

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):	Applicant: M 4000 ALTON OWNER LLC C/O MAST CAPITAL
Applicant Phone (owners):	(786.393.1835)
Applicant Email(owners):	aguasch@mastcapital.com
Project Address :	3900-4000 Alton Road, Miami Beach, FL
Contact Name:	Nicholas J. Rodriguez
Contact Phone:	(305) 377-6234
Contact Email:	nrodriguez@brzoninglaw.com
Local Government Application Number (Board Number or Permit number):	DRB21-0664
Master Folio Number:	02-3222-011-0432
Additional Folio Numbers:	02-3222-011-0430
Total Acreage:	03.41 acres (148,505 square feet)
Proposed Use (number of units)*:	multi-family - 176 units
SFH (Existing/Proposed):	0/0
TH (Existing/Proposed):	0/0
Multifamily (Existing/Proposed):	0/176

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.