



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

MEMORANDUM

Department of Building and Planning

DATE: October 2, 2023
TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager
FROM: Stephen R. Olmsted, AICP, LEED-GA
Planning Director
RE: Gulliver Preparatory School
Annual Student Enrollment and Occupancy Review

On November 7, 2017, the Village Council approved a conditional use permit and modification of Miami-Dade County Resolution 4-ZAB-119-93 to permit an increase in student enrollment at Gulliver Preparatory School in the Village of Pinecrest from 650 students to 790 students, and to cap the maximum number of students utilizing the Pinecrest Campus at any one time to 938 students no later than the conclusion of the 2020-2021 academic year.

Subsequently, on July 16, 2021, the Village Council approved an additional increase in student enrollment and occupancy to 1,000 students, conditioned upon the construction and completion of the external transportation improvements to Kendall Drive including the new proposed school entrance adjacent to SW 64 Court, a right-turn Lane, a left-turn lane, and pedestrian crosswalks.

On September 11, 2023, Gulliver submitted a letter from the School President and the Chairman of the Board of Trustees certifying that the number of students enrolled at Gulliver in the Village of Pinecrest is 897 students, in compliance with the approved development order. On September 25, 2023, selected auditors, Keefe McCullough, submitted an "Independent Accountant's Report on Applying Agreed-Upon Procedures", indicating that the maximum number of students currently utilizing the Pinecrest Campus, including those students attending from the Miller Drive Campus, is 997 students in compliance with the approved Development Order and Student Enrollment Cap.

A copy of Gulliver's Certification and Keefe McCullough's "Independent Accountant's Report" are attached for the Village Council's review and consideration on October 10, 2023. If you have questions or require additional information, please let me know.





September 5, 2023

Ms. Yocelyn Galiano
Village Manager
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Dear Ms. Galiano:

Gulliver Preparatory School certifies that the student enrollment as of September 5, 2023, at our Gulliver Prep Upper School Campus located at 6575 North Kendall Drive, Pinecrest, Florida is as follows:

Grade 9	235
Grade 10	213
Grade 11	252
Grade 12	197
Total	897

Additionally, as of September 5, 2023, there are 100 students enrolled at our Miller Drive Campus located at 8000 Southwest 56 Street, Miami, Florida who utilize the Upper School Pinecrest Campus part-time. The maximum student occupancy of the Upper School Pinecrest Campus inclusive of the Miller Drive enrolled students is 997.

Gulliver is compliant with the 2019 Development Order that states “The maximum number of students enrolled at the Gulliver Campus, attending classes at Gulliver, or otherwise utilizing the facilities at Gulliver shall not exceed 1,000 students”.

Sincerely,

Cliff Kling, President

Scott Davidson, Chair, Board of Trustees

MIAMI-DADE FIRE RESCUE DEPARTMENT - Inspection Report



FIRE PREVENTION DIVISION
 9300 NW 41 STREET, DORAL, FLORIDA 33178
 PHONE 786.331.4800 FAX 786.331.4801



PERMIT # **99121-00976**

Business Address: (District 39)
 GULLIVER SCHOOLS INC
 6575-6575 SW 88 ST
 MIAMI, FL 33156

Billing Address:
 GULLIVER SCHOOLS, INC
 9350 S DIXIE HWY FLOOR 11
 MIAMI, FL 33156

RESULT: Reinspected Approved
Resulted Date: 11/30/22

Permit Type: Education / Licensed Educational Facility.
Inspection Month: November
Inspector:
 KEVIN CASTRO
 (786) 331-4823
 kevin.castro2@miamidade.gov

NOTICE OF VIOLATION AND ORDER TO CORRECT: The hazards noted herein are in violation of the Florida Fire Prevention Code and/or Miami-Dade County Code and are deemed to be threats to life safety and/or property. You are hereby ordered to comply with the corrective measures prescribed .
APPEALS: Any person who believes they were incorrectly issued a notice of violation or that the violation cited is not applicable to their occupancy classification or believes aggrieved by any action or decision of this code may appeal to the Miami- Dade County Fire Prevention and Safety Appeals Board by filing a written notice **within 30 days** of receiving the Notice of Violation and Order to Correct . The appeal request must be submitted in writing to the Secretary of the Board. Information on filing an appeal can be obtained on the web at: <http://www.miamidade.gov/fire/request-appeal.asp>. Filing of a written notice of appeal shall not stay the effect of any such action or decision which is the subject to the appeal . Section 14-36, Code of Miami-Dade County.

Please Note: A Life Safety Permit required by Section 14-39, Code of Miami-Dade County, to operate the above named occupancy will be issued upon correction of all outstanding violations and payment of fees assessed. **Failure to obtain the required Life Safety Permit will result in enforcement actions including fines, citations, liens and/or orders to cease and desist operation.**

Viol.	Date Created	Comply by Date	Violation, Correction & Comments
Failure to comply with below violations will result in issuance of a citation			
1	10/14/22	11/13/22	<p>Violation: FFPC 7th Edition, NFPA 1:. 50.5.2.1 Commercial Cooking. Semi-Annual Inspection. Fire Suppression System. Failure to have cooking hood fire suppression system inspected..</p> <p>Correction: Have cooking hood fire suppression system inspected every 6 months by a licesned company, provide a current inspection and testing report; clear of any deficiencies or impairments..</p> <p>Comments: PROVIDE CURRENT SEMI ANNUAL INSPECTION REPORT FREE OF ANY DEFICIENCIES FOR HOOD SUPPRESSION.</p>
	Violation Corrected on 11/30/2022		
2	10/14/22	11/13/22	<p>Violation: FFPC 7th Edition, NFPA 1:. 13.7.4.4 Fire Alarm. Annual. Inspection, Testing & Maintenance. Failure to provide documentation of inspection, testing and maintenance of fire alarm system..</p> <p>Correction: Provide current annual fire alarm system inspection report to inspector/AHJ, testing and maintenance reports free of deficiencies or impairments; provide documentation of correction of any deficiencies or impairments found therein..</p> <p>Comments: PROVIDE CURRENT ANNUAL INSPECTION REPORT FREE OF ANY DEFICIENCIES FOR FIRE ALARM SYSTEM.</p>
	Violation Corrected on 11/30/2022		



We would like feedback on your experience with your Life Safety Inspection .
 Please take a minute to complete our survey at:
http://bit.ly/mdfr_2tcSXHm

MIAMI-DADE FIRE RESCUE DEPARTMENT - Inspection Report

3	10/14/22	11/13/22	<p>Violation: FFPC 7th Edition, NFPA 1:. 13.5.3.1 Backflow Preventor. Annual Inspection. Failure to have backflow prevention device inspected and tested..</p> <p>Correction: Provide current annual fire backflow system inspection report to inspector/AHJ, testing and maintenance reports free of deficiencies or impairments; provide documentation of correction of any deficiencies or impairments found therein..</p> <p>Comments: PROVIDE CURRENT ANNUAL INSPECTION REPORT FREE OF ANY DEFICIENCIES FOR FIRE BACKFLOW.</p>
Violation Corrected on 11/30/2022			
4	10/14/22	11/13/22	<p>Violation: FFPC 7th Edition, NFPA 1:. 13.3.3.2 Fire Sprinkler System. Annual Inspection. Failure to have fire sprinkler system inspected, tested, and maintained in accordance with NFPA 25..</p> <p>Correction: Provide current annual fire sprinkler system inspection report to the inspector/AHJ, either free of deficiencies or impairments, or provide documentation of correction of any deficiencies or impairments found therein along with the inspection report..</p> <p>Comments: PROVIDE CURRENT ANNUAL INSPECTION REPORT FREE OF ANY DEFICIENCIES FOR FIRE SPRINKLER.</p>
Violation Corrected on 11/30/2022			

CUSTOMER SIGNATURE

Title: Agency
Name:

Please Note: A life safety permit will be issued upon compliance of outstanding violations and payment of fees assessed . One (1) re-inspection will be performed at no additional cost. All subsequent re-inspections will be billed at one-half the original permit fee amount.



We would like feedback on your experience with your Life Safety Inspection .
Please take a minute to complete our survey at:
http://bit.ly/mdfr_2tcSXHm

Gulliver Preparatory School, Inc.

Agreed-Upon Procedures

Pursuant to Development Order 2019-0716-3-B
For the 2023/2024 Academic Year



INDEPENDENT ACCOUNTANT'S REPORT ON
APPLYING AGREED-UPON PROCEDURES

Vivian Pacheco
Director of Operations and Risk Management
Gulliver Preparatory School, Inc.
Miami, Florida

We have performed the procedures enumerated below on the compliance with certain requirements, described in the Development Order (2019-0716-3-B; executed on August 12, 2019) entered into by Gulliver Preparatory School, Inc. (the "School") and the Village of Pinecrest, Florida (the "Village") for the 2023/2024 academic year. The School's management is responsible for the compliance with the Development Order.

The School and the Village have agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose; to conclude on the compliance and findings for the 2023/2024 academic year in regard to Development Order. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and findings, for the 2023/2024 academic year, are summarized as follows:

1. We obtained signed audit confirmation letters from the School's Head of School and the School Registrars for the Upper School Campus and the Miller Drive Campus certifying:
 - a. The number of students enrolled at the Upper School Campus is 897.
 - b. The number of students enrolled at the Miller Drive Campus is 100.
 - c. The maximum number of students attending and utilizing the Upper School Campus at any given time is 997.
 - d. Students regularly attending the Upper School Campus are limited to those students enrolled at the Upper School Campus and the Miller Drive Campus, was confirmed.

No exceptions were noted based on the procedures performed.

2. Per Development Order - We obtained from the School, a copy of the certification of the School's submitted enrollment figures to the Village, by the Head of School and Chair of the Board of Trustees prior to October 1, 2023. The certification's enrollment figures agreed to the enrollment listings provided on Steps 3 and 4; and confirmed by the School on Step 1.

No exceptions were noted based on the procedures performed.

Gulliver Preparatory School, Inc.

3. We obtained from the School's registrar, an enrollment listing of students by grade and class for the 2023/2024 academic year from the Upper School Campus and Miller Drive Campus. We selected a sample of students from the enrollment listing and matched the information to the students' applications.

No exceptions were noted based on the procedures performed.

4. We obtained from the School's registrar, an enrollment listing of students by grade and class for the 2023/2024 academic year from the Upper School Campus and Miller Drive Campus. We selected a sample of grades and classes and performed a verification of attendance records and count of students.

No exceptions were noted based on the procedures performed.

We were engaged by the School to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the compliance with certain requirements, as described in the *Development Order (2019-0716-3-B;)* entered into by the School and the Village. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the School and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the School's Board of Trustees and management and the Village's Council and management; and is not intended to be and should not be used by anyone other than these specified parties.



KEEFE MCCULLOUGH

Fort Lauderdale, Florida
September 21, 2023