

School Board of Brevard County

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

Dr. Robert E. Schiller, Ed.D., Interim Superintendent



April 26, 2023

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

RE: Request #28 for Transfer of Educational Facilities Impact Fees

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through March 31, 2023, in the amount of \$7,620,267.67 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on April 10, 2023, and approved by the School Board at its meeting on April 25, 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 March 31, 2023; April 25, 2023
School Board Meeting

Copy w/ attachments (via e-mail):

Cynthia Lesinski, Chief Financial Officer
Susan Denyer, 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





April 25, 2023 Board Meeting

Title

Educational Facilities Impact Fee Allocation - Quarter Ending March 31, 2023

Meeting Date(s)

Consent w/o Information - 04/25/2023

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 March 31, 2023. Additionally, this request reallocates impact fees previously allocated to the South Area ES project. One additional item requests reallocation of funds previously allocated to Benefit District 3 projects. This was the result of a refund to the Benefit District 3 account that was thought to be completely expended.

The Impact Fee Benefit District Advisory Committees met on April 10, 2023. The Committees' recommendations for new educational facilities impact fees through March 31, 2023, along with reallocation of previously allocated impact fees are attached to this agenda memo and are summarized as follows:

- Central Area Secondary - Total \$6,000,000.00
 - New Impact Fees Collected = \$6,000,000.00
- South Area ES Capacity - Total \$368,599.66
 - New Impact Fees Collected = \$368,599.66
- North Elementary Capacity - Total \$1,251,668.01
 - New Impact Fees Collected = \$1,251,668.01

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). 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 Committees, noting that the District staff will request allocation of the South Benefit District impact fees to the new middle school for approximately two years. A nominal amount was allocated to the South Area ES Capacity project since there is a project in the design phase to add additional capacity to the West Melbourne School for Science Elementary School.

The North Elementary Capacity project is underway to provide an additional classroom building at South Lake Elementary School. This project will provide an additional classroom for each grade level and provide more choice school capacity in North Brevard. The South Lake classroom addition is currently in the construction phase and is planned to open in August 2023. Other projects in the North Area are under consideration and will be evaluated as the enrollment statistics and projections are released.

Recommendation

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

- Central Area Secondary \$6,000,000.00
- South Area ES Capacity \$368,599.66
- North Elementary Capacity \$1,251,668.01
- Debt Service Total \$7,614.17
 - \$6,697.72 (Funds previously allocated to South Area Elementary School)
 - \$916.45 (Funds previously allocated to Benefit District 3 projects)

Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through March 31, 2023.

Approve utilizing \$7,614.17 in capital funds 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

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

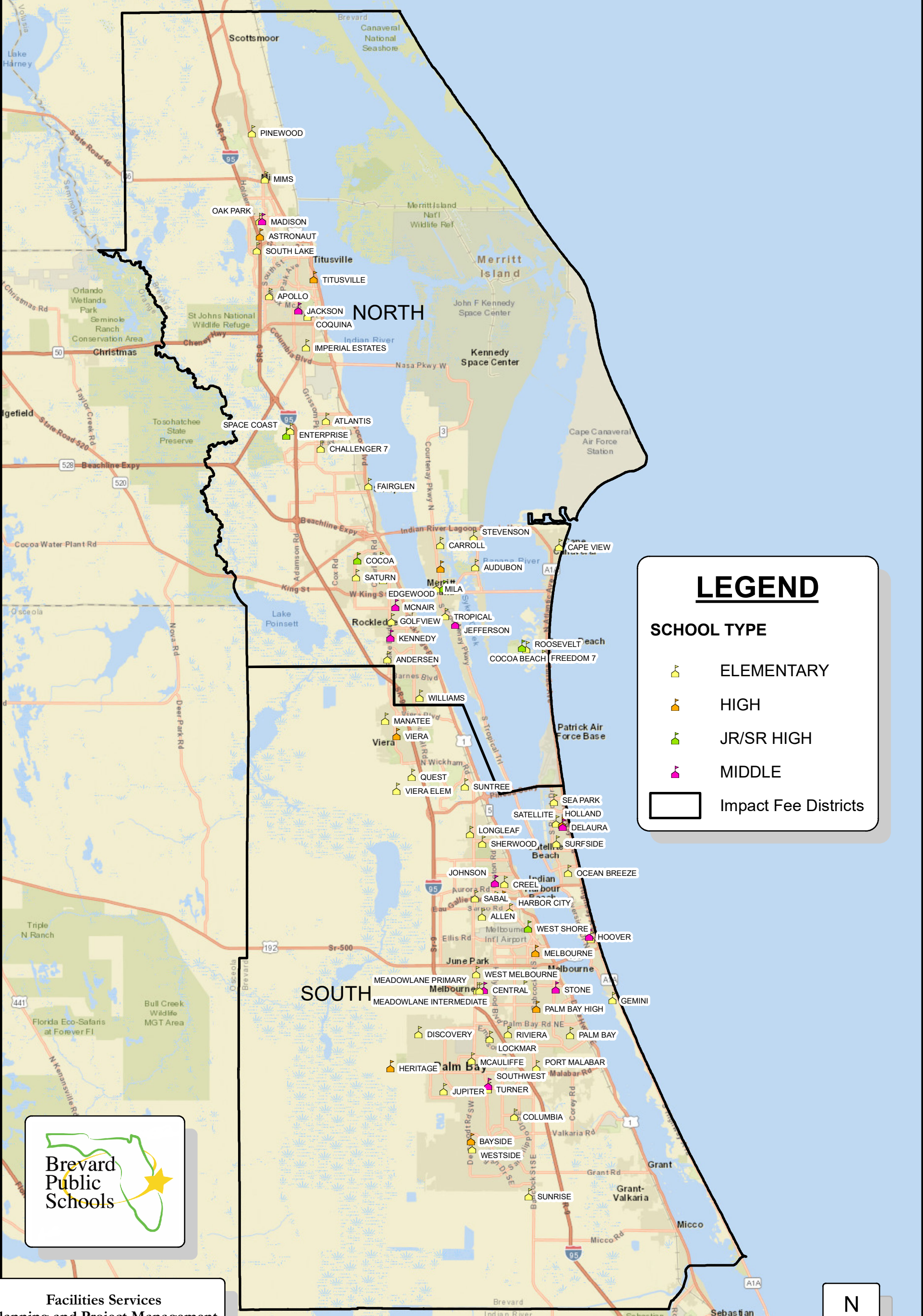
Susan Hann, P.E., Assistant Superintendent Facilities Services 633-1000 ext. 11446 David Lindemann, AICP, Director Planning and Project Management 633-1000 ext. 11463

Attachments

[Impact Fee Benefit District Advisory Committee Recommendations 2023-04-10.pdf](#)








Brevard County Educational Facilities Impact Fee Benefit Districts



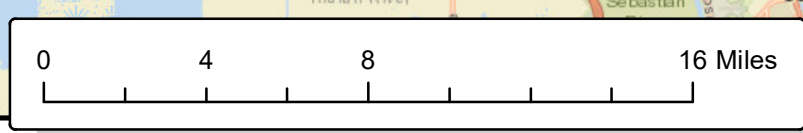
LEGEND

SCHOOL TYPE

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



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



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

Sum of PerAmount	Column Labels					Grand Total	Spend By Date
Row Labels	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	8/2/2023
10/1/2018	\$48,409.94					\$48,409.94	10/1/2024
6/7/2019	\$24,200.64					\$24,200.64	6/7/2025
11/22/2019	\$140,603.38	\$3,946,278.45		\$600,000.00	-\$579,870.00	\$4,107,011.83	11/22/2025
3/13/2020	\$162,311.60	\$2,978,509.05		\$671,784.02		\$3,812,604.67	3/13/2026
10/9/2020	\$896,348.77	\$2,500,000.00	\$2,500,000.00	\$1,500,086.14		\$7,396,434.91	10/9/2026
1/21/2021	\$815,468.04	\$2,000,000.00		\$2,651,646.30		\$5,467,114.34	1/21/2027
3/19/2021		\$2,188,692.76	\$729,564.25	\$364,262.36		\$3,282,519.37	3/19/2027
6/25/2021	\$706,010.12	\$2,000,000.00				\$2,706,010.12	6/25/2027
10/8/2021	\$1,008,986.58	\$3,000,000.00		\$449,019.28		\$4,458,005.86	10/8/2027
12/17/2021		\$3,262,154.60	\$450,000.00		\$579,870.00	\$4,292,024.60	12/17/2027
1/10/2021				\$732,578.80		\$732,578.80	1/10/2027
3/25/2022	\$1,871,465.37	\$3,000,000.00		\$1,128,459.37		\$5,999,924.74	3/25/2028
6/3/2022		\$3,500,000.00	\$1,133,809.94	\$1,095,047.31		\$5,728,857.25	6/3/2028
9/30/2022		\$5,259,437.91		\$286,243.00		\$5,545,680.91	9/30/2028
12/2/2022		\$4,532,086.97		\$1,091,508.75		\$5,623,595.72	12/2/2028
2/24/2023	\$38,766.73	\$4,000,000.00		\$628,010.50		\$4,666,777.23	2/24/2029
TBD	-\$6,697.72	\$6,000,000.00	\$368,599.66	\$1,251,668.01		\$7,613,569.95	
Grand Total	\$5,712,571.17	\$48,167,159.74	\$5,181,973.85	\$12,450,313.84	\$0.00	\$71,512,018.60	

Summary of All Recommendations - IFBDAC Meeting #28 - 04/10/2023

Recommend use of new impact fees accrued from 1/1/2023 through 3/31/2023 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (1/1/2023 - 3/31/2023)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$6,368,599.66	4/10/2023	\$6,000,000.00	Central Area Secondary
South		4/10/2023	\$368,599.66	South Area ES Capacity
North	\$1,251,668.01	4/10/2023	\$1,251,668.01	North Elementary Capacity
Total	\$7,620,267.67		\$7,620,267.67	

Recommend reallocation of School Board interest previously allocated at IFBDAC #11 for South Area ES:

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended
1	\$6,697.72	4/10/2023	\$6,697.72	Debt
Total	\$6,697.72			

Recommend reallocation of funds previously allocated to Benefit District 3 projects to debt service:

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended
3	\$916.45	4/10/2023	\$916.45*	Debt
Total	\$916.45			

\$7,614.17	Total Debt
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* NOTE: At the IFBDAC #26, the school board interest accrued on Benefit District 3 accounts was allocated to debt service along with any future interest through the time of debt payment.



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #28
April 10, 2023
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 1/1/2023 through 3/31/2023 for use on Central Area Secondary:	\$6,000,000.00	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Indian Harbour Beach / John Coffey		Yes
Malabar / Matt Stinnett		Absent
Melbourne / Todd Corwin		Yes
Palm Bay / Alexander Bernard		Yes
Satellite Beach / Brittany Retherford		Yes
West Melbourne / Denise Curry		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend use of new impact fees accrued from 1/1/2023 through 3/31/2023 for use on South Area ES Capacity:	\$368,599.66	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Indian Harbour Beach / John Coffey		Yes
Malabar / Matt Stinnett		Absent
Melbourne / Todd Corwin		Yes
Palm Bay / Alexander Bernard		Yes
Satellite Beach / Brittany Retherford		Yes
West Melbourne / Denise Curry		Yes
Brevard Public Schools / David Lindemann		Yes



EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #28
April 10, 2023
BENEFIT DISTRICT NORTH

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 1/1/2023 through 3/31/2023 for use on North Elementary Capacity:	\$1,251,668.01	
Brevard County / Brian Lock		Yes
Cape Canaveral / Kyle Harris		Yes
Cocoa / Bryant Smith		Absent
Cocoa Beach / Christie Anderson		Yes
Rockledge / John Cooper		Yes
Titusville / Brad Parrish		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #28
April 10, 2023
BENEFIT DISTRICT 1**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of previously unallocated school board interest accrued through 6/30/2022 for use on debt service:	\$6,697.72	
Brevard County / Brian Lock		Yes
Grant-Valkaria / Jason Mahaney		Yes
Indialantic / Michael Casey		Yes
Malabar / Matt Stinnett		Absent
Melbourne / Todd Corwin		Yes
Palm Bay / Alexander Bernard		Yes
West Melbourne / Denise Curry		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #28
April 10, 2023
BENEFIT DISTRICT 3**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend reallocation of funds previously allocated to Benefit District 3 projects to debt service:	\$916.45*	
Brevard County / Brian Lock		Yes
Cocoa / Bryant Smith		Absent
Rockledge / John Cooper		Yes
Brevard Public Schools / David Lindemann		Yes

*NOTE: At the IFBDAC #26, the school board interest accrued was allocated to debt service along with any future interest through the time of debt payment.