

Business Operations
Facilities Planning
Ana Rijo-Conde, AICP, Administrative Director

**SUBJECT: AUTHORIZATION FOR CREDIT OF EDUCATIONAL FACILITIES
IMPACT FEES FOR G.C.F. INVESTMENTS, INC.**

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

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, as determined by the County's Property Appraiser based on land valuation assumptions incorporated in the Declaration. The assumptions require that the value of the property be determined as of the day of public hearing approval (September, 1993). Subsequently, the County indicated that they did not have the resources to provide an appraisal. As such, the School District ordered the appraisal at a cost of \$2,800 from Slack & Johnston. The appraisal completed on December 11, 2001, set the value of the property at \$300,000. Additionally, pursuant to the Declaration, the contribution was to be paid in two installments. The first installment (value of 1.62 acres) plus cost of living adjustments, was due prior to the approval of a plat for the development of any portion of the RU-4L parcel. The second installment (value of 1.12 acres) plus cost of living adjustments, is due prior to the issuance of the building permit for the unit that would bring total units permitted to be constructed on the RU-1Z parcel to 51%. District Staff has received documentation from the County confirming that the owner has not platted the RU-1Z parcel. As such, the second installment is not due at this time.

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, and has now filed an impact fee credit application for the payment of \$209,230. 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 \$206,430, or the actual amount of impact fees, whichever is less, in connection with the above referenced development. This figure reflects a deduction of the cost associated with the appraisal report funded by the District.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize a credit of Educational Facilities Impact Fees for G.C.F. Investments, Inc., up to \$206,430, or the total amount of impact fees paid, whichever is less, in connection with the above referenced development.

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