



Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination (FINDING)

MDCPS Application Number: Date SP0220071600269 Local Government (LG): Miami Beach
 Application Received: Type of 7/16/2020 11:48:57 AM LG Application Number: DRB19-0482
 Application: Site Plan Sub Type: Public

Applicant's Name: Abbott Avenue Partners, LLC
 Address/Location: 7120 Abbott Ave, 7124 Abbott Ave, 7136 Abbott Ave, 7140 Abbott Ave, 430 72 St., 7134 Abbott Ave, 7135 Byron Ave, 7117 Byron Ave, 409 71 St., Miami Beach FL
 Master Folio Number: 0232110020430
 Additional Folio Number(s): 0232110020440, 0232110020460, 0232110020470, 0232110020360, 0232110020370, 0232110020380, 0232110020390, 0232110020410

PROPOSED # OF UNITS 148
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 148

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
321	BISCAYNE BEACH ELEMENTARY	35	6	6	YES	Current CSA
6541	MIAMI BEACH NAUTILUS MIDDLE	-89	3	0	NO	Current CSA
6541	MIAMI BEACH NAUTILUS MIDDLE	0	3	0	NO	Current CSA Five Year Plan
7201	MIAMI BEACH SENIOR	-19	3	0	YES**	Current CSA
7201	MIAMI BEACH SENIOR	0	3	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
6411	HORACE MANN MIDDLE	567	3	3	YES	Adjacent CSA
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	-261	3	0	NO	Adjacent CSA
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	0	3	0	NO	Adjacent CSA Five Year Plan
*An Impact reduction of 28.23% included for charter and magnet schools (Schools of Choice).						
ADJACENT SERVICE AREA SCHOOLS						
7201	MIAMI BEACH SENIOR	LOS MET YES **		3 High School Seats Reserved Through Proportionate Share Mitigation Agreement		

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County. **** LOS Standard met through Proportionate Share Mitigation Agreement**

Master Concurrency Number: SP0220071600269 Total Number of Units: 148
 Extension Number: 1
 Issue Date: 03/29/2022 10:00:08 AM 3/28/2023 10:00:08 AM
 Capacity Reserved: Elementary: 6 / Middle: 3 / Senior: 3

MDCPS Administrator

MDCPS Authorized Signature