



Concurrency Management System (CMS)
Miami-Dade County Public Schools

Miami-Dade County Public Schools
Concurrency Management System
School Concurrency Determination

| | | | |
|-------------------------------|---|------------------------|-----------------------|
| MDCPS Application Number: | SP3525062500441 | Local Government (LG): | Doral |
| Date Application Received: | 6/25/2025 1:49:40 PM | LG Application Number: | PLAN-2411-0096 |
| Type of Application: | Site Plan | Sub Type: | Public |
| Applicant's Name: | Eurocon, LLC Site Plan | | |
| Address/Location: | 3685 NW 107 Ave, Doral, FL 33172 | | |
| Master Folio Number: | 3530291000010 | | |
| Additional Folio Number(s): | | | |
| PROPOSED # OF UNITS | 69 | | |
| SINGLE-FAMILY DETACHED UNITS: | 0 | | |
| SINGLE-FAMILY ATTACHED UNITS: | 0 | | |
| MULTIFAMILY UNITS: | 69 | | |

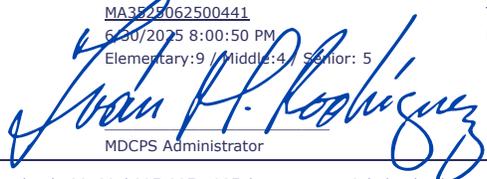


| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|----------------------------------|---|------------------------|----------------|-------------|---------|----------------------------|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 5101 | 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.

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|----------------------------|-------------------------------------|------------------------|-----------------------------|
| 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