

Office of Superintendent of Schools  
Board Meeting of January 13, 1999

December 16, 1998

Deputy Superintendent of Schools  
Henry C. Fraind

**SUBJECT: AUTHORIZATION FOR CREDIT OF EDUCATIONAL FACILITIES  
IMPACT FEES FOR RELATED CLUB WEST**

In 1987, Related Club West (Club West), a developer, proffered a Declaration of Restrictions (Declaration), in connection with an application for a zoning change. This Declaration provided for a contribution to the Board to mitigate the impact of the proposed residential development. Pursuant to the terms of the Declaration, Club West was required to pay a monetary contribution equal to the fair market value of a hypothetical 3.46 net acres of land, as determined by the County's property appraiser. The contribution is to be paid in multiple installments on a prorata basis, prior to platting of each portion of the subject property. All payments are subject to cost-of-living adjustments (COLA). The first prorata payment of \$158,617, representing the value of .879 acres adjusted by COLA, was received by the District on August 11, 1998.

Pursuant to the terms of the Educational Facilities Impact Fee Ordinance (Ordinance), a developer may apply for impact fee credit for contributions made to the District pursuant to a Declaration accepted prior to the effective date of the Ordinance (October 1, 1995). Club West has filed such an application, received by the District on November 12, 1998, for the payment of \$158,617. Pursuant to the Ordinance and established procedures, the Board must authorize an impact fee credit in an amount equal to the actual funds received by the District.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize a credit of Educational Facilities Impact Fees for Related Club West, in the amount of \$158,617.

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