

27. EDUCATION

- A. If the development contains residential units, estimate the number of school age children expected to reside in the development. Use class breakdowns appropriate to the area in which the development is located (specify on chart below).**

Based on the Miami-Dade County Public Schools (MDCPS) Concurrency Management System Preliminary Concurrency Analysis prepared for the proposed development dated May 26, 2026, the 7,800-unit residential community is projected to generate approximately 1,890 school-age children. The projected student population includes 892 elementary school students, 457 middle school students, and 541 senior high school students.

The MDCPS analysis is based on the proposed residential unit mix of 1,029 single-family detached units, 4,532 single-family attached (townhouse) units, and 2,239 multifamily units. MDCPS further applies a 35.54 percent reduction factor to account for charter schools, magnet schools, and other Schools of Choice when evaluating public school concurrency impacts.

Table 27A - 1 below summarizes the projected student generation for the proposed development.

TABLE 27.A - 1	
City Park Projected Student Generation	
School Level	Projected Students
Elementary School	892
Middle School	457
Senior High School	541
Total	1,890
Source: Miami-Dade County Public Schools Concurrency Management System Preliminary Concurrency Analysis, Application No. PH3026052600245 (May 26, 2026).	

- B. Will school facilities or sites be dedicated or otherwise provided on the site?**

Three new schools, with a combined design capacity of 3,863 student stations, are proposed as part of the City Park DRI development program. These include an elementary school with capacity for 1,011 students, a middle school designed for 1,222 students, and a high school accommodating up to 1,630 students. Based on enrollment projections, City Park is expected to generate fewer students than this total capacity, resulting in a surplus of approximately 1,973 student stations.

In addition, as outlined in the Applicant's response to Question 11 – Revenue Generation, at full build out the Developer will contribute \$15,369,768 in non-recurring school impact fees. In addition, the City Park DRI will generate an estimated \$20,913,057 to Public Schools from annual property tax payments to

Miami Dade County.

- C. Attach a letter from the appropriate school board, acknowledging receipt of the estimated school age population information in (A) above, and providing a statement of what capital improvement adjustment would be necessary to accommodate these students.**

A letter to Miami-Dade Public Schools and the response from them is provided in **Exhibit 27-1**.

Exhibit 27-1
Letters To and From the School Board

THE
CURTIS
GROUP

October 1, 2025

Mr. Ivan Rodriguez
Miami-Dade County Public Schools
Facilities Operations, Maintenance and Planning
1450 N.E. 2nd Avenue
Suite 525
Miami, Florida 33132
irodrigu@dadeschools.net

**Re: City Park Development of Regional Impact
Schools**

Dear Mr. Rodriguez:

In connection with the submittal of the above-referenced Development of Regional Impact, we have been asked to attach a letter from the school board, acknowledging receipt of the estimated school age population information we have included and providing a statement of what capital improvement adjustments would be necessary to accommodate these students.

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:

- Development program
- Aerial Photograph showing project location

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



Development Program

The Applicant proposes development of the following mix of uses:

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

From: [Graham Penn](#)
To: [Jeffrey Bercow](#); [Carmen Orozco <Carmen.Orozco@lennar.com>](#); [Melissa Bolivar <melissa.bolivar@lennar.com>](#); [Nicholas J. Rodriguez-Caballero](#); [Rob Curtis](#); [Lilibeth Hauck <lilibeth.hauck@lennar.com>](#)
Subject: FW: Preliminary School Concurrency Analysis for Parkland West LLC, ET AL (Z2025000221) (PH3026052600245)
Date: Tuesday, June 2, 2026 1:20:27 PM
Attachments: [image524398.png](#)
[Parkland West LLC, ET AL \(Z2025000221\) \(PH3026052600245\).pdf](#)

FYI, we remain consistent with school concurrency!



Graham Penn

Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300, Miami, FL 33131
GPenn@brzoninglaw.com | www.brzoninglaw.com
O: (305) 377 6229 | F: (305) 377 6222

vCard

Biography

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From: HERRERA, ANA I <anah732@dadeschools.net>

Date: Tuesday, June 2, 2026 at 12:33

To: Graham Penn <gpenn@brzoninglaw.com>

Cc: Simon, Nathaly <NSimon1@dadeschools.net>; Garcia, Jeannette C.

<jcgarcia1@dadeschools.net>; RODRIGUEZ, IVAN M <IRodrigu@dadeschools.net>;

Concurrency Management <concurrency@dadeschools.net>; Stillings, Noel (RER)

<noel.stillings@miamidade.gov>; Connally, Ronald (RER) <ronald.connally@miamidade.gov>;

Campos, Isaac (RER) <isaac.campos@miamidade.gov>

Subject: Preliminary School Concurrency Analysis for Parkland West LLC, ET AL (Z2025000221) (PH3026052600245)

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 7,800 units, which generate 1,890 students (892 at the elementary, 457 at the

middle, and 541 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

District Coordinator

Growth Management

Office of Governmental Affairs and Land Use

Facilities Design and Construction

Miami-Dade County Public Schools

1450 N.E. Second Avenue

Miami, Florida 33132

(305) 995-4603



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number:
Date Application Received:
Type of Application:

PH3026052600245
5/26/2026 10:41:12 AM
Public Hearing

Local Government (LG):
LG Application Number:
Sub Type:

Miami-Dade
Z2025000221
Zoning

Applicant's Name:
Address/Location:
Master Folio Number:

Parkland West LLC, ET AL
Bet SW 136-152 Sts & SW 162-Krome Aves
30592000000040

Additional Folio Number(s):

30592000000031, 30591900000012, 30592000000080, 30592000000050, 30591900000011, 30592000000070, 30591900000020, 30592000000030, 30591900000010, 30592000000040,

PROPOSED # OF UNITS

7800

SINGLE-FAMILY DETACHED UNITS:

1029

SINGLE-FAMILY ATTACHED UNITS:

4532

MULTIFAMILY UNITS:

2239

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
125	NORMA BUTLER BOSSARD ELEMENTARY	45	892	45	NO	Current CSA
125	NORMA BUTLER BOSSARD ELEMENTARY	0	847	0	NO	Current CSA Five Year Plan
6771	JORGE MAS CANOSA MIDDLE	802	457	457	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR HIGH	23	541	23	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR HIGH	17	518	17	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
3261	MIAMI HEIGHTS ELEMENTARY	402	847	402	NO	Adjacent CSA
2151	JACK DAVID GORDON COMMUNITY ELEMENTARY	292	445	292	NO	Adjacent CSA
4511	DR. GILBERT L. PORTER ELEMENTARY	235	153	153	YES	Adjacent CSA
7531	MIAMI SUNSET SENIOR HIGH	906	501	501	YES	Adjacent CSA

*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.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net