



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.5.

11/14/2023

Subject:

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

Fiscal Impact:

Fiscal Year 2023-2024 Disbursements to the School Board are currently budgeted at \$22,379,010, contingent on the actual collection amounts. This disbursement would allow for \$6,183,887.37 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 \$6,183,887.37 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 16, 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 attached letter from the School Board requests the referenced funding and includes minutes from the October 24, 2023 School Board meeting. At that meeting, the School Board approved the funding recommendations to include the below projects -

Central Area Secondary - \$4,660,898.99

Debt Service - \$1,522,988.38

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 15, 2023

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 14, 2023, authorized the disbursement of Educational Facilities Impact Fees in the amount of \$6,183,887.37 to the Brevard County School Board, in accordance with the terms of the Interlocal Agreement; and authorized the Budget Office to execute any necessary Budget Change Requests to implement this disbursement.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for: Donna Scott
Kimberly Powell, Clerk to the Board

cc: County Manager
County Attorney
Finance
Budget

School Board of Brevard County

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

Dr. Mark J. Rendell, Ed.D., Superintendent



November 1, 2023

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

RE: Request #30 for Transfer of Educational Facilities Impact Fees

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through September 30, 2023, in the amount of \$6,183,887.37 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on October 16, 2023, and approved by the School Board at its meeting on October 24, 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 September 30, 2023; October 24, 2023 School Board Meeting

Copy w/ attachments (via e-mail):

Cynthia Lesinski, Chief Financial Officer
Richard Miller, 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



An Equal Opportunity Employer



October 24, 2023, Board Meeting

Title

Educational Facilities Impact Fee Allocation - Quarter Ending September 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 September 30, 2023.

The Impact Fee Benefit District Advisory Committees met on October 16, 2023. The Committees' recommendations for new educational facilities impact fees through September 30, 2023 are attached to this agenda memo and are summarized as follows:

- Allocate new impact fees collected in South Benefit District to Central Area Secondary - \$4,660,898.99
- Allocate new impact fees collected in North Benefit District to Debt Service - \$1,522,988.38

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 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 and is close to fully funded with impact fee previously allocated for the project. The school capacity project in South Brevard is expected to be located in the Palm Bay area based on growth projections.

The allocation of north area impact fees to debt service (\$1,522,988.38) 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 design phase. 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 - \$4,660,898.99
- Allocate new impact fees collected in North Benefit District to Debt Service - \$1,522,988.38

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 \$1,522,988.38 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

[Educational Facilities Impact Fee Allocation Quarter Ending September 30 2023.pdf](#)





Educational Facilities Impact Fee Benefit District Advisory Committees Meeting #30

Time: October 16, 2023, beginning at 2:30 P.M.

Location: Brevard Public Schools Educational Services Facility
2700 Judge Fran Jamieson Way, Viera, FL
School Board Meeting Room

Agenda

1. Call to Order / Roll Call
2. Pledge of Allegiance
3. Unofficial Summary of Reserved Impact Fees
4. Brevard County Collections Summary
5. BPS Summary of All Recommendations
6. Action on Recommendations by Benefit District
7. Next Meeting
 - Monday, January 22, 2024; 2:30 pm, School Board Facilities Conference Room
8. Additional Discussion
9. Adjournment

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 Row Labels	Column Labels South Area ES	Central Area Secondary	South Area ES Capacity	North Elementary Capacity	Grand Total
10/1/2018			\$48,409.94		\$48,409.94
6/7/2019			\$24,200.64		\$24,200.64
11/22/2019		\$3,946,278.45	\$140,603.38		\$4,086,881.83
3/13/2020		\$2,978,509.05	\$162,311.60		\$3,140,820.65
10/9/2020		\$2,500,000.00	\$3,396,348.77	\$1,500,086.14	\$7,396,434.91
1/10/2021				\$732,578.80	\$732,578.80
1/21/2021		\$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		\$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
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		\$1,251,668.01	\$7,620,267.67
9/1/2023		\$6,373,149.55	\$368,599.66		\$6,373,149.55
TBD		\$4,660,898.99			\$4,660,898.99
Grand Total	\$2,919,218.68	\$59,201,208.28	\$7,975,326.34	\$11,178,529.82	\$81,274,283.12

Spend

*Note New Impact Fees collected in the South Benefit District will be used for Central Area Secondary, which will be used for the new middle school construction.

Impact Fee North	
Cumulative Collections through 09/30/2023	
Brevard County	\$ 11,527,542.18
Cape Canaveral	\$ 124,404.30
Cocoa	\$ 4,408,389.70
Cocoa Beach	\$ 129,904.60
Rockledge	\$ 3,762,308.90
Satellite Beach	\$ -
Titusville	\$ 5,226,404.45
Interest Earned	\$ 197,491.29
Retained for Administration	\$ (122,337.44)
Total Revenues	\$ 25,254,107.98
Disbursements to School Board	\$ 23,731,119.60
Prior Year Refunds	
Total Expenditures	23,731,119.60
Available for Appropriation	\$ 1,522,988.38

FISCAL YEAR 2023 SAP
Cumulative Collections thr
Brevard County
Cape Canaveral
Cocoa
Cocoa Beach
Indialantic
Indian Harbour Beach
Malabar
Melbourne
Melbourne Beach
Melbourne Village
Palm Bay
Palm Shores
Rockledge
Satellite Beach
Titusville
West Melbourne
Grant/Valkaria
Interest Earned
Total Revenues

Impact Fee South	
Cumulative Collections through 09/30/2023	
Brevard County	\$ 21,959,031.36
Indialantic	\$ 55,315.00
Indian Harbour Beach	\$ 151,788.25
Malabar	\$ 595,080.70
Melbourne	\$ 7,390,629.88
Melbourne Beach	\$ 72,714.30
Melbourne Village	\$ 10,193.00
Palm Bay	\$ 49,265,572.00
Palm Shores	\$ 15,289.50
Satellite Beach	\$ 609,787.75
West Melbourne	\$ 12,067,277.30
Grant/Valkaria	\$ 2,966,410.60
Interest Earned	\$ 725,350.28
Retained for Administration	\$ (203,331.61)
Total Revenues	\$ 95,681,108.31
Disbursements to School Board	\$ 90,961,994.32
Prior Year Refunds	58,215.00
Total Expenditures	91,020,209.32
Available for Appropriation	\$ 4,660,898.99

Disbursements to School I
Prior Year Refunds
Other current charges
Total Expenditures

Available for Appropriation
North District
South District

Total - All Districts	
Cumulative Collections through 09/30/2023	
Brevard County	\$ 33,486,573.54
Cape Canaveral	\$ 124,404.30
Cocoa	\$ 4,408,389.70
Cocoa Beach	\$ 129,904.60
Indialantic	\$ 55,315.00
Indian Harbour Beach	\$ 151,788.25

Summary of All Recommendations - IFBDAC Meeting #30 - 10/16/2023

Recommend use of new impact fees accrued from 7/1/2023 through 9/30/2023 (amounts provided by Brevard County):

Benefit District	Impact Fees Available	IFAC Meeting	Amount Recommended	Project Recommended
South	\$4,660,898.99	10/16/2023	\$4,660,898.99	Central Area Secondary
North	\$1,522,988.38	10/16/2023	\$1,522,988.38	Debt
Total	\$6,183,887.37		\$6,183,887.37	

\$1,522,988.38	Total Debt Service
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**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #30
October 16, 2023
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 7/1/2023 through 9/30/2023 for use on debt service:	\$1,522,988.38	
Brevard County / Keith Neterer		Yes
Cape Canaveral / Kyle Harris		Absent
Cocoa / Connor Williams		Absent
Cocoa Beach / Lauren Wiltsy		Yes
Rockledge / John Cooper		Absent
Titusville / Brad Parrish		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #30
October 16, 2023
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 7/1/2023 through 9/30/2023 for use on Central Area Secondary:	\$4,660,898.99	
Brevard County / Keith Neterer		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Indian Harbour Beach / John Coffey		Yes
Malabar / Matt Stinnett		Yes
Melbourne / Todd Corwin		Yes
Palm Bay / Jesse Anderson		Absent
Satellite Beach / Erica Ehly		Yes
West Melbourne / Christy Fischer		No
Brevard Public Schools / David Lindemann		Yes