

School Board of Brevard County

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



August 11, 2022

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

RE: Request #25 for Transfer of Educational Facilities Impact Fees

Dear Mr. Abbate,

Please transfer Educational Facilities Impact Fees collected through June 30, 2022, in the amount of \$6,145,680.91 to the School District as recommended by the Educational Facilities Impact Fee Benefit District Advisory Committees at its meeting on July 11, 2022 and approved by the School Board at its meeting on August 9, 2022. I have attached a copy of the Board Agenda Item #24 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 #24 Educational Impact Fee Allocation QE June 30, 2022; August 9, 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
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An Equal Opportunity Employer



August 9, 2022 School Board Meeting

Title

Educational Facilities Impact Fee Allocation - Quarter Ending June 30, 2022

Meeting Date(s)

Consent w/o Information - 08/09/2022

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 June 30, 2022 and reallocates unused impact fees from Palm Bay Magnet High School firefighter lab and Central Area (Viera) Elementary projects.

The Impact Fee Benefit District Advisory Committees met on July 11, 2022. The Committees' recommendations for new educational facilities impact fees through June 30, 2022 and reallocation of previously allocated impact fees are attached to this agenda memo and are summarized as follows:

Central Area Secondary	\$	6,509,437.91
Impact fees collected through 6/30/22	\$	5,259,437.91
Reallocation of impact fees - Central Area (Viera) Elementary	\$	800,000.00
Total	\$	6,059,437.91
South Area Elementary Capacity (West Melbourne School for Science classroom addition)	\$	450,000.00

Reallocation of impact fees from Palm Bay MHS fire fighter lab	\$	450,000.00
North Elementary Capacity (South Lake Elementary classroom addition)	\$	268,243.00
Debt Service (North Benefit District)	\$	600,000.00

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). New impact fees available in the amount of \$5,259,437.91 are recommended for the Central Area Secondary projects. Also recommended for the Central Area Secondary projects is \$800,000 previously allocated to build the Viera Elementary School and were realized as savings in the project. Both of the secondary projects were discussed at the November 16, 2021 School Board Workshop on capacity.

The South Area Elementary School Capacity project is being developed to add classroom capacity at West Melbourne School for Science. This project was introduced at the School Board Workshop on March 22, 2022. The recommendation is to reallocate unused impact fees (\$450,000) to the West Melbourne School for Science classroom addition project from unused impact fees previously allocated for the construction of the Palm Bay Magnet High School fire fighter lab. An additional reallocation (approximately \$500,000) will be requested following construction close out as the lab project can be fully funded through a legislative appropriation that was not available at the time of the construction contract.

The North Elementary Capacity project is underway to provide an additional classroom building at South Lake Elementary School. This project will accommodate an additional class to each grade level and provide more choice school capacity in North Brevard. The South Lake classroom addition is currently in the design phase and is planned to open in August 2023. This project was also reviewed at the School Board Workshop on March 22, 2022. The recommendation is to allocate \$286,243 of the North Benefit District impact fees to this project.

It is further recommended to allocate the balance of the North Benefit District impact fees (\$600,00) to debt service. 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.

The 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 \$600,000. Since this allocation to debt was not budgeted, the recommendation to the Board includes allocating an additional \$300,000 of capital funds to the Mims Cafetorium project (for costs relating to hurricane shelter requirements) and an additional \$300,000 of capital funds for the South Lake Elementary school project (for costs relating to ancillary facilities such as parking and a pavilion). Both projects are included in the approved Five-Year District Facilities Work Program and were 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 \$6,059,437.91
- South Area Elementary School Capacity \$450,000
- North Elementary Capacity \$286,243.00
- Debt Service \$600,000

Authorize the Superintendent, or designee, to request Brevard County approve the allocation request and disburse the Educational Impact Fees available through June 30, 2022.

Approve utilizing \$300,000 in capital funds for the Mims Cafetorium project and \$300,000 in capital funds for the ancillary facilities in support of the classroom addition at South Lake Elementary 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

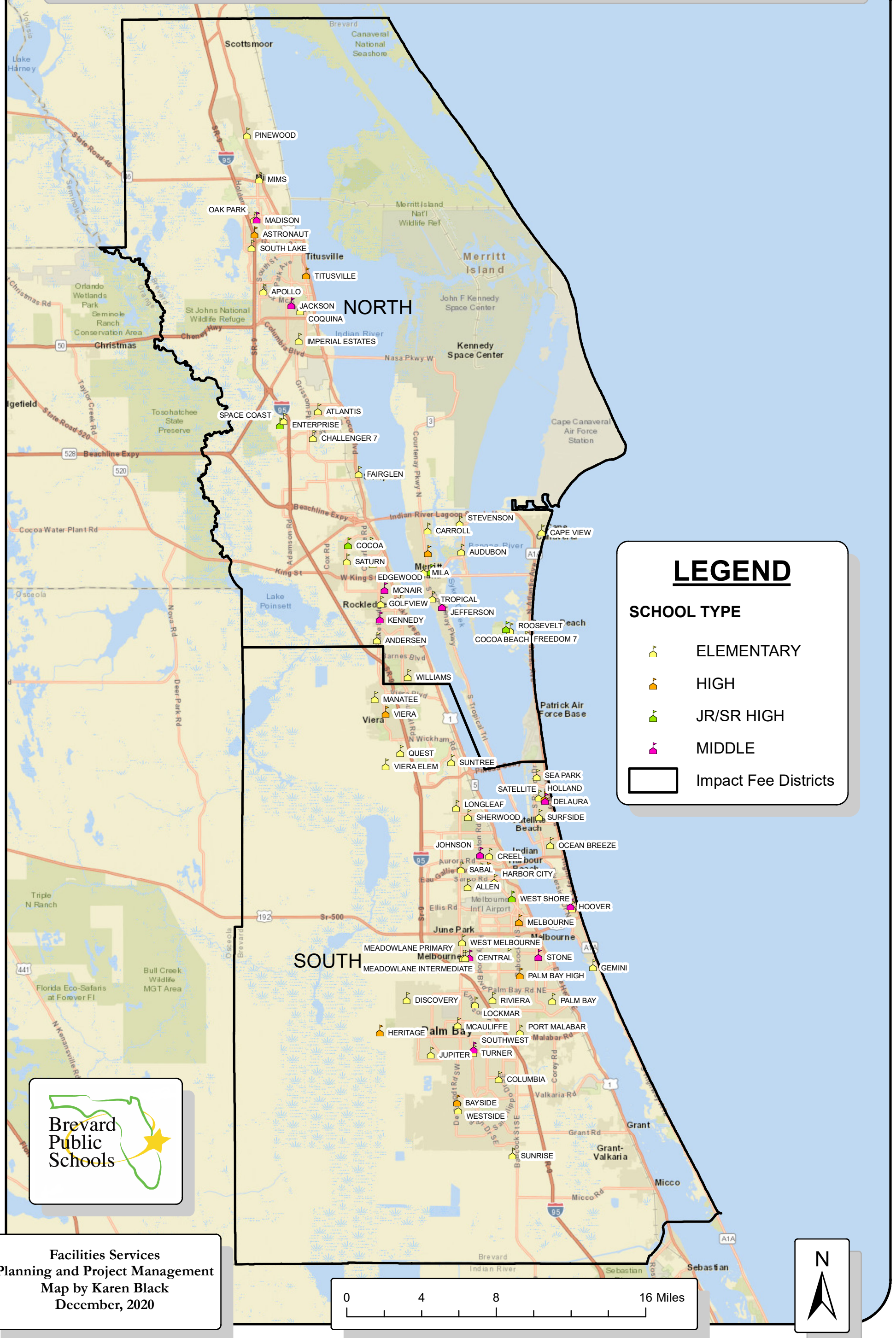
Attachments

[Impact Fee Benefit District Advisory Committee Recommendations 2022-07-11.pdf](#)



Brevard County

Educational Facilities Impact Fee Benefit 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					
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
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			\$1,029,870.00	\$4,292,024.60
1/10/2021				\$732,578.80		\$732,578.80
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
TBD		\$6,059,437.91	\$450,000.00	\$286,243.00	-\$450,000.00	\$6,345,680.91
Grand Total	\$5,680,502.16	\$33,055,202.77	\$4,813,374.19	\$9,479,126.58	\$579,870.00	\$53,608,075.70

Summary of All Recommendations - IFBDAC Meeting #25 - 7/11/2022

Recommend use of new impact fees accrued from 4/1/2022 through 6/30/2022 (amounts provided by Brevard County):

Benefit District	Impact Fees Available (4/1/2022 - 6/30/2022)	IFAC Meeting	Amount Recommended	Project Recommended
South	\$5,259,437.91	7/11/2022	\$5,259,437.91	Central Area Secondary
North	\$886,243.00	7/11/2022	\$286,243.00	North Elementary Capacity
North		7/11/2022	\$600,000.00	Debt Service
Total	\$6,145,680.91		\$6,145,680.91	

Recommend reallocation of funds previously allocated at IFBDAC #22 for Palm Bay Magnet High School Fire Fighter Lab:

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended
South	\$1,029,870.00	7/11/2022	\$450,000.00	South Area ES Capacity
Total	\$1,029,870.00		\$450,000.00	

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

Benefit District	Previously Allocated	IFAC Meeting	Amount Recommended	Project Recommended
South		7/11/2022	\$800,000.00	Central Area Secondary
Total	\$0.00		\$800,000.00	

\$6,059,437.91	Total Central Area Secondary
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\$600,000.00	Total Debt Service
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**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #25
July 11, 2022
BENEFIT DISTRICT SOUTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 4/1/2022 through 6/30/2022 for use on Central Area Secondary School:	\$5,259,437.91	
Brevard County / Billy Prasad or Keith Neterer		Yes
Grant-Valkaria / Jason Mahaney		Absent
Indialantic / Michael Casey		Absent
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 / Christy Fischer		No
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend reallocation of funds previously allocated at IFBDAC #22 for Palm Bay High School to South Area Capacity:	\$450,000.00	
Brevard County / Billy Prasad or Keith Neterer		Yes
Grant-Valkaria / Jason Mahaney		Absent
Indialantic / Michael Casey		Absent
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 / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 3	AMOUNT	VOTE
Recommend reallocation of funds previously allocated at Central Area Elementary School to Central Area Secondary:	\$800,000.00	
Brevard County / Billy Prasad or Keith Neterer		Yes
Grant-Valkaria / Jason Mahaney		Absent
Indialantic / Michael Casey		Absent
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 / Christy Fischer		Yes
Brevard Public Schools / David Lindemann		Yes



**EDUCATIONAL IMPACT FEE
ADVISORY COMMITTEE MEETING #25
July 11, 2022
BENEFIT DISTRICT NORTH**

RECOMMENDATION 1	AMOUNT	VOTE
Recommend use of new impact fees accrued from 4/1/2022 through 6/30/2022 for use on North Elementary Capacity:	\$286,243.00	
Brevard County / Billy Prasad or Keith Neterer		Yes
Cape Canaveral / Kyle Harris		Yes
Cocoa / Sandra Leone		Yes
Cocoa Beach / Christie Anderson		Yes
Rockledge / John Cooper		Absent
Titusville / Brad Parrish		Yes
Brevard Public Schools / David Lindemann		Yes

RECOMMENDATION 2	AMOUNT	VOTE
Recommend use of new impact fees accrued from 4/1/2022 through 6/30/2022 for use on debt service:	\$600,000.00	
Brevard County / Billy Prasad or Keith Neterer		Yes
Cape Canaveral / Kyle Harris		Yes
Cocoa / Sandra Leone		Yes
Cocoa Beach / Christie Anderson		Yes
Rockledge / John Cooper		Absent
Titusville / Brad Parrish		Yes
Brevard Public Schools / David Lindemann		Yes