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Notice:

Effective April 25, 2008, all residential development applications must be reviewed for compliance with Public School Concurrency.

Applications must be submitted to the local government, who in turn will transmit applications electronically to Miami-Dade County Public Schools for Public School Concurrency review.

Pre Application packets will be available through the Department of Hearing Boards.

For additional questions, please contact Miami-Dade Public School Board at 305-995-7634 or email at concurrency@dadeschools.net

NOTICE

Public School Concurrency Review – City of Miami

Effective April 25, 2008, all residential development applications must be reviewed for compliance with Public School Concurrency. This requirement is pursuant to the 2005 Growth Management Legislation enacted under Chapters 163 and 1013, Florida Statutes.

Applications must be submitted to the local government, who in turn will transmit applications electronically to Miami-Dade County Public Schools for Public School Concurrency review. The following chart depicts the application review categories, along with the corresponding review fees.

Review Categories	Types of Applications	2008 Review Fees	
Preliminary Concurrency Analysis (Not Tested for Concurrency) Capacity is not Reserved	Land Use, (Master Plan Amendment Hearings) Zoning, and (Public Hearings) DRI (Development of Regional Impact)	Per Application	\$250.00
	Plats (Tentative Plats, Waiver of Plats, Final Plats), MUSP (Major Use Special Permits) and DRI	Up to 20 Units 21 to 100 Units 101 to 200 Units 201 to 500 Units 501 to 1,000 Units	\$250.00 \$350.00 \$500.00 \$750.00 \$1,000.00
Concurrency Determination (Tested for Concurrency) Capacity is Reserved			
Vested Applications (Not Tested for Concurrency) Capacity is Deducted	Building Permits	Per Permit	\$125.00
	NOTE: Building permits with a valid Master Concurrency Number do not pay a review fee.		

NOTES:

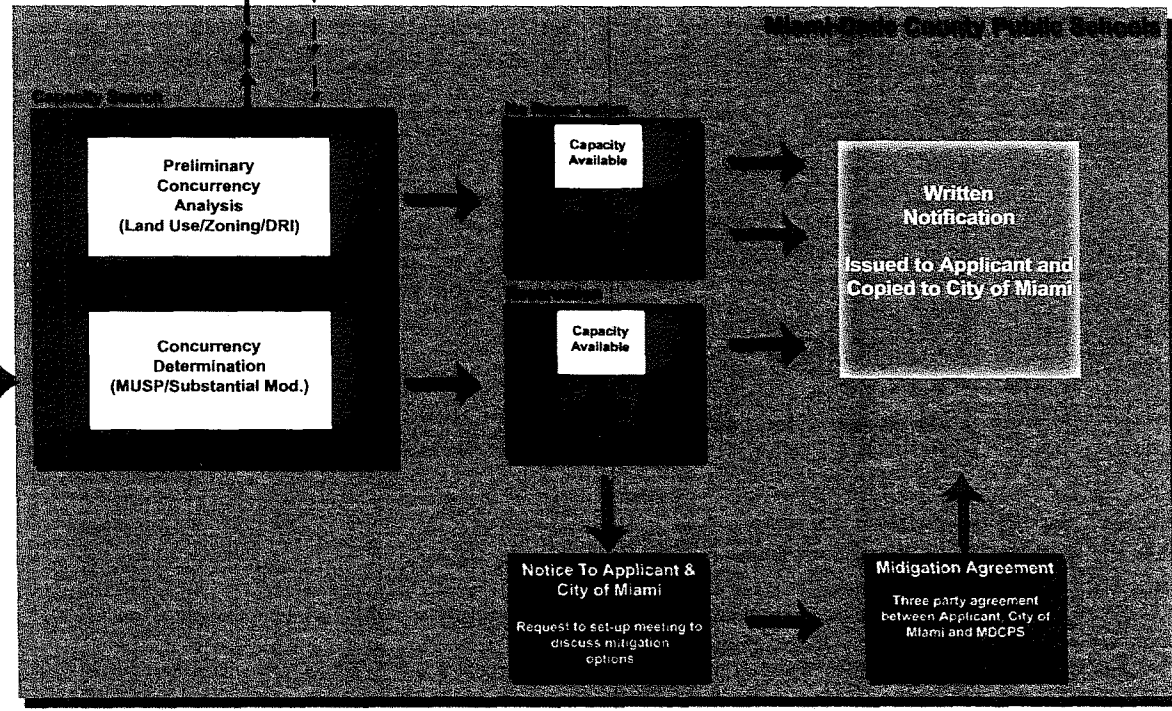
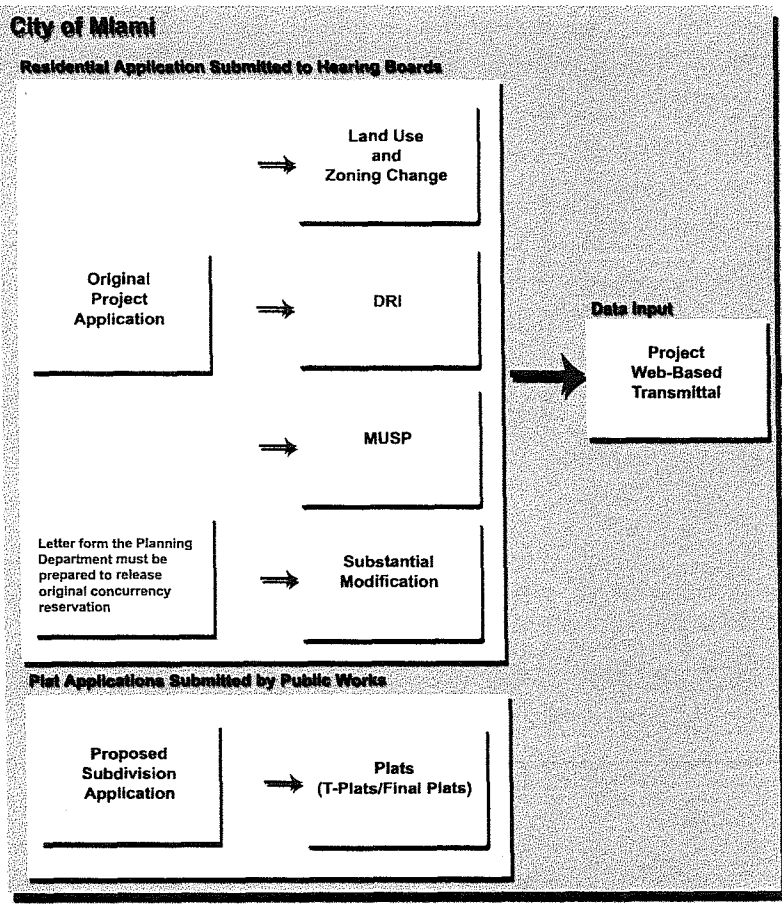
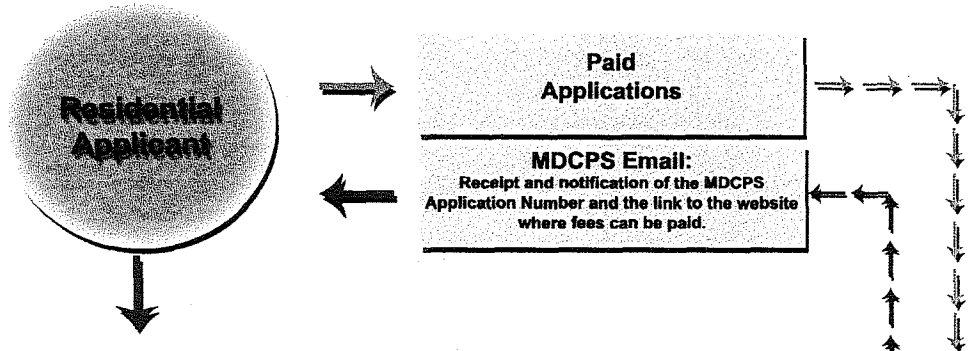
- Once the local government submits the application to MDCPS, an email will be sent to the applicant acknowledging receipt and providing notification of the MDCPS Application Number and the link to the website where fees can be paid.
- A second email will be sent to the applicant after 5 days of submittal reminding the applicant that payment of the MDCPS Review fee is pending
- Only completed applications will be reviewed. An application is considered complete for MDCPS to conduct the Public School Concurrency Review once payment has been received. Failure to pay the review fee will result in the application not being reviewed or processed.
- School Concurrency Reviews will be processed and completed within 10 days from receipt of payment.

ATTACHMENTS (FOR INFORMATIONAL PURPOSES ONLY):

- Required Information for CMS
- CMS Process Flow Chart
- Application Form
- Required Information to pay CMS 2008 Review Fees
- Public School Concurrency Review Fees
- SAMPLE Preliminary Concurrency Analysis to be issued for Land Use and Zoning Applications
- SAMPLE School Concurrency Determination issued for Plat, Site Plan or Functional Equivalent Applications

Should you have any questions, please call 305-995-7634 or email at concurrency@dadeschools.net

Miami-Dade County Public School Concurrency Review Process City of Miami





City of Miami
Public School Concurrency
Concurrency Management System Entered Requirements

Applicant Fields	Information
Application Type	
Application Sub-Type	
Application Name *	
Application Phone *	
Application Email *	
Application Address *	
Contact Fields	
Contact Name *	
Contact Phone *	
Contact Email *	
Local Govt. Name	City of Miami
Local Govt. Phone	305-416-1200
Local Govt. Email	dbenjamin@miamigov.com
Property Fields	
Master Folio Number *	
Additional Folio Number	
Total Acreage *	
Proposed Land Use/Zoning *	
Single-Family Detached Units *	
Single-Family Attached Units (Duplex) *	
Multi-Family Units *	
Total # of Units *	
Name of Proposed Subdivision *	
Tentative (T-Plat) Number (OFFICIAL USE ONLY)	
<small>Redevelopment Information (MUSPs) - Re-development applications are for those vacant sites for which a local government has provided vested rights; or for an already improved property which does not have to be re-platted as deemed by the local government. The number of units to be input into the CMS is the net difference between the existing vested number of units and the newly proposed number of units. <i>Example: an existing 20-unit structure will be torn down for redevelopment. The newly proposed development calls for 40 total units. Local government shall input 20 units in the CMS (net difference between the 20 units vested less the newly proposed 4 units).</i></small>	
Required Fields for Application *	

Owner(s)/Attorney/Applicant Name

Owner(s)/Attorney/Applicant Signature

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this _____ day of _____
 20____, by _____
 who is a(n) individual/partner/agent/corporation of _____ a(n)
 individual/partnership/corporation. He/She is personally known to me or who has produced _____
 as identification and who did (did not) take an oath.

(Stamp)

Signature

Required Information to Pay CMS Review Fee

- Miami-Dade County Public Schools Application Number
- Local Government's Application Number
- Folio Number (if multiple folio numbers are used for the application, only use the main folio number used when submitted to the Local Government)

Public School Concurrency Schedule of Fees for 2008

- | | |
|--|--|
| <input type="checkbox"/> Land Use, Zoning and DRI | \$250.00 |
| <input type="checkbox"/> Plats/MUSP/DRI's | |
| Up to 20 units | \$250.00 |
| 21 to 100 units | \$350.00 |
| 101 to 200 units | \$500.00 |
| 201 to 500 units | \$750.00 |
| 501 to 1,000 units | \$1,000.00 |
| <input type="checkbox"/> Building Permits | \$125.00 |
| (without a prior Public School Concurrency Review but vested) | |
| Building Permits | \$0.00 |
| (with a Public School Concurrency Certificate Master Number) | |
| Note: Building Permit fees are per permit. | |
| <input type="checkbox"/> Revisions | \$75.00 |
| <input type="checkbox"/> Extensions | \$75.00 |
| (T-Plats and MUSP) | |
| <input type="checkbox"/> Vesting Letter | \$100.00 for regular applications
\$200.00 for land donations, DRI's, DIC's, and applications over 500 units. |
| <input type="checkbox"/> Proportionate Share Mitigation | \$250.00 |
| <input type="checkbox"/> Information Letter | \$250.00 |

Note: Public School Concurrency Fees will be adjusted annually based on CPI.



Concurrency Management System (CMS)

Miami Dade County Public Schools

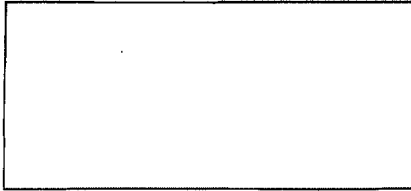
Miami-Dade County Public Schools

**Concurrency Management System
Preliminary Concurrency Analysis**

MDCPS Application Number: PH0108061100017 Local Government (LG): Miami
 Date Application Received: 6/11/2008 9:49:19 AM LG Application Number:
 Type of Application: Public Hearing Sub Type: Land Use

Applicant's Name: Tomato Harvest
 Address/Location: 790 Interst Drive
 Master Folio Number: 0131350770040
 Additional Folio Number(s):

PROPOSED # OF UNITS 2400
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 2400



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
1441	PAUL LAURENCE DUNBAR ELEMENTARY	272	279	272	NO	Current CSA
1441	PAUL LAURENCE DUNBAR ELEMENTARY	0	7	0	NO	Current CSA Five Year Plan
6091	CITRUS GROVE MIDDLE*	423	128	128	YES	Current CSA
7341	MIAMI JACKSON SENIOR*	566	174	174	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
5931	PHILLIS WHEATLEY ELEMENTARY	358	7	7	YES	Adjacent CSA

*An Impact reduction of 10.6% 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 made at the of approval of plat or site plan of functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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Concurrency Management System (CMS)

Miami Dade County Public Schools

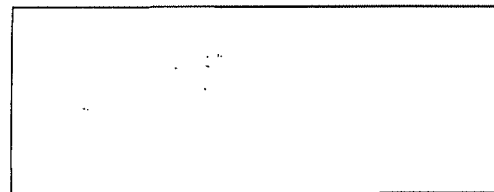
Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: SP0108052200006 Local Government (LG): Miami
 Date Application Received: 5/22/2008 10:06:02 AM LG Application Number: MUSP562
 Type of Application: Site Plan Sub Type: Redevelopment

Applicant's Name: Apple's Nest
 Address/Location: 156 Blue Drive
 Master Folio Number: 0131350770040
 Additional Folio Number(s):

PROPOSED # OF UNITS 500
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 500



CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
1441	PAUL LAURENCE DUNBAR ELEMENTARY	340	58	58	YES	Current CSA
6091	CITRUS GROVE MIDDLE*	455	27	27	YES	Current CSA
7341	MIAMI JACKSON SENIOR*	610	37	37	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 10.6% 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: MA0108052200006	Total Number of Units: 500
Issue Date: 5/27/2008 4:48:24 PM	Capacity Reserved: Elementary: 58 / Middle: 27 / Senior: 37
Expiration Date:	

MDCPS Administrator

MDCPS Authorized Signature

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