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February 15, 2023

VIA ELECTRONIC MAIL

Abbott Avenue Partners, LLC
Pumps at 71, LLC
Attn: Robert Finvarb
2999 N.E. 191 Street, Suite 800
Aventura, Florida 33180
Robert@finvarb.com

7433 Collins Ave. Corp.
Attn: Bernard Klepach
555 NE 185 Street, Suite 201
Miami, Florida 33179
Benny@jjackfo.com

**RE: FINDING - SCHOOL CONCURRENCY DETERMINATION FINDING
EXTENSION NO. 2 FOR ABBOTT AVENUE PARTNERS, LLC - DRB19-0482
SCHOOL CONCURRENCY CERTIFICATE NO. MA0220071600269
FOLIO NOS.: 0232110020430, 0232110020440, 0232110020460, 0232110020470,
0232110020360, 0232110020370, 0232110020380, 0232110020390, 0232110020410**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County (ILA), the above-referenced residential development application (Application) was reviewed for compliance with Public School Concurrency. The review revealed that the applicable Level of Service (LOS) standard of 100% Florida Inventory of School Houses (FISH) was met at the middle and high school levels. At the time of Determination, the LOS standard was not met at the high school level (deficit of three (3) seats).

The Applicant has since mitigated its impact by purchasing three banked seats from Mitigation Bank #2016-004 (3425 Collins Mitigation Bank) via a Public School Concurrency Proportionate Share Mitigation Development Agreement (Agreement). The Agreement, effective April 5, 2021, was entered into with The School Board of Miami-Dade County and The City of Miami Beach, thus, the Applicant has now fully complied with the mitigation terms.

Governmental Affairs & Land Use


*Ms. Nathaly Simon, Design and Planning Officer • 1450 N.E. 2nd Avenue • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • nsimon1@dadeschools.net*

Capacity has been reserved for a one-year period, under Master Concurrency Number **MA0220071600269**. The reservation term for these seats will expire on **March 18, 2024**, unless a construction permit is obtained, in which case, the reservation will remain with the development. The concurrency reservation may be extended for additional one-year periods, provided: 1) The City of Miami Beach confirms the Application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of the Certificate. Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding extension fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by the City of Miami.

Therefore, this letter serves as the Finding of Available School Facility Capacity for the Application (**Finding**). Please be reminded that by virtue of the fact Applicant has a right to cancel the Agreement in accordance with the conditions enumerated therein, this Finding is likewise subject to rescission if those conditions were to be triggered.

If you have any questions, please contact me at 305-995-4501 (concurrency@dadeschools.net).

Sincerely,



Ivan M. Rodriguez, R.A.
Director

IMR:ir
L-177

Enclosure

cc :
Ms. Nathaly Simon
Ethan B. Wasserman, Esquire
City of Miami Beach
School Concurrency Master File



Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination (FINDING - Ext. No. 2)

MDCPS Application Number: Date SP0220071600269
 Application Received: Type of Application: 7/16/2020 11:48:57 AM
 Applicant's Name: Site Plan
 Address/Location: Abbott Avenue Partners, LLC
 Master Folio Number: 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
 Additional Folio Number(s): 0232110020430
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

Local Government (LG): Miami Beach
 LG Application Number: DRB19-0482
 Sub Type: Public

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: 2
 Issue Date: 03/29/2023 10:00:08 AM 3/28/2024 10:00:08 AM
 Capacity Reserved: Elementary:6 / Middle:3 / Senior: 3

MDCPS Administrator

MDCPS Authorized Signature