

Simon, Nathaly

From: Simon, Nathaly
Sent: Monday, February 13, 2017 4:01 PM
To: stu.willie@grahamcos.com; mjohnson@shiskin.com
Cc: Concurrency Management; delsalled@miamilakes-fl.gov; Rijo-conde, Ana F.; Levine, Michael; Rodriguez, Ivan M.
Subject: School Concurrency Determination for Miami Lakes Town Center Four East PLAT2016-0004 (PT3217020900160)
Attachments: Miami Lakes Town Center Four East PLAT2016-0004 (PT3217020900160).pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and as such, capacity has been reserved for a one year period, under Master Concurrency Number MA3217020900160.

The reservation term for this T-plat will expire on February 10, 2018. Concurrency reservation may be extended for additional one-year periods, provided: 1) the Town of Miami Lakes 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 this 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 review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by the Town of Miami Lakes.

Should you have any questions, please feel free to contact me at (305) 995-7287.

Thank you.

Nathaly Simon

Supervisor - Facilities Management
Miami-Dade County Public Schools
1450 NE 2 Avenue, Miami FL 33132
(305) 995-7287



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: PT3217020900160 Local Government (LG): Miami Lakes
 Date Application Received: 2/9/2017 5:27:50 PM LG Application Number: PLAT2016-0004
 Type of Application: Plats Sub Type: Re-Plat
 Applicant's Name: TGC Main Street East
 Address/Location: 6843 Main Street
 Master Folio Number: 3220240010120
 Additional Folio Number(s): 3200120240140, 3200120240150, 3200120240430, 3220240330010, 3220240330015, 3220240550010, 3220130550010, 3220130010430, 3220240010140, 3220240010150, 3220240010120,
 Name of Subdivision: Miami Lakes Ton Center Four East T-Plat number: T-23901

PROPOSED # OF UNITS 397

SINGLE-FAMILY
DETACHED UNITS: 0

SINGLE-FAMILY
ATTACHED UNITS: 19

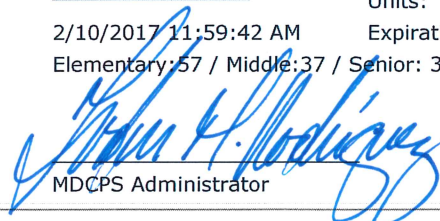
MULTIFAMILY UNITS: 378

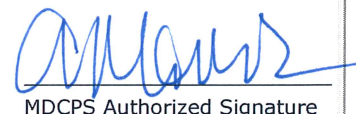
CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3281	MIAMI LAKES K-8 CENTER (ELEM COMP)	-33	57	0	NO	Current CSA
3281	MIAMI LAKES K-8 CENTER (ELEM COMP)	0	57	0	NO	Current CSA Five Year Plan
3282	MIAMI LAKES K-8 CENTER (MID COMP)	-3	37	0	NO	Current CSA
3282	MIAMI LAKES K-8 CENTER (MID COMP)	0	37	0	NO	Current CSA Five Year Plan
6501	MIAMI LAKES MIDDLE	-128	37	0	NO	Current CSA
6501	MIAMI LAKES MIDDLE	0	37	0	NO	Current CSA Five Year Plan
7131	HIALEAH-MIAMI LAKES SENIOR	1180	38	38	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
4241	PALM LAKES ELEMENTARY	264	57	57	YES	Adjacent CSA
6611	COUNTRY CLUB MIDDLE	368	37	37	YES	Adjacent CSA

*An Impact reduction of 24.18% 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 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.

Master Concurrency Number: MA3217020900160 Total Number of Units: 397
 Issue Date: 2/10/2017 11:59:42 AM Expiration Date: 2/10/2018 11:59:42 AM
 Capacity Reserved: Elementary: 57 / Middle: 37 / Senior: 38


 MDCPS Administrator


 MDCPS Authorized Signature