



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

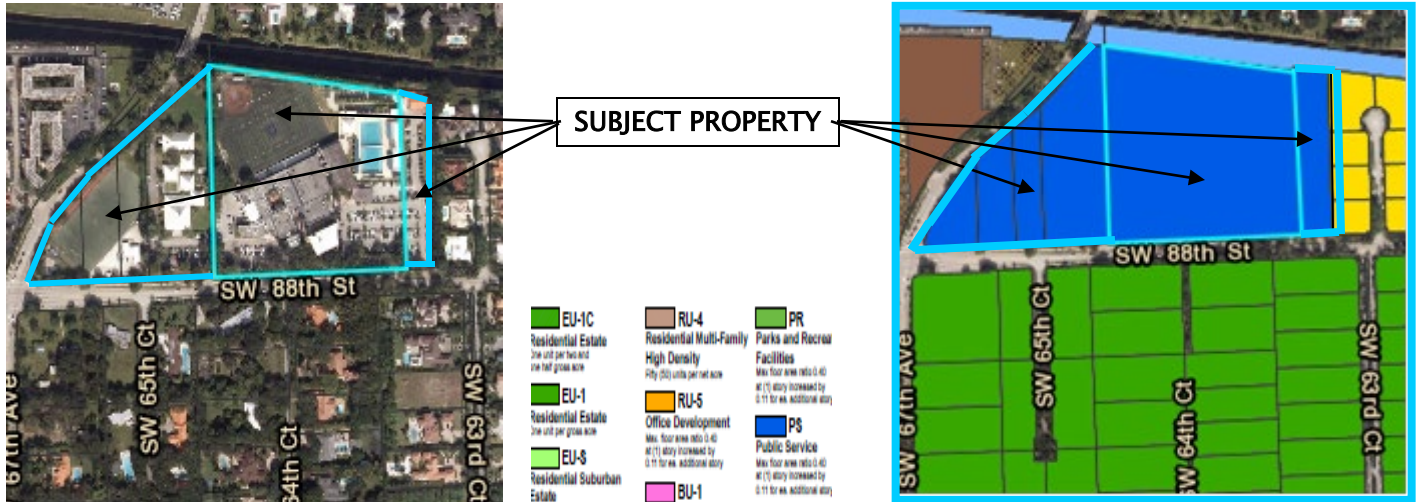
**PETITION REQUEST**

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](http://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](mailto:planning@pinecrest-fl.gov) or on ZOOM during the meeting by sending a request to [clerk@pinecrest-fl.gov](mailto: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](mailto: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.

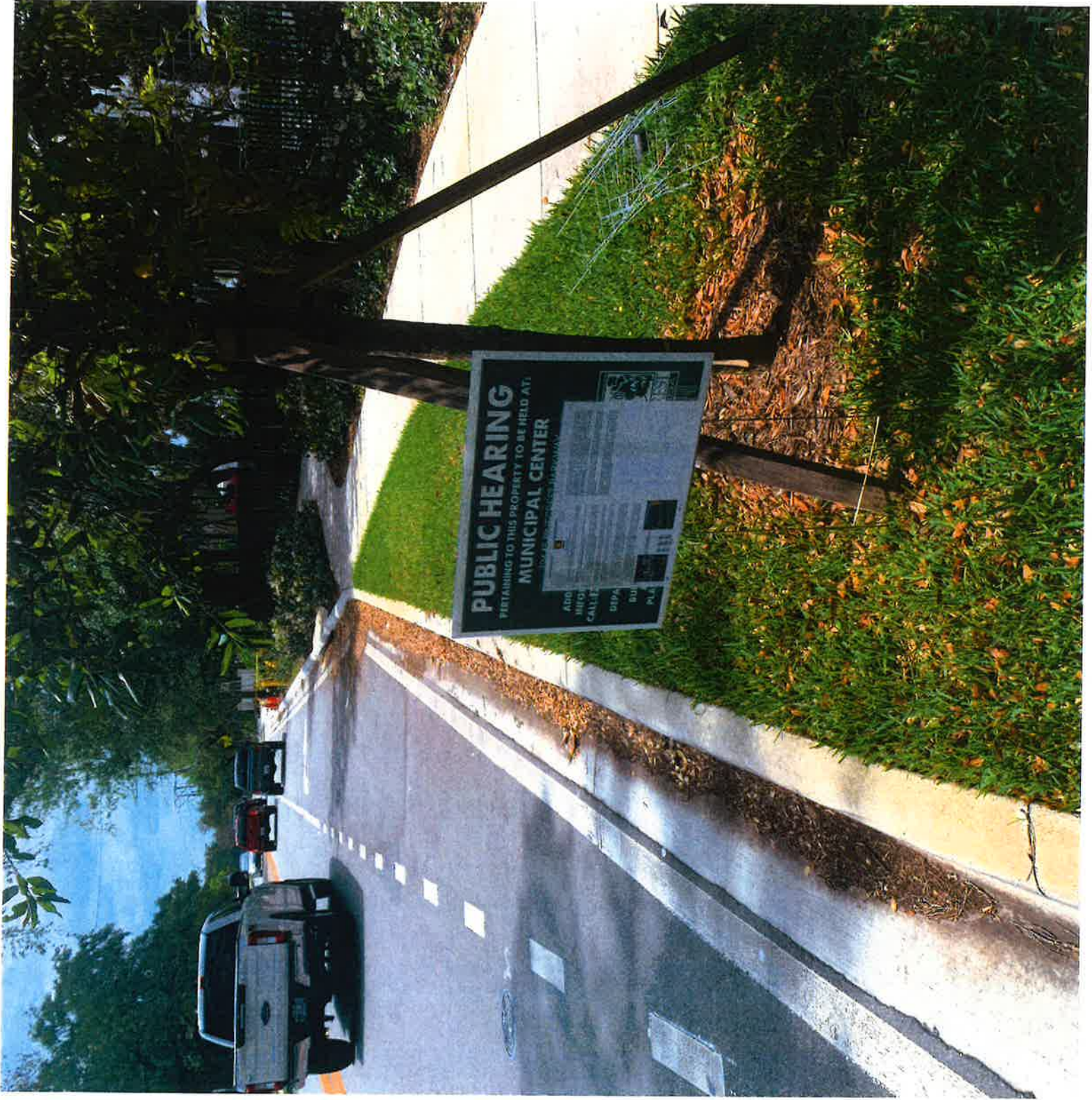
Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes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



**PUBLIC HEARING**  
PROCEEDINGS TO THIS PROJECTS TO BE HELD AT:  
**MUNICIPAL CENTER**  
ALSO SEE THE PROJECTS AT THE MUNICIPAL CENTER  
1000 N. W. 10th St.  
MIAMI, FL 33136  
9:00 AM - 12:00 PM  
12:00 PM - 3:00 PM  
3:00 PM - 6:00 PM

CAUTION - CLASSICAL











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: 



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:

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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.
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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

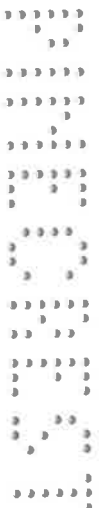
which will affect the property located at \_\_\_\_\_ as follows:  
 6491 SW 88 Street; 6575 SW 88 Street; 6545 SW 88 Street; 6675 SW 88 Street; 6691 SW 88 Street;  
 and 6605 SW 88 Street

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 _____	<b>SUBJECT PROPERTY</b> 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
<b>County</b>			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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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
<b>County</b>			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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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
<b>County</b>			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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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
<b>County</b>			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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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
<b>County</b>			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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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
<b>County</b>			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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PLANNING  
DEPARTMENT

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. 88<sup>th</sup> 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. 67<sup>th</sup> Avenue (Ludlum Road); thence run the following courses and distances along the said Easterly Right-of-Way of S.W. 67<sup>th</sup> 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. 67<sup>th</sup> 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  
DEPARTMENT  
02-19-22



BERKOW  
RADELL  
FERNANDEZ  
LARKIN +  
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

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305.377.6227 office  
305.377.6222 fax  
[mtapanes@brzoninglaw.com](mailto: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.

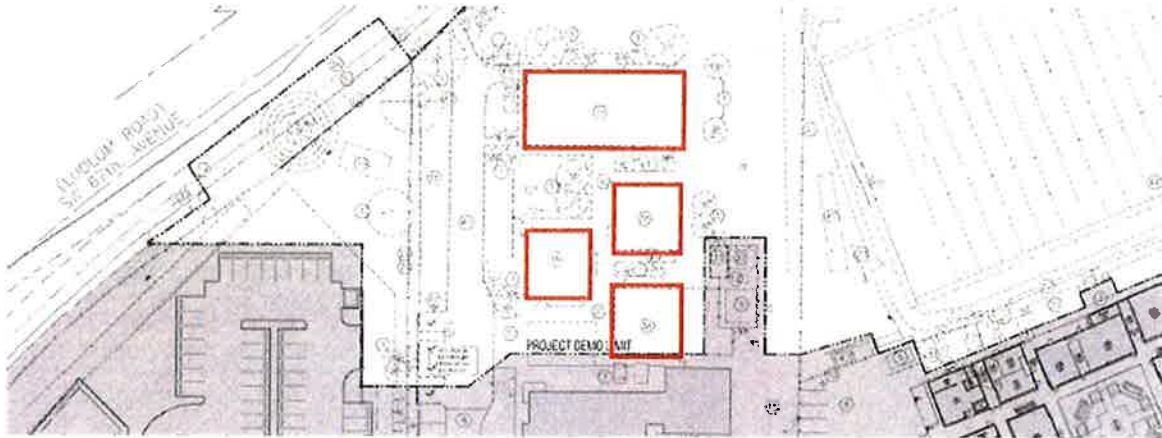


Figure 1

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
<b>County</b>			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$1,248,588	\$1,248,647	\$1,248,705
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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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
<b>County</b>			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$17,311,435	\$17,766,969	\$17,552,873
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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# 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
<b>County</b>			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$3,773,007	\$3,793,310	\$4,311,056
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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# 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
<b>County</b>			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$30,719	\$30,719	\$793,894
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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# 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
<b>County</b>			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$1,282,132	\$1,288,621	\$784,682
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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# 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
<b>County</b>			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$550,834	\$550,834	\$550,834
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

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Version:





# 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.	Diameter (C)	Spread (C)	Height (F)	Name
141	15	15	15	UNKNOWN
142	6	6	6	URUBELLA
143	6	6	6	URUBELLA
144	18	18	18	UNKNOWN
145	18	18	18	UNKNOWN
146	10	10	10	UNKNOWN
147	10	10	10	UNKNOWN
148	8	8	8	GIARDO LIMBO
149	24	24	24	BLACK
150	15	15	15	GIARDO LIMBO
151	15	15	15	GIARDO LIMBO
152	15	15	15	GIARDO LIMBO
153	15	15	15	GIARDO LIMBO
154	8	8	8	HAT TRAVELERS PALM
155	8	8	8	HAT TRAVELERS PALM
156	8	8	8	OPHELIA PALM
157	24	24	24	ROYAL PALM
158	24	24	24	ROYAL PALM
159	24	24	24	ROYAL PALM
160	24	24	24	ROYAL PALM
161	24	24	24	ROYAL PALM
162	24	24	24	ROYAL PALM
163	6	6	6	FAUCS
164	6	6	6	FAUCS
165	15	15	15	FAUCS
166	15	15	15	FAUCS
167	15	15	15	FAUCS
168	15	15	15	FAUCS
169	15	15	15	FAUCS
170	15	15	15	FAUCS
171	15	15	15	FAUCS
172	11	11	11	FAUCS
173	15	15	15	FAUCS
174	15	15	15	FAUCS
175	24	24	24	FAUCS
176	18	18	18	FAUCS
177	18	18	18	FAUCS
178	18	18	18	FAUCS
179	18	18	18	FAUCS
180	15	15	15	FAUCS
181	15	15	15	FAUCS
182	24	24	24	QUINILLA
183	15	15	15	FAUCS
184	15	15	15	FAUCS
185	15	15	15	FAUCS
186	24	24	24	FAUCS
187	15	15	15	FAUCS
188	15	15	15	FAUCS
189	15	15	15	FAUCS
190	15	15	15	FAUCS
191	15	15	15	FAUCS
192	15	15	15	FAUCS
193	15	15	15	FAUCS
194	15	15	15	FAUCS
195	15	15	15	FAUCS
196	15	15	15	FAUCS
197	15	15	15	FAUCS
198	15	15	15	FAUCS
199	15	15	15	FAUCS
200	18	18	18	FAUCS
201	15	15	15	FAUCS
202	15	15	15	FAUCS
203	15	15	15	FAUCS
204	15	15	15	FAUCS
205	15	15	15	FAUCS
206	15	15	15	FAUCS
207	15	15	15	FAUCS
208	15	15	15	FAUCS
209	24	24	24	FAUCS
210	15	15	15	FAUCS
211	15	15	15	FAUCS
212	15	15	15	FAUCS
213	18	18	18	FAUCS
214	15	15	15	FAUCS
215	15	15	15	FAUCS
216	15	15	15	FAUCS
217	15	15	15	FAUCS
218	15	15	15	FAUCS
219	15	15	15	FAUCS
220	15	15	15	FAUCS
221	15	15	15	FAUCS
222	15	15	15	FAUCS
223	15	15	15	FAUCS
224	15	15	15	FAUCS
225	15	15	15	FAUCS
226	15	15	15	FAUCS
227	15	15	15	FAUCS
228	15	15	15	FAUCS
229	15	15	15	FAUCS
230	15	15	15	FAUCS
231	15	15	15	FAUCS
232	15	15	15	FAUCS
233	15	15	15	FAUCS
234	15	15	15	FAUCS
235	15	15	15	FAUCS
236	15	15	15	FAUCS
237	15	15	15	FAUCS
238	15	15	15	FAUCS
239	15	15	15	FAUCS
240	15	15	15	FAUCS

Tree No.	Diameter (C)	Spread (C)	Height (F)	Name
241	15	15	15	FAUCS
242	15	15	15	FAUCS
243	15	15	15	FAUCS
244	15	15	15	FAUCS
245	15	15	15	FAUCS
246	15	15	15	FAUCS
247	15	15	15	FAUCS
248	15	15	15	FAUCS
249	15	15	15	FAUCS
250	15	15	15	FAUCS
251	15	15	15	FAUCS
252	15	15	15	FAUCS
253	15	15	15	FAUCS
254	15	15	15	FAUCS
255	15	15	15	FAUCS
256	15	15	15	FAUCS
257	15	15	15	FAUCS
258	15	15	15	FAUCS
259	15	15	15	FAUCS
260	15	15	15	FAUCS
261	15	15	15	FAUCS
262	15	15	15	FAUCS
263	15	15	15	FAUCS
264	15	15	15	FAUCS
265	15	15	15	FAUCS
266	15	15	15	FAUCS
267	15	15	15	FAUCS
268	15	15	15	FAUCS
269	15	15	15	FAUCS
270	15	15	15	FAUCS
271	15	15	15	FAUCS
272	15	15	15	FAUCS
273	15	15	15	FAUCS
274	15	15	15	FAUCS
275	15	15	15	FAUCS
276	15	15	15	FAUCS
277	15	15	15	FAUCS
278	15	15	15	FAUCS
279	15	15	15	FAUCS
280	15	15	15	FAUCS
281	15	15	15	FAUCS
282	15	15	15	FAUCS
283	15	15	15	FAUCS
284	15	15	15	FAUCS
285	15	15	15	FAUCS
286	15	15	15	FAUCS
287	15	15	15	FAUCS
288	15	15	15	FAUCS
289	15	15	15	FAUCS
290	15	15	15	FAUCS
291	15	15	15	FAUCS
292	15	15	15	FAUCS
293	15	15	15	FAUCS
294	15	15	15	FAUCS
295	15	15	15	FAUCS
296	15	15	15	FAUCS
297	15	15	15	FAUCS
298	15	15	15	FAUCS
299	15	15	15	FAUCS
300	15	15	15	FAUCS
301	15	15	15	FAUCS
302	15	15	15	FAUCS
303	15	15	15	FAUCS
304	15	15	15	FAUCS
305	15	15	15	FAUCS
306	15	15	15	FAUCS
307	15	15	15	FAUCS
308	15	15	15	FAUCS
309	15	15	15	FAUCS
310	15	15	15	FAUCS
311	15	15	15	FAUCS
312	15	15	15	FAUCS
313	15	15	15	FAUCS
314	15	15	15	FAUCS
315	15	15	15	FAUCS
316	15	15	15	FAUCS
317	15	15	15	FAUCS
318	15	15	15	FAUCS
319	15	15	15	FAUCS
320	15	15	15	FAUCS

Tree No.	Diameter (C)	Spread (C)	Height (F)	Name
321	15	15	15	FAUCS
322	15	15	15	FAUCS
323	15	15	15	FAUCS
324	15	15	15	FAUCS
325	15	15	15	FAUCS
326	15	15	15	FAUCS
327	15	15	15	FAUCS
328	15	15	15	FAUCS
329	15	15	15	FAUCS
330	15	15	15	FAUCS
331	15	15	15	FAUCS
332	15	15	15	FAUCS
333	15	15	15	FAUCS
334	15	15	15	FAUCS
335	15	15	15	FAUCS
336	15	15	15	FAUCS
337	15	15	15	FAUCS
338	15	15	15	FAUCS
339	15	15	15	FAUCS
340	15	15	15	FAUCS
341	15	15	15	FAUCS
342	15	15	15	FAUCS
343	15	15	15	FAUCS
344	15	15	15	FAUCS
345	15	15	15	FAUCS
346	15	15	15	FAUCS
347	15	15	15	FAUCS
348	15	15	15	FAUCS
349	15	15	15	FAUCS
350	15	15	15	FAUCS
351	15	15	15	FAUCS
352	15	15	15	FAUCS
353	15	15	15	FAUCS
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400	15	15	15	FAUCS

Tree No.	Diameter (C)	Spread (C)	Height (F)	Name
401	15	15	15	FAUCS
402	15	15	15	FAUCS
403	15	15	15	FAUCS
404	15	15	15	FAUCS
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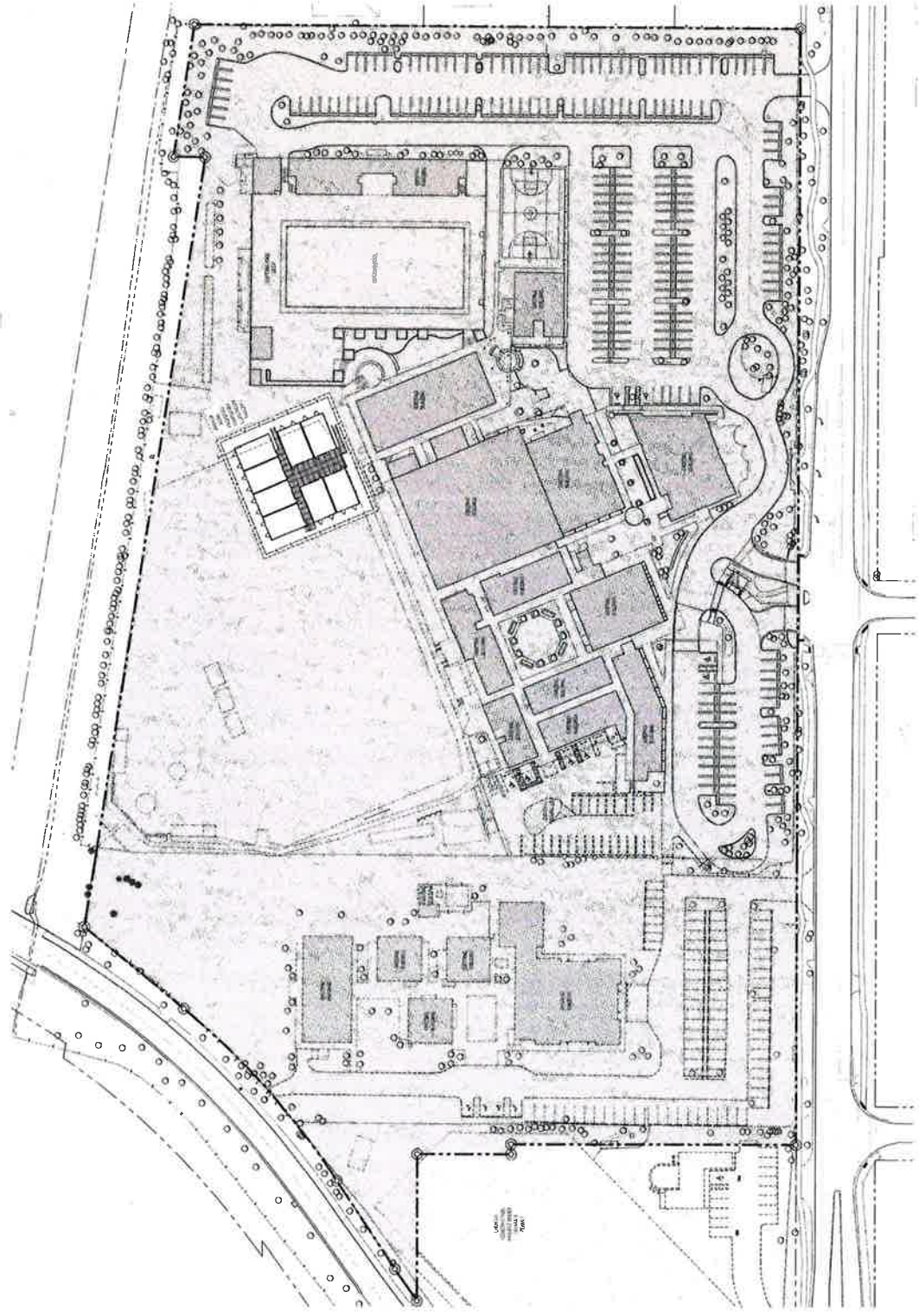




DRAFT

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: 215-592-1100  
Fax: 215-592-1101  
www.zyskovich.com

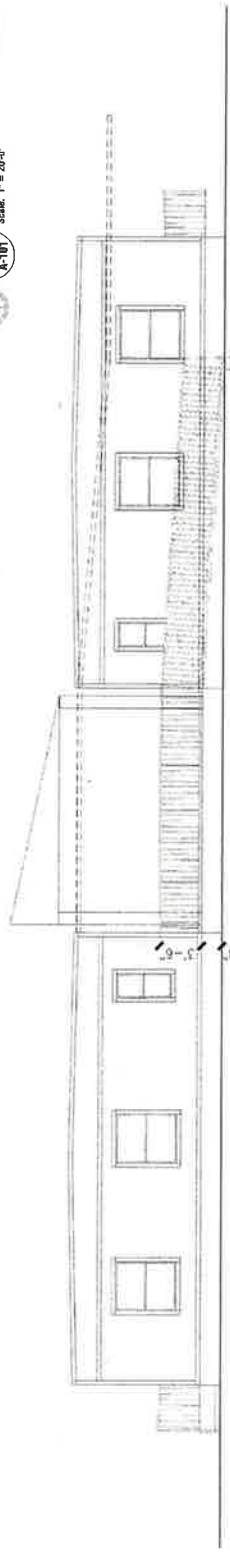


Project  
GulliverPrep  
TEMPORARY CLASSROOMS  
6575 North Kendall Drive  
PHILADELPHIA, PA 19158

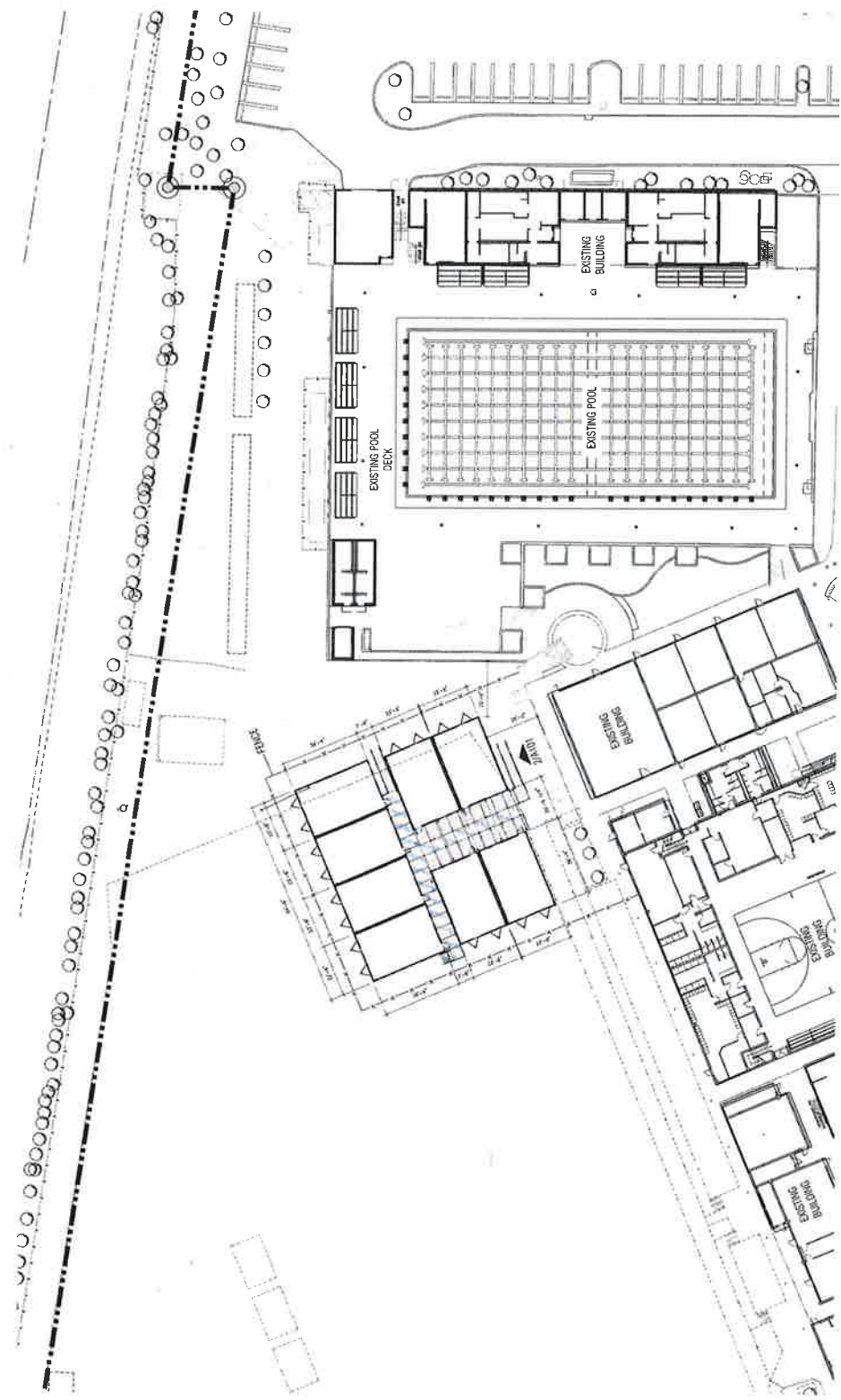
Lead Engineer  
LOUIS J. ADAMIA & ASSOCIATES, PA  
1000 N. 10TH ST.  
PHILADELPHIA, PA 19107  
Tel: 215-592-1100  
Fax: 215-592-1101  
www.ljad.com

2 TRAILER ELEVATION  
A-101 Scale: 1/4" = 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"



TEMPORARY CLASSROOMS  
6575 NORTH KENNEDY DRIVE  
PINECREST, FL 33196

GulliverPrep



ZYSKOVICH ARCHITECTS  
ARCHITECTS  
10000 W. BIRCHWOOD DRIVE  
MIRAGE, FL 33187-7000

PROJ. NO. A10-10-70  
DATE: 08/11/10

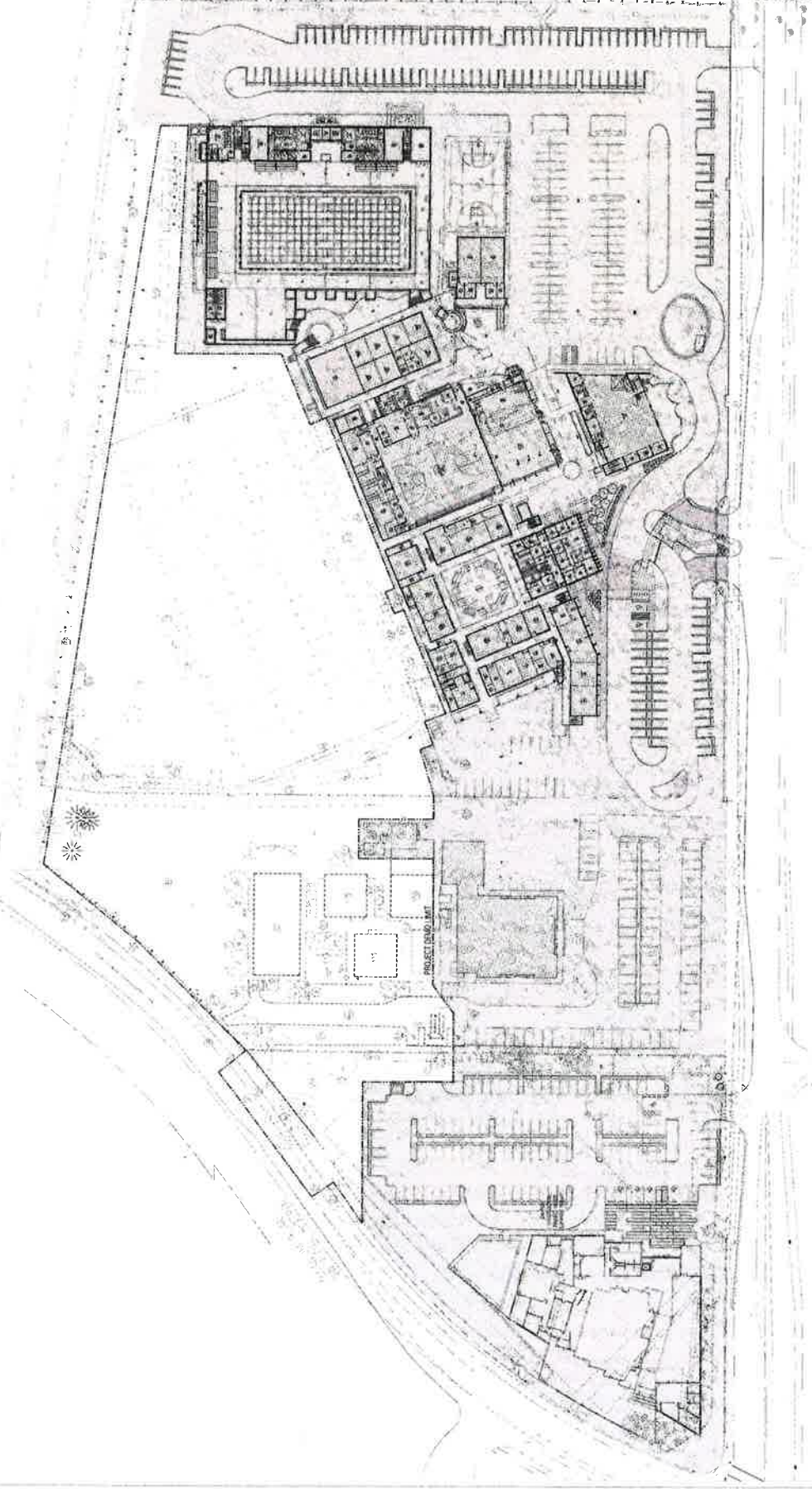
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SAFC Engineers  
10000 W. BIRCHWOOD DRIVE  
MIRAGE, FL 33187-7000  
PHONE: 305-488-1111  
FAX: 305-488-1112  
WWW.SAFCENGINEERS.COM



**INTERIM DESIGN DEVELOPMENT SUBMITTAL**



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

**SITE DEMOLITION LEGEND**

1. DEMOLITION OF EXISTING BUILDING FOOTPRINTS  
 2. DEMOLITION OF EXISTING PAVEMENT AREAS  
 3. DEMOLITION OF EXISTING DRIVEWAYS  
 4. DEMOLITION OF EXISTING UTILITIES  
 5. DEMOLITION OF EXISTING FENCES  
 6. DEMOLITION OF EXISTING SIGNAGE  
 7. DEMOLITION OF EXISTING LANDSCAPE ELEMENTS  
 8. DEMOLITION OF EXISTING SITEWORK

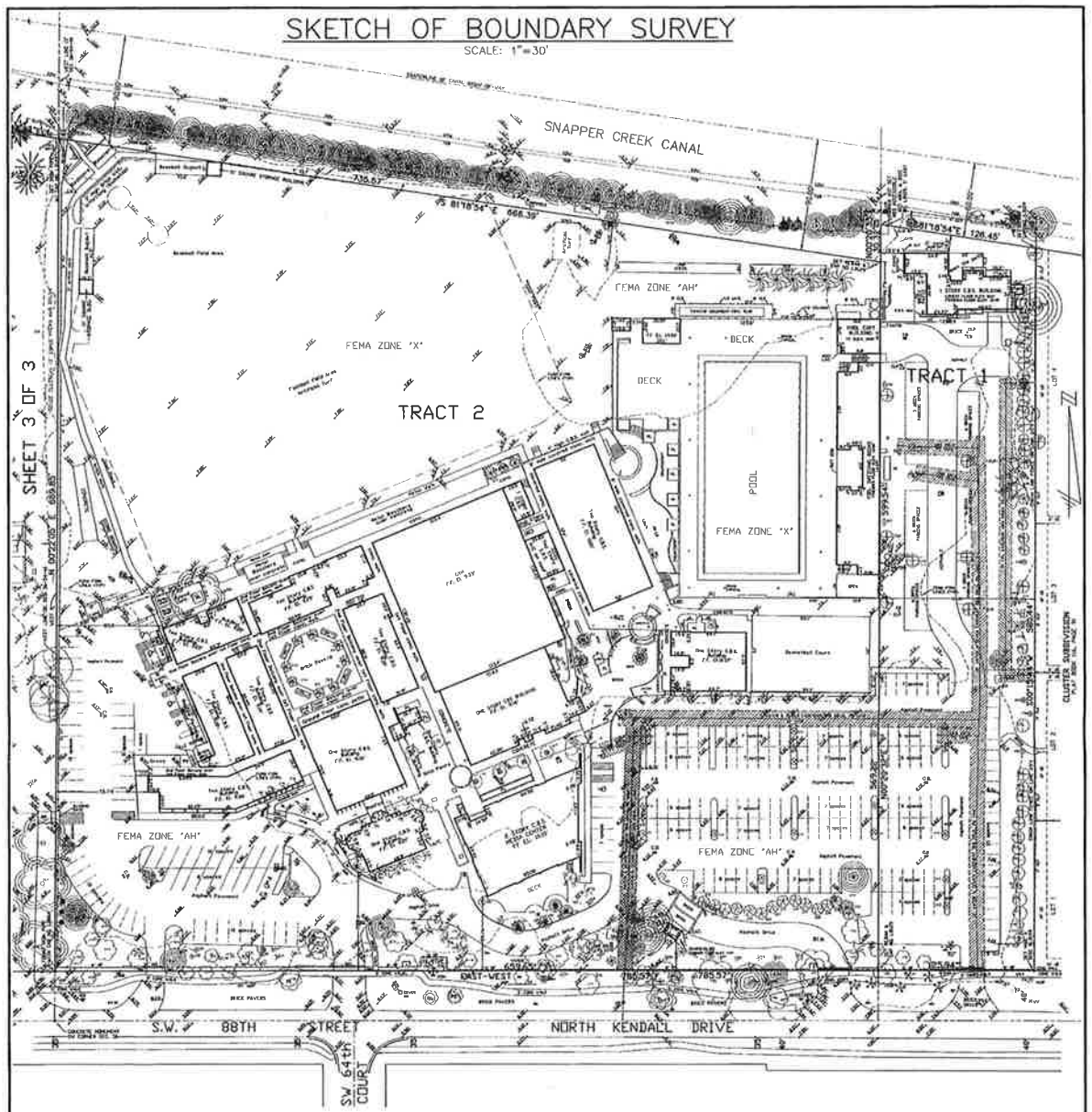
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 2. DEMOLITION OF EXISTING PAVEMENT AREAS  
 3. DEMOLITION OF EXISTING DRIVEWAYS  
 4. DEMOLITION OF EXISTING UTILITIES  
 5. DEMOLITION OF EXISTING FENCES  
 6. DEMOLITION OF EXISTING SIGNAGE  
 7. DEMOLITION OF EXISTING LANDSCAPE ELEMENTS  
 8. DEMOLITION OF EXISTING SITEWORK

1. DEMOLITION OF EXISTING BUILDING FOOTPRINTS  
 2. DEMOLITION OF EXISTING PAVEMENT AREAS  
 3. DEMOLITION OF EXISTING DRIVEWAYS  
 4. DEMOLITION OF EXISTING UTILITIES  
 5. DEMOLITION OF EXISTING FENCES  
 6. DEMOLITION OF EXISTING SIGNAGE  
 7. DEMOLITION OF EXISTING LANDSCAPE ELEMENTS  
 8. DEMOLITION OF EXISTING SITEWORK



# SKETCH OF BOUNDARY SURVEY

SCALE: 1"=30'



SHEET 3 OF 3

- ABBREVIATIONS**
- (TYP) Typical
  - CATV Cable Television
  - CB Drainage Catch Basin
  - CL Centerline
  - CLF 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
  - EDP Edge of Pavement
  - EW Edge of Water
  - FH Fire Hydrant
  - FALL Flameless Power & Light
  - ET Electric Trap
  - GM 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
  - TIB Top of Bank
  - 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  
(205) 393-7671

**TREE LIST**

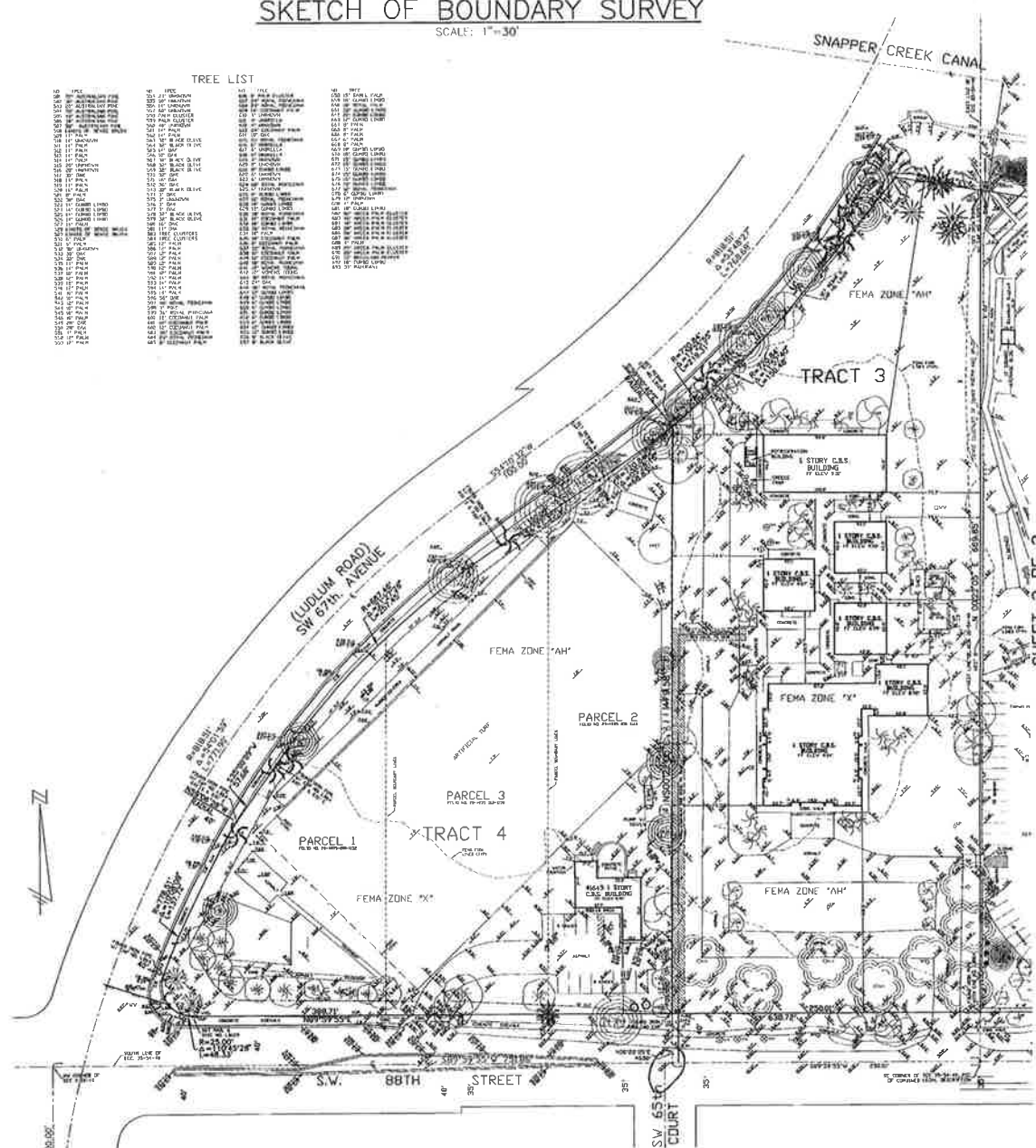
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97	10/24/08	FLORIDA PALM	12"	10/24/08
98	10/24/08	FLORIDA PALM	12"	10/24/08
99	10/24/08	FLORIDA PALM	12"	10/24/08
100	10/24/08	FLORIDA PALM	12"	10/24/08

# SKETCH OF BOUNDARY SURVEY

SCALE: 1"=30'

**TREE LIST**

NO.	DESCRIPTION	NO.	DESCRIPTION
101	1" PALM	101	1" PALM
102	2" PALM	102	2" PALM
103	3" PALM	103	3" PALM
104	4" PALM	104	4" PALM
105	5" PALM	105	5" PALM
106	6" PALM	106	6" PALM
107	7" PALM	107	7" PALM
108	8" PALM	108	8" PALM
109	9" PALM	109	9" PALM
110	10" PALM	110	10" PALM
111	11" PALM	111	11" PALM
112	12" PALM	112	12" PALM
113	13" PALM	113	13" PALM
114	14" PALM	114	14" PALM
115	15" PALM	115	15" PALM
116	16" PALM	116	16" PALM
117	17" PALM	117	17" PALM
118	18" PALM	118	18" PALM
119	19" PALM	119	19" PALM
120	20" PALM	120	20" PALM
121	21" PALM	121	21" PALM
122	22" PALM	122	22" PALM
123	23" PALM	123	23" PALM
124	24" PALM	124	24" PALM
125	25" PALM	125	25" PALM
126	26" PALM	126	26" PALM
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134	34" PALM	134	34" PALM
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138	38" PALM	138	38" PALM
139	39" PALM	139	39" PALM
140	40" PALM	140	40" PALM
141	41" PALM	141	41" PALM
142	42" PALM	142	42" PALM
143	43" PALM	143	43" PALM
144	44" PALM	144	44" PALM
145	45" PALM	145	45" PALM
146	46" PALM	146	46" PALM
147	47" PALM	147	47" PALM
148	48" PALM	148	48" PALM
149	49" PALM	149	49" PALM
150	50" PALM	150	50" PALM



**ABBREVIATIONS**

CTV	Typical Cable Television
CATV	Cable Television
CB	Drainage Catch Basin
CE	Centerline
CLP	Chain Link Fence
CLP	Concrete Light Pole
CO	Clean Out
CONC	Concrete
CA	Central angle of Curve
EXP	Edge of Pavement
EB	Electrical Box
EP	Edge of Pavement
EV	Edge of Vicer
FR	Fire Hydrant
FR	Florida Fiver & Light
GT	Grease Trap
GV	Cur. Vicer
L	Length of Curve
LP	Light Pole
MF	Mail Fence
MG	Mail Gate
MS	Manhole
R	Radius of Curve
T	Transformer
T/C	Top of Curve
TEL	Telephone
TEB	Top of Bench
VF	Vault Fence
VM	Vault Marker
VUP	Vault Utility Pole
W	Water Meter
SE	Ground Elevation
PE	Pavement Elevation

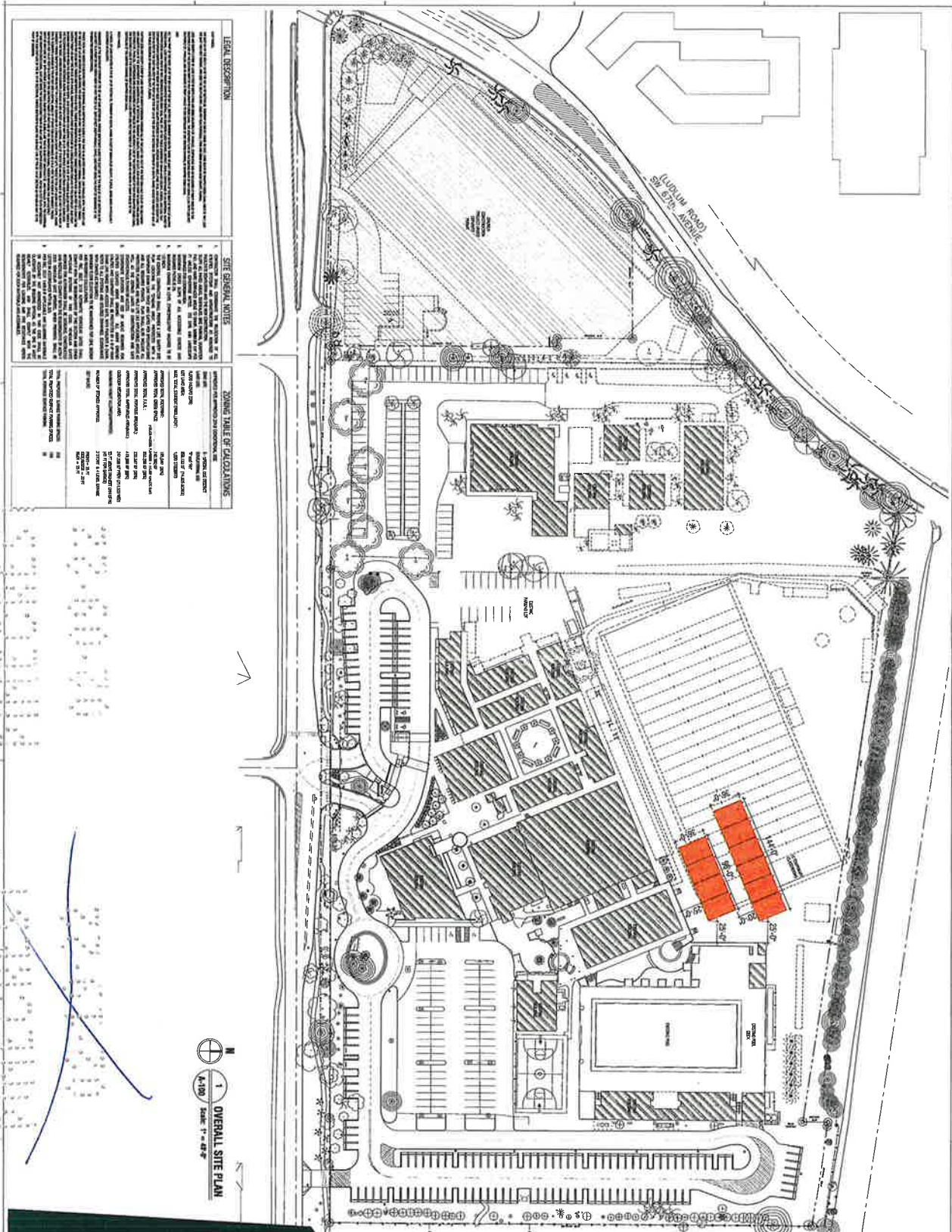


NOTE: The attached Survey is not valid without the complete set of all three pages

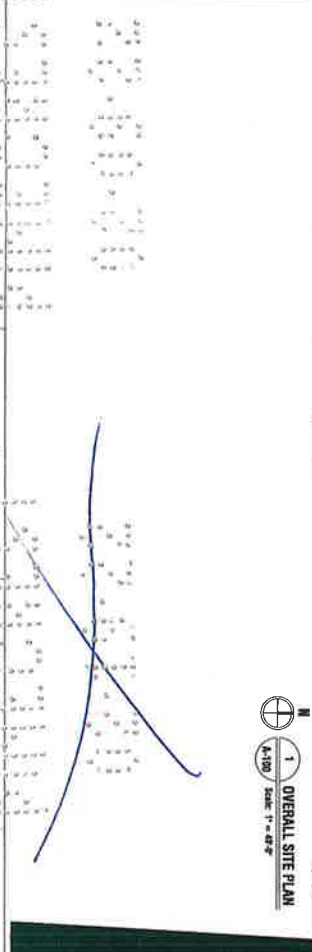
Prepared For:  
Gulfview Schools, Inc.  
Job No. 08-00176  
October 24, 2018

Prepared by:  
Bessner Engineering Co., Inc.  
Certificate of Authorization No. LB129  
325 N. Flagler Street  
Maitland, Florida 32751  
(407) 329-7671

CG18183



LEGAL DESCRIPTION	SITE GENERAL NOTES	GENERAL TABLE OF CALCULATIONS
<p>LEGAL DESCRIPTION</p> <p>...</p>	<p>SITE GENERAL NOTES</p> <p>...</p>	<p>GENERAL TABLE OF CALCULATIONS</p> <p>...</p>



<p><b>OVERALL SITE PLAN</b></p> <p>2/18/2012 10:00:00</p> <p><b>A-100</b></p>	<p>Beal</p> <p>JOSE MURCHANO</p> <p>Page No. AR-1070</p>	<p>Architect</p> <p>AA0001491</p> <p><b>ZYSCOVICH ARCHITECTS</b></p> <p>1215 N. W. 10th St., Suite 100</p> <p>Fort Lauderdale, FL 33304</p> <p>Phone: 954.344.1111</p> <p>Fax: 954.344.1112</p>	<p>Client</p> <p><b>GULLIVER PREP</b></p> <p>6975 North Randall Drive</p> <p>PREDECESSOR, FL 33156</p>	<p>Project</p> <p><b>GulliverPrep</b></p>	<p>MEP Engineers</p> <p><b>MAEP Engineers &amp; Associates, PA</b></p> <p>1715 S. Broward Blvd., Suite 400</p> <p>Fort Lauderdale, FL 33316</p> <p>Phone: 954.576.1100</p> <p>Fax: 954.576.1101</p> <p>www.maep.com</p>	<p>Structural Engineers</p> <p><b>BLISS &amp; HITTWAY ENGINEERS</b></p> <p>1000 West Lenoir St., Suite 400</p> <p>Fort Lauderdale, FL 33304</p> <p>Phone: 954.576.1100</p> <p>Fax: 954.576.1101</p>	<p>Chief Engineer</p> <p><b>SCHWENKE-GRISHAM &amp; ASSOC.</b></p> <p>1000 Corporate Pkwy.</p> <p>Fort Lauderdale, FL 33304</p> <p>Phone: 954.576.1100</p> <p>Fax: 954.576.1101</p>
	<p>Landscape Architect</p> <p><b>CHEN MOORE &amp; ASSOCIATES</b></p> <p>1001 West Lenoir St., Suite 400</p> <p>Fort Lauderdale, FL 33304</p> <p>Phone: 954.576.1100</p> <p>Fax: 954.576.1101</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 FOR THE CONSTRUCTION WORK.

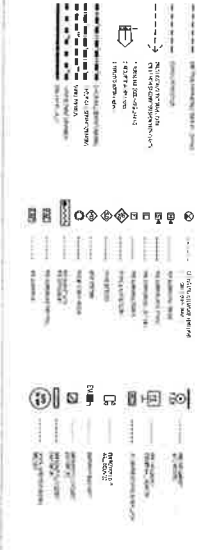
**PROJECT TEAM**  
**ZYSCOVICH**  
ZYSCOVICH, Inc.  
100 Biscayne Boulevard, 27th Floor  
Miami, Florida 33132  
(305) 372-9222 TEL  
(305) 372-9222 FAX  
**M/E/P ENGINEERS**  
LOUIS J. AGUIRREA ASSOCIATES, P.A.  
9150 S. Dadeland Blvd., Suite 900  
Miami, FL 33156  
(305) 575-0141 TEL







**LEGEND OF SYMBOLS**



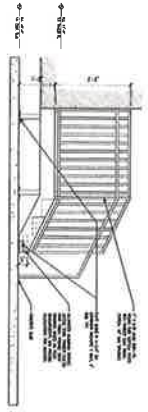
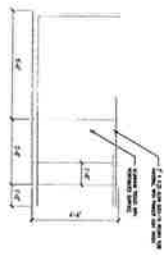
**FIRE DET NOTE:**  
 FIRE EXTINGUISHERS ARE TO BE PROVIDED PER THE REQUIREMENTS OF THE FLORIDA FIRE SAFETY CODE (7TH EDITION) (1) ONE 2A 10LB FIRE EXTINGUISHER FOR EVERY 2500 SQUARE FEET MIN. MAX. 75' TRAVEL DISTANCE TO A F.E.

**ALL INTERIOR FINISHES TO COMPLY WITH ASPEN-FLOOR FINISH PER 2010 NFPA HAZOP CHAPTER 10 (RATED 1 TO 2.2 (FFC 2010))**

**EGRESS CALCULATIONS**  
 2020 FLORIDA BUILDING CODE (FBC) & FLORIDA FIRE PREVENTION CODE (7TH EDITION) & LIFE SAFETY CODE (NFPA 101)

FLOOR	OCCUP. TYPE	SF.	OCCUP. LOAD FACTOR	OCCUP. LOAD
1	CLASSROOM	798	20 SF/PERSON	40
2	CLASSROOM	798	20 SF/PERSON	40
3	CLASSROOM	798	20 SF/PERSON	40
4	CLASSROOM	798	20 SF/PERSON	40
5	CLASSROOM	798	20 SF/PERSON	40
6	CLASSROOM	798	20 SF/PERSON	40
7	CLASSROOM	798	20 SF/PERSON	40
8	CLASSROOM	798	20 SF/PERSON	40
<b>TOTAL OCCUPANT LOAD</b>				<b>320</b>

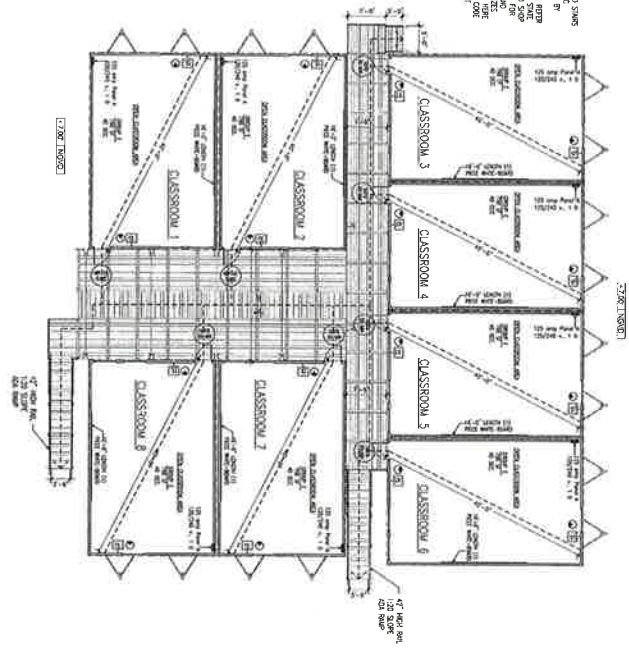
**MAX. ALLOW. TRAVEL DISTANCE TO EXIT (ENGINE MEANS-SPRINKLERED) = 200' (PER TABLE 1017.2)**  
**MAX. TRAVEL DISTANCE TO EXIT PROVIDED: 129' FROM CLASSROOM #4 AT FURTHEST POINT**



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

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

**NOTE:**  
 ALL FINISHES TO COMPLY WITH ASPEN-FLOOR FINISH PER 2010 NFPA HAZOP CHAPTER 10 (RATED 1 TO 2.2 (FFC 2010))



**1 EGRESS PLAN**  
 A-201 / Scale: 1/8" = 1'-0"

**FIRE DEPARTMENT NOTES:**

1. ALL ROOMS SHALL COMPLY WITH NFPA 101, 10.2.2
2. ALL FIRE ALARMS SHALL COMPLY WITH NFPA 72
3. ALL ROOMS WILL BE SELF-RESISTANT PER FBC 701, 6TH EDITION CHAPTER 7
4. ALL ROOMS TO HAVE EVACUATION PLANS POSTED BEHIND DOORS PER FBC 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 THE ALARM CONTRACTOR

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

**DRAFT**

**EGRESS PLAN**  
 A-201

Architect  
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Project  
**GulliverPrep**  
**TEMPORARY CLASSROOMS**

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Scale  
 JOSE MUHGOO  
 Reg. No. AH-10085



# 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

#### 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 TECHNOLOGICAL CONSTRUCTION METHODS TO COORDINATE ALL REQUIRED PERMITTING, BE PROVIDED AND COMPLETED FOR THE PROJECT. ALL PERMITTING, BE PROVIDED AND COMPLETED FOR THE PROJECT. ALL PERMITTING AND INSPECTIONS FOR THE PROJECT WILL BE MADE AVAILABLE TO THE CONSTRUCTION MANAGER.

#### PROJECT TEAM

### ZYSCOVICH

ZYSCOVICH, Inc.  
100 Biscayne Boulevard, 27th Floor  
Miami, Florida 33132  
(305) 372-5222 Tel

#### M/E/P ENGINEERS

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**LEGEND OF SYMBOLS:**

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

**FIRE EXIT NOTE:**  
 ALL INTERIOR FINISHES TO COMPLY WITH NFPA-101 CHAPTER 28 NEW HOTEL AND CHAPTER 10 TABLE A102.2.4 FFPIC2010.

**EGRESS CALCULATIONS:**  
 2009 FLORIDA BUILDING CODE (FBC) & FLORIDA FIRE PREVENTION CODE (FFPC) (7TH EDITION) & LIFE SAFETY CODE (NFPA 101)

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

FLOOR	OCCUP. TYPE	SF	OCCUP. LOAD FACTOR	OCCUP. LOAD
CLASSROOM	E (RDUCL)	798	20 SF/PERSON	40
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

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



**2 STAIR DETAIL**  
 A-201 / Scale: 1/8" = 1'-0"

**3 FIRE EXTINGUISHER MOUNTING HT.**  
 A-201 / Scale: 1/8" = 1'-0"



**1 EGRESS PLAN**  
 A-201 / Scale: 1/8" = 1'-0"

**FIRE DEPARTMENT NOTE:**

1. ALL EGRESS PATHS SHALL COMPLY WITH NFPA 101, 102.2
2. ALL FIRE ALARMS PROVIDED SHALL COMPLY WITH NFPA 72
3. ALL FLOORING SHALL BE SLIP RESISTANT PER NFPA 101, 6TH EDITION CHAPTER 7
4. ALL ROOMS TO HAVE EVACUATION PLANS POSTED TO ALL DOORS PER FFPIC 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: 1/8" = 1'-0"

**NOTE:**  
 RISE AND RUN SHALL BE PROVIDED BY ARCHITECT. COMPANY SHALL PROVIDE COMPANY REVISIONS TO THIS DRAWING FOR ALL COMMENTS. SEE ARCHITECT'S COMMENTS.

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 Website: www.zyskovich.com

**DATE:**  
**PROJECT:**  
**DESCRIPTION:**  
**REVISIONS:**

**EGRESS PLAN**  
 A-201 / Scale: 1/8" = 1'-0"

**DRAFT**

**A-201**

