

25. POLICE AND FIRE PROTECTION

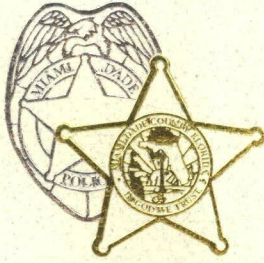
- A. If police/fire services, facilities or sites will be dedicated or otherwise provided on-site, describe them, specify any conditions of dedication and locate on Map H.**

A police station and a fire station are both projected to be built as part of the Parkland development. The ultimate location will be determined through continued dialogue through the review process with the police and fire departments.

- 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, contains 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



Miami-Dade Police Department

Director's Office



An Internationally
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Police Service

June 23, 2006

Ms. Alicia Corral, Planner
The Curtis Group
7520 Red Road, Suite M
South Miami, Florida 33143

Dear Ms. Corral:

Thank you for submitting the Proposed Development Schedule. We have carefully reviewed the submitted project description and are prepared to provide the best possible response based on the preliminary information submitted. The Miami-Dade Police Department (MDPD) does not object to the proposed regional development known as the "Parkland" in Miami-Dade County.

As the demand for police service increases, additional sworn personnel may be required to maintain current levels of service. In addition to existing police districts, MDPD provides contractual police services to recently incorporated municipalities. Should the proposed development seek to incorporate as a municipality, such as a town, it is important to note that Chapter 20 - Municipalities, of the Code of Miami-Dade County, governs such a process.

Public safety service in the area under consideration is adequate at this time. However, growth within an existing police district results in increased demands for police service. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands are normally evaluated once neighborhoods are established, and re-evaluated on an on-going basis.

A careful review of the information you provided shows that there is likely to be an impact on the MDPD resources based upon the increase in the overall development, housing units, population, traffic, etc. If additional personnel or resources are required as the project is phased in over the build-out period, they are considered through the annual budgetary process.

We appreciate the opportunity to be of assistance to you, and if further information is needed, please contact Sergeant Rigoberto Rivas of the Grants and Legislative Section, at (305) 471-2123.

Sincerely,

Robert Parker
Director

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Miami-Dade Fire Rescue Department

Office of the Fire Chief
9300 N.W. 41st Street
Doral, Florida 33178-2414
T 786-331-5000 F 786-331-5101

miamidade.gov

June 14, 2006

Ms. Alicia Corral
The Curtis Group
7520 Red Road, Suite M
South Miami, FL 33143

Re: Parkland Development of Regional Impact (DRI)
Fire Protection and Emergency Medical Services

Dear Ms. Corral:

Thank you for your letter dated June 7, 2006 requesting information pertaining to fire protection and emergency medical services in regards to the proposed Parkland Development of Regional Impact (DRI). According to your letter, Parkland DRI consists of a 960-acre parcel of land bounded by SW 136 Street on the north, SW 162 Avenue on the east, SW 152 Street on the south and SW 177 Avenue on the west. In response to your request, Miami-Dade Fire Rescue Department (MDFR) offers the following information:

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately 1,800 fire and rescue calls annually. However, as a result of the number of units and the complexity of the development, this project may generate a higher number of alarms than anticipated. The estimate volume of alarms will severely impact existing fire rescue service. As a result, existing facilities and staffing will not be capable of adequately serving the proposed Parkland DRI.
- (B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers.
- (C) The desired travel time to such a project is 5 minutes for arrival of the first-in unit.
- (D) Required fire flow for this project is up to 3,000 gpm with hydrant spacing no further than every 300 feet. Proper main extensions can be provided by Miami-Dade Water and Sewer Department (WASAD). Generally, for this type of development 14-16 inch water mains are required.

The Fire Rescue Department's Fire and Water Engineering Bureau makes final determination regarding exact size and looping of water mains, and the number and placement of hydrants. The Fire and Water Engineering Bureau is located at 11805 SW 26th Street, and may be reached at (786) 315-2771.

Delivering Excellence Every Day

- (E) Fire Rescue impact fees fund primary and supportive facility and equipment needs generated by any additional impact. The project's proportionate share of impact fees will be assessed at time of building permit.

EXISTING SERVICES

- A) Units from the following stations will respond to incidents at central area of the applicant location:

Station	Address	Equipment	Staff	Response Time (*)
43	13390 SW 152 Street	Rescue 50' ALS Squrt	7	8 to 10 minutes
36	10001 Hammocks Blvd.	Rescue 50' ALS Squrt Battalion	7	10 to 12 minutes
56	16250 SW 72 Street	Rescue ALS Engine	7	10 to 12 minutes
53	11600 SW Turnpike Highway	Rescue	3	14 to 16 minutes
60	17605 SW 248 Street	ALS Tanker	4	14 to 16 minutes

*Projected response times are not within acceptable timeframes for Miami-Dade Fire Rescue. Furthermore, inadequate roadways may increase response time.

- B) Increased response times may result because of congestion on the following roadways:

SW 152 Street and SW 177 Avenue.

PLANNED SERVICE EXPANSIONS

Presently, MDFR is seeking to identify a parcel of land in the vicinity of SW 157 Avenue and SW 184th Street for the construction of planned Station 71 – Eureka. Funding source is primarily impact fees.

Ms. Alicia Corral
Subject: Parkland DRI Application
June 14, 2006
Page 3 of 3

SITE REQUIREMENTS:

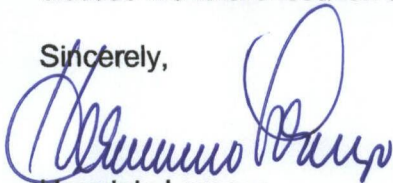
During the Development Impact Committee (DIC) process, the MDRF Planning Section will provide comments regarding service impact. The Fire and Water Engineering Bureau will review for compliance with NFPA 1, Chapter 18, access road requirements.

CONCLUSION:

According to the development information, the number of alarms forecasted for this project, along with the congested roadways within the area will generate a severe impact on existing services. Under provisions of Chapter 33J of the Code of Miami-Dade County, all development are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities should be borne by new users to the extent new uses require new facilities. To offset the cost, any application for development activity within Miami-Dade County fire rescue service area will be subjected to the imposition of a fire impact fee. As part of the project's proportionate share of impact fees, MDRF will require the dedication of a 2-acre parcel of land for the construction of a fire rescue station to service the Parkland DRI.

Please contact Ms. Jacqueline De Diego, Planning Section Supervisor, at 786-331-4542, to discuss the future location and configuration of a MDRF station within the development.

Sincerely,

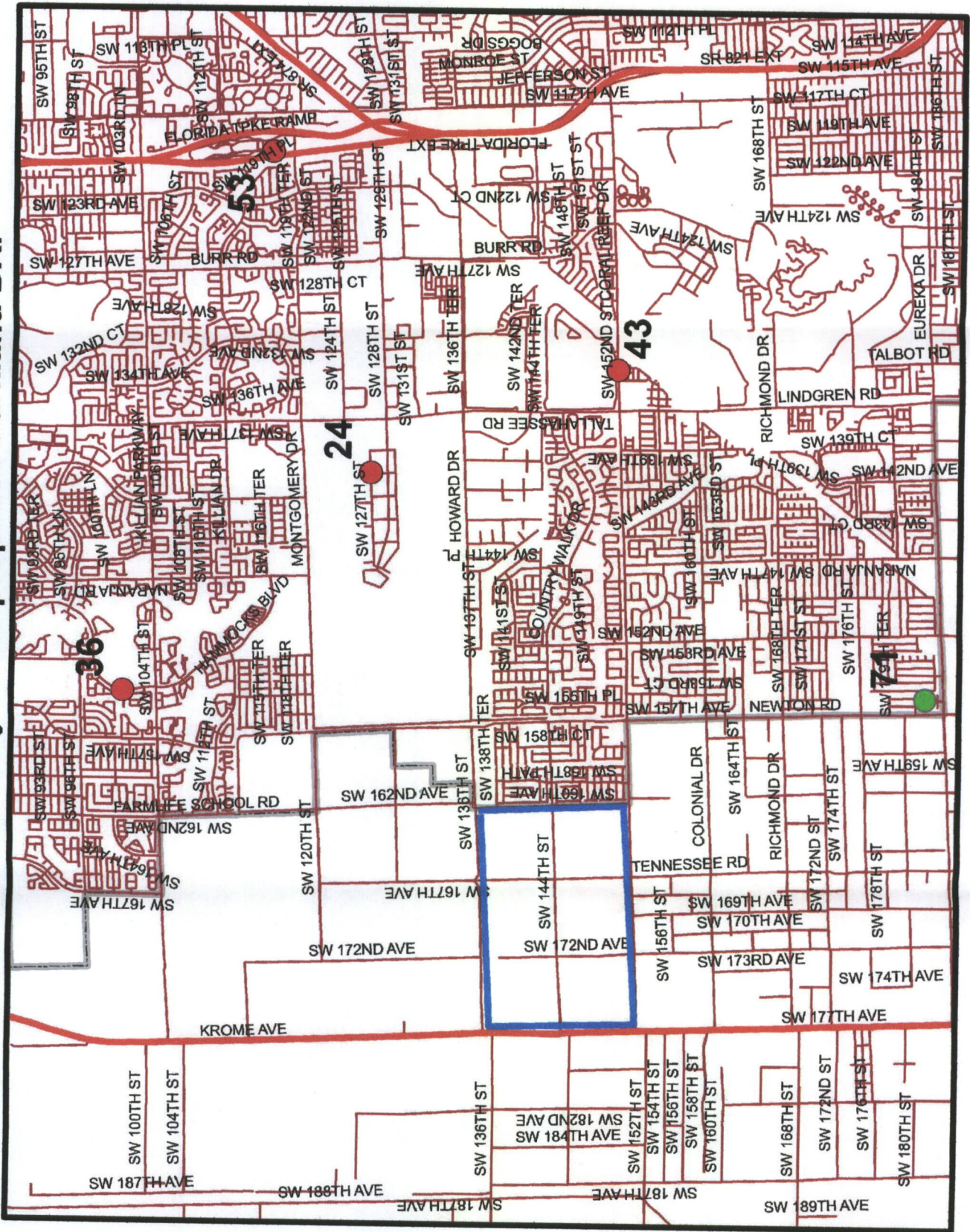


Herminio Lorenzo
Fire Chief

HL/JDD/gc

c: Alfredo Suarez, Deputy Fire Chief
Scott Mendelsberg, Chief Financial Officer
Jacqueline De Diego, Planning Section Supervisor
Guillermo Castillo, Principal Planner
Carlos Heredia, Principal Planner
South Florida Regional Planning Council
Control file

Miami Dade Fire Rescue Department Service Delivery to the proposed Parkland DRI



June 8, 2006

VIA EMAIL & MAIL

Chief Robert Parker
Miami-Dade County Police Department
9105 NW 25th Street
Doral, FL 33172

**Re: Parkland DRI
Police Services**

Dear Chief Parker:

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 Parkland development with police services.

Lennar Homes is seeking to develop a mixed-use project in unincorporated Miami-Dade County. **Parkland DRI** consists of 960 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) 663-5800.

Sincerely,



Alicia Corral
The Curtis Group

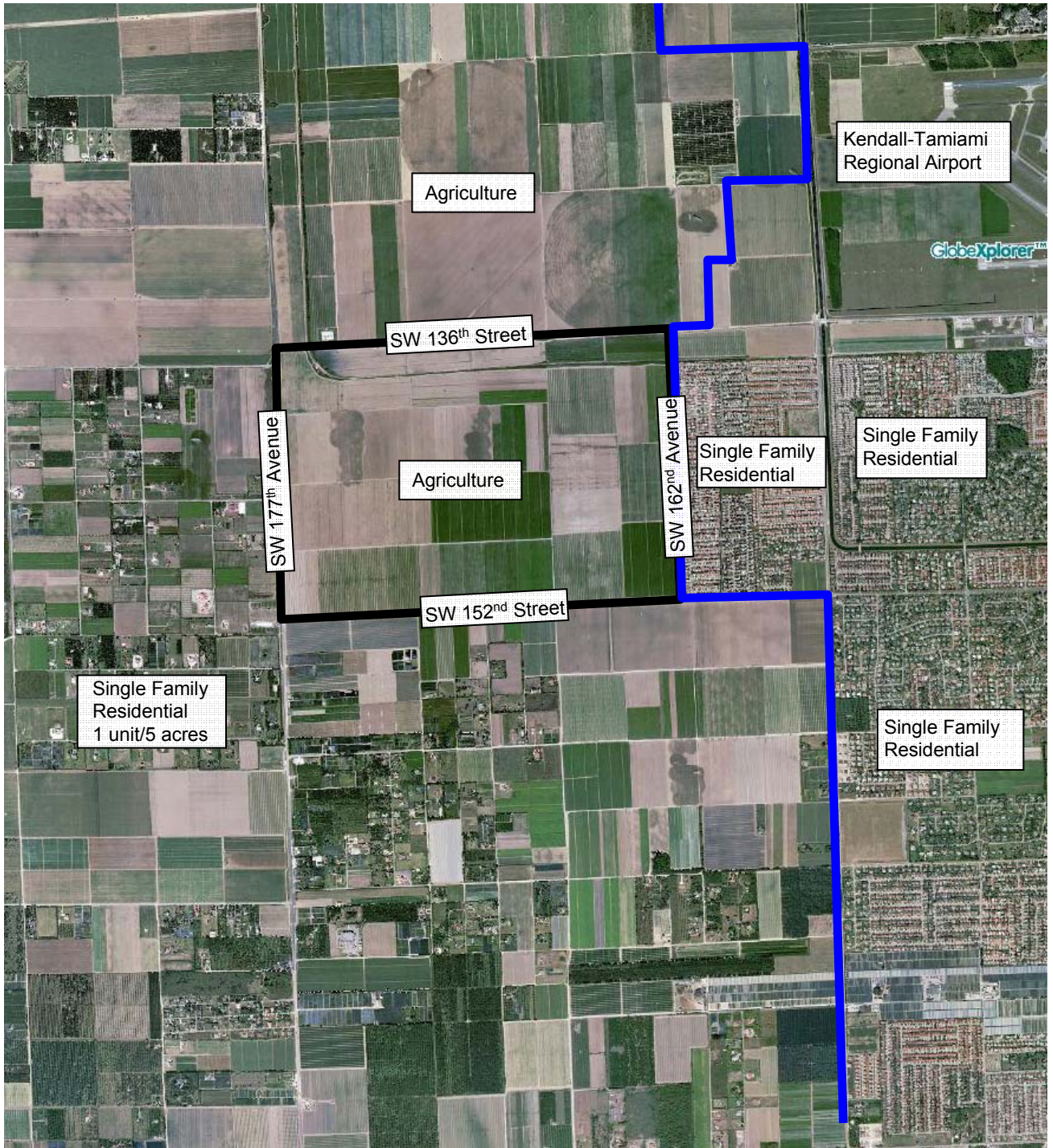
Enclosures

Cc: File Number 2004-22


Development Program

The Applicant proposes development of the following mix of uses:

Parkland DRI Development Program	
Land Use	Units
Residential	
Single Family	2,000 du
Townhouse	1,900 du
Condominium (MF)	<u>1,900 du</u>
Total	5,800 du
Retail	200,000 sf 20 acres
Industrial – Flex space	550,000 sf 33 acres
Schools	K-8 – 3,200 students High School – 1,600 students
Hospital	200 beds
Medical Office	100,000 sf 15 acres
Community Uses	50,000 sf
Library, Police, Fire	5 acres
Parks	46 acres



Legend

-  Site Location
-  2005 Urban Development Boundary

Map D
 Existing Land Use Map
 Parkland
 October 2005

Alicia Corral

From: Rivas, Rigoberto (MDPD) [RRivas@mdpd.com]
Sent: Monday, July 31, 2006 3:10 PM
To: Alicia Corral
Subject: RE: Parkland DRI

I won't be necessary.

Rigo Rivas, Sergeant
Miami-Dade Police Department
Grants and Legislative Section
9105 NW 25 Street
Miami, Florida 33172
Phone: 305-471-2123
Cellular: 786-412-5415
Fax: 305-471-2534
Email: rrivas@mdpd.com

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-----Original Message-----

From: Alicia Corral [mailto:alicia@curtisplanning.com]
Sent: Monday, July 31, 2006 2:06 PM
To: Rivas, Rigoberto (MDPD)
Subject: RE: Parkland DRI

Hi Sgt. Rivas,

I received the letter as you mentioned on June 23 - thank you for your help.

The development program changed from what it was when I submitted my request to you. There are now more multi-family units, less single family units. Should I send you an updated request, will it change your assessment? Please let me know so that I can submit a revised request as quickly as possible.

Thank you,

Alicia Corral

Planner
The Curtis Group
7520 Red Road
Suite M
South Miami, Florida 33143
305.663.5800

From: Rivas, Rigoberto (MDPD) [mailto:RRivas@mdpd.com]
Sent: Friday, June 16, 2006 9:00 AM
To: Alicia Corral
Subject: RE: Parkland DRI

Good morning Ms. Corral,
Please be advised that I have concluded my review of the proposed Parkland DRI. You should be receiving an official response letter from the department in the next few days. Should you need further assistance please feel free to contact me.

Thank you,

8/2/2006

June 7, 2006

VIA FACSIMILE & MAIL

Chief Herminio Lorenzo
Miami-Dade County Fire Rescue Department
9300 NW 41 Street
Miami, FL 33178-2414

**Re: Parkland DRI
Fire Protection and Emergency Medical Service**

Dear Chief Lorenzo:

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 Parkland development with fire protection and emergency medical services.

Lennar Homes is seeking to develop a mixed-use project in unincorporated Miami-Dade County. **Parkland DRI** consists of 960 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.

If you have any questions, please do not hesitate to contact me at (305) 663-5800.

Sincerely,



Alicia Corral
The Curtis Group

Enclosures

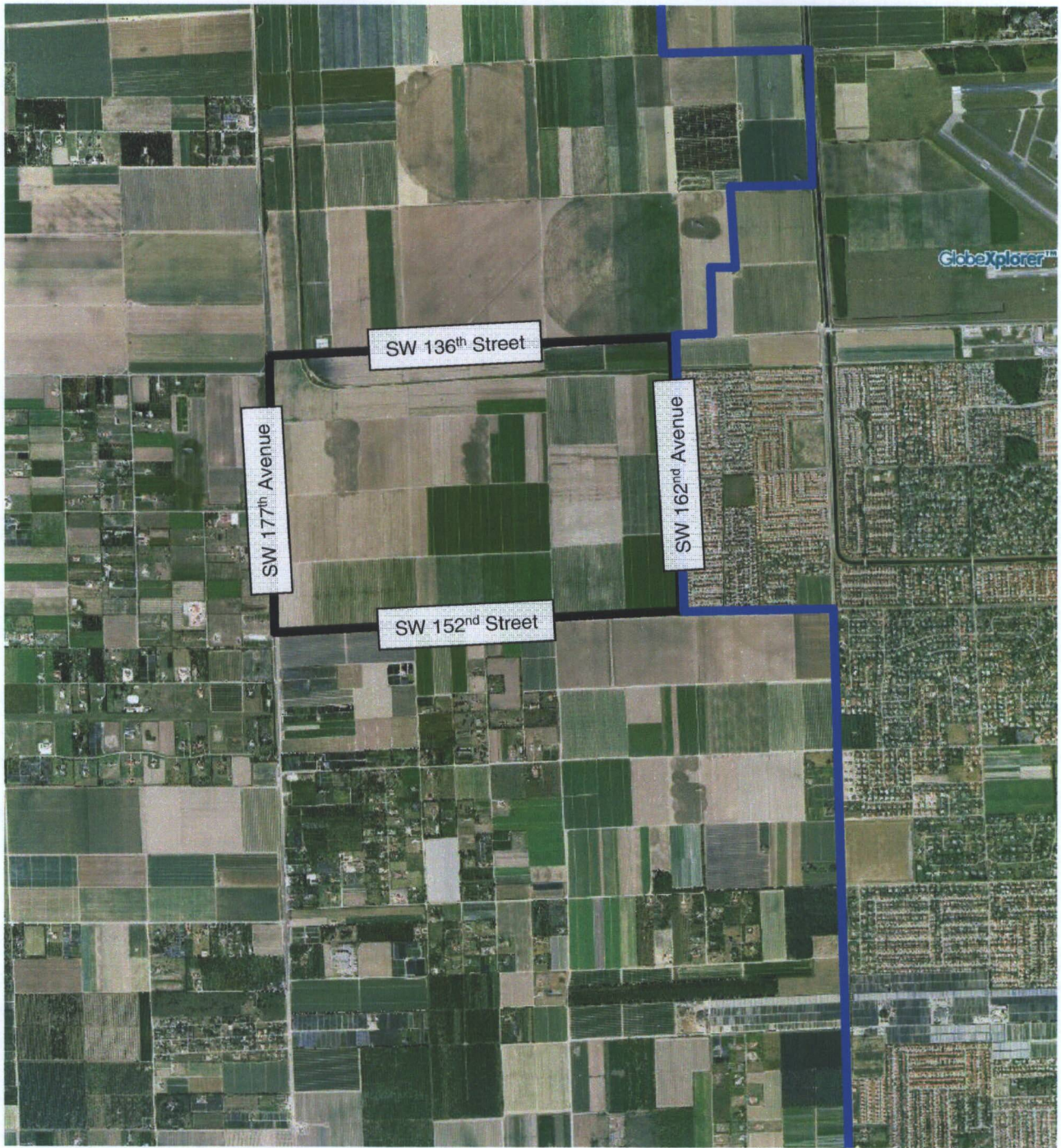
Cc: File Number 2004-22

COMPREHENSIVE DEVELOPMENT PLANNING



Development Program

The Applicant proposes development of the following mix of uses:

Parkland DRI Development Program	
Land Use	Units
Residential	
Single Family	2,000 du
Townhouse	1,900 du
Condominium (MF)	<u>1,900 du</u>
Total	5,800 du
Retail	200,000 sf 20 acres
Industrial – Flex space	550,000 sf 33 acres
Schools	K-8 – 3,200 students High School – 1,600 students
Hospital	200 beds
Medical Office	100,000 sf 15 acres
Community Uses	50,000 sf
Library, Police, Fire	5 acres
Parks	46 acres



Legend

-  Site Location
-  2005 Urban Development Boundary

Map B
Aerial Map
Parkland
October 2005

Alicia Corral

From: Heredia, Carlos (MDFR) [carlos.heredia@miamidade.gov]
Sent: Thursday, August 03, 2006 11:45 AM
To: Alicia Corral
Cc: De Diego, Jacqueline (MDFR)
Subject: RE: Parkland Development - Fire services

Hello Alicia,

Thank you for the information. We will review the data and revise our memorandum accordingly.

Regards,
Carlos

-----Original Message-----

From: Alicia Corral [mailto:alicia@curtisplanning.com]
Sent: Wednesday, August 02, 2006 5:28 PM
To: Heredia, Carlos (MDFR)
Subject: RE: Parkland Development - Fire services

Carlos,

Attached please find a revised development program. As you'll see, the totals for each of the types of dwelling units changed, and there are more units now. Let me know if you want me to include this revised development program as part of another formal request to your department. We will be submitting this application on August 9, so there won't be any more changes to the program.

Thank you,

Alicia

From: Heredia, Carlos (MDFR) [mailto:carlos.heredia@miamidade.gov]
Sent: Tuesday, August 01, 2006 7:40 AM
To: Alicia Corral
Cc: De Diego, Jacqueline (MDFR)
Subject: RE: Parkland Development - Fire services

Hello Alicia,

Please provide a legend reflecting the proposed development. This will allow us to analyze the impact to fire rescue service and respond accordingly.

Thank you,
Carlos

-----Original Message-----

From: Alicia Corral [mailto:alicia@curtisplanning.com]
Sent: Monday, July 31, 2006 2:09 PM
To: Heredia, Carlos (MDFR)
Subject: RE: Parkland Development - Fire services

8/3/2006

Hello Carlos,

I received your letter and thank you for your help in this matter. The development program has changed, however, since the time I sent my request to you. There are more multi-family units, less single family. Should I send an updated request to you, or do you think that your assessment won't materially change? Please let me know so that I can get out that request to you asap, if required.

Thanks,

Alicia

From: Heredia, Carlos (MDFR) [mailto:carlos.heredia@miamidade.gov]
Sent: Thursday, June 08, 2006 2:41 PM
To: Alicia Corral
Subject: RE: Parkland Development - Fire services

Hello Alicia,

Attached, please find a scanned copy of the original letter. The original has been re-mailed. It seems that it was mailed to an incorrect address, returned to our office, and erroneously filed.

I apologize for the delay and inconvenience.

Please let me know if I could be of further assistance.

Regards,
Carlos

-----Original Message-----

From: Alicia Corral [mailto:alicia@curtisplanning.com]
Sent: Thursday, June 08, 2006 11:48 AM
To: Heredia, Carlos (MDFR)
Cc: Rob Curtis
Subject: FW: Parkland Development - Fire services

Hi Carlos,

Attached is a letter addressed to Chief Lorenzo requesting information on the ability of the Miami-Dade Fire Rescue Department to provide services to the proposed development. We need this information as part of the Development of Regional Impact application we are preparing. We had sent a similar letter in September requesting this information and not received a response, but the program has slightly changed.

I know there was a meeting on this property way back that you coordinated with Helen from my office. I don't believe that any official documentation of that meeting ever was issued. However, we still need an official response from your agency regarding your ability to provide fire and emergency services to the proposed development. Yesterday, a coworker of mine suggested that I contact Jacqueline De Diego in your department and I did that yesterday but I recalled today that you were at least familiar with this project.

Please let me know if there is any other information on this matter I can provide to you or if there is someone else I should address my request to. I appreciate your attention to this matter. I hope all is well.

Alicia Corral

8/3/2006