

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):	TBD Harbor LLC
Applicant Phone (owners):	305-579-0784
Applicant Email(owners):	wassermane@gtlaw.com
Project Address :	1435 Bay Road and 1340 Flamingo Way, 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):	
Master Folio Number:	02-3233-016-0320
Additional Folio Numbers:	02-3233-016-0310
Total Acreage:	.0.2525 acres
Proposed Use (number of units)*:	Multifamily (8 Units)
SFH (Existing/Proposed):	(2/0)
TH (Existing/Proposed):	N/A
Multyfamily (Existing/Proposed):	0/8

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.