



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

DATE: May 3, 2022

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

FROM: Stephen Olmsted, AICP, LEED-GA
Planning Director

RE: Gulliver Schools, Inc. (Gulliver) and Immanuel Presbyterian Church of
Miami, Inc. (Crossbridge) – Request for Variances

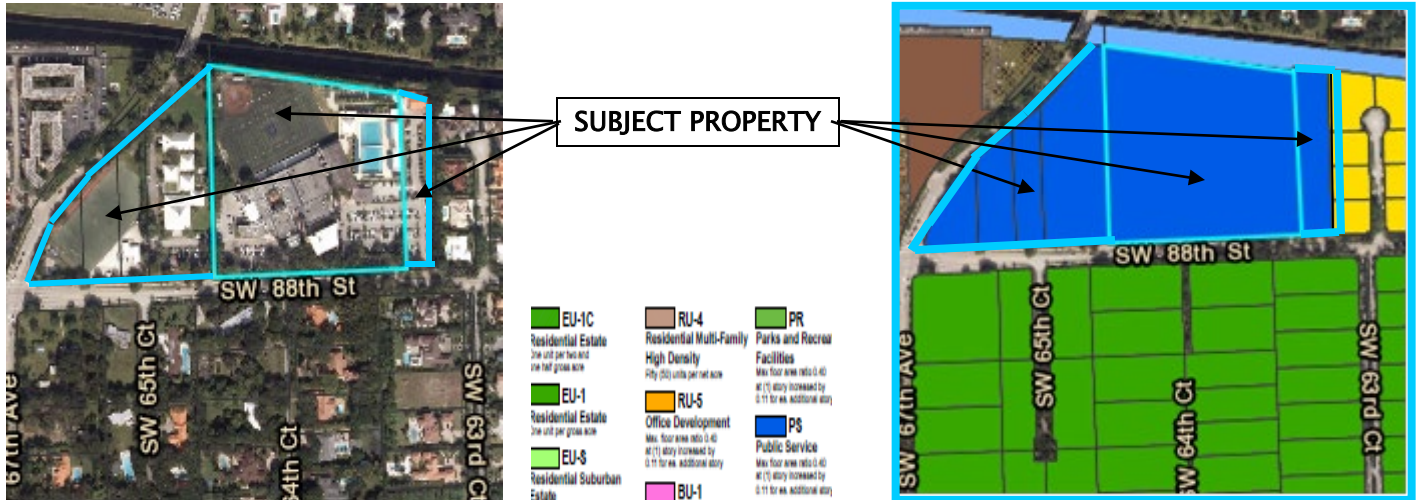
PETITION REQUEST

Melissa Tapanes Llahues, Esq. (Applicant) and Gulliver Preparatory School, Inc. and Immanuel Presbyterian Church of Miami, Inc. (Owners) are requesting approval of the following:

1. A variance from the requirements of Division 6.3.301.2 of the Village's Land Development Regulations (Floodplain Management Ordinance) to allow construction of the finished floor of new approved occupiable buildings at an elevation of 10.9 feet NGVD instead of 11.58 feet NGVD, and the finished floor of the approved parking garage at 10.4 feet NGVD instead of 11.58 feet NGVD as otherwise required; and
2. A conditional use permit to allow placement of eight (8) portable classroom trailers on the north side of the Gulliver campus for a period not to exceed two (2) years. The purpose of the proposed temporary classrooms is to replace classroom space scheduled for demolition during Phase I of construction. No increase in the maximum permitted student enrollment cap is proposed.

SITE LOCATION

The subject property is located at 6491, 6575, 6605, 6675, 6545, and 6691 SW 88 Street, Pinecrest, Florida 33156 within the PS, Public Service zoning district.



OWNER/APPLICANT

OWNER: Gulliver Schools, Inc. (Gulliver) and Immanuel Presbyterian Church of Miami, Inc. (Crossbridge)

APPLICANT: Melissa Tapanes, Esq.

BACKGROUND

In 2019, the Village Council approved a revised site development plan (Development Order 2019-0716-B) for Gulliver and Immanuel Presbyterian Church allowing the development of new classrooms, an auditorium, a gymnasium, a parking garage, and a new church. The approved site plan indicates a finished floor elevation for the occupiable buildings of 10.9 feet NGVD and the finished floor of the approved parking garage at 10.4 feet NGVD as requested in this application for a variance. The applicants had not applied for a variance at the time of site plan review and staff had not realized the need for a variance at that time.

The justification and need for the proposed variance are provided in the applicant’s application and Letter of Intent. Other existing buildings on the campus are constructed at a lower elevation that ranges between 9.09 and 10.10 feet NGVD, and elevation of the new buildings to a higher elevation of 11.58 feet NGVD would require introduction of approximately 1.5 feet of fill, resulting in a substantial deviation between the elevations of the existing and proposed new buildings. The proposed elevation of the occupiable buildings of 10.9 feet is higher than the highest crown of road adjacent to the property (Kendall Drive) which is 10.58 feet. Note: Plans recently submitted by Crossbridge Church for building permits indicate compliance with existing finished floor elevation criteria without need for a variance.

Additionally, a total of eight (8) temporary portable classroom trailers are proposed to be located on the Gulliver campus for a period of two (2) years to accommodate students during construction of new permanent classrooms as approved by the Village Council in Development Order 2019-0716-B.

PUBLIC COMMENT

The Building and Planning Department has received comments relative to the proposed temporary classrooms. A copy of the correspondence is attached for the Village Council's consideration. Additionally, a neighboring property owner called to inquire if the proposed classrooms would be installed west of the swimming pool at Gulliver and staff confirmed that they are proposed to be located to the west of the pool.

PINECREST LAND DEVELOPMENT REGULATIONS

1. Finished Floor Elevation - Variance - Division 6.3.107 of the Village's Land Development Regulations (Variances and Appeals) indicates that the Village Council is responsible for hearing and deciding requests for variances from the Village's Floodplain Management requirements in accordance with noted criteria.
2. Temporary Classrooms - Conditional Use Permit – The temporary classroom trailers proposed to be located on the Gulliver campus are a conditionally permitted use. Division 3.3 of the Village's Land Development Regulations include criteria for consideration of a conditional use permit. The existing school and approved redevelopment activities are proceeding in compliance with plans and development orders previously approved by Miami-Dade County and the Village of Pinecrest.

Division 6.3.107 - Finished Floor Elevation Variance

ANALYSIS

Criteria for approval of a variance from the finished floor elevation requirements of the Land Development Regulations include the following:

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards

Construction of the proposed buildings at the required elevation would result in structures that are higher and aesthetically out of proportion with other established buildings on campus. Failure to grant the requested variance would require

elevation of the natural grade of the property and construction of the new buildings at a height that would be unnecessarily high.

(2) Determination by the Village Council that:

- (a) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship**

Due to the topographic characteristics and location of the subject property, if the variance is not approved, the owners would be required to add a significant volume of fill material to raise the elevation of the building pads, contrary to best practices, and provide for more extensive on-site retention of stormwater to prevent storm water runoff and flooding of adjacent properties.

- (b) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances**

All structures are required and proposed to be constructed at minimum elevations that are higher than the minimum required FEMA flood elevation of 8.00 feet NGVD. Staff does not anticipate increased flood heights, the creation of a nuisance, fraud, or victimization of the public as a result of the granting of this variance.

- (c) The variance is the minimum necessary, considering the flood hazard, to afford relief**

Approval of the requested variance will allow Gulliver to construct the classrooms and buildings with floor elevations consistent with other adjoining buildings without the need to increase the elevation or otherwise alter the natural grade of the property.

- (3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land**

The applicants have agreed to record the Development Order, if approved.

- (4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation,**

a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

If the variance is approved by the Village Council, the Village's Floodplain Administrator will issue the required notice to the property owners and require that the notice be recorded in the public Records of Miami-Dade County prior to issuance of a building permit.

RECOMMENDATION

The Building and Planning Department recommends approval of the application for a variance, subject to the following conditions:

1. The elevation of the finished floor of the occupiable buildings shall be established at or above an elevation of 10.9 feet NGVD instead of 11.58 feet NGVD, and the finished floor of the approved parking garage shall be established at an elevation of 10.4 feet NGVD instead of 11.58 feet NGVD as otherwise required.
2. Finished floor elevation requirements notwithstanding, all construction and development on the subject property shall otherwise comply with all requirements of the Village of Pinecrest Land Development Regulations and Florida Building Code.
3. The Floodplain Administrator shall issue the required notice to the property owners and require that the notice be recorded in the public Records of Miami-Dade County prior to issuance of a building permit.

Division 3.3 Conditional Use Approval

ANALYSIS

In order to obtain approval of a Conditional Use, the applicant is required to demonstrate the following:

1. ***LAND USE COMPATIBILITY: The Conditional Use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and harmonious with adjacent land uses and shall not adversely impact land use activities in the immediate vicinity.***

Gulliver is an established school in the Village of Pinecrest. Continued compliance with restrictions and requirements of the Land Development Regulations and approved development order will help to ensure and maintain land use compatibility between the proposed temporary classrooms and adjoining single-family residential uses. Substantial landscaping and building setbacks will continue to buffer campus activities from adjoining residences located to the south and east.

2. ***SUFFICIENT SIZE, SITE SPECIFICATIONS AND INFRASTRUCTURE TO ACCOMMODATE THE PROPOSED USE.*** *The size and shape of the site, the proposed access and internal circulation, and the urban design must be adequate to accommodate the proposed scale and intensity of conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.*

The site is large enough to accommodate eight (8) temporary classroom trailers for a limited period of 2 years and will not generate a demand for levels of service greater than those required to support the campus redevelopment approved by the Village Council in 2019.

3. ***COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDMP) AND LAND DEVELOPMENT CODE.*** *The conditional use and site plan shall comply with environmental, zoning and other applicable regulations of the Land Development Code, and shall be consistent with the CDMP.*

The existing school and additional temporary classrooms are consistent with the Future Land Use Element of the Village's Comprehensive Development Master Plan and are a conditionally permitted use within the PS, Public Service zoning district. The existing school and eight (8) additional temporary classroom trailers are consistent with setback requirements of the Land Development Regulations.

4. ***PROPER USE OF MITIGATIVE TECHNIQUES.*** *The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.*

The existing campus is developing in accordance with approved plans which include ample setbacks and landscaping adjacent to established residential areas to the south and east of the school. The classroom trailers are proposed to be located within the north-central portion of the campus and are not expected to generate additional adverse impacts.

5. ***HAZARDOUS WASTE. No conditional use which generates hazardous waste or uses hazardous materials shall be located in the Village unless the specific location is consistent with the CDMP, Land Development Code, and does not adversely impact well fields, aquifer recharge areas, or other conservation resources, as may be applicable now or in the future.***

This standard is not applicable. The proposed temporary classrooms are not expected to generate hazardous waste or require use of hazardous materials.

STAFF RECOMMENDATION

Based on the above analysis, the Building and Planning Department recommends approval of the proposed conditional use for placement of eight (8) temporary classroom trailers on the Gulliver campus subject to the following requirements and conditions:

1. Compliance with all requirements of the Village of Pinecrest, including the Pinecrest Code of Ordinances and Comprehensive Development Master Plan; and review and approval of an application for building permits subject to compliance with applicable permitting requirements.
2. Continued compliance with all requirements and conditions of Pinecrest Development Order 2019-0716-B.
3. Removal of the eight (8) temporary classroom trailers from the Gulliver campus no later than May 10, 2024.
4. This conditional use does not grandfather, vest, or approve any use that violates this conditional use, these conditions, the Village Code of Ordinances, or other applicable law.
5. Conditions imposed by other development orders or resolutions affecting the property not expressly modified herein shall remain in full force and effect.

PUBLIC HEARING NOTICE

PUBLIC HEARING NOTICE



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

On **Tuesday, May 10, 2022 at 7:00 p.m.**, the Village Council will conduct the following public hearings at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

OWNER/APPLICANT: Gulliver Schools, Inc. (Gulliver) and Immanuel Presbyterian Church of Miami, Inc. (Crossbridge)/Melissa Tapanes Llahues, Esq.

ITEMS: 1. A variance from the requirements of Division 6.3.301.2 of the Village's Land Development Regulations (Floodplain Management Ordinance); and 2. A conditional use permit to allow placement of eight (8) portable classroom trailers on the north side of the Gulliver campus for a period not to exceed two (2) years.

LOCATION: The subject property is located at 6491, 6575, 6605, 6675, 6545, and 6691 SW 88 Street, Pinecrest, Florida 33156 within the PS, Public Service zoning district.

REQUEST: Melissa Tapanes Llahues, Esq. (Applicant) and Gulliver Preparatory School, Inc. and Immanuel Presbyterian Church of Miami, Inc. (Owners) are requesting approval of the following:

1. A variance from the requirements of Division 6.3.301.2 of the Village's Land Development Regulations (Floodplain Management Ordinance) to allow construction of the finished floor of new approved occupiable buildings at an elevation of 10.9 feet NGVD instead of 11.58 feet NGVD, and the finished floor of the approved parking garage at 10.4 feet NGVD instead of 11.58 feet NGVD as otherwise required; and
2. A conditional use permit to allow placement of eight (8) portable classroom trailers on the north side of the Gulliver campus for a period not to exceed two (2) years. The purpose of the proposed temporary classrooms is to replace classroom space scheduled for demolition during Phase I of construction. No increase in the maximum permitted student enrollment cap is proposed.



SUBJECT PROPERTY

EU-1C Residential Estate Min. lot area 12,000 sq ft Min. lot width 60 ft	RU-4 Residential Multi-Family High Density Min. lot area 10,000 sq ft Min. lot width 40 ft	PR Parks and Recre- ation Facilities Min. lot area 100,000 sq ft Min. lot width 100 ft
EU-1 Residential Estate Min. lot area 10,000 sq ft Min. lot width 60 ft	RU-5 Office Development Min. lot area 10,000 sq ft Min. lot width 40 ft	PS Public Service Min. lot area 100,000 sq ft Min. lot width 100 ft
EU-S Residential Suburban Estate Min. lot area 10,000 sq ft Min. lot width 60 ft	BU-1 Business Min. lot area 10,000 sq ft Min. lot width 40 ft	



OVER

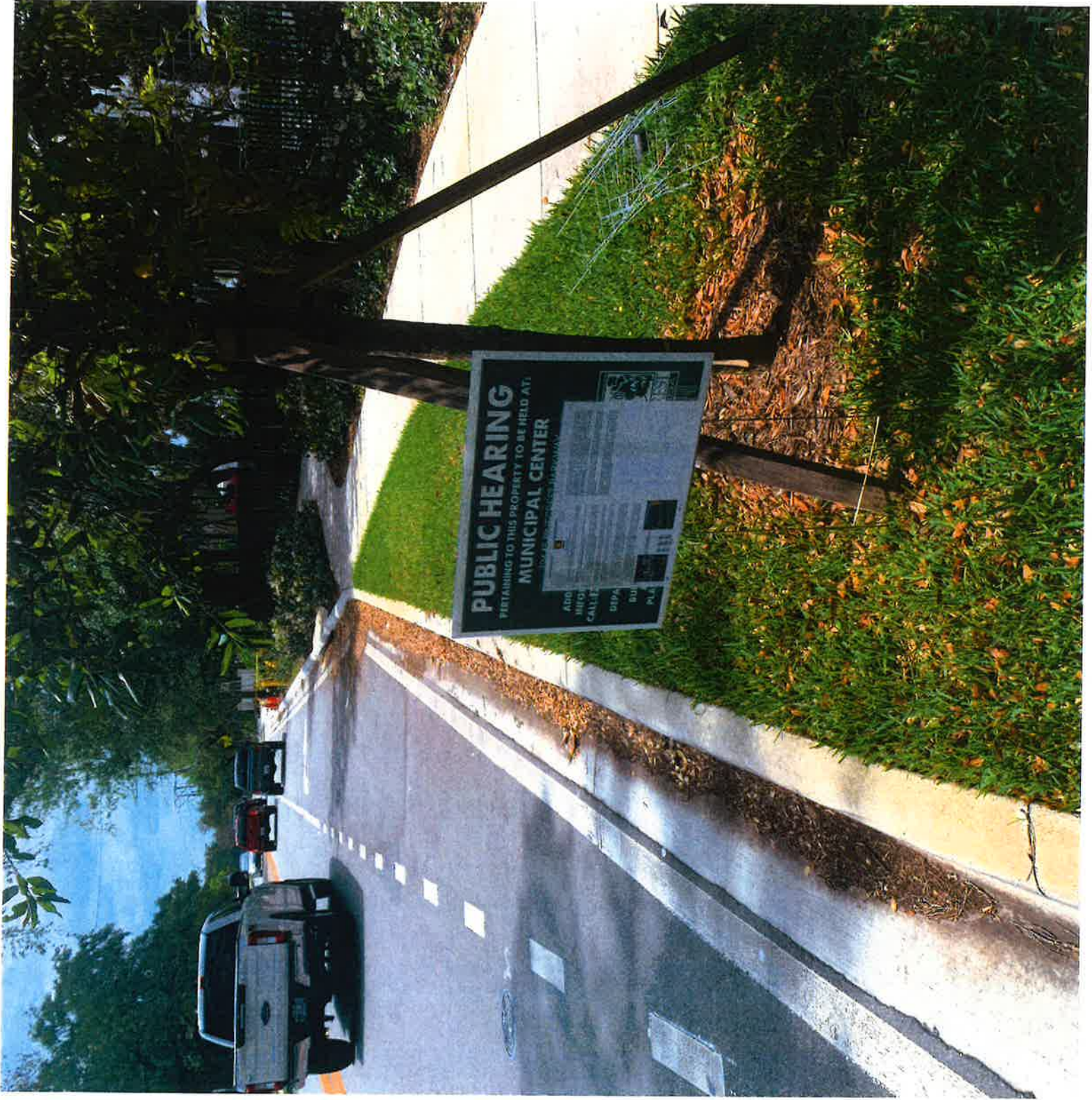
OVER

All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 4:30 p.m. on Monday, May 9, 2022. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than seven (7) business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).





PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER

APPROXIMATELY 10:00 AM
CALL AT 334-222-2222
OR VISIT www.cityofjacksonville.com





PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
1000 S. GULF BLVD. SUITE 100
DREXEL, MISSISSIPPI 39234

4000
1000
GULF BLVD.
DREXEL, MS
39234





VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION
Administrative Review Application

received
2/9/2022

- Please check one:
- VILLAGE COUNCIL
 - PLANNING BOARD
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No.	_____
Date Received:	_____

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|---|--|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) Melissa Tapanes Llahues, Esq. on behalf of Gulliver Preparatory School, Inc. dba South Florida Private Schools, Inc. and Immanuel Presbyterian Church of Miami, Inc.		
Mailing Address 200 S. Biscayne Boulevard, Suite 300	City, State, Zip Miami, FL 33131	Telephone (305) 374-5300 Email MTapanes@brzoninglaw.com
Name of Owner Gulliver Preparatory School, Inc. dba South Florida Private Schools, Inc. & Immanuel Presbyterian Church of Miami, Inc.		
Mailing Address 9350 S. Dixie Highway, Floor 11 6605 SW 88th Street	City, State, Zip Miami, FL 33156 Miami, FL 33156	Telephone (786) 709-4001 Email

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).
If metes and bounds description – Complete description, including section, township and range).

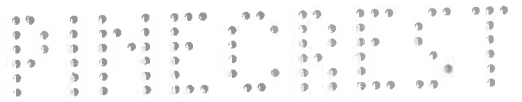
Folio Number See Exhibit A

Address 6491 SW 88 Street; 6575 SW 88 Street; 6545 SW 88 Street; 6675 SW 88 Street; 6691 SW 88 Street and 6605 SW 88 Street

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): 9.2' FLOOD _____ ZONE _____

Revised 8/2016



B. ADDRESS (If number has been assigned) 6491 SW 88 Street; 6575 SW 88 Street; 6545 SW 88 Street; 6675 SW 88 Street; 6691 SW 88 Street and 6605 SW 88 Street

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; 17,461 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED 05/01/2000; 06/01/2001; 11/01/1976

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

Consistent with the Site Plan Approval approved by the Village in July 2019 (See, Development Order 2019-0716-3-B), a non-use variance from Section 6.3.301.2(1)a of the Village of Pinecrest Code to allow for a finished floor elevation of 10.9' for occupiable spaces and 10.4' for the garage when the minimum elevation requirements are measured from the elevation of the highest crown of the road or street abutting the structures plus one (1) foot, or 11.54'.

A request for conditional use approval for the construction of 10 temporary classrooms to be placed within the campus, for a period not to exceed 2 years.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

The Applicants respectfully request approval of a non-use variance from Section 6.3.301.2(1)a of the Village Code (the "Code") to allow for the base floor elevation (the "Finished Floor Elevation") to be 10.9' and 10.4' where 11.54' is required. In 2019, among other things, the Applicants obtained a Conditional Use Permit for a master unified site plan of the Property (the "Master Plan"). The Master Plan provided for a finished floor elevation of 10.9' for occupiable spaces and 10.4' for the garage. The finished floor elevation complies with FEMA and Florida Building Code requirements. The topography of the subject property limits compliance with the minimum required base flood elevation standards set forth in the Code. Failure to grant the variance would result in exceptional hardship to the Applicants. The granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances. The variance is the minimum necessary to afford relief. The portable classrooms satisfy the five (5) conditional use criteria contained in Division 3.3(c) of the Village Code. See Letter of Intent for more details.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Other _____
- Letters from Area Residents

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

02/02/2022 

Melissa Tapanes Llahues, Esq. on behalf of Gulliver Preparatory School, Inc. dba South Florida Private Schools, Inc. and Immanuel Presbyterian Church of Miami, Inc.

Date

Applicant's Signature

Print Name

Date

Applicant's Signature (if more than one)

Print Name

PREPARED BY

PREPARED BY

I/We Gulliver Preparatory School, Inc. dba South Florida Private Schools, Inc. as Owner(s) of Lot(s) See Exhibit B

Block _____ Section _____ PB/PG _____

of property which is located at 6605 SW 88 Street; 6491 SW 88 Street; 6575 SW 88 Street; 6675 SW 88 Street desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.


I/We as the owners of the subject property (check one):

- do hereby authorize Melissa Tapanes Llahues, Esq. to act on my/our behalf as the applicant;
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name Gulliver Preparatory School, Inc. Signature  Date 2/4/22

Owner's Name _____ Signature _____ Date _____

Notary to Owner: 

Applicant's Name Melissa Tapanes Llahues, Esq. Signature  Date 02/02/2022

Notary to Applicant: 

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

I/We Immanuel Presbyterian Church of Miami as Owner(s) of Lot(s) See Exhibit C

Block _____ Section _____ PB/PG _____

of property which is located at 6691 SW 88 Street; 6545 SW 88 Street desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pincrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

- do hereby authorize Melissa Tapanes Llahues, Esq. to act on my/our behalf as the applicant;
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name Immanuel Presbyterian Church of Miami Signature [Signature] Date 30 JAN '22

Owner's Name _____ Signature _____ Date _____

Notary to Owner: 

Applicant's Name Melissa Tapanes Llahues, Esq. Signature [Signature] Date 02/02/2022

Notary to Applicant: 



OPTIONAL
 However, applicants are encouraged to contact neighbors regarding application.

PUBLIC HEARING APPLICATION SUPPLEMENT

Melissa Tapanes Llahues, Esq. on behalf of Gulliver Preparatory School, Inc.
 dba South Florida Private Schools, Inc. and Immanuel Presbyterian Church of Miami, Inc.

_____ has applied to the Village of Pinecrest for a variance,

Name of Applicant

which will affect the property located at _____ as follows:
 6491 SW 88 Street; 6575 SW 88 Street; 6545 SW 88 Street; 6675 SW 88 Street; 6691 SW 88 Street;
 and 6605 SW 88 Street

Property Address

To permit A finished floor elevation of 10.9' for occupiable spaces and 10.4' for the garage when the minimum elevation requirements are measured from the elevation of the highest crown of the road or street abutting the structures plus one (1) foot, or 11.54'.

The Village Council Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel 1 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 2 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 3 _____ Owner Name _____ Address _____ Signature _____ Date
Parcel 4 _____ Owner Name _____ Address _____ Signature _____ Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ →	Parcel 5 _____ Owner Name _____ Address _____ Signature _____ Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel 6 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 7 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 8 _____ Owner Name _____ Address _____ Signature _____ Date

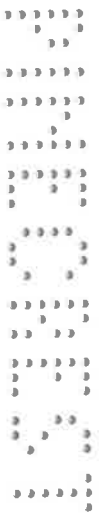




EXHIBIT A

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4036-000-0730
Property Address:	6491 SW 88 ST Pinecrest, FL 33156-1858
Owner	GULLIVER SCHOOLS INC % RONALD HURST
Mailing Address	9350 S DIXIE HWY FLOOR 11 MIAMI, FL 33156
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,306 Sq.Ft
Living Area	2,009 Sq.Ft
Adjusted Area	1,852 Sq.Ft
Lot Size	1.88 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$1,165,600	\$1,165,600	\$1,165,600
Building Value	\$80,833	\$80,873	\$80,912
XF Value	\$2,155	\$2,174	\$2,193
Market Value	\$1,248,588	\$1,248,647	\$1,248,705
Assessed Value	\$1,248,588	\$1,248,647	\$1,248,705

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption	\$1,248,588	\$1,248,647	\$1,248,705

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
36 54 40 1.88 AC M/L
E3/4 OF S1/4 OF SW1/4 LYING S OF
SNAPPER CREEK CANAL LESS E1853FT
& LESS RD
LOT SIZE IRREGULAR

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/29/2019	\$0	31678-2602	Corrective, tax or QCD; min consideration
05/01/2000	\$20,700,000	19123-3193	Other disqualified
06/01/1997	\$575,000	17688-1981	Sales which are qualified
02/01/1993	\$0	15827-0563	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4036-000-0750
Property Address:	8575 SW 88 ST Pinecrest, FL 33156-1872
Owner	GULLIVER SCHOOLS INC % JOSE FUENTE CHIEF FIN OFF
Mailing Address	9350 S DIXIE HWY FLOOR 11 MIAMI, FL 33156
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	92,091 Sq.Ft
Lot Size	410,770.8 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$5,846,600	\$5,846,600	\$5,846,600
Building Value	\$10,422,565	\$10,853,969	\$10,629,748
XF Value	\$1,042,270	\$1,066,400	\$1,076,525
Market Value	\$17,311,435	\$17,766,969	\$17,552,873
Assessed Value	\$17,311,435	\$17,766,969	\$17,552,873

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption	\$17,311,435	\$17,766,969	\$17,552,873

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
36 54 40 9.43AC W1/2 OF SW1/4 OF SW1/4 LYG S OF SNAPPER CREEK CANAL F/A/U 30-4036-000-0750 OR 19123-3193 052000 6 (4)

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/29/2019	\$0	31678-2602	Corrective, tax or QCD; min consideration
05/01/2000	\$20,700,000	19123-3193	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4035-000-1130
Property Address:	6605 SW 88 ST Pinecrest, FL 33156-1861
Owner	GULLIVER SCHOOLS INC
Mailing Address	9350 SOUTH DIXIE HWY 11FL MIAMI, FL 33156 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	26,807 Sq.Ft
Living Area	26,807 Sq.Ft
Adjusted Area	16,730 Sq.Ft
Lot Size	139,130.64 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$2,427,440	\$2,427,440	\$2,427,440
Building Value	\$1,278,815	\$1,298,030	\$1,814,532
XF Value	\$66,752	\$67,840	\$69,084
Market Value	\$3,773,007	\$3,793,310	\$4,311,056
Assessed Value	\$3,773,007	\$3,793,310	\$4,311,056

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption	\$3,773,007	\$3,793,310	
Religious	Exemption			\$4,311,056

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
35 54 40 3.194 AC
E250FT OF E1/2 OF SE1/4 OF SE1/4
LYG S OF SNAPPER CREEK CANAL LESS
BEG 250FTW & 519.54FTN OF SE COR
OF SEC TH NELY ALG R/W/L

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/16/2019	\$4,311,100	31730-4573	Religious, charitable or benevolent organization
11/01/1976	\$115,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

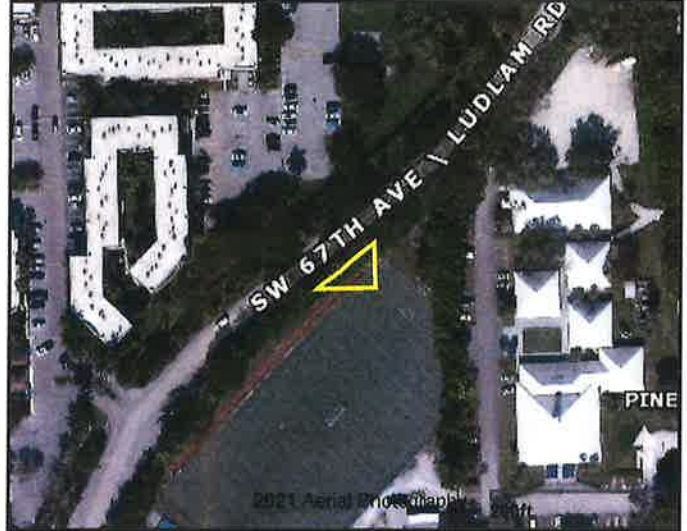


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4035-000-1150
Property Address:	6675 SW 88 ST Pinecrest, FL 33143-1861
Owner	GULLIVER SCHOOLS INC
Mailing Address	9350 S DIXIE HWY FLOOR 11 MIAMI, FL 33156
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	1,807 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$30,719	\$30,719	\$789,786
Building Value	\$0	\$0	\$4,108
XF Value	\$0	\$0	\$0
Market Value	\$30,719	\$30,719	\$793,894
Assessed Value	\$30,719	\$30,719	\$793,894

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption	\$30,719	\$30,719	\$793,894

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
35 54 40 0.04 AC M/L
BEG 350FTW & 40FTN OF SE COR OF
SEC N409.04FT SWLY ALG SELY R/W/L
166.75FT S308.46FT E132FT TO POB
& LESS BEG 350FTW & 40FTN OF

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2001	\$550,000	19747-1455	Sales which are qualified
06/01/1971	\$36,500	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4035-000-1140
Property Address:	6545 SW 88 ST Pinecrest, FL 33143-1860
Owner	IMMANUEL PRESBYTERIAN CHURCH OF MIAMI INC
Mailing Address	6605 SW 88TH ST MIAMI, FL 33156 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,116 Sq.Ft
Living Area	1,964 Sq.Ft
Adjusted Area	2,015 Sq.Ft
Lot Size	74,771 Sq.Ft
Year Built	1947



Assessment Information			
Year	2021	2020	2019
Land Value	\$1,271,107	\$1,271,107	\$771,273
Building Value	\$9,309	\$15,796	\$11,688
XF Value	\$1,716	\$1,718	\$1,721
Market Value	\$1,282,132	\$1,288,621	\$784,682
Assessed Value	\$1,282,132	\$1,288,621	\$784,682

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption			\$784,682
Religious	Exemption	\$1,282,132	\$1,288,621	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
35 54 40 1.72 AC M/L
BEG 250FTW & 40FTN OF SE COR
OF SEC CONT N273.92FT W9.50FT
N88.70FT W73.04FT S362.62FT
E82.54FT TO POB & BEG 350FTW &

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/16/2019	\$15,824,200	31730-4570	Federal, state or local government agency
10/29/2019	\$0	31678-2602	Corrective, tax or QCD; min consideration
05/01/2000	\$500,000	19123-3190	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4035-000-1152
Property Address:	6691 SW 88 ST Pinecrest, FL 33143-1861
Owner	IMMANUEL PRESBYTERIAN CHURCH OF MIAMI INC
Mailing Address	6605 SW 88TH ST MIAMI, FL 33156 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	34,804 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$550,834	\$550,834	\$550,834
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$550,834	\$550,834	\$550,834
Assessed Value	\$550,834	\$550,834	\$550,834

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption			\$550,834
Religious	Exemption	\$550,834	\$550,834	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
35 54 40 .799 AC
BEG SW COR OF E1/2 OF SE1/4
OF SE1/4 N26.16FT NELY50.43FT
TO POB CONT NELY ALG E/L R/W
335.91FT S308.46FT W156.74FT TH

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/16/2019	\$15,824,200	31730-4570	Federal, state or local government agency
10/29/2019	\$0	31678-2602	Corrective, tax or QCD; min consideration
05/01/2000	\$20,700,000	19123-3193	Other disqualified
11/01/1999	\$315,000	18876-4598	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

MICROFILM

000000

EXHIBIT B

6605 SW 88 Street:

The East 250 feet of the SE 1/4 of the SE 1/4 of Section 35, Township 54 South, Range 40 East, lying South of Snapper Creek Canal, Miami-Dade County, Florida, LESS the right-of-way taken by Dade County by eminent domain proceedings in Case No. 69-325, Circuit Court for the Eleventh Judicial Circuit, Dade County, Florida, and legally described in Official Records Book 1104 at 569-577 (Official Records Book 6655, Page 291, of the Public Records of Miami-Dade County, Florida), also portions thereof dedicated or used for street or highway purposes; and LESS the land taken and described in final judgment entered December 1, 1955, in suit instituted by Central and Southern Florida Flood Control District, Petitioner, vs. James B. Burgin and Lily D. Burgin, his wife, et al, Defendants, in the Circuit Court for Dade County, Florida, Common Law, cause number 32,775.

ALSO LESS AND EXCEPT that portion conveyed to Dade County for Right-of-Way by Deed recorded in Official Records Book 10104, Page 753, re-recorded in Official Records Book 10190, Page 85, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: The South 40 feet of the East 250 feet of the SE 1/4 of the SE 1/4 in Section 35, Township 54 South, Range 40 East, Miami-Dade County, Florida.

AND FURTHER LESS AND EXCEPT that portion conveyed by that certain Corrective Warranty Deed recorded in Official Records Book 17626, Page 1060, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: A triangular portion of the East 250 feet of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 54 South, Range 40 East, lying and being in Miami-Dade County, Florida, more particularly described as: bounded on the North by the South Right-of-Way of Snapper Creek Canal; bounded on the West by a line parallel to and 250 feet West of the East line of the Southeast 1/4 and the Southeast 1/4 of said Section 35; bounded on the Southeast by the Northwest Right-of-Way line of Ludlum Road (S.W. 67th Avenue).

6491 SW 88 Street:

The East 3/4 of South 1/4 of SW 1/4 of Section 36, Township 54 South, Range 40 East, lying South of Snapper Creek Canal Right of Way, less the East 1853 feet thereof, and less the South 35 feet, used for road purposes, lying and being in Miami-Dade County, Florida.

6575 SW 88 Street:

All that part of the West 1/2 of the SW 1/4 of the SW 1/4, Section 36, Township 54 South Range 40 East lying South of the right of way of Snapper Creek Canal, less that portion thereof conveyed to Central and Southern Flood Control District, being a conveyance of an additional 40 feet of Snapper Creek Canal right of way, recorded In Deed Book 4043, Page 271, of the Public Records of Miami-Dade County, Florida.

PLANNED

DEVELOPMENT

6675 SW 88 Street:

Commence at the SW corner of E 1/2 of SE 1/4 of SE 1/4 of Section 35, Township 54 South, Range 40 East; thence N 89° 37' 50" E along the South line of said E 1/2 of SE 1/4 of SE 1/4 of Section 35, a distance of 196.36 feet to the point of beginning of a parcel of land more particularly described as follows: thence continue N 89° 37' 50" E a distance of 132 feet to a point; thence run North a distance of 459.83 feet to a point; thence run S 53° 48' 33" W a distance of 52.41 feet to a point of curvature of a curve to the left; thence along the arc of said curve to the left whose elements are a radius of 778.51 feet, a central angle of 8° 40' 35", an arc distance of 117.89 feet to a point; thence run S 357.76 feet to the point of beginning, subject to any claim of right-of-way or easement by State of Florida or any other governmental or municipal body to the S 40 feet of the afore described property; all being and lying in Miami-Dade County, Florida.

LESS THE FOLLOWING DESCRIBED REALTY:

A portion of the SE 1/4 of the SE 1/4 of Section 35, Township 54 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the Southeast corner of said Section 35, thence run S 89° 37' 50" W along the South line of the SE 1/4 of said Section 35, for a distance of 350.01 feet to the point of intersection with the West line of the East 350.00 feet of the SE 1/4 of said Section 35; thence run North along the West line of the East 350.00 feet of the SE 1/4 of said Section 35 for a distance of 449.04 feet to the Point of Beginning; thence continue North for a distance of 10.80 feet, thence run S 53° 48' 33" W for a distance of 52.40 feet for a point of curvature of a circular curve to the left; thence run Southwesterly along the arc of said circular curve to the left, having a radius of 778.51 feet, through a central angle of 8° 41' 45", for an arc distance of 118.15 feet to the point of intersection with the West line of the East 482.00 feet of the SE 1/4 of said Section 35; thence run South along the West line of the East 482.00 feet of the SE 1/4 of said Section 35, for a distance of 4.57 feet to the point of intersection with a circular curve concave to the Southeast, the center of which bears S 43° 57' 34" E from said point of intersection; thence run Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 687.46 feet, through a central angle of 10° 03' 32" for an arc distance of 120.69 feet, thence run N 56° 05' 59" E along a line tangent to the last described curve, for a distance of 46.06 feet to the Point of Beginning.

PLANNED DEVELOPMENT

PLANNING

02-19-22

EXHIBIT C

6691 and 6545 SW 88 Street:

A Parcel of Land situated in the SE 1/4 of Section 35, Township 54 South, Range 40 East of Miami-Dade County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the SE 1/4 of said Section 35, thence S89°59'55"W, along the South line of the SE 1/4 of said Section 35, for 267.46 feet; thence N00°00'05"W for 40.00 feet to the POINT OF BEGINNING of hereinafter described parcel:

Thence from the above established Point of Beginning run S89°59'55"W along the North Right-of-Way line of S.W. 88th Street (North Kendall Drive) for 371.00 feet to a point of curvature of a circular curve to the right; thence to the right along said curve having for its elements a radius of 25.00 feet and a central angle of 110°45'28" for an arc distance of 48.33 feet to a point of compound curvature, said point lying on the Easterly Right-of-Way line of S.W. 67th Avenue (Ludlum Road); thence run the following courses and distances along the said Easterly Right-of-Way of S.W. 67th Avenue (Ludlum Road): North along said compound curve to the right, having for its elements a radius of 778.51 feet and a central angle of 10°08'09" for an arc distance of 137.72 feet to a point, said point bearing N59°06'28"W from the center of said curve; thence N35°00'09"E for 57.68 feet to a point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 687.46 feet and a central angle of 18°25'03" for an arc distance of 220.98 feet to a point; thence departing the said Easterly Right-of-Way line of S.W. 67th Avenue (Ludlum Road) run N89°59'55"E for 138.44 feet; thence S00°00'05"E for 88.70 feet; thence N89°59'55"E for 9.50 feet; thence S00°00'05"E for 273.92 feet to the Point of Beginning.

PLANNING
02-19-22



BERKOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6227 office

305.377.6222 fax

mtapanes@brzoninglaw.com

March 15, 2022

VIA ELECTRONIC & HAND DELIVERY

Mr. Stephen Olmsted
Planning Director
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Re: Narrative Responses - Conditional Use Approval for
Temporary Classrooms and Non-Use Variance for Finished Floor
Elevations for the Property Located at 6491-6691 SW 88 Street,
Pinecrest, Florida.

Dear Mr. Olmstead:

We represent Gulliver Preparatory School, Inc. ("Gulliver") in connection with the property located at 6491-6691 SW 88 Street (the "Property"). See Exhibit A, Property Appraiser Summaries. This letter shall serve as the Applicant's narrative response to the Village's comments issued on February 24, 2022 in connection with the Applicant's request for conditional use approval for eight (8) temporary classrooms and approval of a flood plain variance from Section 6.3.301.2(1)a of the Village Code (the "Code") to allow for the base floor elevations of occupiable spaces to be 10.9' and the garage to be 10.4' as approved by Development Order No. 2019-0716-3-B where 11.54' is required by the Village Code.

Narrative Responses. The Applicant reviewed the Village's comments issued on February 24, 2022 and provides the following responses:

1. *Please submit payment of the required application fee in the amount of \$2,080 (Village Council Variance Non-Residential).*

Response: Completed.

2. *Please provide a current, updated, signed, and sealed survey showing the current crown of road and back of sidewalk elevations at multiple locations along the length of Kendall Drive.*

Response: Provided. Please see Exhibit B, attached.

3. *Please provide specifications for the temporary classroom to be placed on site including dimensions, interior area, exterior appearance, ADA compliant accessibility ramps, etc.*

Response: Provided. Please see Exhibit C, attached.

4. *Please indicate the number of students that will occupy each temporary classroom.*

Response: Eight (8) temporary classrooms will be provided with ten (10) to twelve (12) students occupying each classroom.

5. *Please provide clarification regarding the current need for 10 temporary classrooms. There are currently 852 students enrolled at Gulliver and approved plans do not include demolition of existing student classrooms. For example, are the classrooms intended to accommodate an additional 148 students allowed under the maximum student limitation of 1,000 students? If so, it is not clear why 10 temporary classrooms would be required to accommodate 148 students.*

Response: The temporary portable classrooms are necessary because four (4) existing buildings behind Crossbridge Church are currently being used as classrooms, and are scheduled for demolition as part of the Phase 1 of construction. See Figure 1, below. In the 2021-2022 school year, after infrastructure work was completed and accepted, enrollment increased to 852 students. The increase in students is consistent with Development Order 2019-0716-3-B (the "Development Order"), which allows for a maximum occupancy of 1,000 students. The increase to 852 students, in conjunction and having a 148-student capacity remaining under the Development Order, the temporary portable classrooms are necessary to offer subject variety and smaller class sizes (i.e., 10-12 students). The Applicant analyzed their needs and reduced the requested temporary portable classrooms from ten (10) to eight (8). As stated above, the four (4) buildings are scheduled to be demolished in an upcoming submittal to the Village for construction and the portable temporary classrooms are necessary to replace the space lost.

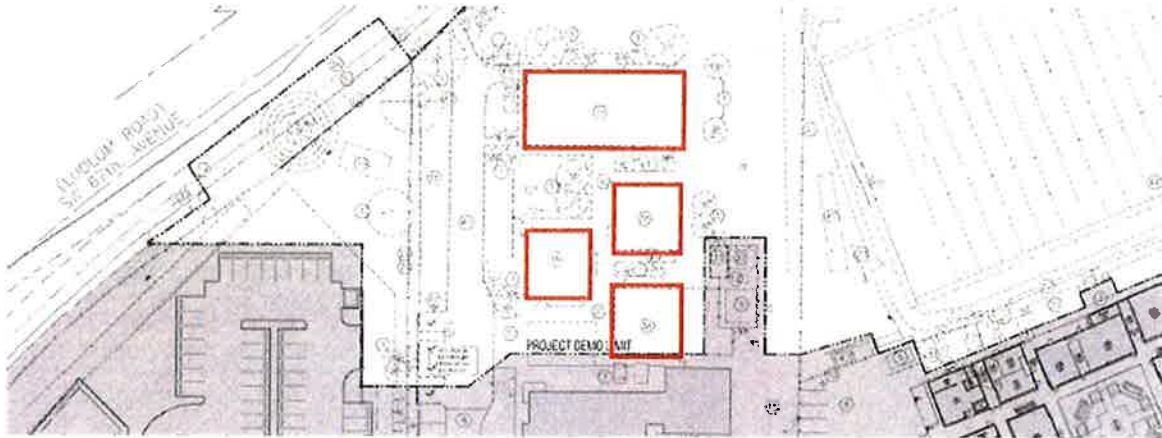


Figure 1

6. Review by outside agencies including the Miami-Dade County Fire Rescue Department and Department of Environmental Resources Management (DERM) will be required. Staff recommends that you complete coordination and review with the Fire Department and provide documentation of review and approval in advance of a scheduled public hearing.

Response: The Applicant has coordinated with Miami-Dade County Fire Rescue Department and Department of Environmental Resources Management (DERM) to review the application, and approval by same will be required prior to the issuance of a building permit. The Applicant hereby accepts a condition to to the Village's Development Order requiring that Miami-Dade County Fire Rescue Department and Department of Environmental Resources Management (DERM) issue approval prior to the issuance of a building permit.

Conclusion. Based on the foregoing information, we respectfully request approval of the Variance Request and Conditional Use Request. We look forward to your favorable recommendation and scheduling for public hearing. Should you have any questions, comments, or require additional information, please do not hesitate to phone my direct line at (305) 377-6227.

Very truly yours,

Melissa Tapanes Llahues

cc: Charlie Rue
Connie Taudt-Erling
David Butter



EXHIBIT A OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4036-000-0730
Property Address:	6491 SW 88 ST Pinecrest, FL 33156-1858
Owner	GULLIVER SCHOOLS INC % RONALD HURST
Mailing Address	9350 S DIXIE HWY FLOOR 11 MIAMI, FL 33156
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,306 Sq.Ft
Living Area	2,009 Sq.Ft
Adjusted Area	1,852 Sq.Ft
Lot Size	1.88 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$1,165,600	\$1,165,600	\$1,165,600
Building Value	\$80,833	\$80,873	\$80,912
XF Value	\$2,155	\$2,174	\$2,193
Market Value	\$1,248,588	\$1,248,647	\$1,248,705
Assessed Value	\$1,248,588	\$1,248,647	\$1,248,705

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption	\$1,248,588	\$1,248,647	\$1,248,705

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
36 54 40 1.88 AC M/L
E3/4 OF S1/4 OF SW1/4 LYING S OF
SNAPPER CREEK CANAL LESS E1853FT
& LESS RD
LOT SIZE IRREGULAR

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/29/2019	\$0	31678-2602	Corrective, tax or QCD; min consideration
05/01/2000	\$20,700,000	19123-3193	Other disqualified
06/01/1997	\$575,000	17688-1981	Sales which are qualified
02/01/1993	\$0	15827-0563	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4036-000-0750
Property Address:	6575 SW 88 ST Pinecrest, FL 33156-1872
Owner	GULLIVER SCHOOLS INC % JOSE FUENTE CHIEF FIN OFF
Mailing Address	9350 S DIXIE HWY FLOOR 11 MIAMI, FL 33156
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	92,091 Sq.Ft
Lot Size	410,770.8 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$5,846,600	\$5,846,600	\$5,846,600
Building Value	\$10,422,565	\$10,853,969	\$10,629,748
XF Value	\$1,042,270	\$1,066,400	\$1,076,525
Market Value	\$17,311,435	\$17,766,969	\$17,552,873
Assessed Value	\$17,311,435	\$17,766,969	\$17,552,873

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption	\$17,311,435	\$17,766,969	\$17,552,873

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
36 54 40 9.43AC W1/2 OF SW1/4 OF SW1/4 LYG S OF SNAPPER CREEK CANAL F/A/U 30-4036-000-0750 OR 19123-3193 052000 6 (4)

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/29/2019	\$0	31678-2602	Corrective, tax or QCD; min consideration
05/01/2000	\$20,700,000	19123-3193	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4035-000-1130
Property Address:	6605 SW 88 ST Pinecrest, FL 33156-1861
Owner	GULLIVER SCHOOLS INC
Mailing Address	9350 SOUTH DIXIE HWY 11FL MIAMI, FL 33156 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	26,807 Sq.Ft
Living Area	26,807 Sq.Ft
Adjusted Area	16,730 Sq.Ft
Lot Size	139,130.64 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$2,427,440	\$2,427,440	\$2,427,440
Building Value	\$1,278,815	\$1,298,030	\$1,814,532
XF Value	\$66,752	\$67,840	\$69,084
Market Value	\$3,773,007	\$3,793,310	\$4,311,056
Assessed Value	\$3,773,007	\$3,793,310	\$4,311,056

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption	\$3,773,007	\$3,793,310	
Religious	Exemption			\$4,311,056

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
35 54 40 3.194 AC
E250FT OF E1/2 OF SE1/4 OF SE1/4
LYG S OF SNAPPER CREEK CANAL LESS
BEG 250FTW & 519.54FTN OF SE COR
OF SEC TH NELY ALG R/W/L

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/16/2019	\$4,311,100	31730-4573	Religious, charitable or benevolent organization
11/01/1976	\$115,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4035-000-1150
Property Address:	6675 SW 88 ST Pinecrest, FL 33143-1861
Owner	GULLIVER SCHOOLS INC
Mailing Address	9350 S DIXIE HWY FLOOR 11 MIAMI, FL 33156
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	1,807 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$30,719	\$30,719	\$789,786
Building Value	\$0	\$0	\$4,108
XF Value	\$0	\$0	\$0
Market Value	\$30,719	\$30,719	\$793,894
Assessed Value	\$30,719	\$30,719	\$793,894

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption	\$30,719	\$30,719	\$793,894

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
35 54 40 0.04 AC M/L
BEG 350FTW & 40FTN OF SE COR OF
SEC N409.04FT SWLY ALG SELY R/W/L
166.75FT S308.46FT E132FT TO POB
& LESS BEG 350FTW & 40FTN OF

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2001	\$550,000	19747-1455	Sales which are qualified
06/01/1971	\$36,500	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4035-000-1140
Property Address:	6545 SW 88 ST Pinecrest, FL 33143-1860
Owner	IMMANUEL PRESBYTERIAN CHURCH OF MIAMI INC
Mailing Address	6605 SW 88TH ST MIAMI, FL 33156 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,116 Sq.Ft
Living Area	1,964 Sq.Ft
Adjusted Area	2,015 Sq.Ft
Lot Size	74,771 Sq.Ft
Year Built	1947



Assessment Information			
Year	2021	2020	2019
Land Value	\$1,271,107	\$1,271,107	\$771,273
Building Value	\$9,309	\$15,796	\$11,688
XF Value	\$1,716	\$1,718	\$1,721
Market Value	\$1,282,132	\$1,288,621	\$784,682
Assessed Value	\$1,282,132	\$1,288,621	\$784,682

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption			\$784,682
Religious	Exemption	\$1,282,132	\$1,288,621	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
35 54 40 1.72 AC M/L
BEG 250FTW & 40FTN OF SE COR
OF SEC CONT N273.92FT W9.50FT
N88.70FT W73.04FT S362.62FT
E82.54FT TO POB & BEG 350FTW &

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/16/2019	\$15,824,200	31730-4570	Federal, state or local government agency
10/29/2019	\$0	31678-2602	Corrective, tax or QCD; min consideration
05/01/2000	\$500,000	19123-3190	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/30/2021

Property Information	
Folio:	20-4035-000-1152
Property Address:	6691 SW 88 ST Pinecrest, FL 33143-1861
Owner	IMMANUEL PRESBYTERIAN CHURCH OF MIAMI INC
Mailing Address	6605 SW 88TH ST MIAMI, FL 33156 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	34,804 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$550,834	\$550,834	\$550,834
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$550,834	\$550,834	\$550,834
Assessed Value	\$550,834	\$550,834	\$550,834

Benefits Information				
Benefit	Type	2021	2020	2019
Educational	Exemption			\$550,834
Religious	Exemption	\$550,834	\$550,834	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
35 54 40 .799 AC
BEG SW COR OF E1/2 OF SE1/4
OF SE1/4 N26.16FT NELY50.43FT
TO POB CONT NELY ALG E/L R/W
335.91FT S308.46FT W156.74FT TH

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/16/2019	\$15,824,200	31730-4570	Federal, state or local government agency
10/29/2019	\$0	31678-2602	Corrective, tax or QCD; min consideration
05/01/2000	\$20,700,000	19123-3193	Other disqualified
11/01/1999	\$315,000	18876-4598	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

Exhibit B

BOUNDARY AND TOPOGRAPHIC SURVEY

PINECREST, FLORIDA 33156
 LYING IN SECTION 35, TOWNSHIP 51 SOUTH, RANGE 40 EAST,
 CITY OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

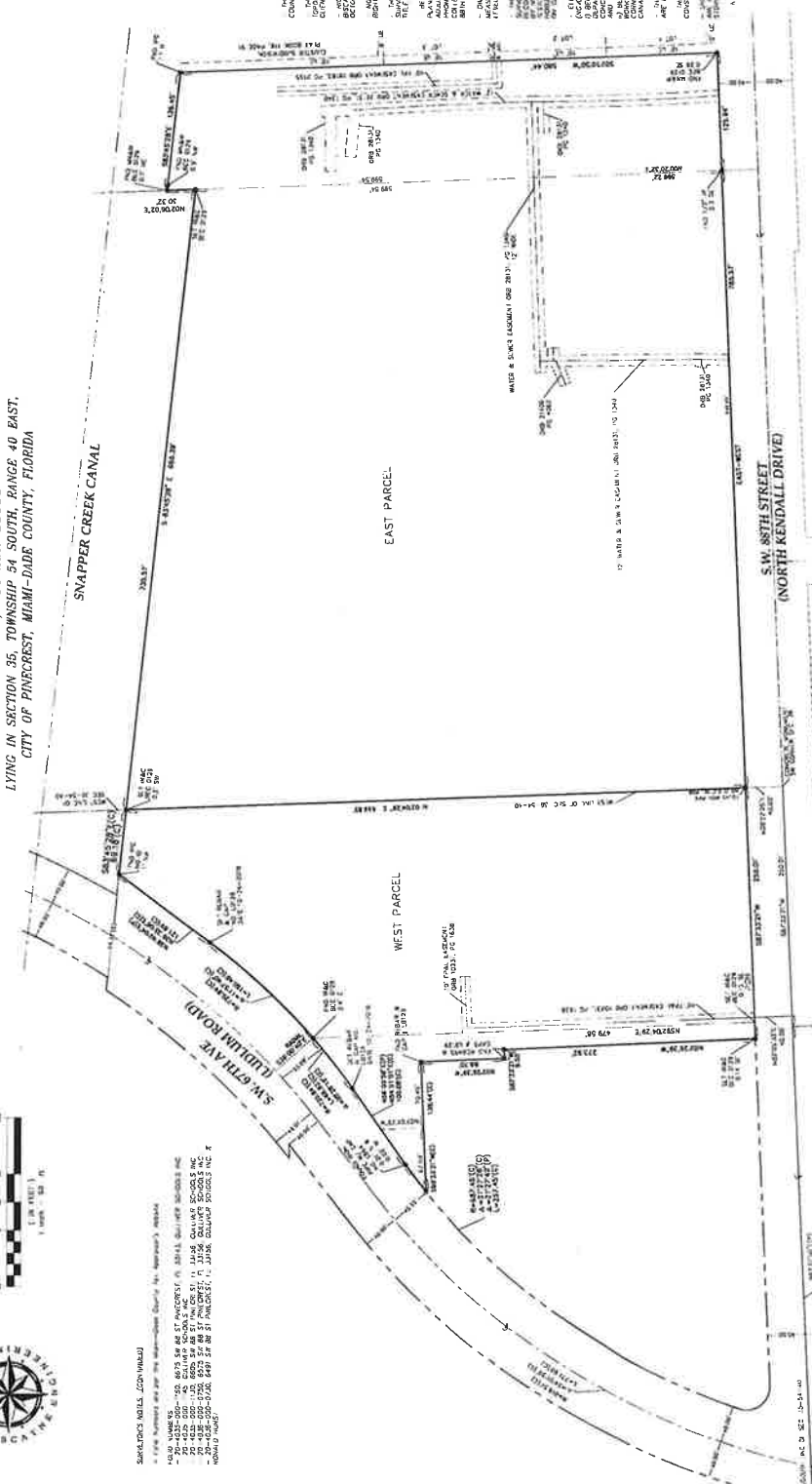


SURVEYOR'S NOTES: (2024-11-05)
 THIS SURVEY WAS PERFORMED FOR THE SUBDIVISION OF THE PROPERTY DESCRIBED ABOVE.
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 ALL CORNERS ARE BENCHMARKS UNLESS OTHERWISE NOTED.
 ALL DISTANCES ARE MEASURED ALONG THE SURFACE UNLESS OTHERWISE NOTED.
 ALL BEARINGS ARE TRUE BEARINGS.
 ALL ANGLES ARE INTERIOR ANGLES.
 ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
 ALL ELEVATIONS ARE MEASURED TO THE CENTER OF THE SURVEY POINT.
 ALL ELEVATIONS ARE MEASURED TO THE CENTER OF THE SURVEY POINT.
 ALL ELEVATIONS ARE MEASURED TO THE CENTER OF THE SURVEY POINT.



SEE PAGE 5 FOR STRUCTURE TABLE AND LEGAL DESCRIPTION
 SEE PAGE 6 FOR TOPOGRAPHIC SURVEY AND FIELD NOTES

THIS SURVEY WAS PERFORMED FOR THE SUBDIVISION OF THE PROPERTY DESCRIBED ABOVE.
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 ALL CORNERS ARE BENCHMARKS UNLESS OTHERWISE NOTED.
 ALL DISTANCES ARE MEASURED ALONG THE SURFACE UNLESS OTHERWISE NOTED.
 ALL BEARINGS ARE TRUE BEARINGS.
 ALL ANGLES ARE INTERIOR ANGLES.
 ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
 ALL ELEVATIONS ARE MEASURED TO THE CENTER OF THE SURVEY POINT.
 ALL ELEVATIONS ARE MEASURED TO THE CENTER OF THE SURVEY POINT.
 ALL ELEVATIONS ARE MEASURED TO THE CENTER OF THE SURVEY POINT.



STATE OF FLORIDA
 COUNTY OF MIAMI-DADE
 I, [Name], Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original and found to be correct.
 My Commission Expires on [Date]

ABBREVIATIONS:
 B.C. - BISCAYNE CONCRETE COMPANY
 B.M. - BENCHMARK
 C.I. - CALCULATED FROM THIS SURVEY
 C.M. - CHANGING HAND
 C.P. - CORNER POINT
 C.S. - CIRCULAR SURVEY
 C.T. - CURVED TIE
 D.B. - DISTANCE BOOK
 D.P. - DISTANCE POINT
 D.R. - DISTANCE RECORD
 D.S. - DISTANCE SURVEY
 D.T. - DISTANCE TIE
 D.U. - DISTANCE UNIT
 D.V. - DISTANCE VALUE
 D.W. - DISTANCE WIDTH
 D.Y. - DISTANCE YIELD
 D.Z. - DISTANCE ZONE
 E.A. - EAST ANGLE
 E.C. - EAST CURVE
 E.D. - EAST DISTANCE
 E.F. - EAST FACE
 E.G. - EAST GRASS
 E.H. - EAST HOLE
 E.I. - EAST INTERSECTION
 E.J. - EAST JUNCTION
 E.K. - EAST KNOT
 E.L. - EAST LINE
 E.M. - EAST MEASURE
 E.N. - EAST NORTH
 E.O. - EAST OFFSET
 E.P. - EAST POINT
 E.Q. - EAST QUARTER
 E.R. - EAST RECORD
 E.S. - EAST SURFACE
 E.T. - EAST TIE
 E.U. - EAST UNIT
 E.V. - EAST VALUE
 E.W. - EAST WIDTH
 E.Y. - EAST YIELD
 E.Z. - EAST ZONE

LEGEND:
 BENCH MARK
 SURVEY POINT
 CORNER POINT
 CURVED TIE
 DISTANCE POINT
 DISTANCE SURVEY
 DISTANCE RECORD
 DISTANCE SURVEY
 DISTANCE TIE
 DISTANCE UNIT
 DISTANCE VALUE
 DISTANCE WIDTH
 DISTANCE YIELD
 DISTANCE ZONE

ABBREVIATIONS:
 B.C. - BISCAYNE CONCRETE COMPANY
 B.M. - BENCHMARK
 C.I. - CALCULATED FROM THIS SURVEY
 C.M. - CHANGING HAND
 C.P. - CORNER POINT
 C.S. - CIRCULAR SURVEY
 C.T. - CURVED TIE
 D.B. - DISTANCE BOOK
 D.P. - DISTANCE POINT
 D.R. - DISTANCE RECORD
 D.S. - DISTANCE SURVEY
 D.T. - DISTANCE TIE
 D.U. - DISTANCE UNIT
 D.V. - DISTANCE VALUE
 D.W. - DISTANCE WIDTH
 D.Y. - DISTANCE YIELD
 D.Z. - DISTANCE ZONE

LINE AND STRUCTURES NOT TO BE REPRODUCED IN THIS SURVEY



SINCE 1945
 BISCAYNE ENGINEERS
 SURVEYORS - ENGINEERS
 PLANNERS

GULLIVER PREPARATORY SCHOOL
 3301 W. 88th Street, Suite 100, Pinecrest, FL 33156
 (305) 593-1111

1 of 7

BOUNDARY AND TOPOGRAPHIC SURVEY

PINECREST, FLORIDA 33156
 LYING IN SECTION 95, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
 CITY OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

SEE PAGE 1 LOCATION SKETCH AND SURVEYORS NOTES
 SEE PAGE 2 FOR STRUCTURES TABLE AND LEGAL DESCRIPTION
 SEE PAGE 3 FOR TOPOGRAPHIC SURVEY AND TREE TABLE

Tree No.	Quantity	Spread	Height	Name
141	15			UNKNOWN
142	6			UNKNOWN
143	6			UNKNOWN
144	18			UNKNOWN
145	18			UNKNOWN
146	10			UNKNOWN
147	10			UNKNOWN
148	8			UNKNOWN
149	24			UNKNOWN
150	15			UNKNOWN
151	15			UNKNOWN
152	15			UNKNOWN
153	15			UNKNOWN
154	8			UNKNOWN
155	8			UNKNOWN
156	24			UNKNOWN
157	24			UNKNOWN
158	24			UNKNOWN
159	24			UNKNOWN
160	24			UNKNOWN
161	24			UNKNOWN
162	24			UNKNOWN
163	24			UNKNOWN
164	6			UNKNOWN
165	6			UNKNOWN
166	15			UNKNOWN
167	15			UNKNOWN
168	15			UNKNOWN
169	15			UNKNOWN
170	15			UNKNOWN
171	24			UNKNOWN
172	11			UNKNOWN
173	15			UNKNOWN
174	15			UNKNOWN
175	15			UNKNOWN
176	24			UNKNOWN
177	24			UNKNOWN
178	24			UNKNOWN
179	24			UNKNOWN
180	15			UNKNOWN
181	15			UNKNOWN
182	15			UNKNOWN
183	15			UNKNOWN
184	24			UNKNOWN
185	15			UNKNOWN
186	15			UNKNOWN
187	15			UNKNOWN
188	24			UNKNOWN
189	15			UNKNOWN
190	15			UNKNOWN
191	15			UNKNOWN
192	15			UNKNOWN
193	15			UNKNOWN
194	15			UNKNOWN
195	15			UNKNOWN
196	15			UNKNOWN
197	15			UNKNOWN
198	15			UNKNOWN
199	15			UNKNOWN
200	15			UNKNOWN
201	15			UNKNOWN
202	15			UNKNOWN
203	15			UNKNOWN
204	15			UNKNOWN
205	15			UNKNOWN
206	15			UNKNOWN
207	15			UNKNOWN
208	15			UNKNOWN
209	15			UNKNOWN
210	15			UNKNOWN
211	15			UNKNOWN
212	15			UNKNOWN
213	15			UNKNOWN
214	15			UNKNOWN
215	15			UNKNOWN
216	15			UNKNOWN
217	15			UNKNOWN
218	15			UNKNOWN
219	15			UNKNOWN
220	15			UNKNOWN
221	15			UNKNOWN
222	15			UNKNOWN
223	15			UNKNOWN
224	15			UNKNOWN
225	15			UNKNOWN
226	15			UNKNOWN
227	15			UNKNOWN
228	15			UNKNOWN
229	15			UNKNOWN
230	15			UNKNOWN
231	15			UNKNOWN
232	15			UNKNOWN
233	15			UNKNOWN
234	15			UNKNOWN
235	15			UNKNOWN
236	15			UNKNOWN
237	15			UNKNOWN
238	15			UNKNOWN
239	15			UNKNOWN
240	15			UNKNOWN

Tree No.	Quantity	Spread	Height	Name
241	15			UNKNOWN
242	15			UNKNOWN
243	15			UNKNOWN
244	15			UNKNOWN
245	15			UNKNOWN
246	15			UNKNOWN
247	15			UNKNOWN
248	15			UNKNOWN
249	15			UNKNOWN
250	15			UNKNOWN
251	15			UNKNOWN
252	15			UNKNOWN
253	15			UNKNOWN
254	15			UNKNOWN
255	15			UNKNOWN
256	15			UNKNOWN
257	15			UNKNOWN
258	15			UNKNOWN
259	15			UNKNOWN
260	15			UNKNOWN
261	15			UNKNOWN
262	15			UNKNOWN
263	15			UNKNOWN
264	15			UNKNOWN
265	15			UNKNOWN
266	15			UNKNOWN
267	15			UNKNOWN
268	15			UNKNOWN
269	15			UNKNOWN
270	15			UNKNOWN
271	15			UNKNOWN
272	15			UNKNOWN
273	15			UNKNOWN
274	15			UNKNOWN
275	15			UNKNOWN
276	15			UNKNOWN
277	15			UNKNOWN
278	15			UNKNOWN
279	15			UNKNOWN
280	15			UNKNOWN
281	15			UNKNOWN
282	15			UNKNOWN
283	15			UNKNOWN
284	15			UNKNOWN
285	15			UNKNOWN
286	15			UNKNOWN
287	15			UNKNOWN
288	15			UNKNOWN
289	15			UNKNOWN
290	15			UNKNOWN
291	15			UNKNOWN
292	15			UNKNOWN
293	15			UNKNOWN
294	15			UNKNOWN
295	15			UNKNOWN
296	15			UNKNOWN
297	15			UNKNOWN
298	15			UNKNOWN
299	15			UNKNOWN
300	15			UNKNOWN

Tree No.	Quantity	Spread	Height	Name
301	15			UNKNOWN
302	15			UNKNOWN
303	15			UNKNOWN
304	15			UNKNOWN
305	15			UNKNOWN
306	15			UNKNOWN
307	15			UNKNOWN
308	15			UNKNOWN
309	15			UNKNOWN
310	15			UNKNOWN
311	15			UNKNOWN
312	15			UNKNOWN
313	15			UNKNOWN
314	15			UNKNOWN
315	15			UNKNOWN
316	15			UNKNOWN
317	15			UNKNOWN
318	15			UNKNOWN
319	15			UNKNOWN
320	15			UNKNOWN
321	15			UNKNOWN
322	15			UNKNOWN
323	15			UNKNOWN
324	15			UNKNOWN
325	15			UNKNOWN
326	15			UNKNOWN
327	15			UNKNOWN
328	15			UNKNOWN
329	15			UNKNOWN
330	15			UNKNOWN
331	15			UNKNOWN
332	15			UNKNOWN
333	15			UNKNOWN
334	15			UNKNOWN
335	15			UNKNOWN
336	15			UNKNOWN
337	15			UNKNOWN
338	15			UNKNOWN
339	15			UNKNOWN
340	15			UNKNOWN

Tree No.	Quantity	Spread	Height	Name
341	15			UNKNOWN
342	15			UNKNOWN
343	15			UNKNOWN
344	15			UNKNOWN
345	15			UNKNOWN
346	15			UNKNOWN
347	15			UNKNOWN
348	15			UNKNOWN
349	15			UNKNOWN
350	15			UNKNOWN
351	15			UNKNOWN
352	15			UNKNOWN
353	15			UNKNOWN
354	15			UNKNOWN
355	15			UNKNOWN
356	15			UNKNOWN
357	15			UNKNOWN
358	15			UNKNOWN
359	15			UNKNOWN
360	15			UNKNOWN
361	15			UNKNOWN
362	15			UNKNOWN
363	15			UNKNOWN
364	15			UNKNOWN
365	15			UNKNOWN
366	15			UNKNOWN
367	15			UNKNOWN
368	15			UNKNOWN
369	15			UNKNOWN
370	15			UNKNOWN
371	15			UNKNOWN
372	15			UNKNOWN
373	15			UNKNOWN
374	15			UNKNOWN
375	15			UNKNOWN
376	15			UNKNOWN
377	15			UNKNOWN
378	15			UNKNOWN
379	15			UNKNOWN
380	15			UNKNOWN

Tree No.	Quantity	Spread	Height	Name
381	15			UNKNOWN
382	15			UNKNOWN
383	15			UNKNOWN
384	15			UNKNOWN
385	15			UNKNOWN
386	15			UNKNOWN
387	15			UNKNOWN
388	15			UNKNOWN
389	15			UNKNOWN
390	15			UNKNOWN
391	15			UNKNOWN
392	15			UNKNOWN
393	15			UNKNOWN
394	15			UNKNOWN
395	15			UNKNOWN
396	15			UNKNOWN
397	15			UNKNOWN
398	15			UNKNOWN
399	15			UNKNOWN
400	15			UNKNOWN
401	15			UNKNOWN
402	15			UNKNOWN
403	15			UNKNOWN
404	15			UNKNOWN
405	15			UNKNOWN
406	15			UNKNOWN
407	15			UNKNOWN
408	15			UNKNOWN
409	15			UNKNOWN
410	15			UNKNOWN
411	15			UNKNOWN
412	15			UNKNOWN
413	15			UNKNOWN
414	15			UNKNOWN
415	15			UNKNOWN
416	15			UNKNOWN
417	15			UNKNOWN
418	15			UNKNOWN
419	15			UNKNOWN
420	15			UNKNOWN

Tree No.	Quantity	Spread	Height	Name
421	15			UNKNOWN
422	15			UNKNOWN
423	15			UNKNOWN
424	15			UNKNOWN
425	15			UNKNOWN
426	15			UNKNOWN
427	15			UNKNOWN
428	15			UNKNOWN
429	15			UNKNOWN
430	15			UNKNOWN
431	15			UNKNOWN
432	15			UNKNOWN
433	15			UNKNOWN
434	15			UNKNOWN
435	15			UNKNOWN
436	15			UNKNOWN
437	15			UNKNOWN
438	15			UNKNOWN
439	15			UNKNOWN
440	15			UNKNOWN
441	15			UNKNOWN
442	15			UNKNOWN
443	15			UNKNOWN
444	15			UNKNOWN
445	15			UNKNOWN
446	15			UNKNOWN
447	15			UNKNOWN
448	15			UNKNOWN
449	15			UNKNOWN
450	15			UNKNOWN
451	15			UNKNOWN
452	15			UNKNOWN
453	15			UNKNOWN
454	15			UNKNOWN
455	15			UNKNOWN
456	15			UNKNOWN
457	15			UNKNOWN
458	15			UNKNOWN
459	15			UNKNOWN
460	15			UNKNOWN

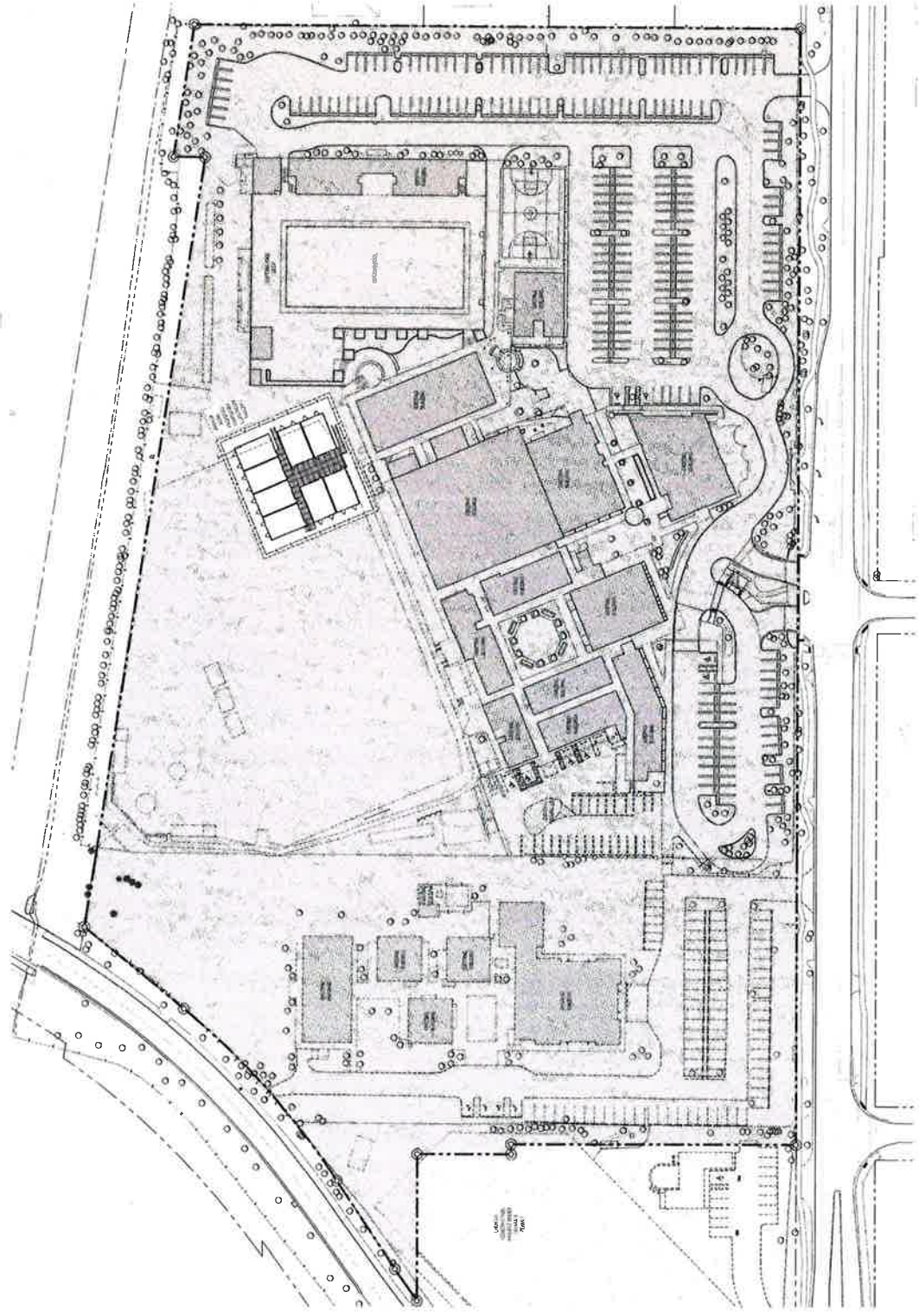
BISCAYNE ENGINEERS - ENGINEERS
 1831 W. FLORISSANT BLVD., SUITE 100
 MIAMI, FLORIDA 33135
 TEL: (305) 866-2200
 FAX: (305) 866-2201
 WWW.BISCAYNEENGINEERS.COM

GULLIVER REPARATORY SCHOOL
 1831 W. FLORISSANT BLVD., SUITE 100
 MIAMI, FLORIDA 33135
 TEL: (305) 866-2200
 FAX: (305) 866-2201
 WWW.BISCAYNEENGINEERS.COM

DRAFT

OVERALL SITE PLAN
PLAN
A-100

1 OVERALL SITE PLAN
A-100 Scale: 1" = 40'-0"



Architect
ZYSKOVICH
ARCHITECTS
1000 N. 10TH ST.
PHILADELPHIA, PA 19107
TEL: 215-595-1000
WWW.ZYSKOVICHARCHITECTS.COM

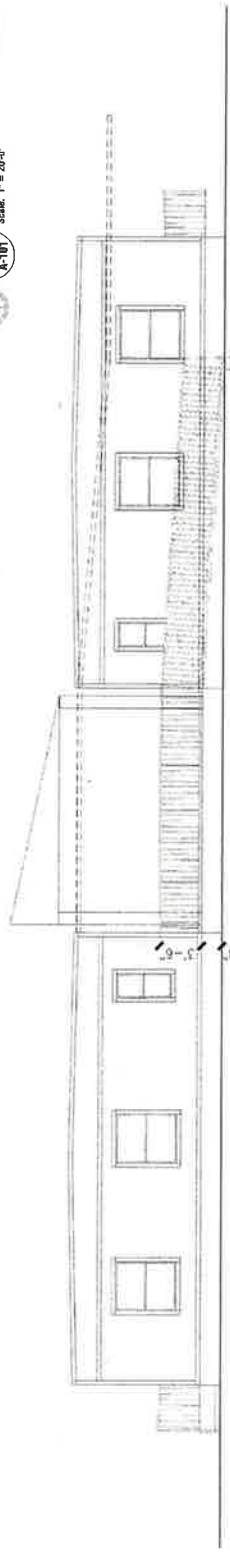


Project
GulliverPrep
TEMPORARY CLASSROOMS
6575 North Kendall Drive
PHILADELPHIA, PA 19158

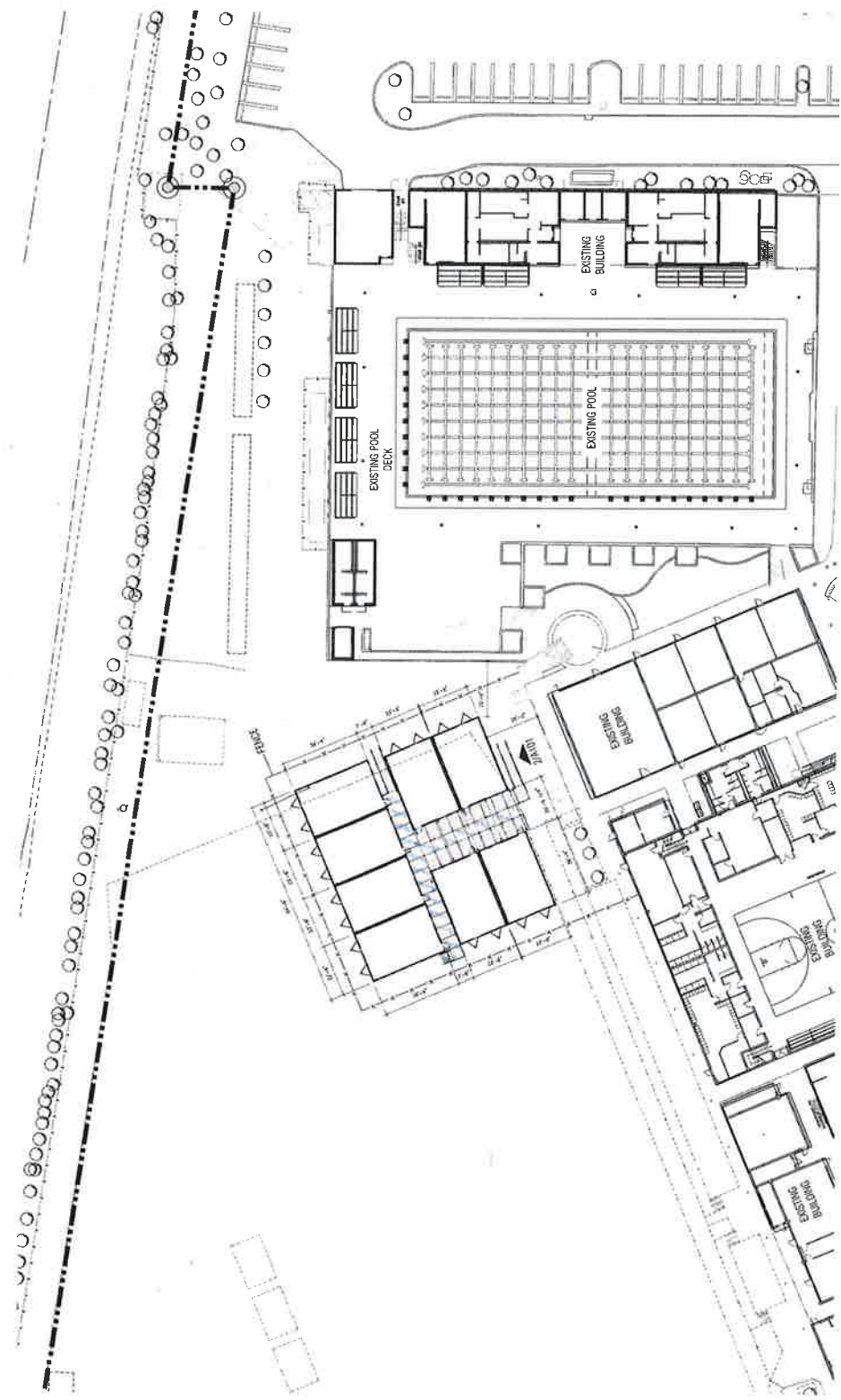
Lead Engineer
LOUIS J. ADAMIA & ASSOCIATES, PA
1000 N. 10TH ST.
PHILADELPHIA, PA 19107
TEL: 215-595-1000
WWW.LADAMIA.COM

2 TRAILER ELEVATION
A-101 Scale: 1/8" = 1'-0"

NOTE:
CANOPY TO BE FILED UNDER SEPARATE PERMIT.
RAILING AND PLATFORM TO BE PROVIDED BY
MODULAR RENTAL COMPANY. SHOP DRAWINGS
TO BE SUBMITTED UNDER SEPARATE PERMIT.



1 ENLARGED TRAILER SITE PLAN
A-101 Scale: 1" = 20'-0"



6575 NORTH KENDALL DRIVE
PINECREST, FL 33166
TEMPORARY CLASSROOMS

GulliverPrep



ZYSKOVICH
ARCHITECTS
ARCHITECTS
11111 W. BIRCH AVE.
SUITE 100
PINECREST, FL 33156
TEL: 954-885-1111
WWW.ZYSKOVICHARCHITECTS.COM

PROJ. NO. A101-20
DATE: 08/11/20

Scale

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

SAFC Engineers
10001 W. BIRCH AVE.
SUITE 100
PINECREST, FL 33156
TEL: 954-885-1111
WWW.SAFCENGINEERS.COM

SKETCH OF BOUNDARY SURVEY

TRACT 1

The East 3/4 of the South 1/4 of the SW 1/4 of Section 36, Township 34 South, Range 40 East, lying South of Snapper Creek Canal Right of Way, Less the East 183 Feet thereof, and Less the South 40 Feet, used for food purposes, lying and being in Manatee County, Florida.

LESS AND EXCEPT a strip of land 10 feet in width lying and being southerly of, parallel, contiguous and as measured at right angles to the southerly line of the existing right of way for Snapper Creek Canal. The southerly line of the existing right of way being a line 184 feet south of the East 183 feet of the East 3/4 of the SW 1/4 of the SW 1/4 of Section 36, Township 34 South, Range 40 East for Right-of-Way, of the Public Records of Manatee County, Florida.

TRACT 2

All that part of the West 1/2 of the SW 1/4 of the SW 1/4 of Section 36, Township 34 South, Range 40 East lying South of the West 1/2 of the East 1/2 of the SW 1/4 of Section 36, Township 34 South, Range 40 East, lying South of Snapper Creek Canal, being a consequence of an additional 45 feet of Snapper Creek Canal right of way, recorded in State Book 4652, Circuit Court for the Eleventh Judicial Circuit, State County, Florida, and legally described in Official Records Book 104 at 549-577 (Official Records Book 4525, Page 29), of the Public Records of Manatee County, Florida, and less that certain portion conveyed by the Right of Way Deed to State County recorded in Official Records Book 1002, Page 2100, and Less and Except the South 40 feet of the East 183 feet of the East 3/4 of the SW 1/4 of the SW 1/4 of Section 36, Township 34 South, Range 40 East for Right-of-Way, of the Public Records of Manatee County, Florida.

TRACT 3

The East 250 feet of the SE 1/4 of the SE 1/4 of Section 35, Township 34 South, Range 40 East, lying South of Snapper Creek Canal, Manatee County, Florida, LESS, the right-of-way taken by State County by eminent domain proceedings in Case No. 40-223, Circuit Court for the Eleventh Judicial Circuit, State County, Florida, and legally described in Official Records Book 104 at 549-577 (Official Records Book 4525, Page 29), of the Public Records of Manatee County, Florida, and less that certain portion conveyed by the Right of Way Deed to State County recorded in Official Records Book 1002, Page 2100, and Less and Except the South 40 feet of the East 183 feet of the East 3/4 of the SW 1/4 of the SW 1/4 of Section 36, Township 34 South, Range 40 East for Right-of-Way, of the Public Records of Manatee County, Florida.

TRACT 4

A parcel of land situated in the SE 1/4 of Section 35, Township 34 South, Range 40 East of Manatee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run S 0°00'00" East along the West line of said East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, a distance of 170.00 feet to the point of intersection with an arc whose center bears South 73°07'30" East at a distance of 770.23 feet, thence along said arc through a central angle of 204.89 feet through a central angle of 204.89 feet to a point of tangency thence run North 37°48'33" East a distance of 50.41 feet to a point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run South 89°13'50" West along said West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35 a distance of 203.36 feet to the Point of Beginning, LESS the following described portion:

TRACT 5

Commence at the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run S 0°00'00" East along the West line of said East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, a distance of 170.00 feet to the point of intersection with an arc whose center bears South 73°07'30" East at a distance of 770.23 feet, thence along said arc through a central angle of 204.89 feet through a central angle of 204.89 feet to a point of tangency thence run North 37°48'33" East a distance of 50.41 feet to a point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run South 89°13'50" West along said West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35 a distance of 203.36 feet to the Point of Beginning, LESS the following described portion:

Commence at the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run S 0°00'00" East along the West line of said East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, a distance of 170.00 feet to the point of intersection with an arc whose center bears South 73°07'30" East at a distance of 770.23 feet, thence along said arc through a central angle of 204.89 feet through a central angle of 204.89 feet to a point of tangency thence run North 37°48'33" East a distance of 50.41 feet to a point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run South 89°13'50" West along said West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35 a distance of 203.36 feet to the Point of Beginning, LESS the following described portion:

TRACT 6

AND ALSO LESS that portion consisting of approximately 45 feet in width on the southerly portion of the above-described Parcel 4 and approximately 3 feet in width on the westerly portion of the above-described Parcel 4 and Manatee County, Florida, to be Located Same Proceedings (Final Judgment recorded on November 21, 1968 in D.E. Book 6055, Page 231, Public Records of Manatee County, Florida).

TRACT 7

A parcel of land situated in the SE 1/4 of Section 35, Township 34 South, Range 40 East of Manatee County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run S 0°00'00" East along the West line of said East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, a distance of 170.00 feet to the point of intersection with an arc whose center bears South 73°07'30" East at a distance of 770.23 feet, thence along said arc through a central angle of 204.89 feet through a central angle of 204.89 feet to a point of tangency thence run North 37°48'33" East a distance of 50.41 feet to a point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run South 89°13'50" West along said West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35 a distance of 203.36 feet to the Point of Beginning, LESS the following described portion:

TRACT 8

Commence at the SW corner of E 1/2 of SE 1/4 of Section 35, Township 34 South, Range 40 East, thence run N 89°13'50" W, along the South line of the SE 1/4 of said Section 35, for a distance of 203.36 feet to the point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run S 0°00'00" East along the West line of said East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, a distance of 170.00 feet to the point of intersection with an arc whose center bears South 73°07'30" East at a distance of 770.23 feet, thence along said arc through a central angle of 204.89 feet through a central angle of 204.89 feet to a point of tangency thence run North 37°48'33" East a distance of 50.41 feet to a point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run South 89°13'50" West along said West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35 a distance of 203.36 feet to the Point of Beginning, LESS the following described portion:

TRACT 9

Commence at the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run S 0°00'00" East along the West line of said East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, a distance of 170.00 feet to the point of intersection with an arc whose center bears South 73°07'30" East at a distance of 770.23 feet, thence along said arc through a central angle of 204.89 feet through a central angle of 204.89 feet to a point of tangency thence run North 37°48'33" East a distance of 50.41 feet to a point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run South 89°13'50" West along said West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35 a distance of 203.36 feet to the Point of Beginning, LESS the following described portion:

TRACT 10

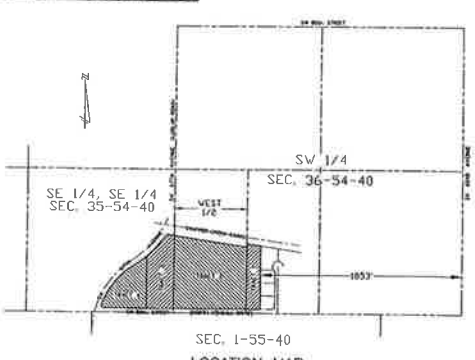
Commence at the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run S 0°00'00" East along the West line of said East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, a distance of 170.00 feet to the point of intersection with an arc whose center bears South 73°07'30" East at a distance of 770.23 feet, thence along said arc through a central angle of 204.89 feet through a central angle of 204.89 feet to a point of tangency thence run North 37°48'33" East a distance of 50.41 feet to a point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run South 89°13'50" West along said West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35 a distance of 203.36 feet to the Point of Beginning, LESS the following described portion:

TRACT 11

Commence at the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run S 0°00'00" East along the West line of said East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, a distance of 170.00 feet to the point of intersection with an arc whose center bears South 73°07'30" East at a distance of 770.23 feet, thence along said arc through a central angle of 204.89 feet through a central angle of 204.89 feet to a point of tangency thence run North 37°48'33" East a distance of 50.41 feet to a point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run South 89°13'50" West along said West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35 a distance of 203.36 feet to the Point of Beginning, LESS the following described portion:

TRACT 12

Commence at the Southeast corner of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run S 0°00'00" East along the West line of said East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, a distance of 170.00 feet to the point of intersection with an arc whose center bears South 73°07'30" East at a distance of 770.23 feet, thence along said arc through a central angle of 204.89 feet through a central angle of 204.89 feet to a point of tangency thence run North 37°48'33" East a distance of 50.41 feet to a point of intersection with the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 South, Range 40 East, thence run South 89°13'50" West along said West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35 a distance of 203.36 feet to the Point of Beginning, LESS the following described portion:

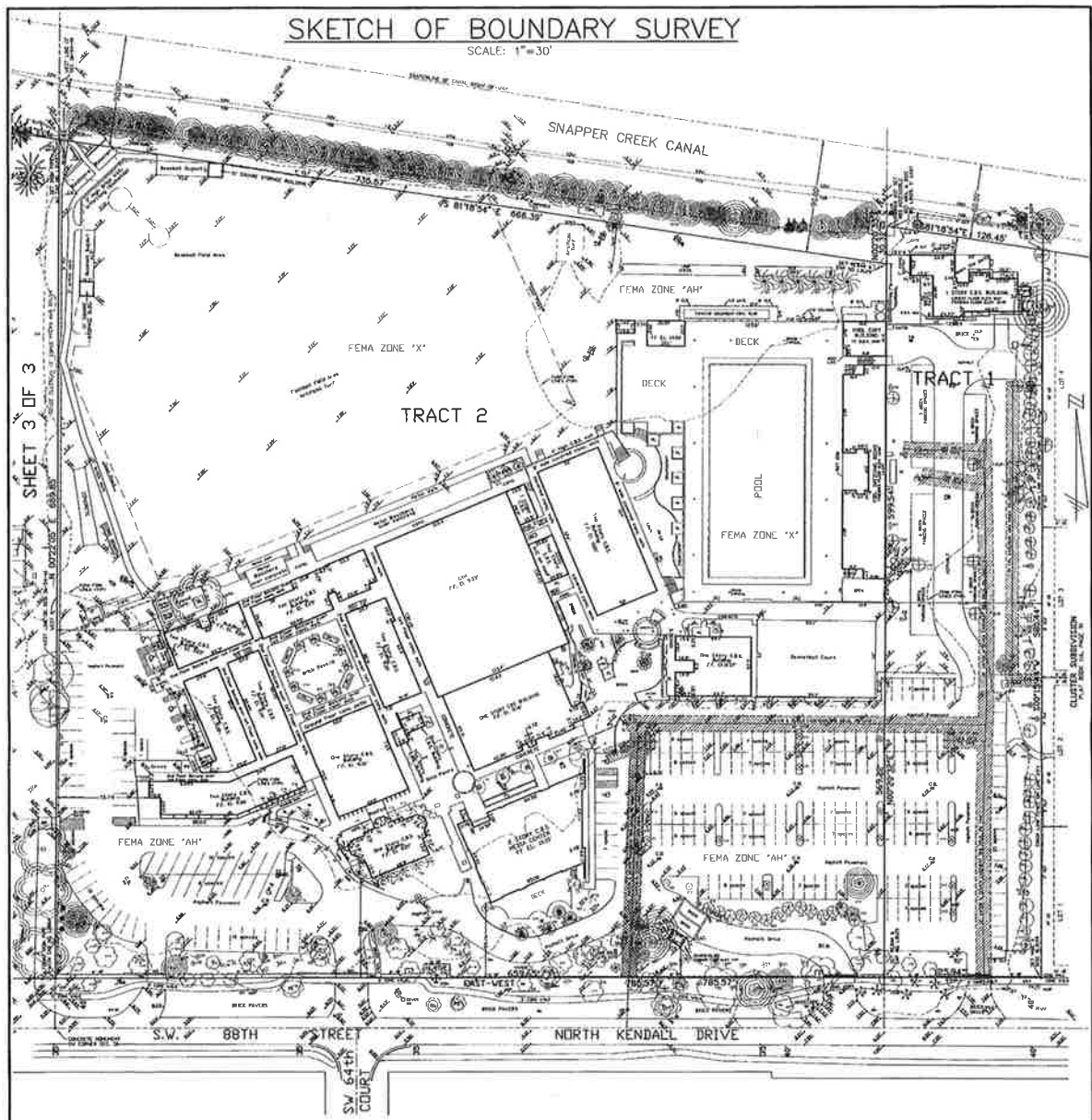


- NOTES:
- The Legal Descriptions were furnished by the client.
 - TRACT 1 (Folio No. 20-4936-000-8730) and TRACT 2 (Folio No. 20-4035-000-750) are combined to form the Main Census parcel.
 - TRACT 3 (Folio No. 20-4035-000-1120) is the Church parcel.
 - TRACT 4 (Folio Numbers 20-4225-000-1140, 20-4225-000-1150 & 20-4035-000-1120) are combined to form the West of Kendall parcel. A Combined Legal Description set prepared by Biscayne Engineering Co., Inc.
 - Beings are based on an assumed direction of the East-West along the South line of the SW 1/4 of Section 36, Township 34 South, Range 40 East, Manatee County, Florida, also being the centerline of S.W. 80th Street, North Kendall Drive.
 - The bearings used on the Survey in TRACT 4 (West Census) are adjusted to match the principal directions used in the adjacent Church and Main Census parcels.
 - Closures refer to the National Geodetic Vertical Datum of 1929:
 - Beach Mark 10, N. 644, Elevation 112.2 feet, Manatee County Public Works Department, Survey Section, PG 105 and Brass Washer in concrete slab of Fiberglass 165 feet south of the centerline of S.W. 80th Street and 27 feet west of the centerline of S.W. 87th Avenue.
 - The Manatee County Flood Criteria in Elevation 6 feet, as shown on the WPCED PLAT OF FLOOD CRITERIA MAP, according to the plat thereof recorded in Plat Book 126, at Page 13, of the Public Records of Manatee County, Florida.
 - The Federal Flood Hazard Classification is Zone "A" and Zone "V". Elevation 7 feet, as shown on the Federal Emergency Management Agency, National Flood Insurance Program Flood Insurance Rate Map, No. 19045, dated October 1, 1982.
 - The total property as described contains 759,893 square feet (17.4402 acres), more or less.
 - The Main Census parcel (TRACT 1 & 2) contains 496,632 square feet (11.0797 acres), more or less.
 - The Church parcel (TRACT 3) contains 150,510 square feet (3.4476 acres), more or less.
 - The West Census parcel (TRACT 4) contains 126,910 square feet (2.9252 acres), more or less.
 - All of the TRACTS are Zone PG. The setback requirements are 25 feet front, 25 feet rear, 20 feet side street, necessary buildings 10 feet rear and 20 feet between buildings.
 - The attached Survey does not include the portions of undedicated right of way of N. Kendall Drive.
 - Exceptions for TRACTS 1 & 2
- The following are exceptions as listed in SCHEDULE B-II of the unsigned American Land Title Association Commitment, prepared by Stearns Weaver Miller Aldrich & Gifferman, PA, File No. 36274004, Revision - 8, dated October 1, 1982:
- Consent for Florida Power & Light Company recorded in DBR 18977, PG 3149. Both TRACTS 1 & 2 are included.
 - Consent for Manatee Water & Sewer Authority recorded in DBR 1686, PG 1796. The easement is within the Right-of-Way of North Kendall Drive and is not shown on the Survey.
 - Declaration of Restrictions recorded in DBR 18109, PG 1351. Only TRACT 2 is included.
 - Notice of Restriction recorded in DBR 18466, PG 1643. Only TRACT 2 is included.
 - Grant of Easement recorded in DBR 21406, PG 1462. The easement is shown on the Survey.
 - Lease of Title recorded in DBR 26762, PG 2179. Both TRACTS 1 and 2 are included.
 - Agreement for Water & Sanitary Sewage Facilities recorded in DBR 26760, PG 2151. Both TRACTS 1 and 2 are included.
 - Comprehensive Quality Control Board Order recorded in DBR 26294, PG 421. TRACTS 1 & 2 do not appear to be included.
 - Lease of Title, recorded in DBR 27870, PG 929. Both TRACTS 1 and 2 are included.
 - Grant of Easement for Manatee County recorded in 28813, PG 1340. The easement is shown on the Survey.
 - Covenant for Construction with Right of Way recorded in DBR 23360, PG 1305. The portions of the Right-of-Way of Kendall Drive adjacent to TRACTS 1 and 2 are included.
 - Declaration of Restrictive Covenants in Lieu of Lease of Title, recorded in DBR 30849, PG 2016. TRACTS 1, 2 & 4 are included.
- Exceptions for TRACT 3
- The following are exceptions as listed in SCHEDULE B-II of the unsigned American Land Title Association Commitment, prepared by Stearns Weaver Miller Aldrich & Gifferman, PA, File No. 36274004, Revision - 8, dated June 12, 1980:
- Lease of Title, recorded in DBR 1010, PG 1844 together with DBR 15247, PG 884. TRACT 3 is included.
 - Easement in favor of Florida Power & Light Company recorded in DBR 10214, PG 1638. The easement is shown on the Survey.
 - Covenants Running with the Land, recorded in DBR 16242, PG 4615. TRACT 3 is included.
- Exceptions for TRACT 4
- The following are exceptions as listed in SCHEDULE B-II of the unsigned American Land Title Association Commitment, prepared by Stearns Weaver Miller Aldrich & Gifferman, PA, File No. 36274004, Revision - 8, dated June 12, 1980:
- Declaration of Restrictive Covenants in Lieu of Lease of Title, recorded in DBR 30849, PG 2016. TRACTS 1, 2 & 4 are included.
- All of the above are as recorded in the Public Records of Manatee County, Florida. No search of the records was made by Biscayne Engineering Co., Inc. therefore we take no responsibility for any restriction for which information was not provided.
- This Survey is intended to be displayed at a scale of one inch equals thirty feet or smaller.
 - This Survey is not valid without the complete set of all three pages.
 - This Survey is not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.
- We hereby certify that the attached SKETCH OF BOUNDARY SURVEY was prepared under our direction in accordance with the provisions of the Florida Statutes, Chapter 40, Part I, Section 40.01, Florida Statutes. There are no visible encroachments other than as may be shown hereon.
- Biscayne Engineering Co., Inc.
- Prepared for:
Gulfview Estates, Inc.
301 N. W. 86th Street
October 28, 1980
- By:
Roy W. Ferguson, Jr., for the Firm
Florida Professional Surveyor & Mapper No. L52254
- Prepared by:
Biscayne Engineering Co., Inc.
Certificate of Authorization No. 11879
524 W. Flagler Street
Miami, Florida 33136
(305) 367-7671

1-CB110

SKETCH OF BOUNDARY SURVEY

SCALE: 1"=30'



SHEET 3 OF 3

- ABBREVIATIONS**
- (TYP) Typical
 - CTV Cable Television
 - CB Drainage Catch Basin
 - C Centerline
 - CL Chain Link Fence
 - CLP Concrete Light Pole
 - CD Clean Dirt
 - CIRC Concrete
 - A Central Angle of Curve
 - E/P Edge of Pavement
 - EB Electrical Box
 - EP Edge of Pavement
 - EW Edge of Water
 - FH Fire Hydrant
 - FALL Flame Power & Light
 - ET Gas Trap
 - GV Guy Wire
 - L Length of Curve
 - LP Light Pole
 - M Metal Fence
 - MG Metal Gate
 - MH Manhole
 - R Radius of Curve
 - T Transformer
 - TC Top of Curb
 - TEL Telephone
 - TOT Top of Tank
 - VF Wood Fence
 - VM Vector Meter
 - VUP Wood Utility Pole
 - VV Vector Valve
 - GE Ground Elevation
 - PE Pavement Elevation



NOTE: The attached Survey is not valid without the complete set of all three pages

Prepared For:
Guliver Schools, Inc.
Job No. 08-06876
October 24, 2008

Prepared by:
Bicayne Engineering Co., LLC
Certificate of Authorization No. LB29
500 W. Flagler Street
North, Florida 33130
(204) 561-7671

TREE LIST

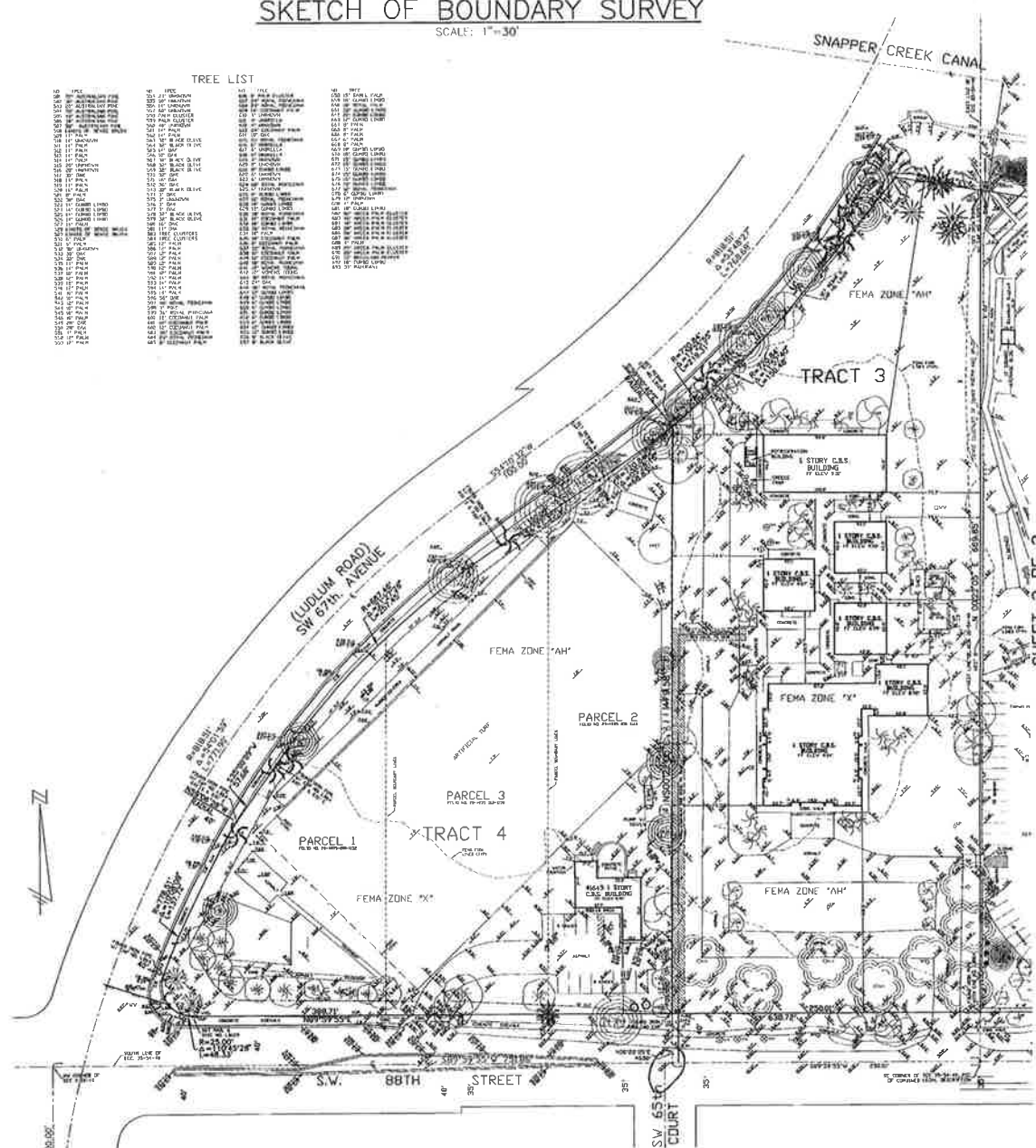
NO.	DATE	TYPE	SIZE	LOCATION
1	10/24/08	FLORIDA PALM	12"	TRACT 2
2	10/24/08	FLORIDA PALM	12"	TRACT 2
3	10/24/08	FLORIDA PALM	12"	TRACT 2
4	10/24/08	FLORIDA PALM	12"	TRACT 2
5	10/24/08	FLORIDA PALM	12"	TRACT 2
6	10/24/08	FLORIDA PALM	12"	TRACT 2
7	10/24/08	FLORIDA PALM	12"	TRACT 2
8	10/24/08	FLORIDA PALM	12"	TRACT 2
9	10/24/08	FLORIDA PALM	12"	TRACT 2
10	10/24/08	FLORIDA PALM	12"	TRACT 2
11	10/24/08	FLORIDA PALM	12"	TRACT 2
12	10/24/08	FLORIDA PALM	12"	TRACT 2
13	10/24/08	FLORIDA PALM	12"	TRACT 2
14	10/24/08	FLORIDA PALM	12"	TRACT 2
15	10/24/08	FLORIDA PALM	12"	TRACT 2
16	10/24/08	FLORIDA PALM	12"	TRACT 2
17	10/24/08	FLORIDA PALM	12"	TRACT 2
18	10/24/08	FLORIDA PALM	12"	TRACT 2
19	10/24/08	FLORIDA PALM	12"	TRACT 2
20	10/24/08	FLORIDA PALM	12"	TRACT 2
21	10/24/08	FLORIDA PALM	12"	TRACT 2
22	10/24/08	FLORIDA PALM	12"	TRACT 2
23	10/24/08	FLORIDA PALM	12"	TRACT 2
24	10/24/08	FLORIDA PALM	12"	TRACT 2
25	10/24/08	FLORIDA PALM	12"	TRACT 2
26	10/24/08	FLORIDA PALM	12"	TRACT 2
27	10/24/08	FLORIDA PALM	12"	TRACT 2
28	10/24/08	FLORIDA PALM	12"	TRACT 2
29	10/24/08	FLORIDA PALM	12"	TRACT 2
30	10/24/08	FLORIDA PALM	12"	TRACT 2
31	10/24/08	FLORIDA PALM	12"	TRACT 2
32	10/24/08	FLORIDA PALM	12"	TRACT 2
33	10/24/08	FLORIDA PALM	12"	TRACT 2
34	10/24/08	FLORIDA PALM	12"	TRACT 2
35	10/24/08	FLORIDA PALM	12"	TRACT 2
36	10/24/08	FLORIDA PALM	12"	TRACT 2
37	10/24/08	FLORIDA PALM	12"	TRACT 2
38	10/24/08	FLORIDA PALM	12"	TRACT 2
39	10/24/08	FLORIDA PALM	12"	TRACT 2
40	10/24/08	FLORIDA PALM	12"	TRACT 2
41	10/24/08	FLORIDA PALM	12"	TRACT 2
42	10/24/08	FLORIDA PALM	12"	TRACT 2
43	10/24/08	FLORIDA PALM	12"	TRACT 2
44	10/24/08	FLORIDA PALM	12"	TRACT 2
45	10/24/08	FLORIDA PALM	12"	TRACT 2
46	10/24/08	FLORIDA PALM	12"	TRACT 2
47	10/24/08	FLORIDA PALM	12"	TRACT 2
48	10/24/08	FLORIDA PALM	12"	TRACT 2
49	10/24/08	FLORIDA PALM	12"	TRACT 2
50	10/24/08	FLORIDA PALM	12"	TRACT 2
51	10/24/08	FLORIDA PALM	12"	TRACT 2
52	10/24/08	FLORIDA PALM	12"	TRACT 2
53	10/24/08	FLORIDA PALM	12"	TRACT 2
54	10/24/08	FLORIDA PALM	12"	TRACT 2
55	10/24/08	FLORIDA PALM	12"	TRACT 2
56	10/24/08	FLORIDA PALM	12"	TRACT 2
57	10/24/08	FLORIDA PALM	12"	TRACT 2
58	10/24/08	FLORIDA PALM	12"	TRACT 2
59	10/24/08	FLORIDA PALM	12"	TRACT 2
60	10/24/08	FLORIDA PALM	12"	TRACT 2
61	10/24/08	FLORIDA PALM	12"	TRACT 2
62	10/24/08	FLORIDA PALM	12"	TRACT 2
63	10/24/08	FLORIDA PALM	12"	TRACT 2
64	10/24/08	FLORIDA PALM	12"	TRACT 2
65	10/24/08	FLORIDA PALM	12"	TRACT 2
66	10/24/08	FLORIDA PALM	12"	TRACT 2
67	10/24/08	FLORIDA PALM	12"	TRACT 2
68	10/24/08	FLORIDA PALM	12"	TRACT 2
69	10/24/08	FLORIDA PALM	12"	TRACT 2
70	10/24/08	FLORIDA PALM	12"	TRACT 2
71	10/24/08	FLORIDA PALM	12"	TRACT 2
72	10/24/08	FLORIDA PALM	12"	TRACT 2
73	10/24/08	FLORIDA PALM	12"	TRACT 2
74	10/24/08	FLORIDA PALM	12"	TRACT 2
75	10/24/08	FLORIDA PALM	12"	TRACT 2
76	10/24/08	FLORIDA PALM	12"	TRACT 2
77	10/24/08	FLORIDA PALM	12"	TRACT 2
78	10/24/08	FLORIDA PALM	12"	TRACT 2
79	10/24/08	FLORIDA PALM	12"	TRACT 2
80	10/24/08	FLORIDA PALM	12"	TRACT 2
81	10/24/08	FLORIDA PALM	12"	TRACT 2
82	10/24/08	FLORIDA PALM	12"	TRACT 2
83	10/24/08	FLORIDA PALM	12"	TRACT 2
84	10/24/08	FLORIDA PALM	12"	TRACT 2
85	10/24/08	FLORIDA PALM	12"	TRACT 2
86	10/24/08	FLORIDA PALM	12"	TRACT 2
87	10/24/08	FLORIDA PALM	12"	TRACT 2
88	10/24/08	FLORIDA PALM	12"	TRACT 2
89	10/24/08	FLORIDA PALM	12"	TRACT 2
90	10/24/08	FLORIDA PALM	12"	TRACT 2
91	10/24/08	FLORIDA PALM	12"	TRACT 2
92	10/24/08	FLORIDA PALM	12"	TRACT 2
93	10/24/08	FLORIDA PALM	12"	TRACT 2
94	10/24/08	FLORIDA PALM	12"	TRACT 2
95	10/24/08	FLORIDA PALM	12"	TRACT 2
96	10/24/08	FLORIDA PALM	12"	TRACT 2
97	10/24/08	FLORIDA PALM	12"	TRACT 2
98	10/24/08	FLORIDA PALM	12"	TRACT 2
99	10/24/08	FLORIDA PALM	12"	TRACT 2
100	10/24/08	FLORIDA PALM	12"	TRACT 2

SKETCH OF BOUNDARY SURVEY

SCALE: 1"=30'

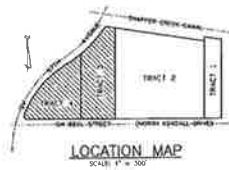
TREE LIST

NO.	DESCRIPTION	NO.	DESCRIPTION
1	1" PALM	101	1" PALM
2	2" PALM	102	2" PALM
3	3" PALM	103	3" PALM
4	4" PALM	104	4" PALM
5	5" PALM	105	5" PALM
6	6" PALM	106	6" PALM
7	7" PALM	107	7" PALM
8	8" PALM	108	8" PALM
9	9" PALM	109	9" PALM
10	10" PALM	110	10" PALM
11	11" PALM	111	11" PALM
12	12" PALM	112	12" PALM
13	13" PALM	113	13" PALM
14	14" PALM	114	14" PALM
15	15" PALM	115	15" PALM
16	16" PALM	116	16" PALM
17	17" PALM	117	17" PALM
18	18" PALM	118	18" PALM
19	19" PALM	119	19" PALM
20	20" PALM	120	20" PALM
21	21" PALM	121	21" PALM
22	22" PALM	122	22" PALM
23	23" PALM	123	23" PALM
24	24" PALM	124	24" PALM
25	25" PALM	125	25" PALM
26	26" PALM	126	26" PALM
27	27" PALM	127	27" PALM
28	28" PALM	128	28" PALM
29	29" PALM	129	29" PALM
30	30" PALM	130	30" PALM
31	31" PALM	131	31" PALM
32	32" PALM	132	32" PALM
33	33" PALM	133	33" PALM
34	34" PALM	134	34" PALM
35	35" PALM	135	35" PALM
36	36" PALM	136	36" PALM
37	37" PALM	137	37" PALM
38	38" PALM	138	38" PALM
39	39" PALM	139	39" PALM
40	40" PALM	140	40" PALM
41	41" PALM	141	41" PALM
42	42" PALM	142	42" PALM
43	43" PALM	143	43" PALM
44	44" PALM	144	44" PALM
45	45" PALM	145	45" PALM
46	46" PALM	146	46" PALM
47	47" PALM	147	47" PALM
48	48" PALM	148	48" PALM
49	49" PALM	149	49" PALM
50	50" PALM	150	50" PALM
51	51" PALM	151	51" PALM
52	52" PALM	152	52" PALM
53	53" PALM	153	53" PALM
54	54" PALM	154	54" PALM
55	55" PALM	155	55" PALM
56	56" PALM	156	56" PALM
57	57" PALM	157	57" PALM
58	58" PALM	158	58" PALM
59	59" PALM	159	59" PALM
60	60" PALM	160	60" PALM
61	61" PALM	161	61" PALM
62	62" PALM	162	62" PALM
63	63" PALM	163	63" PALM
64	64" PALM	164	64" PALM
65	65" PALM	165	65" PALM
66	66" PALM	166	66" PALM
67	67" PALM	167	67" PALM
68	68" PALM	168	68" PALM
69	69" PALM	169	69" PALM
70	70" PALM	170	70" PALM
71	71" PALM	171	71" PALM
72	72" PALM	172	72" PALM
73	73" PALM	173	73" PALM
74	74" PALM	174	74" PALM
75	75" PALM	175	75" PALM
76	76" PALM	176	76" PALM
77	77" PALM	177	77" PALM
78	78" PALM	178	78" PALM
79	79" PALM	179	79" PALM
80	80" PALM	180	80" PALM
81	81" PALM	181	81" PALM
82	82" PALM	182	82" PALM
83	83" PALM	183	83" PALM
84	84" PALM	184	84" PALM
85	85" PALM	185	85" PALM
86	86" PALM	186	86" PALM
87	87" PALM	187	87" PALM
88	88" PALM	188	88" PALM
89	89" PALM	189	89" PALM
90	90" PALM	190	90" PALM
91	91" PALM	191	91" PALM
92	92" PALM	192	92" PALM
93	93" PALM	193	93" PALM
94	94" PALM	194	94" PALM
95	95" PALM	195	95" PALM
96	96" PALM	196	96" PALM
97	97" PALM	197	97" PALM
98	98" PALM	198	98" PALM
99	99" PALM	199	99" PALM
100	100" PALM	200	100" PALM



ABBREVIATIONS

CTV	Typical Cable Television
CATV	Cable Television
CB	Drainage Catch Basin
CE	Centerline
CLP	Chain Link Fence
CLF	Concrete Light Pole
CO	Clean Out
CONC	Concrete
CA	Central angle of Curve
EP	Edge of Pavement
EB	Electrical Box
EP	Edge of Pavement
EV	Edge of Vias
FM	Fire Hydrant
FPL	Florida Power & Light
GT	Grease Trap
GV	Cur. Vias
L	Length of Curve
LP	Light Pole
MF	Mail Fence
MG	Mail Gate
M	Manhole
RA	Radius of Curve
T	Transformer
TC	Top of Curve
TEL	Telephone
TE	Top of Bench
VF	Wood Fence
VM	Water Meter
VUP	Wood Utility Pole
W	Water Meter
SE	Ground Elevation
PE	Pavement Elevation



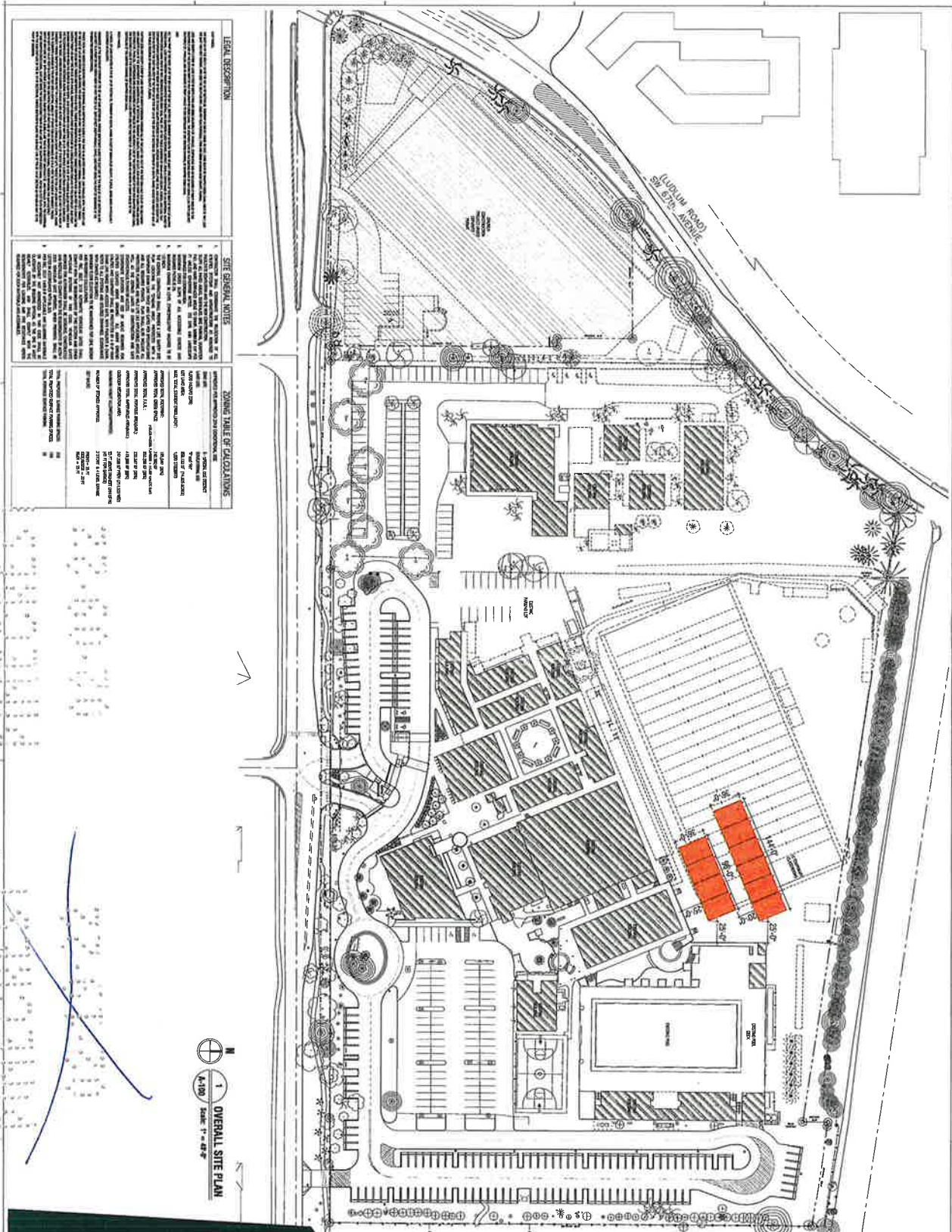
NOTE: The attached Survey is not valid without the complete set of all three pages

Prepared For:
Gulfview Schools, Inc.
Job No. 08-00176
October 24, 2018

Prepared by:
Bessner Engineering Co., Inc.
Certificate of Authorization No. L3129
325 N. Flagler Street
Maitland, Florida 32751
(407) 329-7671

CG18183

SHEET 2 OF 3



LEGAL DESCRIPTION	SITE GENERAL NOTES	GENERAL TABLE OF CALCULATIONS
<p>LEGAL DESCRIPTION</p> <p>...</p>	<p>SITE GENERAL NOTES</p> <p>1. THE SITE IS TO BE DEVELOPED AS A COMMERCIAL OFFICE BUILDING WITH AN ASSOCIATED PARKING LOT AND LANDSCAPING.</p> <p>2. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND VEGETATION TO REMAIN ON THE SITE.</p> <p>3. THE DEVELOPER SHALL PROVIDE A DRAINAGE SYSTEM TO COLLECT AND REMOVE ALL SURFACE WATER FROM THE SITE.</p> <p>4. THE DEVELOPER SHALL PROVIDE A SLOPE GRADING PLAN TO SHOW THE PROPOSED GRADE AND DRAINAGE SYSTEM.</p> <p>5. THE DEVELOPER SHALL PROVIDE A LIGHTING PLAN TO SHOW THE PROPOSED LIGHTING FIXTURES AND FOOT CANDLE LEVELS.</p> <p>6. THE DEVELOPER SHALL PROVIDE A SIGNAGE PLAN TO SHOW THE PROPOSED SIGNAGE AND MESSAGE.</p> <p>7. THE DEVELOPER SHALL PROVIDE A SECURITY PLAN TO SHOW THE PROPOSED SECURITY MEASURES.</p> <p>8. THE DEVELOPER SHALL PROVIDE A TRAFFIC IMPACT STUDY TO SHOW THE PROPOSED TRAFFIC VOLUMES AND DELAY.</p> <p>9. THE DEVELOPER SHALL PROVIDE A NOISE IMPACT STUDY TO SHOW THE PROPOSED NOISE LEVELS.</p> <p>10. THE DEVELOPER SHALL PROVIDE A VISUAL QUALITY IMPACT STUDY TO SHOW THE PROPOSED VISUAL IMPACTS.</p> <p>11. THE DEVELOPER SHALL PROVIDE A CULTURAL RESOURCE SURVEY TO SHOW THE PROPOSED CULTURAL RESOURCES.</p> <p>12. THE DEVELOPER SHALL PROVIDE A HISTORIC PRESERVATION PLAN TO SHOW THE PROPOSED HISTORIC PRESERVATION MEASURES.</p> <p>13. THE DEVELOPER SHALL PROVIDE A COMMUNITY IMPACT STATEMENT TO SHOW THE PROPOSED COMMUNITY IMPACTS.</p> <p>14. THE DEVELOPER SHALL PROVIDE A PUBLIC PARTICIPATION PLAN TO SHOW THE PROPOSED PUBLIC PARTICIPATION MEASURES.</p> <p>15. THE DEVELOPER SHALL PROVIDE A TRANSPORTATION IMPROVEMENT PLAN TO SHOW THE PROPOSED TRANSPORTATION IMPROVEMENT MEASURES.</p> <p>16. THE DEVELOPER SHALL PROVIDE A UTILITIES PLAN TO SHOW THE PROPOSED UTILITIES LOCATIONS.</p> <p>17. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION PHASE PLAN TO SHOW THE PROPOSED CONSTRUCTION PHASES.</p> <p>18. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION SCHEDULE TO SHOW THE PROPOSED CONSTRUCTION SCHEDULE.</p> <p>19. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION BUDGET TO SHOW THE PROPOSED CONSTRUCTION BUDGET.</p> <p>20. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION RISK ASSESSMENT TO SHOW THE PROPOSED CONSTRUCTION RISKS.</p> <p>21. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION SAFETY PLAN TO SHOW THE PROPOSED CONSTRUCTION SAFETY MEASURES.</p> <p>22. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION ENVIRONMENTAL PROTECTION PLAN TO SHOW THE PROPOSED CONSTRUCTION ENVIRONMENTAL PROTECTION MEASURES.</p> <p>23. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION SOCIAL RESPONSIBILITY PLAN TO SHOW THE PROPOSED CONSTRUCTION SOCIAL RESPONSIBILITY MEASURES.</p> <p>24. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION COMMUNITY ENGAGEMENT PLAN TO SHOW THE PROPOSED CONSTRUCTION COMMUNITY ENGAGEMENT MEASURES.</p> <p>25. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION EMPLOYMENT PLAN TO SHOW THE PROPOSED CONSTRUCTION EMPLOYMENT MEASURES.</p> <p>26. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION TRAINING PLAN TO SHOW THE PROPOSED CONSTRUCTION TRAINING MEASURES.</p> <p>27. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION DIVERSITY PLAN TO SHOW THE PROPOSED CONSTRUCTION DIVERSITY MEASURES.</p> <p>28. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION SUSTAINABILITY PLAN TO SHOW THE PROPOSED CONSTRUCTION SUSTAINABILITY MEASURES.</p> <p>29. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION GREEN BUILDING PLAN TO SHOW THE PROPOSED CONSTRUCTION GREEN BUILDING MEASURES.</p> <p>30. THE DEVELOPER SHALL PROVIDE A CONSTRUCTION LEED PLAN TO SHOW THE PROPOSED CONSTRUCTION LEED MEASURES.</p>	<p>GENERAL TABLE OF CALCULATIONS</p> <p>1. TOTAL SITE AREA: 100,000 SQ FT</p> <p>2. TOTAL BUILDING AREA: 50,000 SQ FT</p> <p>3. TOTAL PARKING SPACES: 100</p> <p>4. TOTAL LANDSCAPING AREA: 50,000 SQ FT</p> <p>5. TOTAL ROADWAY AREA: 10,000 SQ FT</p> <p>6. TOTAL UTILITY AREA: 5,000 SQ FT</p> <p>7. TOTAL CONSTRUCTION AREA: 10,000 SQ FT</p> <p>8. TOTAL CONSTRUCTION BUDGET: \$10,000,000</p> <p>9. TOTAL CONSTRUCTION RISK: HIGH</p> <p>10. TOTAL CONSTRUCTION SAFETY: HIGH</p> <p>11. TOTAL CONSTRUCTION ENVIRONMENTAL PROTECTION: HIGH</p> <p>12. TOTAL CONSTRUCTION SOCIAL RESPONSIBILITY: HIGH</p> <p>13. TOTAL CONSTRUCTION COMMUNITY ENGAGEMENT: HIGH</p> <p>14. TOTAL CONSTRUCTION EMPLOYMENT: HIGH</p> <p>15. TOTAL CONSTRUCTION TRAINING: HIGH</p> <p>16. TOTAL CONSTRUCTION DIVERSITY: HIGH</p> <p>17. TOTAL CONSTRUCTION SUSTAINABILITY: HIGH</p> <p>18. TOTAL CONSTRUCTION GREEN BUILDING: HIGH</p> <p>19. TOTAL CONSTRUCTION LEED: HIGH</p>

OVERALL SITE PLAN

Scale: 1" = 80'

North Arrow

1" = 80'

<p>Overall Site Plan</p> <p>2/18/2012 10:00:00 AM</p> <p>A-100</p>	<p>Architect</p> <p>AA0001491</p> <p>ZYSCOVICH ARCHITECTS</p> <p>1000 N. W. 10th St. Suite 1000</p> <p>Miami, FL 33136</p> <p>305.575.1111</p> <p>www.zyscovich.com</p>	<p>Client</p> <p>GULLIVER PREP</p> <p>6975 North Randall Drive</p> <p>PREDECESSOR, FL 33156</p>	<p>Project</p> <p>GulliverPrep</p>	<p>Structural Engineers</p> <p>SLISER & HITTWAY ENGINEERS</p> <p>1000 N. W. 10th St. Suite 1000</p> <p>Miami, FL 33136</p> <p>305.575.1111</p> <p>www.sliser.com</p>	<p>MEP Engineers</p> <p>MAEP ENGINEERS</p> <p>1000 N. W. 10th St. Suite 1000</p> <p>Miami, FL 33136</p> <p>305.575.1111</p> <p>www.maep.com</p>	<p>Landscaping Architect</p> <p>CHEN MOORE & ASSOCIATES</p> <p>1000 N. W. 10th St. Suite 1000</p> <p>Miami, FL 33136</p> <p>305.575.1111</p> <p>www.chenmoore.com</p>	<p>Chief Engineers</p> <p>SCHWENKE-GRISHAM & ASSOC.</p> <p>1000 N. W. 10th St. Suite 1000</p> <p>Miami, FL 33136</p> <p>305.575.1111</p> <p>www.schwenske.com</p>
--	--	--	------------------------------------	---	--	--	--

Gulliver Prep

TEMPORARY CLASSROOMS

6575 North Kendall Drive, Pinecrest, FL 33156

Project No. 2169GPPUS.02

CONSTRUCTION DOCUMENTS DRAFT



03-11-2022



AERIAL



PROJECT SITE

LOCATION MAP

SCOPE OF WORK

THIS PROJECT INCLUDES THE ACQUISITION OF EIGHT (8) TEMPORARY CLASSROOMS. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODE AND THE FLORIDA THE PRACTICE CODE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL PERMITS AND CLASSIFICATION OF WORK FOR THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE PROJECT AND BE RESPONSIBLE FOR THE CONSTRUCTION WORK.

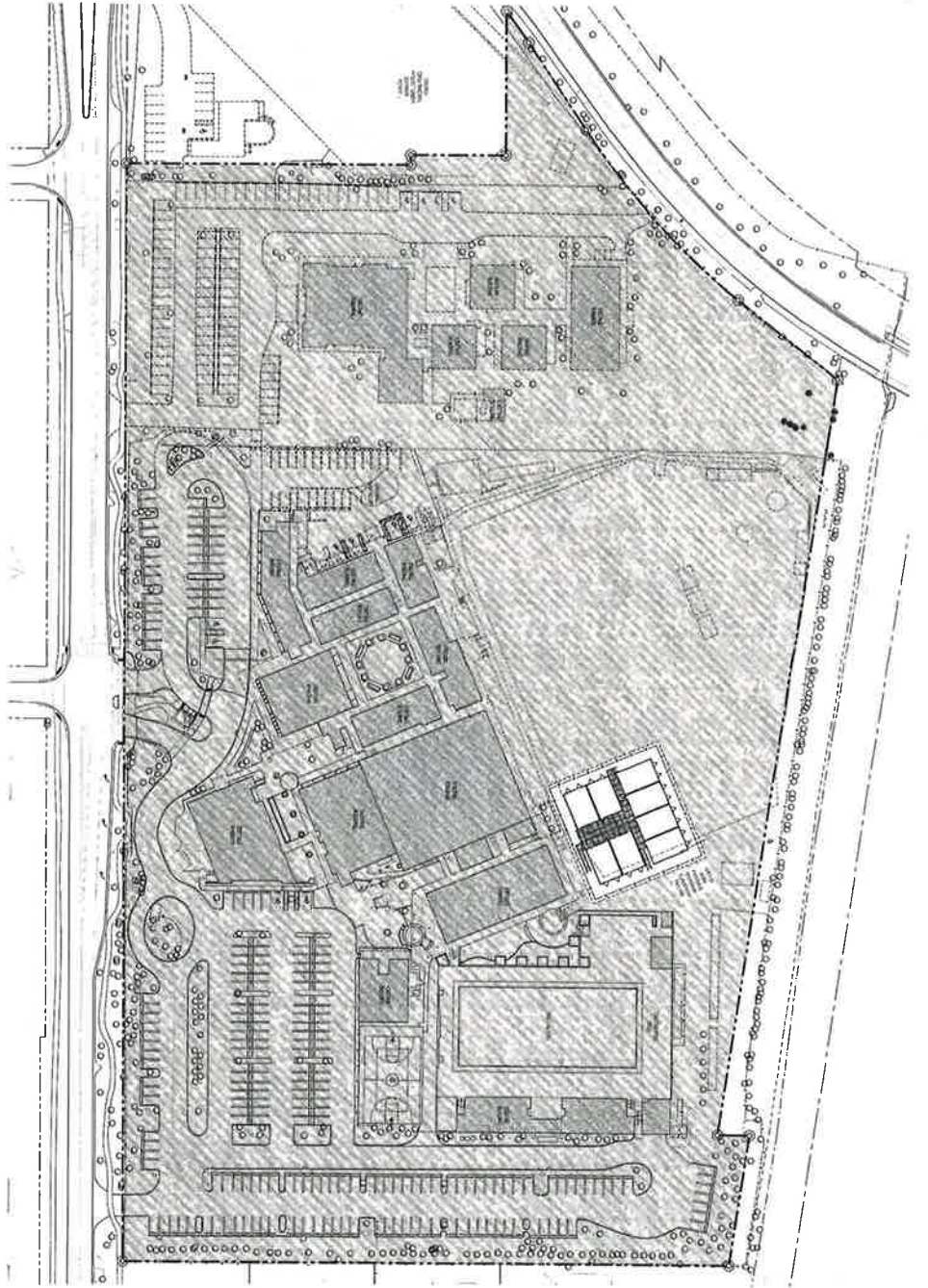
PROJECT TEAM

ZYSCOVICH

ZYSCOVICH, Inc.
100 Biscayne Boulevard, 27th Floor
Miami, Florida 33132
(305) 372-9222 TEL
(305) 372-9222 FAX

M/E/P ENGINEERS

LOUIS J. AGUIRREA ASSOCIATES, P.A.
9150 S. Dadeland Blvd., Suite 900
Miami, FL 33156
(305) 575-0141 TEL





1 OVERALL SITE PLAN

 A-100 Scale: 1" = 80'

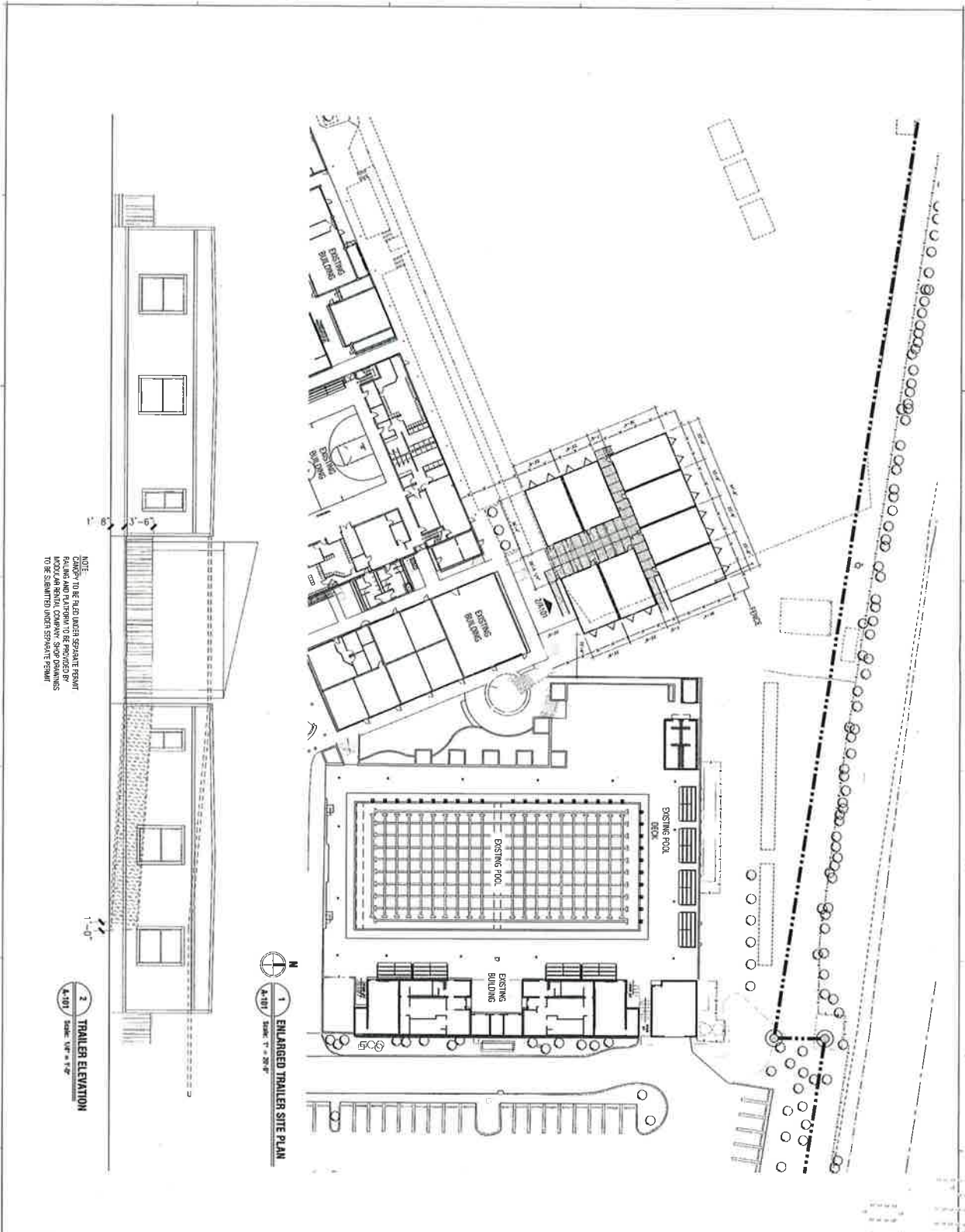
DRAFT

A-100

OVERALL SITE PLAN

DATE: 07-11-2022

SEAL JOSE MURGUARDO Reg. No. AH-10670	ARCHITECT AAC001431 ZYSCOVICH ARCHITECTS 1000 W. PALM BLVD. SUITE 100 WEST PALM BEACH, FL 33411	CLIENT  GULLIVER PREPARATORY SCHOOL	PROJECT GulliverPrep TEMPORARY CLASSROOMS 6376 North Kendall Drive PINECREEK, FL 33196	MEP Engineers LOUIS J. ADORNI & ASSOCIATES, P.A. 11116 BAYVIEW BLVD. SUITE 200 MIAMI, FL 33156 305.576.0700 www.ljad.com
---	--	---	--	--



NOTE:
 CONSTRUCTION SHALL BE PROVIDED BY
 MOORE BROTHERS COMPANY. SHOP DRAWINGS
 TO BE SUBMITTED UNDER SERVICE # 258411

2 TRAILER ELEVATION
 A-101 / SCALE: 1/8" = 1'-0"

1 ENLARGED TRAILER SITE PLAN
 A-101 / SCALE: 1/8" = 20'-0"

DRAFT

ENLARGED
 SITE PLAN
 AND ELEVATION
 A-101

NO.	DATE	DESCRIPTION

JOSE MURQUIDO
 Reg. No. AR-10870

ARCHITECT
 AAC001431
ZYSCOVICH
 ARCHITECTS



Project: **GulliverPrep**
TEMPORARY CLASSROOMS
 8875 North Kendall Drive
 PINECREST, FL 33156

KEEP Engineers
 LOUIS J. AGUIRRE & ASSOCIATES, P.A.
 8700 E. Colonial Blvd., Suite 500
 Miami, FL 33155
 (305) 875-8144 Fax

SITE PRODUCTION LEGEND

1. EXISTING BUILDING FOOTPRINTS

2. EXISTING DRIVEWAYS

3. EXISTING SIDEWALKS

4. EXISTING CURBS

5. EXISTING LANDSCAPE

6. EXISTING UTILITIES

7. EXISTING EROSION CONTROL

8. EXISTING PAVEMENT

9. EXISTING CONCRETE

10. EXISTING ASPHALT

11. EXISTING GRAVEL

12. EXISTING SAND

13. EXISTING SOIL

14. EXISTING VEGETATION

15. EXISTING TREES

16. EXISTING SHRUBS

17. EXISTING HERBACEOUS

18. EXISTING WETLANDS

19. EXISTING WOODLANDS

20. EXISTING WATERSHEDS

21. EXISTING WETLANDS

22. EXISTING WATERSHEDS

23. EXISTING WETLANDS

24. EXISTING WATERSHEDS

25. EXISTING WETLANDS

26. EXISTING WATERSHEDS

27. EXISTING WETLANDS

28. EXISTING WATERSHEDS

29. EXISTING WETLANDS

30. EXISTING WATERSHEDS

SITE PRODUCTION LEGEND

1. EXISTING BUILDING FOOTPRINTS

2. EXISTING DRIVEWAYS

3. EXISTING SIDEWALKS

4. EXISTING CURBS

5. EXISTING LANDSCAPE

6. EXISTING UTILITIES

7. EXISTING EROSION CONTROL

8. EXISTING PAVEMENT

9. EXISTING CONCRETE

10. EXISTING ASPHALT

11. EXISTING GRAVEL

12. EXISTING SAND

13. EXISTING SOIL

14. EXISTING VEGETATION

15. EXISTING TREES

16. EXISTING SHRUBS

17. EXISTING HERBACEOUS

18. EXISTING WETLANDS

19. EXISTING WOODLANDS

20. EXISTING WATERSHEDS

21. EXISTING WETLANDS

22. EXISTING WATERSHEDS

23. EXISTING WETLANDS

24. EXISTING WATERSHEDS

25. EXISTING WETLANDS

26. EXISTING WATERSHEDS

27. EXISTING WETLANDS

28. EXISTING WATERSHEDS

29. EXISTING WETLANDS

30. EXISTING WATERSHEDS

SITE PRODUCTION LEGEND

1. EXISTING BUILDING FOOTPRINTS

2. EXISTING DRIVEWAYS

3. EXISTING SIDEWALKS

4. EXISTING CURBS

5. EXISTING LANDSCAPE

6. EXISTING UTILITIES

7. EXISTING EROSION CONTROL

8. EXISTING PAVEMENT

9. EXISTING CONCRETE

10. EXISTING ASPHALT

11. EXISTING GRAVEL

12. EXISTING SAND

13. EXISTING SOIL

14. EXISTING VEGETATION

15. EXISTING TREES

16. EXISTING SHRUBS

17. EXISTING HERBACEOUS

18. EXISTING WETLANDS

19. EXISTING WOODLANDS

20. EXISTING WATERSHEDS

21. EXISTING WETLANDS

22. EXISTING WATERSHEDS

23. EXISTING WETLANDS

24. EXISTING WATERSHEDS

25. EXISTING WETLANDS

26. EXISTING WATERSHEDS

27. EXISTING WETLANDS

28. EXISTING WATERSHEDS

29. EXISTING WETLANDS

30. EXISTING WATERSHEDS

SITE PRODUCTION LEGEND

1. EXISTING BUILDING FOOTPRINTS

2. EXISTING DRIVEWAYS

3. EXISTING SIDEWALKS

4. EXISTING CURBS

5. EXISTING LANDSCAPE

6. EXISTING UTILITIES

7. EXISTING EROSION CONTROL

8. EXISTING PAVEMENT

9. EXISTING CONCRETE

10. EXISTING ASPHALT

11. EXISTING GRAVEL

12. EXISTING SAND

13. EXISTING SOIL

14. EXISTING VEGETATION

15. EXISTING TREES

16. EXISTING SHRUBS

17. EXISTING HERBACEOUS

18. EXISTING WETLANDS

19. EXISTING WOODLANDS

20. EXISTING WATERSHEDS

21. EXISTING WETLANDS

22. EXISTING WATERSHEDS

23. EXISTING WETLANDS

24. EXISTING WATERSHEDS

25. EXISTING WETLANDS

26. EXISTING WATERSHEDS

27. EXISTING WETLANDS

28. EXISTING WATERSHEDS

29. EXISTING WETLANDS

30. EXISTING WATERSHEDS

SITE PRODUCTION LEGEND

1. EXISTING BUILDING FOOTPRINTS

2. EXISTING DRIVEWAYS

3. EXISTING SIDEWALKS

4. EXISTING CURBS

5. EXISTING LANDSCAPE

6. EXISTING UTILITIES

7. EXISTING EROSION CONTROL

8. EXISTING PAVEMENT

9. EXISTING CONCRETE

10. EXISTING ASPHALT

11. EXISTING GRAVEL

12. EXISTING SAND

13. EXISTING SOIL

14. EXISTING VEGETATION

15. EXISTING TREES

16. EXISTING SHRUBS

17. EXISTING HERBACEOUS

18. EXISTING WETLANDS

19. EXISTING WOODLANDS

20. EXISTING WATERSHEDS

21. EXISTING WETLANDS

22. EXISTING WATERSHEDS

23. EXISTING WETLANDS

24. EXISTING WATERSHEDS

25. EXISTING WETLANDS

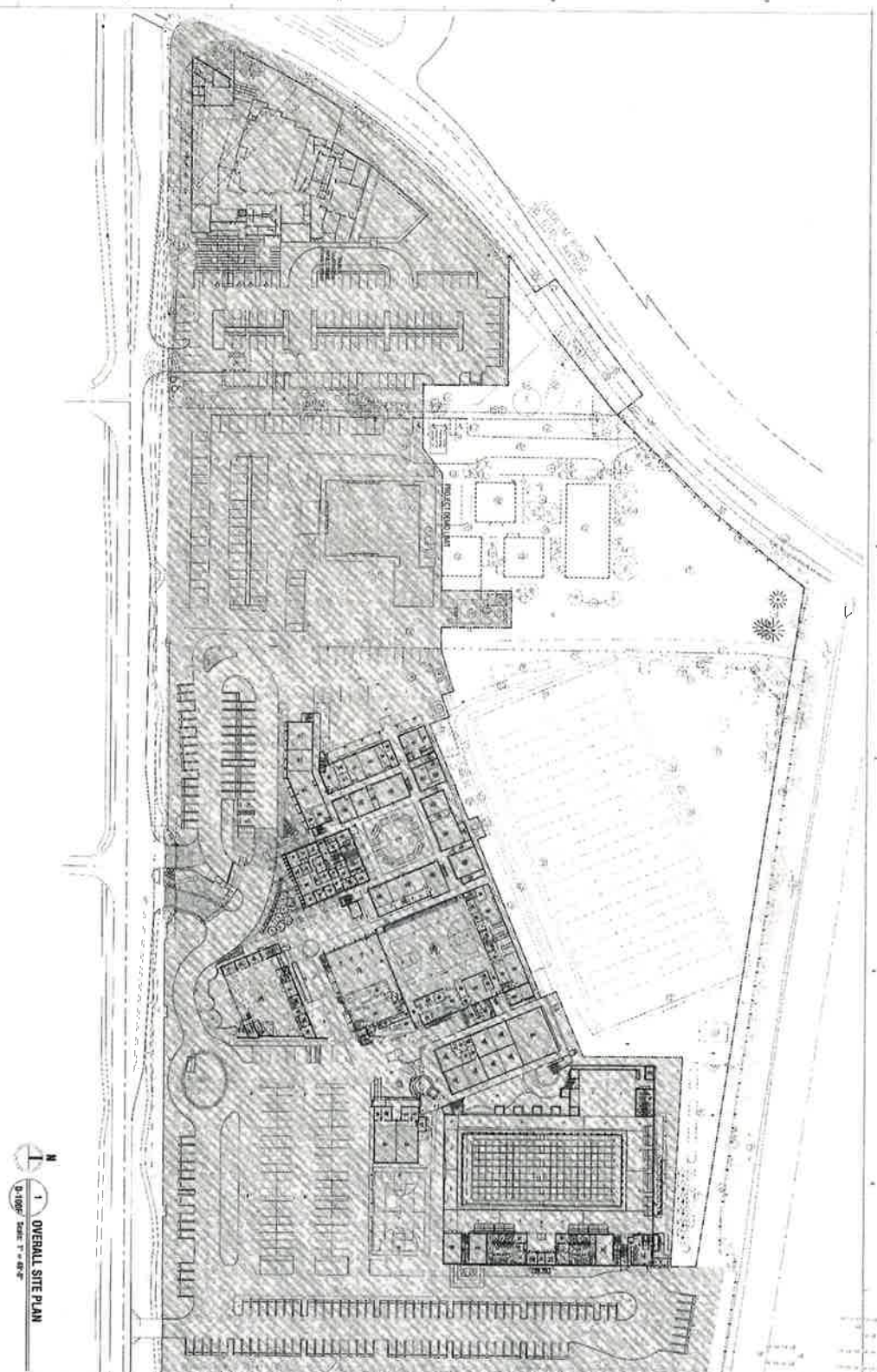
26. EXISTING WATERSHEDS

27. EXISTING WETLANDS

28. EXISTING WATERSHEDS

29. EXISTING WETLANDS

30. EXISTING WATERSHEDS



INTERIM DESIGN DEVELOPMENT SUBMITTAL

DEMO SITE PLAN

D-100F

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	08/15/2017	JM	JM
2	ISSUED FOR PERMITTING	08/15/2017	JM	JM
3	ISSUED FOR PERMITTING	08/15/2017	JM	JM
4	ISSUED FOR PERMITTING	08/15/2017	JM	JM
5	ISSUED FOR PERMITTING	08/15/2017	JM	JM
6	ISSUED FOR PERMITTING	08/15/2017	JM	JM
7	ISSUED FOR PERMITTING	08/15/2017	JM	JM
8	ISSUED FOR PERMITTING	08/15/2017	JM	JM
9	ISSUED FOR PERMITTING	08/15/2017	JM	JM
10	ISSUED FOR PERMITTING	08/15/2017	JM	JM

ZYSCOVICH ARCHITECTS

11000 N. W. 11th Ave., Suite 100
Miami, FL 33150
Tel: 305.555.1100
Fax: 305.555.1101
www.zyscovich.com

GULLIVER PREPARATORY SCHOOL

11000 N. W. 11th Ave., Suite 100
Miami, FL 33150
Tel: 305.555.1100
Fax: 305.555.1101
www.gulliverprep.com

LOVE & ADORNE ASSOCIATES, PA

11000 N. W. 11th Ave., Suite 100
Miami, FL 33150
Tel: 305.555.1100
Fax: 305.555.1101
www.loveandadore.com

CHERRY MOORE & ASSOCIATES

11000 N. W. 11th Ave., Suite 100
Miami, FL 33150
Tel: 305.555.1100
Fax: 305.555.1101
www.cherrymoore.com

PLUES & HUYTRAY ENGINEERS

11000 N. W. 11th Ave., Suite 100
Miami, FL 33150
Tel: 305.555.1100
Fax: 305.555.1101
www.pluesandhuytray.com

SCHREIBER, JOHNSON & ASSOC.

11000 N. W. 11th Ave., Suite 100
Miami, FL 33150
Tel: 305.555.1100
Fax: 305.555.1101
www.schreiberjohnson.com

GulliverPrep

TEMPORARY CLASSROOMS 6575 North Kendall Drive, Pinecrest, FL 33156

Project No. 2169GPUS.02

CONSTRUCTION DOCUMENTS DRAFT

03-11-2022



AERIAL

PROJECT SITE



LOCATION MAP

PROJECT TEAM
ZYSCOVICH
ZYSCOVICH, Inc.
100 Biscayne Boulevard, 27th Floor
Miami, Florida 33132
(305) 372-5222 Tel
M/E/P ENGINEERS
LOUIS J. AGUIRREA ASSOCIATES, P.A.
9150 S. Declelland Blvd., Suite 900
Miami, FL 33156
(305) 670-0141 TEL

SCOPE OF WORK

THIS PROJECT INCLUDES THE PLACEMENT OF 16 NEW TEMPORARY CLASSROOMS.
ALL CONSTRUCTION WILL BE IN CONFORMANCE WITH THE CURRENT FLORIDA BUILDING CODE AND THE LATEST AND MOST RELEVANT CODES.
CONSTRUCTION MANAGERS TO COORDINATE ALL REQUIRED PERMITTING, BE PROVIDED AND OBTAIN ALL NECESSARY PERMITS AND INSURE THE PROJECT.
FOR MORE INFORMATION AND SPECIFICATIONS FOR THIS PROJECT WILL BE MADE AVAILABLE IN THE CONSTRUCTION MANUALS.

DRAFT

OVERALL SITE
PLAN

DATE: 05/11/2022

A-100

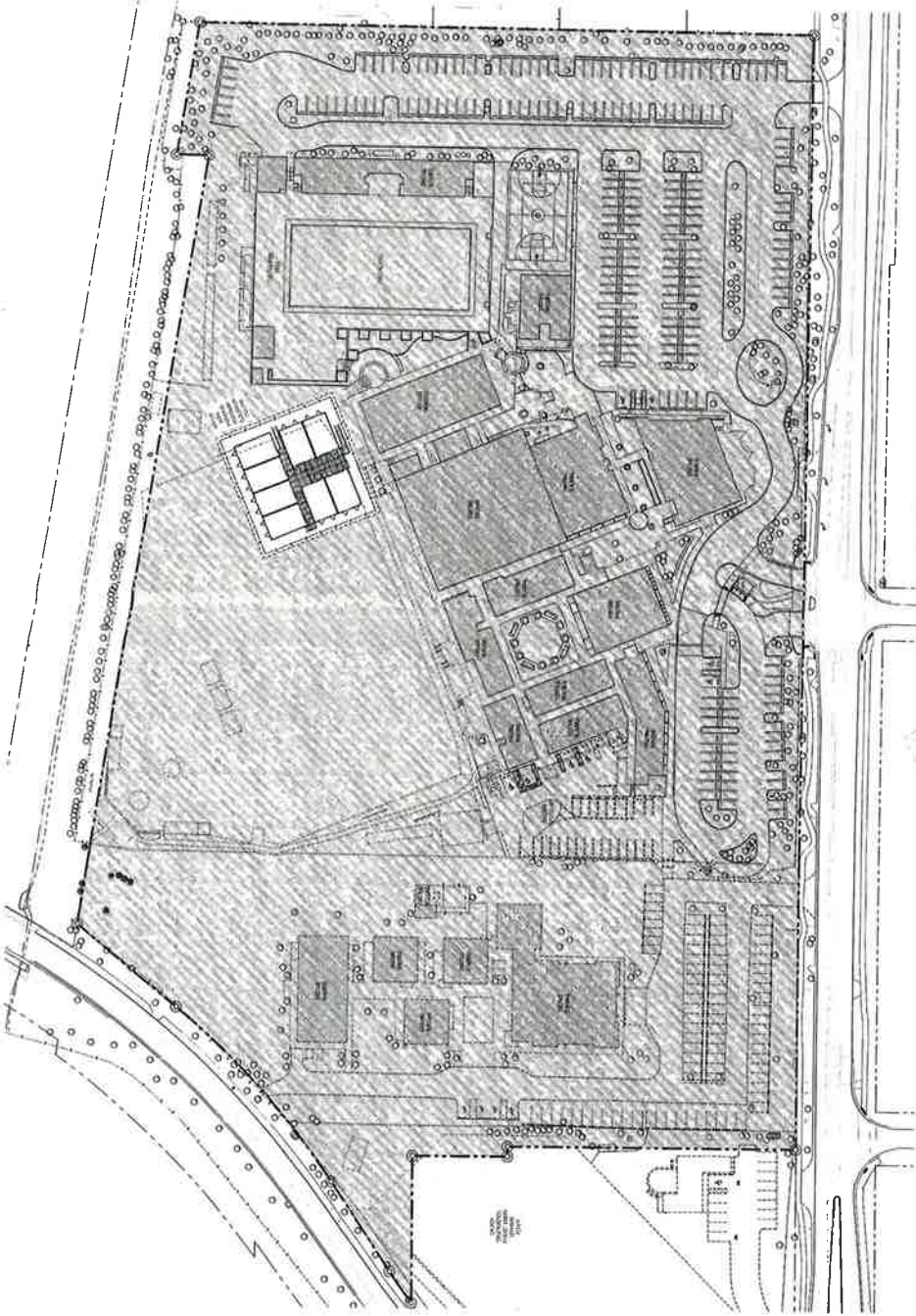
Architect
ZYSKOVICH
ARCHITECTS
1001 S. Orange Ave., Suite 1000
Orlando, FL 32801
Tel: 407.251.1111
Fax: 407.251.1112
www.zyskovich.com



Project
Gulliver Prep
2025 North Kendall Drive
Pinecrest, FL 33156

Lead Engineer
1001 S. Orange Ave., Suite 1000
Orlando, FL 32801
Tel: 407.251.1111
Fax: 407.251.1112
www.zyskovich.com

1 OVERALL SITE PLAN
Scale: 1" = 80'-0"



DRAFT

A-101

ENLARGED
SITE PLAN
AND ELEVATION

DATE: 03-11-2022

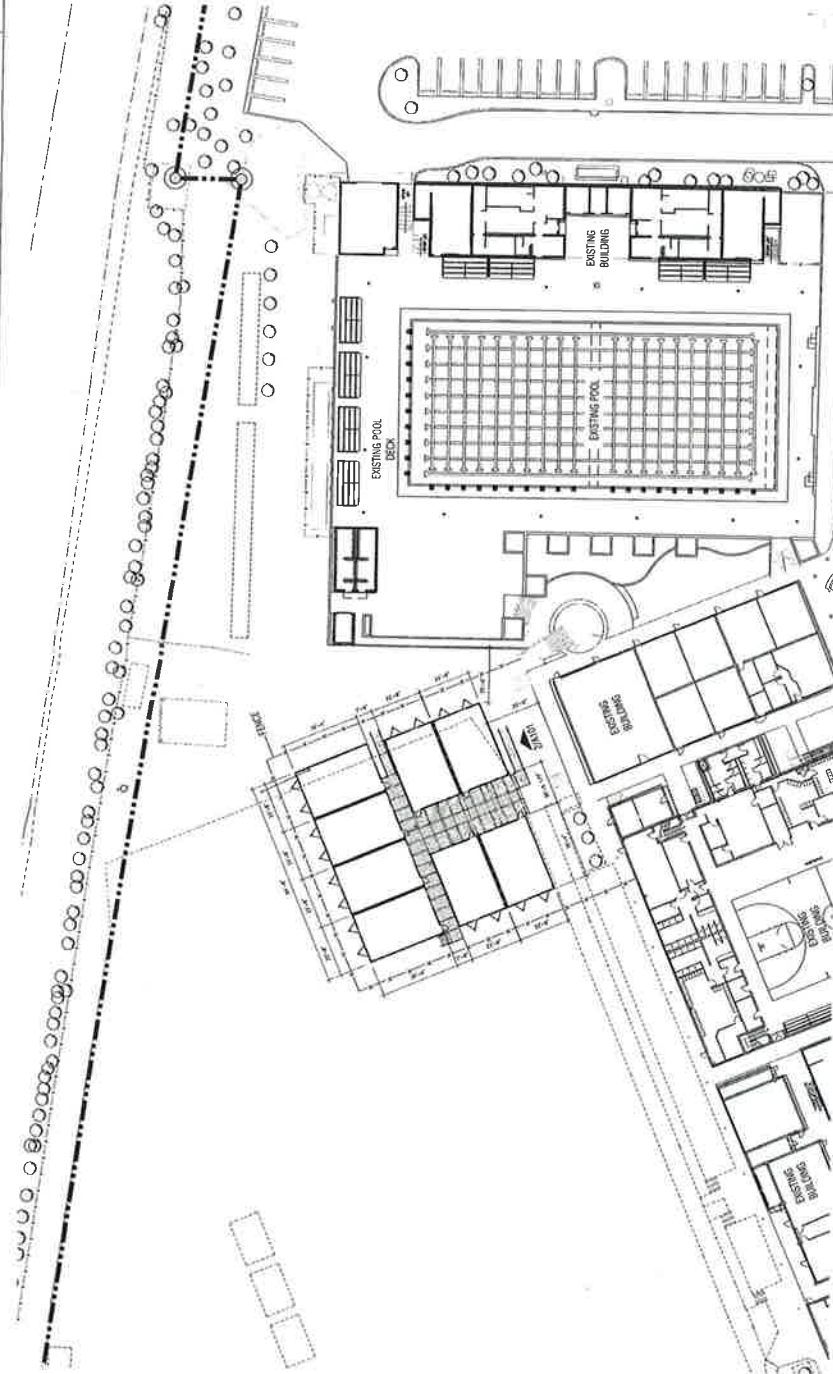
PROJECT: TEMPORARY CLASSROOMS

ARCHITECT: ZYSKOVICH ARCHITECTS
ADDRESS: 1000 W. UNIVERSITY AVENUE
SUITE 100, AUSTIN, TX 78705
PHONE: 512.476.1111
WWW.ZYSKOVICHARCHITECTS.COM

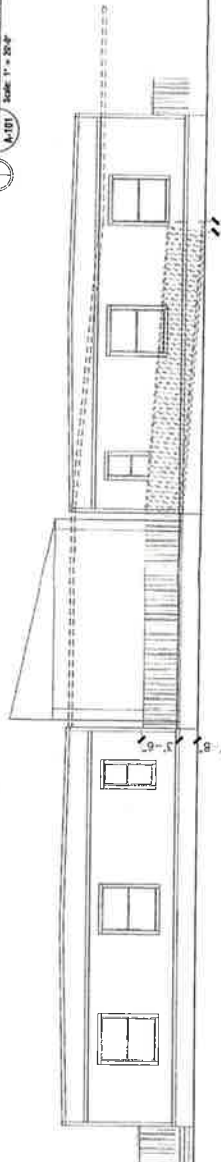


FORMER: GulliverRep
TEMPORARY CLASSROOMS
9575 North Kendall Drive
PINECREST, FL 33196

OWNER: GulliverRep
1000 W. UNIVERSITY AVENUE
SUITE 100, AUSTIN, TX 78705
PHONE: 512.476.1111
WWW.ZYSKOVICHARCHITECTS.COM



1 ENLARGED TRAILER SITE PLAN
SCALE: 1/8" = 1'-0"



2 TRAILER ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
COPY TO BE FILED UNDER SEPARATE PERMIT
DRAWING AND PLATFORM TO BE PROVIDED BY
MODULAR RENTAL COMPANY. SHOP DRAWINGS
TO BE SUBMITTED UNDER SEPARATE PERMIT.

LEGEND OF SYMBOLS:



FIRE EXIT NOTE:

FIRE EXTINGUISHERS ARE TO BE PROVIDED PER THE REQUIREMENTS OF NFPA 10 (TABLE 5.2.1) WHICH REQUIRES FIRE EXTINGUISHERS FROM EVERY 2500 SQUARE FEET MAX. 10' TRAVEL DISTANCE TO A F.E.

FIRE FINISH NOTE:

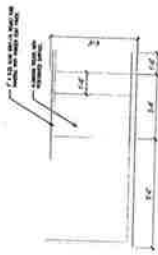
ALL INTERIOR FINISHES TO COMPLY WITH NFPA-101 CHAPTER 28 NEW HOTEL AND CHAPTER 10 TABLE A102.2.4 FFPC CHAPTER 6.

EGRESS CALCULATIONS
2009 FLORIDA BUILDING CODE (FBC) & FLORIDA FIRE PREVENTION CODE (FFPC) & LIFE SAFETY CODE (NFPA 101)

FLOOR	OCCUP. TYPE	SF	OCCUP. LOAD FACTOR	OCCUP. LOAD
CLASSROOM				
1	E (RDUCL)	798	20 SF/PERSON	40
2	E (RDUCL)	798	20 SF/PERSON	40
3	E (RDUCL)	798	20 SF/PERSON	40
4	E (RDUCL)	798	20 SF/PERSON	40
5	E (RDUCL)	798	20 SF/PERSON	40
6	E (RDUCL)	798	20 SF/PERSON	40
7	E (RDUCL)	798	20 SF/PERSON	40
8	E (RDUCL)	798	20 SF/PERSON	40
9	E (RDUCL)	798	20 SF/PERSON	40
TOTAL OCCUPANT LOAD				320

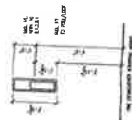
CODE REFERENCES:
FLORIDA LIFE SAFETY CODE (7TH EDITION)
FBC TABLE 1004.1.1
FFPC TABLE 5.2.1
FFPC CHAPTER 6

MAX. ALLOW TRAVEL DISTANCE TO EXIT (SINGLE MANS SPRINKLER) = 200' (FBC TABLE 1017.2)
MAX. TRAVEL DISTANCE TO EXIT PROVIDED, 128' FROM CLASSROOM 6 AT FURTHEST POINT



2 STAIR DETAIL
A-201 / Scale: 1/2" = 1'-0"

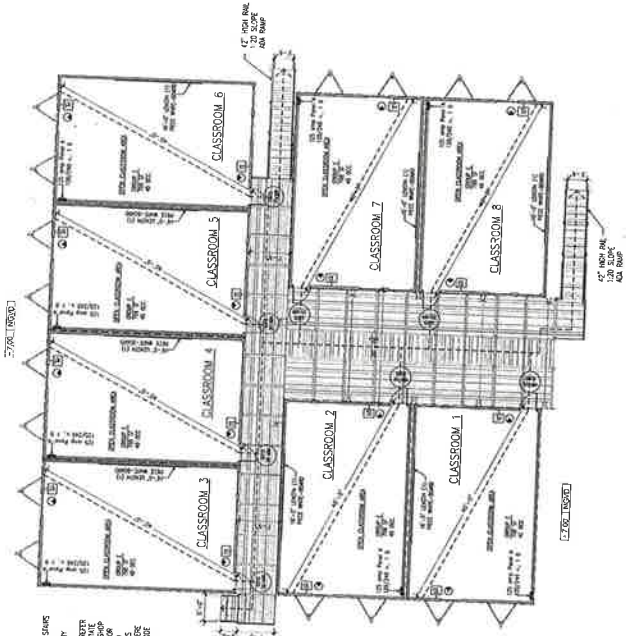
3 FIRE EXTINGUISHER MOUNTING HT.
A-201 / Scale: 1/2" = 1'-0"



- FIRE DEPARTMENT NOTES:**
1. ALL FIRE ALARMS PROVIDED SHALL COMPLY WITH NFPA 1912, 102.2
 2. ALL FIRE ALARMS PROVIDED SHALL COMPLY WITH NFPA 72
 3. ALL FIRE ALARMS PROVIDED SHALL COMPLY WITH NFPA 72
 4. ALL ROOMS TO HAVE EVACUATION PLANS POSTED TO ALL DOORS PER FFPC 101, 6TH EDITION
 5. REFER TO ELECTRICAL DRAWINGS FOR DEVICE LOCATIONS.
 6. EXIT SIGNS TO BE PROVIDED AS INDICATED.
 7. THE ALARM DESIGN TO BE SUBMITTED AS A SHOP DRAWING BY FIRE ALARM CONTRACTOR.

FIRE DEPARTMENT NOTE:
PROVIDE SIGN NEAR DOORS THAT STATE: "DOORS TO REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED"
ADJACENT GRADE LEVEL TO EGRESS PATH BETWEEN STAIRS, WALKWAYS, AND PARKING SURFACES

1 EGRESS PLAN
A-201 / Scale: 1/2" = 1'-0"



NOTE: RUSH AWAY STAIRS PROVIDED BY COMPANY REFER TO THESE STATE DRAWINGS FOR STAIR SIZES, STAIR CASES, AND STAIR CASE COMPLIANT.

DRAFT

EGRESS PLAN
A-201
10/11/2022

ZYSKOVICH ARCHITECTS
ARCHITECTS
100 N. ALI DR. #100
MIAMI, FL 33130

Gulliver Prep
TEMPORARY CLASSROOMS
6975 North Kendall Drive
PINECREST, FL 33198

Gulliver Prep
 UPPER SCHOOL NW PROJECTS
 ATHLETIC FIELDS + ROADWAY
 PROJECT
 6078 NORTH BROADWAY
 PHOENIX, AZ 85018



ZSCOVICH
 ARCHITECTS
 1400 N. CENTRAL AVENUE
 PHOENIX, AZ 85004
 TEL: 602.254.1000
 FAX: 602.254.1001
 WWW.ZSCOVICHARCHITECTS.COM

JOSE MORALES
 02/15/2017

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/15/2017
2	ISSUED FOR CONSTRUCTION	02/15/2017
3	ISSUED FOR AS-BUILT	02/15/2017

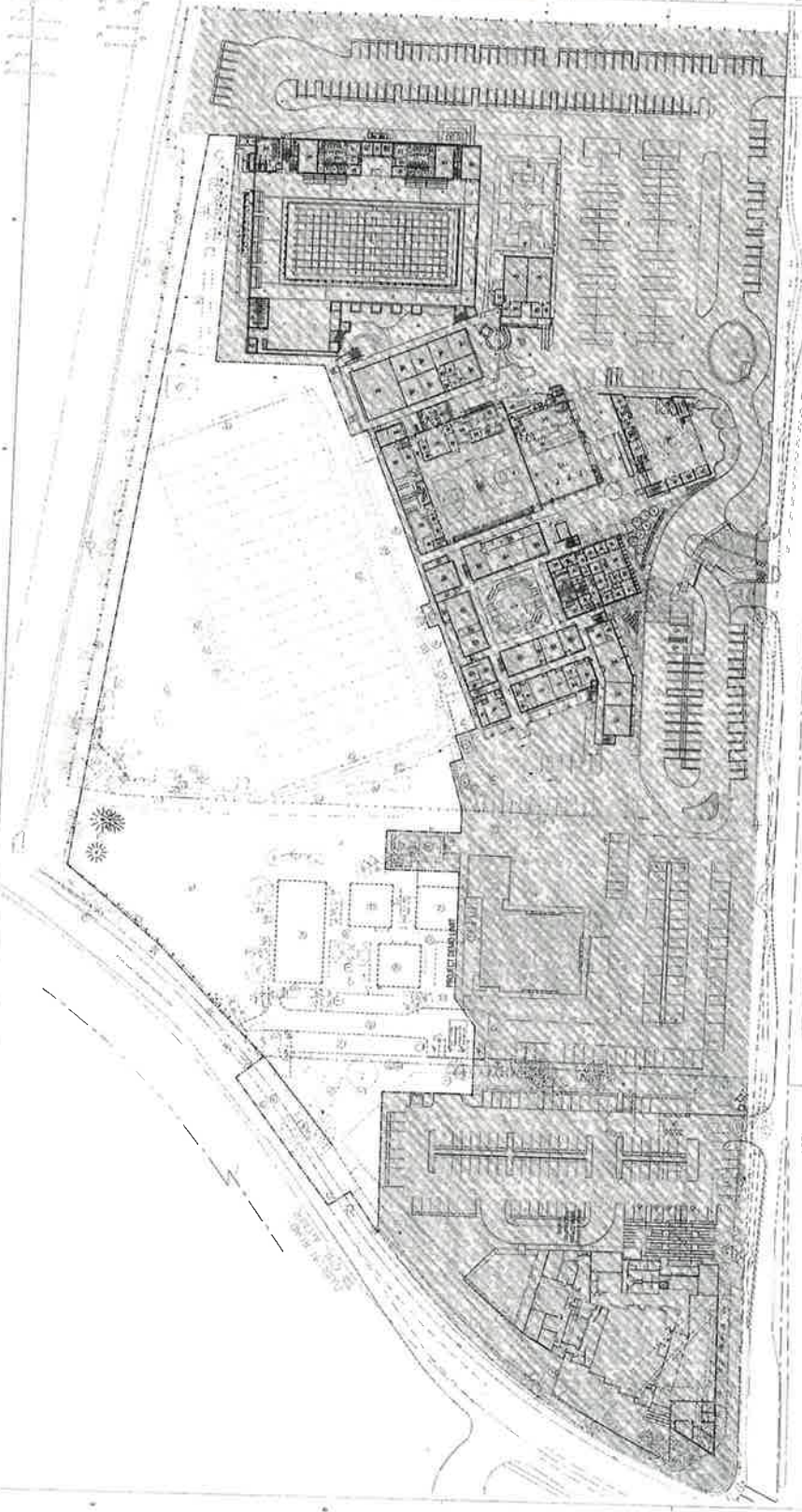
DEMO
SITE PLAN
 12/20/2017
D-100F

INTERIM DESIGN DEVELOPMENT SUBMITTAL

1 OVERALL SITE PLAN
 D-100F Scale: 1" = 40'-0"



SITE DEMOLITION LEGEND
 1. EXISTING DEMOLITION
 2. EXISTING DEMOLITION
 3. EXISTING DEMOLITION
 4. EXISTING DEMOLITION
 5. EXISTING DEMOLITION
 6. EXISTING DEMOLITION
 7. EXISTING DEMOLITION
 8. EXISTING DEMOLITION
 9. EXISTING DEMOLITION
 10. EXISTING DEMOLITION
 11. EXISTING DEMOLITION
 12. EXISTING DEMOLITION
 13. EXISTING DEMOLITION
 14. EXISTING DEMOLITION
 15. EXISTING DEMOLITION
 16. EXISTING DEMOLITION
 17. EXISTING DEMOLITION
 18. EXISTING DEMOLITION
 19. EXISTING DEMOLITION
 20. EXISTING DEMOLITION
 21. EXISTING DEMOLITION
 22. EXISTING DEMOLITION
 23. EXISTING DEMOLITION
 24. EXISTING DEMOLITION
 25. EXISTING DEMOLITION
 26. EXISTING DEMOLITION
 27. EXISTING DEMOLITION
 28. EXISTING DEMOLITION
 29. EXISTING DEMOLITION
 30. EXISTING DEMOLITION
 31. EXISTING DEMOLITION
 32. EXISTING DEMOLITION
 33. EXISTING DEMOLITION
 34. EXISTING DEMOLITION
 35. EXISTING DEMOLITION
 36. EXISTING DEMOLITION
 37. EXISTING DEMOLITION
 38. EXISTING DEMOLITION
 39. EXISTING DEMOLITION
 40. EXISTING DEMOLITION
 41. EXISTING DEMOLITION
 42. EXISTING DEMOLITION
 43. EXISTING DEMOLITION
 44. EXISTING DEMOLITION
 45. EXISTING DEMOLITION
 46. EXISTING DEMOLITION
 47. EXISTING DEMOLITION
 48. EXISTING DEMOLITION
 49. EXISTING DEMOLITION
 50. EXISTING DEMOLITION
 51. EXISTING DEMOLITION
 52. EXISTING DEMOLITION
 53. EXISTING DEMOLITION
 54. EXISTING DEMOLITION
 55. EXISTING DEMOLITION
 56. EXISTING DEMOLITION
 57. EXISTING DEMOLITION
 58. EXISTING DEMOLITION
 59. EXISTING DEMOLITION
 60. EXISTING DEMOLITION
 61. EXISTING DEMOLITION
 62. EXISTING DEMOLITION
 63. EXISTING DEMOLITION
 64. EXISTING DEMOLITION
 65. EXISTING DEMOLITION
 66. EXISTING DEMOLITION
 67. EXISTING DEMOLITION
 68. EXISTING DEMOLITION
 69. EXISTING DEMOLITION
 70. EXISTING DEMOLITION
 71. EXISTING DEMOLITION
 72. EXISTING DEMOLITION
 73. EXISTING DEMOLITION
 74. EXISTING DEMOLITION
 75. EXISTING DEMOLITION
 76. EXISTING DEMOLITION
 77. EXISTING DEMOLITION
 78. EXISTING DEMOLITION
 79. EXISTING DEMOLITION
 80. EXISTING DEMOLITION
 81. EXISTING DEMOLITION
 82. EXISTING DEMOLITION
 83. EXISTING DEMOLITION
 84. EXISTING DEMOLITION
 85. EXISTING DEMOLITION
 86. EXISTING DEMOLITION
 87. EXISTING DEMOLITION
 88. EXISTING DEMOLITION
 89. EXISTING DEMOLITION
 90. EXISTING DEMOLITION
 91. EXISTING DEMOLITION
 92. EXISTING DEMOLITION
 93. EXISTING DEMOLITION
 94. EXISTING DEMOLITION
 95. EXISTING DEMOLITION
 96. EXISTING DEMOLITION
 97. EXISTING DEMOLITION
 98. EXISTING DEMOLITION
 99. EXISTING DEMOLITION
 100. EXISTING DEMOLITION



SITE DEMOLITION NOTES LEGEND
 1. EXISTING DEMOLITION
 2. EXISTING DEMOLITION
 3. EXISTING DEMOLITION
 4. EXISTING DEMOLITION
 5. EXISTING DEMOLITION
 6. EXISTING DEMOLITION
 7. EXISTING DEMOLITION
 8. EXISTING DEMOLITION
 9. EXISTING DEMOLITION
 10. EXISTING DEMOLITION
 11. EXISTING DEMOLITION
 12. EXISTING DEMOLITION
 13. EXISTING DEMOLITION
 14. EXISTING DEMOLITION
 15. EXISTING DEMOLITION
 16. EXISTING DEMOLITION
 17. EXISTING DEMOLITION
 18. EXISTING DEMOLITION
 19. EXISTING DEMOLITION
 20. EXISTING DEMOLITION
 21. EXISTING DEMOLITION
 22. EXISTING DEMOLITION
 23. EXISTING DEMOLITION
 24. EXISTING DEMOLITION
 25. EXISTING DEMOLITION
 26. EXISTING DEMOLITION
 27. EXISTING DEMOLITION
 28. EXISTING DEMOLITION
 29. EXISTING DEMOLITION
 30. EXISTING DEMOLITION
 31. EXISTING DEMOLITION
 32. EXISTING DEMOLITION
 33. EXISTING DEMOLITION
 34. EXISTING DEMOLITION
 35. EXISTING DEMOLITION
 36. EXISTING DEMOLITION
 37. EXISTING DEMOLITION
 38. EXISTING DEMOLITION
 39. EXISTING DEMOLITION
 40. EXISTING DEMOLITION
 41. EXISTING DEMOLITION
 42. EXISTING DEMOLITION
 43. EXISTING DEMOLITION
 44. EXISTING DEMOLITION
 45. EXISTING DEMOLITION
 46. EXISTING DEMOLITION
 47. EXISTING DEMOLITION
 48. EXISTING DEMOLITION
 49. EXISTING DEMOLITION
 50. EXISTING DEMOLITION
 51. EXISTING DEMOLITION
 52. EXISTING DEMOLITION
 53. EXISTING DEMOLITION
 54. EXISTING DEMOLITION
 55. EXISTING DEMOLITION
 56. EXISTING DEMOLITION
 57. EXISTING DEMOLITION
 58. EXISTING DEMOLITION
 59. EXISTING DEMOLITION
 60. EXISTING DEMOLITION
 61. EXISTING DEMOLITION
 62. EXISTING DEMOLITION
 63. EXISTING DEMOLITION
 64. EXISTING DEMOLITION
 65. EXISTING DEMOLITION
 66. EXISTING DEMOLITION
 67. EXISTING DEMOLITION
 68. EXISTING DEMOLITION
 69. EXISTING DEMOLITION
 70. EXISTING DEMOLITION
 71. EXISTING DEMOLITION
 72. EXISTING DEMOLITION
 73. EXISTING DEMOLITION
 74. EXISTING DEMOLITION
 75. EXISTING DEMOLITION
 76. EXISTING DEMOLITION
 77. EXISTING DEMOLITION
 78. EXISTING DEMOLITION
 79. EXISTING DEMOLITION
 80. EXISTING DEMOLITION
 81. EXISTING DEMOLITION
 82. EXISTING DEMOLITION
 83. EXISTING DEMOLITION
 84. EXISTING DEMOLITION
 85. EXISTING DEMOLITION
 86. EXISTING DEMOLITION
 87. EXISTING DEMOLITION
 88. EXISTING DEMOLITION
 89. EXISTING DEMOLITION
 90. EXISTING DEMOLITION
 91. EXISTING DEMOLITION
 92. EXISTING DEMOLITION
 93. EXISTING DEMOLITION
 94. EXISTING DEMOLITION
 95. EXISTING DEMOLITION
 96. EXISTING DEMOLITION
 97. EXISTING DEMOLITION
 98. EXISTING DEMOLITION
 99. EXISTING DEMOLITION
 100. EXISTING DEMOLITION