



# Miami-Dade County Public Schools

*giving our students the world*

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April 28, 2014

**VIA ELECTRONIC MAIL**

Mr. Guillermo Olmedillo, OlmedilloX5, Inc.  
c/o Manuel J. Menendez Trust  
3305 Alhambra Circle  
Miami, FL 33134  
[guillermo@olmedilloX5.com](mailto:guillermo@olmedilloX5.com)

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS  
MANUEL J. MENENDEZ TRUST - Z2013000077  
LOCATED 6950 SW 40 STREET  
PH3014040800800 – FOLIO Nos.: 3040230990010 and 3040230990020**

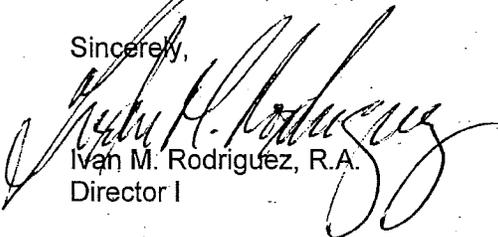
Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review) for informational purposes only.

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 78 multifamily units, which generate 9 students; 4 elementary, 2 middle and 3 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

  
Ivan M. Rodriguez, R.A.  
Director I

IMR:ir  
L-574  
Enclosure

cc: Ms. Ana Rijo-Conde, AICP  
Mr. Mike A. Levine  
Ms. Vivian G. Villaamil  
Miami-Dade County  
School Concurrency Master File

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability  
School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132

305-995-7285 • 305-995-4760 (FAX) • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)



**Concurrency Management System (CMS)**

**Miami Dade County Public Schools**

**Miami-Dade County Public Schools**

**Concurrency Management System  
Preliminary Concurrency Analysis**

MDCPS Application Number: PH3014040800800 Local Government (LG): Miami-Dade  
 Date Application Received: 4/8/2014 9:53:55 AM LG Application Number: Z2013000077  
 Type of Application: Public Hearing Sub Type: Zoning

Applicant's Name: Manuel J. Menendez Trust  
 Address/Location: 3305 Alhambra Circle, Miami, FL 33134  
 Master Folio Number: 3040230990010  
 Additional Folio Number(s): 3040230990020, 3040230990020,

PROPOSED # OF UNITS 78

SINGLE-FAMILY DETACHED UNITS: 0

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 78

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5241	SOUTH MIAMI K-8 CENTER (ELEM COMP)	26	4	4	YES	Current CSA
5242	SOUTH MIAMI K-8 CENTER (MID COMP)	69	2	2	YES	Current CSA
7721	SOUTH MIAMI SENIOR	0	3	0	NO	Current CSA
7721	SOUTH MIAMI SENIOR	0	3	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7361	MIAMI KILLIAN SENIOR	714	3	3	YES	Adjacent CSA

\*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net