

MIAMI DADE - SCHOOL CONCURRENCY LIST

Below is the established process for the Planning Department's review of applications where new residential units are proposed.

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

Please provide the following information:

Applicant Name (owners):	Guy Smilovich
Applicant Phone (owners):	(212) 715 0707
Applicant Email(owners):	guy@sterlingholdings.com
Project Address :	8204 Harding Avenue, Miami Beach, FL 33141
Contact Name:	Gustavo J. Ramos
Contact Phone:	(305) 599 4947
Contact Email:	giramosarchitect@yahoo.com
Local Government Application Number (Board Number or Permit number):	HPB-19-0297
Master Folio Number:	02-3202-010-0240
Additional Folio Numbers:	
Total Acreage:	0.126
Proposed Use (number of units)*:	7
SFH (Existing/Proposed):	
TH (Existing/Proposed):	
Multyfamily (Existing/Proposed):	

The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.