

School Board of Brevard County

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

Dr. Mark Mullins, Ed.D., Superintendent



February 9, 2022

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

RE: Request #23 for Transfer of Educational Facilities Impact Fees

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through December 31, 2021, in the amount of \$5,999,924.74 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on January 10, 2022 and approved by the School Board at its meeting on February 8, 2022. I have attached a copy of the Board Agenda Item #23 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 #23 Educational Impact Fee Allocation QE December 31, 2021; February 8, 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
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



An Equal Opportunity Employer



February 8, 2022 School Board Meeting

Title

Educational Facilities Impact Fee Allocation QE December 31, 2021

Meeting Date(s)

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 December 31, 2021. The Impact Fee Benefit District Advisory Committees met on January 10, 2022. The Committees' recommendations for new educational facilities impact fees through December 31, 2021 along with the reallocation of funds that were previously approved are attached to this agenda memo and are summarized as follows:

- Central Area Secondary \$3,000,000
- South Area Elementary School \$1,871,465.37
- North Elementary Capacity \$1,861,038.17
- Debt Service \$6,914,266.29

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, the proposed allocation to debt service is \$6,914,266.29. 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 \$6,914,266.29.

Additionally, educational impact fees had been previously allocated to provide for the Cocoa Jr/Sr High School Building Addition project. This project was completed and not all of the funds were spent that were originally allocated for this project. The recommendation from the Advisory Committees is to reallocate those funds for debt service and for a North Elementary Capacity. Specifically, staff is investigating adding a building addition at South Lake Elementary School so that an additional class can be added to each grade level in this choice school.

Finally, educational impact fees had been previously allocated to provide funding for a South Area Elementary School. As a result of new charter schools and some redistricting efforts, the immediate need for a new school has been delayed for a few years. Recent state legislation states that impact fees must be spent within 6 years from the time that they are received and records show receipt of \$6,877,759.78 on 8/2/2017. Staff is recommending that the Board reallocate those funds for use on debt service and rebuild the balance for the South Area Elementary School with new funds that become available. Since this allocation to debt was not budgeted, the new capital funds available are recommended for Middle School X and the future acquisition and construction project that will relocate the Satellite bus facility and the Mid-South transportation/maintenance facility (referred to as "Central Area Transportation/Maintenance Facility" in the Five-Year District Facilities Work Program). Both of these projects are in the approved Five-Year District Facilities Work Program and were discussed at the November 16, 2021 School Board Workshop on capacity.

Recommendation

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

- Central Area Secondary \$3,000,000
- South Area Elementary School \$1,871,465.37
- North Elementary Capacity \$1,861,038.17
- Debt Service \$6,914,266.29

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

Approve utilizing \$4,000,000 in capital funds for the Middle School X and \$2,914,266.29 for the Central Area Transportation/Maintenance Facility 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 2022-01-10.pdf](#)



Brevard County

Educational Facilities Impact Fee Benefit Districts



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						
	South Area ES	Central Area Secondary	South Area ES Capacity	North Elementary Capacity	PBMHS Fire Rescue Lab	Grand Total	
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		\$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				\$4,292,024.60	
Pending	\$1,871,465.37	\$3,000,000.00		\$1,128,459.37	\$1,029,870.00	\$5,999,924.74	
Grand Total	\$5,680,502.16	\$23,495,764.86	\$3,229,564.25	\$7,365,257.47	\$1,029,870.00	\$40,800,958.74	

Summary of All Recommendations - IFBDAC Meeting #23 - 1/10/2022

Recommend use of new impact fees accrued from 10/1/2021 through 12/31/2021 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (10/1/2021 - 12/31/2021)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$4,871,465.37	1/10/2022	\$1,871,465.37	South Area ES
South		1/10/2022	\$3,000,000.00	Central Area Secondary
North	\$1,128,459.37	1/10/2022	\$1,128,459.37	North Elementary Capacity
Total	\$5,999,924.74		\$5,999,924.74	

Recommend reallocation of funds previously allocated for Cocoa Jr/Sr High Building Addition:

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended
3	\$43,204.23	1/10/2022	\$43,204.23	Debt Service
North	\$732,578.80	1/10/2022	\$732,578.80	North Elementary Capacity
Total	\$775,783.03		\$775,783.03	

Recommend reallocation of funds previously allocated for South Area Elementary School:

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended
1	\$6,871,062.06	1/10/2022	\$6,871,062.06	Debt Service
Total	\$6,871,062.06		\$6,871,062.06	

\$6,914,266.29	Total Debt Service
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**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #23
January 10, 2022
BENEFIT DISTRICT 1**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend reallocation of funds previously allocated for a South Area Elementary School for use on debt service:	\$6,871,062.06	
Brevard County / Jeffrey Ball		Absent
Grant-Valkaria / Jason Mahaney		Absent
Indialantic / Michael Casey		Absent
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Alexander Bernard		Yes
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #23
January 10, 2022
BENEFIT DISTRICT 3**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend reallocation of funds previously allocated for Cocoa Jr/Sr High Building Addition for use on debt service:	\$43,204.23	
Brevard County / Jeffrey Ball		Absent
Cocoa / Paul Body		Absent
Rockledge / John Cooper		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #23
January 10, 2022
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 10/1/2021 through 12/31/2021 for use on North Elementary Capacity:	\$1,128,459.37	
Brevard County / Jeffrey Ball		Absent
Cape Canaveral / Brenda Defoe-Surprenant		Yes
Cocoa / Paul Body		Absent
Cocoa Beach / Christie Anderson		Yes
Rockledge / John Cooper		Yes
Titusville / Peggy Busacca		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend reallocation of funds previously allocated for Cocoa Jr/Sr High Building Addition for use on debt service:	\$732,578.80	
Brevard County / Jeffrey Ball		Absent
Cape Canaveral / Brenda Defoe-Surprenant		Yes
Cocoa / Paul Body		Absent
Cocoa Beach / Christie Anderson		Yes
Rockledge / John Cooper		Yes
Titusville / Peggy Busacca		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #23
January 10, 2022
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 10/1/2021 through 12/31/2021 for use on South Area Elementary School:	\$1,871,465.37	
Brevard County / Jeffrey Ball		Absent
Grant-Valkaria / Jason Mahaney		Absent
Indialantic / Michael Casey		Absent
Indian Harbour Beach / Mark Ryan		Yes
Malabar / Matt Stinnett		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Alexander Bernard		Yes
Satellite Beach / Courtney Barker		Absent
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend use of new impact fees accrued from 10/1/2021 through 12/31/2021 for use on Central Area Secondary:	\$3,000,000	
Brevard County / Jeffrey Ball		Absent
Grant-Valkaria / Jason Mahaney		Absent
Indialantic / Michael Casey		Absent
Indian Harbour Beach / Mark Ryan		Yes
Malabar / Lisa Morrell		Yes
Melbourne / Cindy Dittmer		Yes
Palm Bay / Alexander Bernard		Yes
Satellite Beach / Courtney Barker		Absent
West Melbourne / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes