



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.1.

9/2/2021

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### **Subject:**

Approval Re: Request #21 for Disbursement of Educational Facilities Impact Fees (Districts 1 - 5).

### **Fiscal Impact:**

Disbursements to the School Board in the amount of \$5,458,005.86 were budgeted for FY20/21. Request #21 is for disbursement of Educational Facilities Impact Fees in the amount of \$5,458,005.86 to the School Board. This money was collected thru June 30, 2021 and deposited in the Educational Facilities Impact Fee Trust Funds. No additional fiscal impacts are anticipated to result from this disbursement. The Board of County Commissioners has the sole authority to impose Educational Facilities Impact Fees on new development countywide and chose to do so beginning in September 2004. All Educational Facilities Impact Fees, less actual administrative costs, are transferred in full to the School Board of Brevard County for expenditure.

### **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 \$5,458,005.86 to the School Board of Brevard County in accordance with the terms of the interlocal agreement and authorize the County Manager and Budget Office to execute any budget changes required to implement this disbursement.

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

Allocation of the funds are as follows: South Area Elementary School \$1,008,986.58, Central Area Secondary \$3,000,000, Debt Service \$1,000,000, and North Area Elementary Capacity \$449,019.28.

On July 12, 2021 the Impact Fee Advisory Committees for both of the 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: 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 Impact Fee Advisory Committees generally meet quarterly to make recommendations regarding the use of the impact fees that have been collected during the prior fiscal quarter.

The School Board approved the funding recommendations on July 29, 2021.

**Clerk to the Board Instructions:**



September 3, 2021

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

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

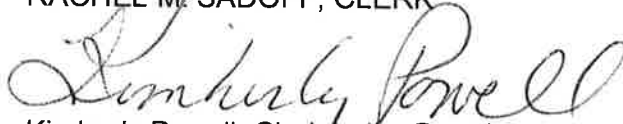
**RE:** Item F.1., Request #21 for Disbursement of Educational Facilities Impact Fees

The Board of County Commissioners, in regular session on September 2, 2021, authorized the disbursement of Educational Facilities Impact Fees in the amount of \$5,458,005.86 to the School Board of Brevard County, in accordance with the terms of the Interlocal Agreement; and authorized the County Manager and Budget Office to execute any budget changes required to implement this disbursement.

Your continued cooperation is greatly appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK



Kimberly Powell, Clerk to the Board

/ds

cc: County Manager  
Finance  
Budget

# School Board of Brevard County

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



July 30, 2021

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

**RE: Request #21 for Transfer of Educational Facilities Impact Fees**

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through June 30, 2021, in the amount of \$5,458,005.86 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on July 12, 2021 and approved by the School Board at its meeting on July 29, 2021. I have attached a copy of the Board Agenda Item #17 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 #17 Educational Impact Fee Allocation QE June 30, 2021; July 29, 2021 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  
David Lindemann, AICP, Director of Planning & Project Management

Susan Hann, P.E.  
Assistant Superintendent / Facilities Services  
Phone: (321) 633-1000 x11450 • FAX: (321) 633-4646

RECEIVED

JUL 30 2021

County Manager's  
Office



## July 29, 2021 Regular/Tentative Budget Hearing Meetings

### Title

Educational Facilities Impact Fee Allocation QE June 30, 2021

### Meeting Date(s)

### Consent Type

Without Information

**Board Approved**  
**Date** 7-29-2021  
Consent

### 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. 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, 2021. The Impact Fee Benefit District Advisory Committees met on July 12, 2021. The Committees' recommendations for new educational facilities impact fees through June 30, 2021 are attached to this agenda memo and are summarized as follows:

- South Area Elementary School \$1,008,986.58
- Central Area Secondary \$3,000,000
- Debt Service \$1,000,000
- North Area Elementary Capacity \$449,019.28

The location of the elementary capacity projects are not yet determined due to fluctuating enrollment. 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 in the central area of Brevard County. Both of the secondary projects were discussed at the December 15, 2020 School Board Workshop on capacity.

In this quarterly cycle, the proposed allocation to debt service is \$1,000,000. 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 \$1,000,000.

Finally, educational Impact fees had been previously allocated to provide additional cafeteria capacity to support the student stations that were added to Mims Elementary School. The school has capacity for 725 students, but the cafeteria is space-constrained and struggling to support the students enrolled (400-450). The use of educational impact fees to fund a stand-alone ancillary facility in support of student stations was not clearly defined in the interlocal agreement or Florida Statutes. Extensive research did not indicate this was prohibited (or permitted), and the staff was unable to get a definitive answer from the Florida Department of Education. Consequently, the strategy has evolved to utilizing impact fees for debt service which frees capital funds that can be budgeted for the cafeteria project. In addition to

building a new cafeteria, the goal of this project is to renovate the old cafeteria/kitchen into a specialized educational program space. Furthermore, since the new cafeteria will need vehicular access for deliveries and the parent pickup loop currently is too small for the school, the project also aims to redesign the parent pick-up loop to provide more stacking area and safer vehicular ingress/egress conditions. The estimated cost of the entire project is approximately \$5.8 million. The \$1,000,000 debt service allocation from educational impact fees will result in unbudgeted capital availability. Staff is recommending that the Board also approve utilizing the resulting unbudgeted capital funds for the Mims cafeteria project, which will bring the total allocation to \$5.8 million. A competitive solicitation for architectural services for design was awarded at the July 13, 2021 School Board meeting.

### **Recommendation**

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

- South Area Elementary School \$1,008,986.58
- Central Area Secondary \$3,000,000
- Debt Service \$1,000,000
- North Area Elementary Capacity \$449,019.28

Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through June 30, 2021.

Approve utilizing \$1,000,000 in capital funds for the Mims Elementary School cafeteria project pending approval and disbursement of the recommended allocation of educational facilities impact fees by the Brevard County Commission.

### **Authority for Action**

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

#### **Source of Funding**

#### **Financial Impact**

FY	Amount	Budgeted	Fund	Cost Center	Project	Function	Object	Program

#### **Legal Counsel Review**

No

#### **Contact**

#### **Attachments**

Impact Fee Benefit District Advisory Committee Recommendations 2021-07-12.pdf



# Brevard County Educational Facilities Impact Fee Benefit Districts



## Summary of All Recommendations - IFBDAC Meeting #21 - 7/12/2021

Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (4/1/2021 - 6/30/2021)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$3,000,000.00	7/12/2021	\$3,000,000.00	Central Area Secondary
South	\$1,008,986.58	7/12/2021	\$1,008,986.58	South Area ES
North	\$1,000,000.00	7/12/2021	\$1,000,000.00	Debt Service
North	\$449,019.28	7/12/2021	\$449,019.28	North Elementary Capacity
Total	\$5,458,005.86		\$5,458,005.86	

**\*\*Note:** New School Board interest accrued in the past quarter was affected by a market value reversal and the allocation of this interest is being postponed until additional interest is accrued.





**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #21  
July 12, 2021  
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 for use on Central Area Secondary:</b>	<b>\$3,000,000.00</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Grant-Valkaria / Jason Mahaney		<b>Absent</b>
Indialantic / Michael Casey		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Lisa Morrell		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Patrick Murphy		<b>Absent</b>
Satellite Beach / Courtney Barker		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 for use on South Area Elementary School:</b>	<b>\$1,008,986.58</b>	
Brevard County / Amanda Elmore		<b>Yes</b>
Grant-Valkaria / Jason Mahaney		<b>Absent</b>
Indialantic / Michael Casey		<b>Absent</b>
Indian Harbour Beach / Mark Ryan		<b>Yes</b>
Malabar / Lisa Morrell		<b>Absent</b>
Melbourne / Cindy Dittmer		<b>Yes</b>
Palm Bay / Patrick Murphy		<b>Absent</b>
Satellite Beach / Courtney Barker		<b>Yes</b>
West Melbourne / Christy Fischer		<b>Yes</b>
Brevard Public Schools / Susan Hann		<b>Yes</b>



**EDUCATIONAL IMPACT FEE  
ADVISORY COMMITTEE MEETING #21  
July 12, 2021  
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 for use on debt service:</b>	<b>\$1,000,000</b>	
Brevard County / Amanda Elmore		Yes
Cape Canaveral / Brenda Defoe-Surprenant		Absent
Cocoa / Alexandra Bernard		Yes
Cocoa Beach / Christie Hawkins Anderson		Yes
Rockledge / John Cooper		Yes
Titusville / Peggy Busacca		Yes
Brevard Public Schools / Susan Hann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
<b>Recommend use of new impact fees accrued from 4/1/2021 through 6/30/2021 for use North Elementary Capacity:</b>	<b>\$449,019.28</b>	
Brevard County / Amanda Elmore		Yes
Cape Canaveral / Brenda Defoe-Surprenant		Absent
Cocoa / Alexandra Bernard		Yes
Cocoa Beach / Christie Hawkins Anderson		Yes
Rockledge / John Cooper		Yes
Titusville / Peggy Busacca		Yes
Brevard Public Schools / Susan Hann		Yes