

MIAMI BEACH - SCHOOL CONCURRENCY LIST

AS OF: 02/21/23

Planning Department School Concurrency process:

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Public Schools (MDCPS) through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

For Land Use Boards applications, the applicant has to pay the fee for the initial evaluation with MDCPS before going to the LUB hearing. (MDCPS may require additional steps to satisfy school concurrency, this process needs to be finalized in order to obtain a building permit.).

The Planning Department cannot approve building permits involving an increase in residential units until the County School Board has issued a valid school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

Please provide the following information:

Applicant Name (owners):	Pnina Revach Property Management Inc.
Applicant Phone (owners):	786-984-6152
Applicant Email(owners):	Pninarevach36@gmail.com
Project Address :	7729 Carlyle Ave. Miami Beach, FL, 33141
Contact Name:	Gustavo J. Ramos
Contact Phone:	786-202-4809
Contact Email:	Gjramosarchitect@yahoo.com
Local Government Application Number (Board Number or Permit number):	DRB25-1084
Master Folio Number (No dashes):	02-3202-007-1650
Additional Folio Numbers (No dashes): use an additional page if required.	
Total Acreage:	6,980 SQFT.
Proposed Use:	Multi Family
Number of units*:	5
SFH (Existing/Proposed):	1 Existing SFH
TH (Existing/Proposed):	6 TownHouses Proposed
Existing multifamily units:	
Proposed Multifamily units	
Proposed Co-living units:	

*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.