



Application No.: FLUM-2015-015

Appendix "F"

Public School Concurrency Letter

Arc/Treo, LLC

Amending the Future Land Use Map (FLUM) within the Town's Comprehensive Plan from Mixed-Use to Medium Density.



Miami-Dade County Public Schools

giving our students the world

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November 10, 2014

VIA ELECTRONIC MAIL

Mr. Michael Freire
Holland & Knight
701 Brickell Ave, Suite 3300
Miami, FL 33131

michael.freire@hklaw.com

RE: PUBLIC SCHOOL CONCURRENCY - INFORMATIONAL LETTER
OWNER: ARC / TREC 216 LLC
LOCATED IN TOWN OF CUTLER BAY
IA3614102701326 – FOLIO No.: 36-6016-000-0027

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 141 single-family attached and 32 multifamily units (totaling 181 residential units), which generate 55 students; 26 elementary, 14 middle and 15 senior high students. At this time, all school levels have sufficient capacity available to serve the application. 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.

Sincerely,

Vivian O. Villaamil
Director I

VGv:vgv
L-255
Enclosure

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

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability
School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-996-4760 (FAX) • arjo@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: 1A3614102701326 Local Government (LG): Cutler Bay
 Date Application Received: 10/27/2014 3:08:12 PM LG Application Number: FOR INFORMATIONAL PURPOSE ONLY
 Type of Application: Information Application Sub Type: Public
 Applicant's Name: Holland & Kniohl
 Address/Location: 701 Brickell Ave, Ste 3300 Miami, FL 33131
 Master Folio Number: 366016000027
 Additional Folio Number(s):
 PROPOSED # OF UNITS: 181
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 149
 MULTIFAMILY UNITS: 32

CONCURRENCY SERVICE AREA SCHOOLS						
CSA #	Facility Name	Net Available Capacity	Seats Required	Seats Available	LOS Met	Source Type
5981	DR EDWARD L WHIGHAM ELEMENTARY	52	26	26	YES	Current CSA
6111	CUTLER BAY ACADEMY OF ADVANCED STUDIES - CUTLER RIDGE CAMPUS (MIDDLE)	246	14	14	YES	Current CSA
6081	CUTLER BAY ACADEMY OF ADVANCED STUDIES - CENTENNIAL CAMPUS (SENIOR)	910	15	15	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of 21.13% 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.

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net