



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number:
Date Application Received:
Type of Application:

SP3525062500441
6/25/2025 1:49:40 PM
Site Plan

Local Government (LG):
LG Application Number:
Sub Type:

Doral
PLAN-2411-0096
Public

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

Eurocon, LLC Site Plan
3685 NW 107 Ave, Doral, FL 33172
3530291000010

PROPOSED # OF UNITS

69

SINGLE-FAMILY DETACHED UNITS:

0

SINGLE-FAMILY ATTACHED UNITS:

0

MULTIFAMILY UNITS:

69

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5101	JOHN I SMITH K-8 CENTER (ELEM COMP)	-147	9	0	NO	Current CSA
5101	JOHN I SMITH K-8 CENTER (ELEM COMP)	-80	9	0	NO	Current CSA Five Year Plan
5102	JOHN I SMITH K-8 CENTER (MID COMP)	25	4	4	YES	Current CSA
7641	J C BERMUDEZ DORAL SENIOR	-208	5	0	NO	Current CSA
7641	J C BERMUDEZ DORAL SENIOR	0	5	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

71	EUGENIA B THOMAS K-8 CENTER (ELEM COMP)	306	9	9	YES	Adjacent CSA
7511	MIAMI SPRINGS SENIOR	570	5	5	YES	Adjacent CSA

*An Impact reduction of **33.68%** 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:
Issue Date:
Capacity Reserved:

MA3525062500441
6/30/2025 8:00:50 PM
Elementary: 9 / Middle: 4 / Senior: 5

Total Number of Units:
Expiration Date:

69
6/30/2026 8:00:50 PM

MDCPS Administrator

MDCPS Authorized Signature