



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: SP0220020600054 Local Government (LG): Miami Beach
 Date Application Received: 2/6/2020 8:54:20 AM LG Application Number: DRB20-0505
 Type of Application: Site Plan Sub Type: Public

Applicant's Name: NoBE Creek
 Address/Location: 666 71 Street
 Master Folio Number: 0232110021200
 Additional Folio Number(s): 0232110021230, 0232110021220, 0232110021190.

PROPOSED # OF UNITS 80
 SINGLE-FAMILY DETACHED 0
 UNITS:
 SINGLE-FAMILY ATTACHED 0
 UNITS:
 MULTIFAMILY UNITS: 80

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
321	BISCAYNE BEACH ELEMENTARY	38	4	4	YES	Current CSA
6541	MIAMI BEACH NAUTILUS MIDDLE	-89	2	0	NO	Current CSA
6541	MIAMI BEACH NAUTILUS MIDDLE	0	2	0	NO	Current CSA Five Year Plan
7201	MIAMI BEACH SENIOR	-19	2	0	NO	Current CSA
7201	MIAMI BEACH SENIOR	0	2	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

6411	HORACE MANN MIDDLE	569	2	2	YES	Adjacent CSA
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	-261	2	0	NO	Adjacent CSA
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	0	2	0	NO	Adjacent CSA Five Year Plan

*An Impact reduction of 28.23% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES NOT MEET (Concurrency Not 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. However, capacity (where available) has been temporarily reserved for a period of ninety (90) days, until a final disposition is achieved. Please contact School District staff within the next ten (10) business days of receipt of this notice to discuss the options available.

