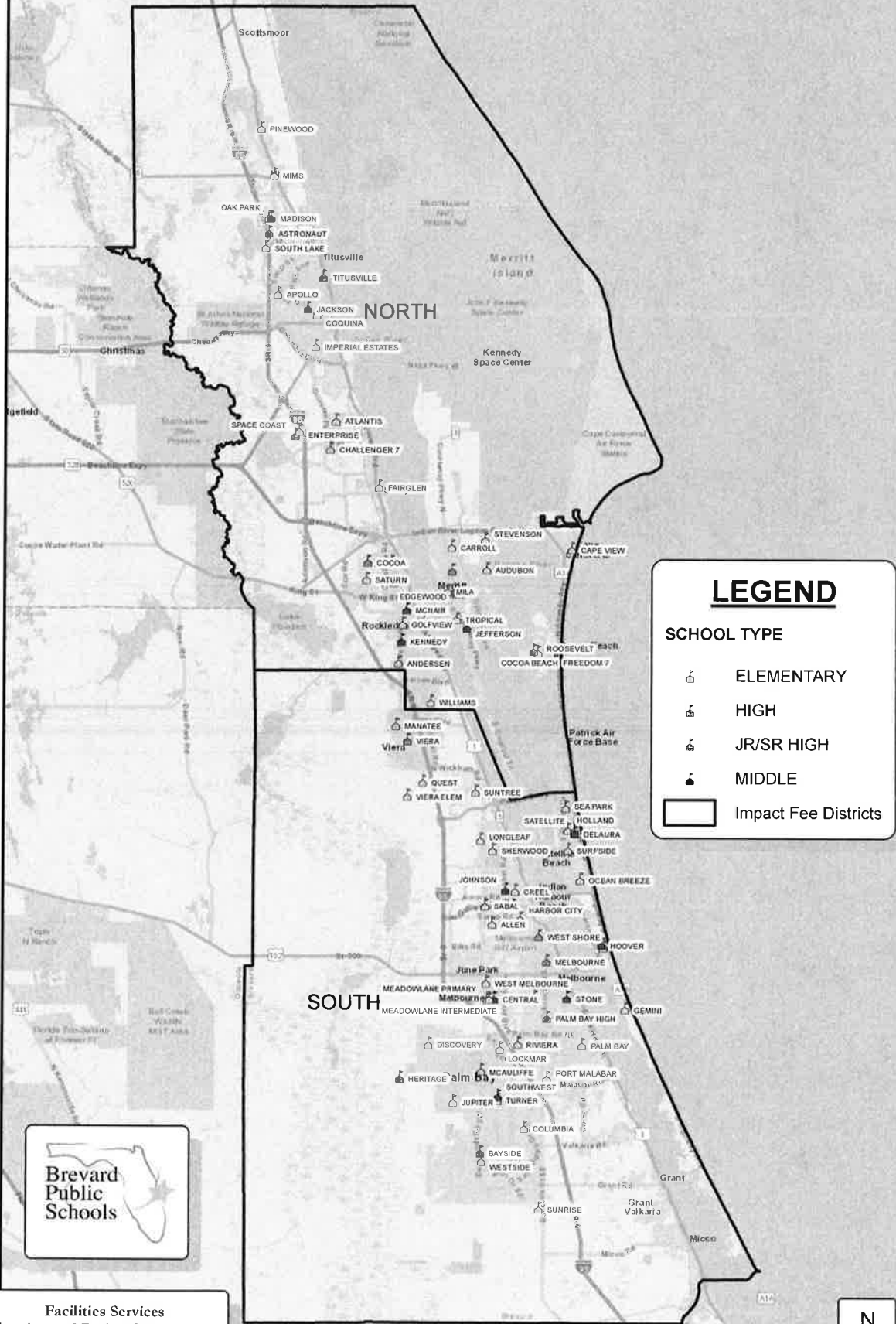
Susan Hann, P.E., Assistant Superintendent Facilities Services 633-1000 ext. 11446, David Lindemann, AICP, Director Planning and Project Management 633-1000 ext. 11463

**Attachments**

[Impact Fee Benefit District Advisory Committee Recommendations 2022-04-11.pdf](#)








# Brevard County Educational Facilities Impact Fee Benefit Districts



## LEGEND

### SCHOOL TYPE

-  ELEMENTARY
-  HIGH
-  JR/SR HIGH
-  MIDDLE
-  Impact Fee Districts

Brevard  
Public  
Schools

Facilities Services  
Planning and Project Management  
Map by Karen Black  
December, 2020

0 4 8 16 Miles



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

Date Funds Received	Sum of Funding for Project Reservations						Grand Total
	South Area ES	Central Area Secondary	South Area ES Capacity	North Elementary Capacity	PBMHS Fire Rescue Lab		
8/2/2017	\$6,697.72						\$6,697.72
10/1/2018	\$48,409.94						\$48,409.94
6/7/2019	\$24,200.64						\$24,200.64
11/22/2019	\$140,603.38	\$2,566,408.45		\$600,000.00			\$3,307,011.83
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	\$729,564.25	\$2,651,646.30			\$5,467,114.34
3/19/2021		\$2,188,692.76		\$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			\$1,029,870.00		\$4,292,024.60
3/25/2022	\$1,871,465.37	\$3,000,000.00		\$1,128,459.37			\$5,999,924.74
TBD		\$3,500,000.00	\$1,133,809.94	\$1,095,047.31			\$5,728,857.25
<b>Grand Total</b>	<b>\$5,680,502.16</b>	<b>\$26,995,764.86</b>	<b>\$4,363,374.19</b>	<b>\$8,460,304.78</b>	<b>\$1,029,870.00</b>		<b>\$46,529,815.99</b>

## Summary of All Recommendations - IFBDAC Meeting #24 - 4/11/2022

Recommend use of new impact fees accrued from 1/1/2022 through 13/31/2022 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (10/1/2021 - 12/31/2021)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$4,633,809.94	4/11/2022	\$1,133,809.94	South Area ES Capacity
South		4/11/2022	\$3,500,000.00	Central Area Secondary
North	\$1,795,047.31	4/11/2022	\$1,095,047.31	North Area ES Capacity
North		4/11/2022	\$700,000.00	Debt Service
<b>Total</b>	<b>\$6,428,857.25</b>		<b>\$6,428,857.25</b>	

<b>\$700,000.00</b>	<b>Total Debt Service</b>
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**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #24  
April 11, 2022  
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 1/1/2022 through 3/31/2022 for use on South Area Elementary School Capacity:</b>	<b>\$1,133,809.94</b>	
Brevard County /		
Grant-Valkaria / Jason Mahaney		<b>Yes</b>
Indialantic / Michael Casey		<b>Yes</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Matt Stinnett		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Alexander Bernard		<b>Yes</b>
Satellite Beach / Brittany Retherford		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 1/1/2022 through 3/31/2022 for use on Central Area Secondary:</b>	<b>\$3,500,000</b>	
Brevard County /		
Grant-Valkaria / Jason Mahaney		<b>Yes</b>
Indialantic / Michael Casey		<b>Yes</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Matt Stinnett		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Alexander Bernard		<b>Yes</b>
Satellite Beach / Brittany Retherford		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE**  
**ADVISORY COMMITTEE MEETING #24**  
**April 11, 2022**  
**BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 1/1/2022 through 3/31/2022 for use on North Elementary Capacity:</b>	<b>\$1,095,047.31</b>	
Brevard County /		
Cape Canaveral / Brenda Defoe-Surprenant		<b>Yes</b>
Cocoa / Paul Body		<b>Yes</b>
Cocoa Beach / Christie Anderson		<b>Yes</b>
Rockledge / John Cooper		<b>Absent</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 1/1/2022 through 3/31/2022 for use on debt service:</b>	<b>\$700,000</b>	
Brevard County /		
Cape Canaveral / Brenda Defoe-Surprenant		<b>Yes</b>
Cocoa / Paul Body		<b>Yes</b>
Cocoa Beach / Christie Anderson		<b>Yes</b>
Rockledge / John Cooper		<b>Absent</b>
Titusville / Peggy Busacca		<b>Yes</b>
Brevard Public Schools / David Lindemann		<b>Yes</b>