



Miami-Dade County Public Schools

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April 7, 2017

VIA ELECTRONIC MAIL

Mr. Stuart S. Wyllie
The Graham Companies
6843 Main Street
Miami Lakes, FL 33014

stu.wyllie@grahamcos.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
GOVERNOR SQUARE
LOCATED WEST OF THE INTERSECTION OF NW 148 STREET AND OAK LANE
PH3217040400219 – FOLIO Nos.: 3220220080013, 3220220010230, 3220220010220,
3220220010750, 3220220010830, 3220220010840**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 220 multifamily units, which generate 73 students: 32 elementary, 20 middle and 21 senior high students. At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

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

Best regards,

Nathaly Simon
Supervisor

NS:ns

L-264

Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Town of Miami Lakes
School Concurrency Master File

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132

305-995-7285 • 305-995-4760 (FAX) • ariio@dadeschools.net



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: PH3217040400219 Local Government (LG): Miami Lakes
 Date Application Received: 4/4/2017 11:21:11 AM LG Application Number: 3053646100
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: Governor Square
 Address/Location: 6843 Main Street
 Master Folio Number: 3220220080013
 Additional Folio Number(s): 3220220010230, 3220220010220, 3220220010750, 3220220010830, 3220220010840,

PROPOSED # OF UNITS 220
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 220

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
91	BOB GRAHAM EDUCATION CENTER (ELEM COMP)	-52	32	0	NO	Current CSA
91	BOB GRAHAM EDUCATION CENTER (ELEM COMP)	0	32	0	NO	Current CSA Five Year Plan
93	BOB GRAHAM EDUCATION CENTER (MID COMP)	-41	20	0	NO	Current CSA
93	BOB GRAHAM EDUCATION CENTER (MID COMP)	0	20	0	NO	Current CSA Five Year Plan
6501	MIAMI LAKES MIDDLE	-128	20	0	NO	Current CSA
6501	MIAMI LAKES MIDDLE	0	20	0	NO	Current CSA Five Year Plan
7751	BARBARA GOLEMAN SENIOR	723	21	21	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS						
3001	WEST LAKES PREPARATORY ACADEMY	454	32	32	YES	Adjacent CSA
6611	COUNTRY CLUB MIDDLE	311	20	20	YES	Adjacent CSA

*An Impact reduction of 24.18% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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 concurrency@dadeschools.net