



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Martin Karp, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Carlos L. Curbelo
Dr. Lawrence S. Feldman
Dr. Wilbert "Tee" Holloway
Dr. Marta Pérez
Raquel A. Regalado

November 19, 2013

VIA ELECTRONIC MAIL

Mr. Hugo Arza, Esquire.
Holland and Knight
701 Brickell Avenue, Suite 3000
Miami FL 33131

Hugo.Arza@hklaw.com



**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
OLD CUTLER DEVELOPMENT PARTNERS, LLC
OLD CUTLER ROAD AND SW 216 STREET LAND USE
LOCATED APPROXIMATELY AT OLD CUTLER ROAD AND SW 216TH STREET
PH3613110100935 - FOLIO Nos.: 3660080050540, 3660080050550 and 3660080050620**

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) for informational purposes only.

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 29 single-family detached units, which generate 13 students; 6 elementary, 3 middle and 4 senior high students. **At this time, all three 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 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-267
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Ms. Vivian G. Villaamil
Town of Cutler Bay
School Concurrency Master File

Facilities Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Deputy Chief Facilities and Eco-Sustainability Officer
1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@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: PH3613110100935 Local Government (LG): Cutler Bay
 Date Application Received: 11/1/2013 2:36:04 PM LG Application Number: Old Cutler Road and SW 216th Street
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: Old Cutler Development Partners, LLC
 Address/Location: 701 Brickell Avenue, Suite 3000 Miami FL 33131
 Master Folio Number: 3660080050540
 Additional Folio Number(s): 3660080050550, 3660080050620,

PROPOSED # OF UNITS 29
 SINGLE-FAMILY DETACHED UNITS: 29
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 0



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2321	GULFSTREAM ELEMENTARY	36	6	6	YES	Current CSA
6081	CENTENNIAL MIDDLE *	758	3	3	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	115	4	4	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of <u>19.5%</u> included for charter and magnet schools (Schools of Choice).						

* School has been renamed to CUTLER BAY ACADEMY OF ADVANCED STUDIES, CUTLER RIDGE CAMPUS AND CENTENNIAL CAMPUS and is slated to accommodate grades 6-12

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.**