



## Concurrency Management System (CMS)

Miami-Dade County Public Schools

### Miami-Dade County Public Schools

#### Concurrency Management System Preliminary Concurrency Analysis

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

**PH3525062500440**  
**6/25/2025 1:48:17 PM**  
**Public Hearing**

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

**Doral**  
**LAND-2405-0017**  
**Public**

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

**Eurocon, LLC Land Use Amendment and Rezoning**  
**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 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.**

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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:  
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
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#### 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:

**MA3525062500441**

Total Number of Units:

**69**

Issue Date:

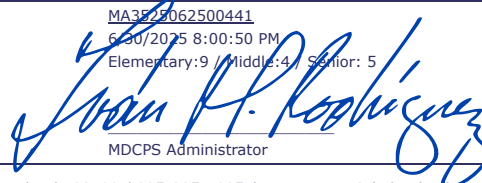
**6/30/2025 8:00:50 PM**

Expiration Date:

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

Capacity Reserved:

Elementary:9 / Middle:4 / Senior: 5

  
MDCPS Administrator

  
MDCPS Authorized Signature