



Concurrency Management System (CMS)

Miami-Dade County Public Schools

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Concurrency Management System

School Concurrency Determination

MDCPS Application Number:

SP3526050700211

Local Government (LG):

Doral

Date Application Received:

5/7/2026 11:57:22 AM

LG Application Number:

PLAN-2603-0125

Type of Application:

Site Plan

Sub Type:

Public

Applicant's Name:

Greystar Development East, LLC Site Plan (Site 1)

Address/Location:

600 Brickell Ave, Suite 3500, Miami, FL 33131

Master Folio Number:

3530320080050

Additional Folio Number(s):

PROPOSED # OF UNITS

292

SINGLE-FAMILY DETACHED UNITS: **0**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS:

292

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)	88	34	34	YES	Current CSA
5102	JOHN I SMITH K-8 CENTER (MID COMP)	72	16	16	YES	Current CSA
7271	MIAMI CORAL PARK SENIOR HIGH	1342	19	19	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **35.54%** 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: **MA3526050700211**

Total Number of Units: **292**

Issue Date: **5/20/2026 8:00:00 PM**

Expiration Date: **5/20/2027 8:00:00 PM**

Capacity Reserved: **Elementary:34 / Middle:16 / Senior: 19**


MDCPS Administrator


MDCPS Authorized Signature

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