



# Miami-Dade County Public Schools

*giving our students the world*

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August 4, 2014

**VIA ELECTRONIC MAIL**

Mr. Alberto Torres  
Holland & Knight  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131

[alberto.torres@hklaw.com](mailto:alberto.torres@hklaw.com)

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS  
HELEN MICHAEL AND PREFERRED ENTERPRISES, INC. - Z14-003  
LOCATED NORTH OF SW 278 STREET, BETWEEN SW 159 AVENUE AND 162 AVENUE  
PH3014072501078 – FOLIO Nos.: 3069320000350, 3069320000351,  
3069320000352, 3069320000353**

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).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 61 multifamily attached units, which generate 22 students; 12 elementary, 5 middle and 5 senior high students. **At this time, all school levels have sufficient capacity available to serve the application.** 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-069

Enclosure

cc: Ms. Ana Rijo-Conde, AICP  
Mr. Michael 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: PH3014072501078 Local Government (LG): Miami-Dade  
 Date Application Received: 7/25/2014 4:21:01 PM LG Application Number: Z14-003  
 Type of Application: Public Hearing Sub Type: Zoning

Applicant's Name: Helen Michael and Preferred Enterprises, Inc., Jua  
 Address/Location: 701 Brickell Avenue, Suite 3000, Miami FL 33131  
 Master Folio Number: 3069320000350  
 Additional Folio Number(s): 3069320000351, 3069320000352, 3069320000353, 3069320000351, 3069320000352, 3069320000353,

PROPOSED # OF UNITS 61  
 SINGLE-FAMILY DETACHED UNITS: 0  
 SINGLE-FAMILY ATTACHED UNITS: 0  
 MULTIFAMILY UNITS: 61

#### CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	11	12	11	NO	Current CSA
4581	REDLAND ELEMENTARY	0	1	0	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	509	5	5	YES	Current CSA
7701	SOUTH DADE SENIOR	6	5	5	YES	Current CSA

#### ADJACENT SERVICE AREA SCHOOLS

161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	250	1	1	YES	Adjacent CSA
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\*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