



Concurrency Management System (CMS)

Miami-Dade County Public Schools

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Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: **PH3526041600165** Local Government (LG): **Doral**
Date Application Received: **4/16/2026 3:41:55 PM** LG Application Number: **LAND-2603-0035**
Type of Application: **Public Hearing** Sub Type: **Public**
Applicant's Name: **Greystar Development East, LLC FLUM Amendment & Re**
Address/Location: **c/o James R. Williams Jr., Esq., 600 Brickell Avenue, Suite 3500**
Master Folio Number: **3530320080050**
Additional Folio Number(s): **3530320080140, 3530320080010,**

PROPOSED # OF UNITS **896**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **896**

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	103	88	NO	Current CSA
5101	JOHN I SMITH K-8 CENTER (ELEM COMP)	0	15	0	NO	Current CSA Five Year Plan
5102	JOHN I SMITH K-8 CENTER (MID COMP)	72	48	48	YES	Current CSA
7271	MIAMI CORAL PARK SENIOR HIGH	1342	58	58	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

5431	SWEETWATER ELEMENTARY	426	15	15	YES	Adjacent CSA
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*An Impact reduction of **35.54%** 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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