

## 25. POLICE AND FIRE PROTECTION

- A. If police/fire services, facilities or sites will be dedicated or otherwise provided on-site, describe them, specify any conditions of dedication and locate on Map H.**

The Applicant defers to the Miami-Dade County police and fire departments to determine whether additional public safety facilities, equipment, or service levels are required to serve City Park. The Applicant will engage in ongoing coordination with those agencies and provide requested information to assist their determinations. Should the police or fire departments identify a discrete need (for example, a new station site, staffing increase, or interim contracted services), the Applicant will work with the County to evaluate feasible implementation approaches and to memorialize any agreed commitments in the development agreement and applicable permitting documents.

- B. Provide correspondence from the appropriate providers acknowledging notice of the proposed development and phasing, and indicating whether present facilities and manpower are capable of serving the project or specifying the additional manpower/equipment necessary to serve the development. If the provider is from another jurisdiction, the letter should also identify any non-facility-related problems in providing said service.**

**Exhibit 25-1, Letters to Departments**, will contain letters to the Miami-Dade Police and Fire Departments requesting acknowledgment of the proposed development and an indication whether present facilities and staffing are capable of serving the Project or specifying the additional staffing/equipment necessary to serve the development. Responses from the two departments are included. The Applicant will provide land for the fire facilities, and will work with the Miami-Dade Police Department in order to mitigate any impacts the project may have. The Police Department has stated that they do not object to this project.

**EXHIBIT 25-1**  
**Letter To and From Police Department**  
**Letters To and From Fire Department**  
**To Be Provided**

THE  
CURTIS  
GROUP

October 1, 2025

VIA EMAIL

Captain George Perera  
Strategic Planning and Development Section  
Miami-Dade County Sheriff's Department  
9105 NW 25th St., Suite 3102  
Doral, FL 33172  
[spdsinfo@mdpd.com](mailto:spdsinfo@mdpd.com)

**Re: City Park DRI  
Police Services**

Dear Captain Perera:

In accordance with Chapter 380.06, Florida Statutes, regarding Developments of Regional Impact (DRI), we are required to obtain information from the Miami-Dade Police Department on its ability to provide the proposed City Park development with police services.

The Krome Groves Land Trust, et al, is seeking to develop a mixed-use project in unincorporated Miami-Dade County. **City Park DRI** consists of 990 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west.

Enclosed for your use are the following:

- Aerial Photograph showing project location; and,
- Table 1 describing the proposed development program.

Please indicate in your response whether the present facilities and staffing are capable of serving the Project or specifying the additional staffing/equipment necessary to serve the development.

I respectfully request your written response as soon as possible, since this will be an integral part of the DRI application process. Your prompt attention to this matter is greatly appreciated.

If you have any questions, please do not hesitate to contact me at (305)807-6306.

Sincerely,



Rob Curtis  
The Curtis Group

Enclosures

**Aerial Photograph**



### **Development Program**

The Applicant proposes development of the following mix of uses:

| <b>TABLE 1<br/>Proposed Development Program</b>  |  |
|--|--|
| <b>Land Use</b>  | <b>Units (2026 – 2036)</b>   |
| <b>Residential</b><br>- Single Family Detached<br>- Single Family Attached<br>- Multi-Family | 1,029 homes<br>4,532 townhomes<br>2,239 units  |
| <b>Retail</b>  | 749,153 sf   |
| <b>Office</b>  | 500,000 sf   |
| <b>Industrial</b>  | 892,484 sf   |
| <b>Schools</b>   | Elementary – 1,011 students<br>Middle – 1,222 students<br>High School – 1,630 students |
| <b>Community Uses,<br/>Open Space, Parks</b>   | 249.5 acres  |

THE  
CURTIS  
GROUP

October 1, 2025

VIA EMAIL

Alejandro G Cuello, Principal Planner  
Miami-Dade Fire Rescue Department  
9300 NW 41 Street  
Doral, FL 33178  
[acuello@miamidade.gov](mailto:acuello@miamidade.gov)

**Re: City Park DRI  
Fire Protection and Emergency Medical Service**

Dear Mr. Cuello:

In accordance with Chapter 380.06, Florida Statutes, regarding Developments of Regional Impact (DRI), we are required to obtain information from the Miami-Dade Fire Department on its ability to provide the proposed City Park development with fire protection and emergency medical services.

The Krome Groves Land Trust, et al, is seeking to develop a mixed-use project in unincorporated Miami-Dade County. **City Park DRI** consists of 990 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west. We had sent a previous letter in September 2005 reference this project, but the development program has changed.

Enclosed for your use are the following:

- Aerial Photograph showing project location; and,
- Table 1 describing the proposed development program.

Please indicate in your response whether the present facilities and staffing are capable of serving the Project or specifying the additional staffing/equipment necessary to serve the development.

I respectfully request your written response as soon as possible, since this will be an integral part of the DRI application process. Your prompt attention to this matter is greatly appreciated.

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