

Business Operations
J.E. Surash, P.E., Chief Business Officer

**SUBJECT: AUTHORIZATION FOR CREDIT OF EDUCATIONAL FACILITIES
IMPACT FEES FOR PRIDE HOMES BY GARCO, LLC, FOR A
DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF SW
208 STREET AND SW 92 AVENUE**

COMMITTEE: FACILITIES MANAGEMENT

Background

In 1993, G.C.F. Investments, Inc. (Owner), proffered a Declaration of Restrictions (Declaration) to Miami-Dade County (County), in connection with an application for a zoning change of a 22.6-acre site from Agriculture (AU) and Interim Use (GU), to Limited Apartment House (RU-4L) and Zero Lot Line District (RU-1Z). This Declaration provided for a contribution to the School Board (Board) to mitigate the impact of a proposed 600-unit residential development. Pursuant to the terms of the Declaration, the Owner was to pay a monetary contribution equal to the fair market value of a hypothetical 2.74 net acres of land, which was established at \$300,000. Additionally, pursuant to the Declaration, the contribution was to be paid in two installments, as adjusted for cost of living changes.

Pursuant to the terms of the Educational Facilities Impact Fee Ordinance (Ordinance), Section 33K-9, of the Miami-Dade County Code of Ordinances, a developer may apply for impact fee credit for contributions made to the District pursuant to a Declaration accepted prior to Ordinance enactment (October 1, 1995). The Owner paid to the School District the required first installment of \$209,230 on July 11, 2002. At its November 20, 2002 meeting, the Board authorized impact fee credit to the Owner in the amount of \$209,230.

Additional Information

Pride Homes by Garco, LLC, the new owner of the property, paid the second and final payment and has now filed an impact fee credit application in the amount of \$119,699.99. Pursuant to the Ordinance, the Board must review and make a recommendation on the impact fee credit application before it can be processed by the County, up to an amount equal to the actual funds received by the District. It is staff's recommendation that a credit be authorized up to \$119,699.99, or the actual amount of impact fees, whichever is less, in connection with the above referenced development.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize a credit of Educational Facilities Impact Fees for Pride Homes by Garco, LLC, up to \$119,699.99, or the total amount of impact fees paid, whichever is less, in connection with the above referenced development.

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