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

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):	**Abbott Avenue Partners, LLC**
Applicant Phone (owners):	**305-579-0784**
Applicant Email(owners):	wassermane@gtlaw.com
Project Address :	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
Contact Name:	Ethan B. Wasserman
Contact Phone:	**305-579-0784**
Contact Email:	wassermane@gtlaw.com
Local Government Application Number (Board Number or Permit number):	**DRB23-0957 (aka DRB19-0482)**
Master Folio Number:	02-3211-002-0430
Additional Folio Numbers:	02-3211-002-0440
	02-3211-002-0460
	02-3211-002-0470
	02-3211-002-0360
	02-3211-002-0370
	02-3211-002-0380
	02-3211-002-0390
	02-3211-002-0410
	02-3211-002-0365
Total Acreage:	**1.235 Acres**
Proposed Use (number of units)*:	**167**
SFH (Existing/Proposed):	**N/A**
TH (Existing/Proposed):	**N/A**
Multyfamily (Existing/Proposed):	**15/182**

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.