



Notice:

Effective September 1, 2009, all residential development applications must be reviewed for compliance with Public School Concurrency.

- The Concurrency Management System (CMS) Entered Requirements Form must be submitted to the City of Doral, who in turn will transmit applications electronically to Miami-Dade County Public Schools for Public School Concurrency review.
For residential building permits please submit the CMS Entered Requirements Form (attached) to the Building Department along with permit application.
- Once the City of Doral submits the information to Miami-Dade County Public Schools (MDCPS), an email will be sent to the applicant acknowledging the 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 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. All payments will be accepted through the automated process.
- School Concurrency Reviews will be processed and completed within 10 days from receipt of payments. All concurrency review fees must be paid within ten (10) business days of the date the application is submitted. Failure to pay will result in the application not being reviewed or processed.

For additional questions, please contact Miami-Dade Public School Board at 305-995-7634 or email at concurrency@dadeschools.net or contact the City of Doral, Planning and Zoning Department at 305-593-6630.

Dear Applicant and/or Property owner:

Subject: Miami-Dade County School Board Public School Concurrency Notice for Residential Development Orders issued by the City of Doral

Effective September 1, 2009, all local governments in Miami-Dade County, including the City of Doral are required to facilitate a new State of Florida mandated requirement to ensure that adequate student capacity is available at public schools to meet the future demands of new residential development. Please find listed below an overview of the State mandated program:

Program implementation/initiatives summary:

- Public schools cannot exceed a Level of Service (LOS) of 100% school capacity.
- Concurrency is satisfied if adequate capacity is available at an impacted school or any adjacent schools, or if capacity will be available as a result of a programmed project in the School Board's 5-year work program.
- Exemptions to these requirements include single-family homes (one unit which is not part of a larger development), senior living facilities, and vested projects that have secured preliminary Board of Architects approval prior to September 1, 2009.
- Existing residential units will be credited.

City of Doral responsibilities:

- The City will provide application/project information to the School Board for concurrency analysis.
- The City will provide applicant with School Board's concurrency analysis.
- The City cannot approve residential development orders (i.e. residential building permits, residential site plans, etc.) for projects until they satisfy State mandated public school concurrency requirements.

Applicant/property owner responsibilities:

- The applicant/property owner is required to submit the required information to the City when applying for a residential development order (i.e. residential building permit, residential site plan, etc.)
- The applicant will be required to pay all necessary administrative review fees.
- If project fails concurrency, the applicant shall be required to proffer appropriate mitigation to the School Board prior to issuance of a City of Doral residential development order (i.e. residential building permit, residential site plan approval, etc).

Please contact the Miami-Dade County School Board's Office of Facilities Planning with any questions at 305-995-7285 or the City of Doral, Planning and Zoning Department at 305-593-6630.

Public School Concurrency Review

Effective September 1, 2009, all residential development applications must be reviewed for compliance with Public School Concurrency. This requirement is pursuant to the new Growth Management Legislation enacted under Chapters 163 and 1013, Florida Statutes.

Concurrency Management System Entered Requirement Forms must be submitted to the City of Doral who in turn will transmit applications to Miami-Dade County Public Schools for Public School Concurrency review. The following chart depicts the types of review along with the review fees.

Public School Concurrency Schedule of Fees

Land Use, Zoning and DRI	\$250.00
Plats/Site Plans/DRIs	
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 Units and above	\$1,000.00
Building Permits (without a prior Public School Concurrency Review but vested) Note: Building Permit fees are per permit.	\$125.00
Building Permits (with a Public School Concurrency Certificate Master Number)	\$0.00
Revisions	\$75.00
Vesting Letter	\$100.00 for regular applications \$200.00 for land donations, DRI's, DIC's, and applications over 500 units.
Proportionate Share Mitigation	\$250.00
Information Letter	\$250.00

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2. A second email will be sent to the applicant after 5 days of submittal reminding the applicant that payment of MDCPS Review fee is pending.
3. 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. All payments will be accepted through the automated process.
4. School Concurrency Reviews will be processed and completed within 10 days from receipt of payments. All concurrency review fees must be paid within ten (10) business days of the date the application is submitted. Failure to pay will result in the application not being reviewed or processed.

Required Information to Pay Concurrency Management System Review Fee

- Miami-Dade County Public Schools Application Number
- Local Government's Process 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)