

MIAMI BEACH - SCHOOL CONCURRENCY LIST

AS OF: 02/21/23

Planning Department School Concurrence process:

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 Public Schools (MDCPS) through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

For Land Use Boards applications, the applicant has to pay the fee for the initial evaluation with MDCPS before going to the LUB hearing. (MDCPS may require additional steps to satisfy school concurrency, this process needs to be finalized in order to obtain a building permit.)

The Planning Department cannot approve building permits involving an increase in residential units until the County School Board has issued a valid school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

Please provide the following information:

Applicant Name (owners):	Miami Beach Development Group LLC
Applicant Phone (owners):	312-914-0224
Applicant Email(owners):	igor@regencydevgroup.com;
Project Address :	michael@regencydevgroup.com
Contact Name:	Gray Crow/Diana Ramos
Contact Phone:	305-374-5300
Contact Email:	gcrow@brzoninglaw.com/dramos@brzoninglaw.com
Local Government Application Number (Board Number or Permit number):	HPB23-0604
Master Folio Number (No dashes):	02-3234-007-0400
Additional Folio Numbers (No dashes): use an additional page if required.	
Total Acreage:	1.94
Proposed Use:	Residential Multifamily Low Intensity District (RM-1)
Number of units*:	Vacant Lot
SFH (Existing/Proposed):	22,454 sf
TH (Existing/Proposed):	2,809 sf
Existing multifamily units:	Vacant Lot
Proposed Multifamily units	10 townhome units
Proposed Co-living units:	

*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.