



PINECREST

Building and Planning Department

DATE: June 3, 2026

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Pat Janisse, AICP, LEED-GA
Acting Planning Director

RE: Gulliver Schools, Inc (Gulliver)
6491-6675 SW 88 Street

PETITION REQUEST

Melissa Tapanes Llahues, Esq. (Applicant) and Gulliver Preparatory Schools, Inc. (Owner) are requesting approval of the following:

1. A conditional use permit to allow placement of ten (10) 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 final phase of Gulliver Master Plan during construction. No increase in the maximum permitted student enrollment cap is proposed.

SITE LOCATION

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

SUBJECT PROPERTY



OWNER/APPLICANT

OWNER: Gulliver Schools, Inc. (Gulliver)

APPLICANT: Melissa Tapenes, 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.

Gulliver is now demolishing existing classrooms to build new classrooms as per approved Master Permit and are requesting the proposed temporary classroom trailers.

A total of ten (10) 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 2019-0716-3-B and will be used for the 2026-2027 school year.

PINECREST LAND DEVELOPMENT REGULATIONS

- 1. 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 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.*

This site is large enough to accommodate ten (10) 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 MASTER 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 Comprehensive Development Master Plan (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 proposed school and ten (10) additional temporary classrooms 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 classrooms

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. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation unless the Village Council approves conditions requiring mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare.*

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

STAFF RECOMMENDATION

Based on the above analysis, the Building and Planning Department recommends approval of the proposed conditional use for placement of ten (10) 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 2019-07-3B and the Declaration of Restrictions.
3. Removal of the ten (10) temporary classroom trailers from the Gulliver campus no later than the end of the 2027-2028 school year.
4. This conditional use does not grandfather, vest, or approve any use that violates this conditional use, these conditions, the Village Code of Ordinance, 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.
6. Temporary classrooms shall be located as per submitted plan by Zysocvich Architects site plans.



PINECREST

Building and Planning Department

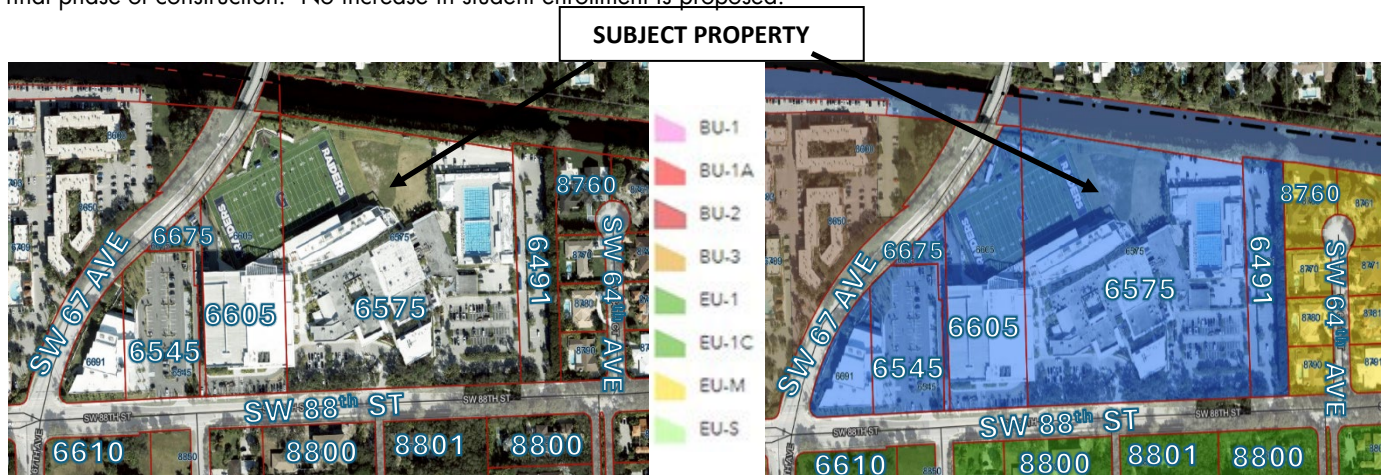
On **Thursday, June 11, 2026, at 7:00 p.m.**, the Village of Pinecrest Zoning Board will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida.

OWNERS/APPLICANT(S): Gulliver Preparatory School, Inc. (Owner) and Melissa Tapanes Llahues (Applicant)

ITEM: A conditional use permit to allow placement of ten (10) portable classroom trailers on the north side of the Gulliver campus, located at 6491, 6575, 6605, and 6675 SW 88 Street (Kendall Drive), for a period not to exceed two (2) years.

LOCATION: The subject property is located on the north side of the Gulliver campus, located at 6491, 6575, 6605, and 6675 SW 88 Street (Kendall Drive).

REQUEST: Requesting the Village Council’s review and consideration of a conditional use permit to allow placement of ten (10) portable classroom trailers on the north side of the Gulliver campus, located at 6491, 6575, 6605, and 6675 SW 88 Street (Kendall Drive), for a period not to exceed two (2) years. The purpose of the proposed temporary classrooms is “to accommodate classes that would normally take place inside existing campus facilities” for students who will be temporarily displaced during the final phase of construction. No increase in student enrollment is proposed.



All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 12:00 Noon on Thursday, June 11, 2026. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

In accordance with the American with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than seven 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).

Gulliver Preparatory School CUP Application – Hearing Signage Exhibit



Sign 1:

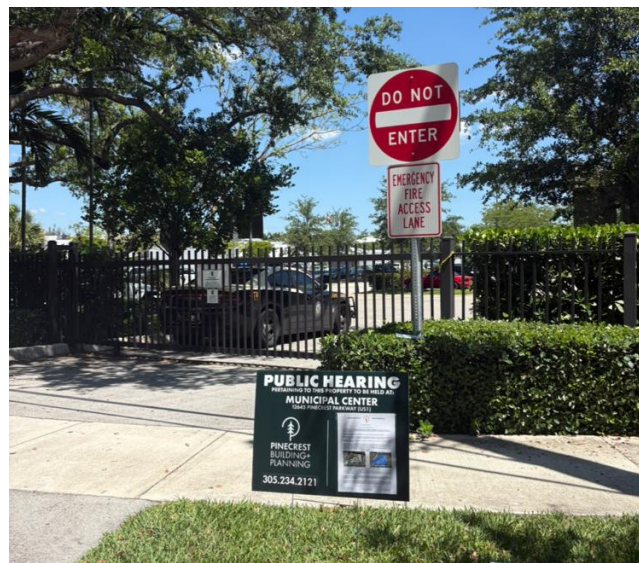


Notice Sign 1 Image 1

 Look Up **Plant** >

Thursday • May 7, 2026 • 11:56 AM

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Notice Sign 1 Image 2

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Posted 5/7/2026

Sign 2:



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Posted 5/7/2026

Sign 3:



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Posted 5/7/2026

Sign 4:

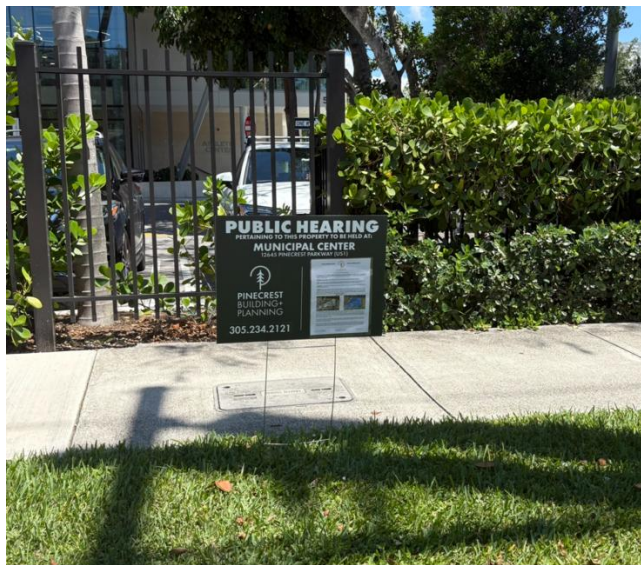


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Notice Sign 4 Image 2

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Sign 5:



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Sign 6:



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Sign 7:



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Posted 5/7/2026



VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION

Administrative Review Application



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

OFFICIAL USE ONLY	
Application No.	<u>CU2609 - 0001</u>
Date Received:	<u>4/1/26</u>

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 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.		
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.		
Mailing Address 6575 SW 88th Street	City, State, Zip Miami, FL 33156	Telephone (305) 374-5300 Email RAlvarez@brzoninglaw.com

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 20-4035-000-1150; 20-4035-000-1145; 20-4035-000-1130; 20-4036-000-0750; and 20-4036-000-0730

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

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

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

Revised 8/2016

PINE

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

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; 14.925 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; 12/16/2019

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)
A request for Conditional Use Approval to allow ten (10) temporary classrooms to be erected 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 proposed temporary classrooms fully comply with the five (5) conditional use criteria contained in Division 3.3(c) of the Village of Pinecrest Code. See Letter of Intent for 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)
- Letters from Area Residents
- Other _____


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.

4-1-2026 /  / Melissa Tapanes Llahues, Esq. on behalf of Gulliver Preparatory School, Inc.
 Date Applicant's Signature Print Name

- / _____
 Date Applicant's Signature (if more than one) Print Name

PINE

I/We Gulliver Preparatory School, Inc. as Owner(s) of Lot(s) See Exhibit A
Block _____ Section _____ PB/PC _____

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 Gary Tarbe Signature [Signature] Date 4/1/26
Gulliver Preparatory School, Inc.

Owner's Name _____ Signature _____ Date _____

Notary to Owner:  Signature [Signature] Date 4/1/26

Applicant's Name Melissa Tapanes Llahues, Esq. Signature _____ Date 4-1-2026


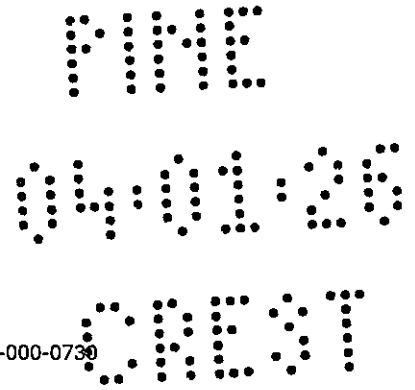
Notary to Applicant:  **YEIDY MONTESINO PEREZ**
Commission # HH 596999
Expires January 24, 2029
Signature [Signature]

EXHIBIT A
LEGAL DESCRIPTION:



FOLIO NUMBERS:

20-4035-000-1150, 20-4035-000-1145, 20-4035-000-1130, 20-4036-000-0750, and 20-4036-000-0730

EAST PARCEL:

THE EAST 3/4 OF THE SOUTH 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING SOUTH OF SNAPPER CREEK CANAL RIGHT OF WAY, LESS THE EAST 1853 FEET THEREOF, AND LESS THE SOUTH 40 FEET, USED FOR ROAD PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT A STRIP OF LAND 10 FEET IN WIDTH LYING AND BEING SOUTHERLY OF, PARALLEL, CONTIGUOUS AND AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF THE EXISTING RIGHT OF WAY FOR SNAPPER CREEK CANAL. THE SOUTHERLY LINE OF THE EXISTING RIGHT OF WAY BEING A LINE FIFTY (50) FEET SOUTHERLY OF, PARALLEL AND AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE EXISTING CHANNEL OF SNAPPER CREEK CANAL.

AND

ALL THAT PART OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4, SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST LYING SOUTH OF THE RIGHT OF WAY OF SNAPPER CREEK CANAL, LESS THAT PORTION THEREOF CONVEYED TO CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT, BEING A CONVEYANCE OF AN ADDITIONAL 40 FEET OF SNAPPER CREEK CANAL RIGHT OF WAY, RECORDED IN DEED BOOK 4043, PAGE 271, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LESS THAT CERTAIN PORTION CONVEYED BY THE RIGHT OF WAY DEED TO DADE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 9892, PAGE 2158, AND LESS AND EXCEPT THE SOUTH 40 FEET OF THE EAST 165 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST FOR RIGHT-OF-WAY, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT A STRIP OF LAND 40 FEET IN WIDTH EXTENDING THROUGH ALL OF THE EAST 165 FEET OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4), OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST; SAID 40 FEET STRIP OF LAND LYING AND BEING SOUTHERLY OF, PARALLEL, CONTIGUOUS AND AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF THE EXISTING RIGHT OF WAY FOR SNAPPER CREEK CANAL. THE SOUTHERLY LINE OF THE EXISTING RIGHT OF WAY BEING A LINE FIFTY (50) FEET SOUTHERLY OF, PARALLEL AND AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE EXISTING CHANNEL OF SNAPPER CREEK CANAL.

WEST PARCEL:

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 N00°22'05"E ALONG THE EAST LINE OF THE SAID SE 1/4 OF SECTION 35 FOR 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. 88TH STREET (NORTH KENDALL DRIVE), SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL:

THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING, RUN S89°59'55"W ALONG A LINE THAT IS 40.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF THE SAID SE 1/4 OF SECTION 35, ALSO BEING THE SAID NORTH RIGHT-OF-WAY LINE OF S.W. 88TH STREET (NORTH KENDALL DRIVE) FOR 267.72 FEET; THENCE N00°00'05"W FOR 273.92 FEET; THENCE S89°59'55"W FOR 9.50 FEET; THENCE N00°00'05"W FOR 88.70 FEET; THENCE S89°59'55"W FOR 138.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 67TH AVENUE, SAID POINT BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, SAID POINT BEARING N36°34'48"W FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 67TH AVENUE (LUDLUM

PINE

ROAD); THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF S.W. 67TH AVENUE (LUDLUM ROAD): NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 687.46 FEET AND A CENTRAL ANGLE OF 3°02'23" FOR AN ARC DISTANCE OF 36.47 FEET TO THE POINT OF TANGENCY; THENCE N56°27'35"E FOR 100.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 720.84 FEET AND A CENTRAL ANGLE OF 17°25'55" FOR AN ARC DISTANCE OF 219.31 FEET TO THE POINT OF TANGENCY; THENCE N39°01'40"E FOR 121.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SNAPPER CREEK CANAL; THENCE DEPARTING THE SAID EASTERLY RIGHT-OF-WAY LINE OF S.W. 67TH AVENUE (LUDLUM ROAD), RUN S81°18'54"E ALONG A LINE THAT IS 90.00 FEET SOUTHERLY OF, AND PARALLEL WITH, THE CENTERLINE OF SAID SNAPPER CREEK CANAL, SAID LINE BEING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SNAPPER CREEK CANAL, FOR 69.18 FEET TO ITS INTERSECTION WITH THE SAID EAST LINE OF THE SE 1/4 OF SECTION 35; THENCE S00°22'05"W ALONG THE SAID EAST LINE OF THE SE 1/4 OF SECTION 35 FOR 669.85 FEET TO THE POINT OF BEGINNING.



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

www.brzoninglaw.com

305.377.6227 office

305.377.6222 fax

mtapanes@brzoninglaw.com

March 31, 2026

VIA ELECTRONIC & HAND DELIVERY

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



Re: Conditional Use Approval for Temporary Classrooms for the Property Located at 6491-6675 SW 88 Street, Pinecrest, Florida

Dear Mr. Olmsted:

We represent Gulliver Preparatory School, Inc. (the "Applicant" and "Gulliver") in connection with the properties located at 6491, 6575, 6605, and 6675 SW 88 Street (the "Property"). This letter shall serve as the Applicant's letter of intent requesting Conditional Use Approval to allow ten (10) temporary classrooms pursuant to Division 3.3(c) of the Village of Pinecrest Code (the "Code"). The temporary classrooms will be comprised of portable classroom trailers intended for instructional use during construction of the final phases of Gulliver's Master Plan, with no increase in the maximum permitted student enrollment.

Property Description. The Property, further identified by Property Appraiser Folio Nos. 20-4035-000-1150, 20-4035-000-1145, 20-4035-000-1130, 20-4036-000-0750, and 20-4036-000-0730, is within the municipal boundaries of the Village of Pinecrest (the "Village"). The combined lot area is approximately 14.925 acres and is located north of SW 88 Street and east of SW 67 Avenue. Gulliver is a well-established educational institution with a longstanding presence in the community, known for its commitment to academic excellence and student development. The continued enhancement of the Property is consistent with Gulliver's mission and its ongoing investment in providing high-quality educational facilities.

Land Use and Zoning. Pursuant to the Village of Pinecrest's Future Land Use Map ("FLUM"), the Property is designated PS, Public Service. See Figure 1, FLUM Excerpt, below. According to the Village of Pinecrest's Zoning Map, the Property is zoned PS, Public Service. See Figure 2, Zoning Map Excerpt, below.

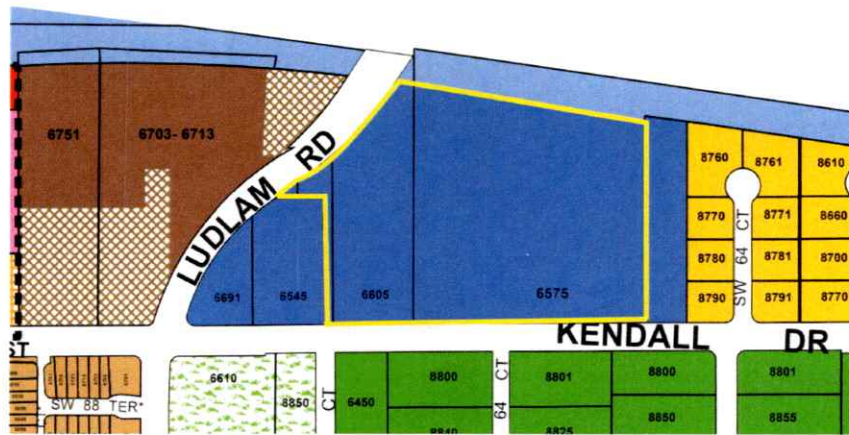


Figure 1, FLUM Excerpt.

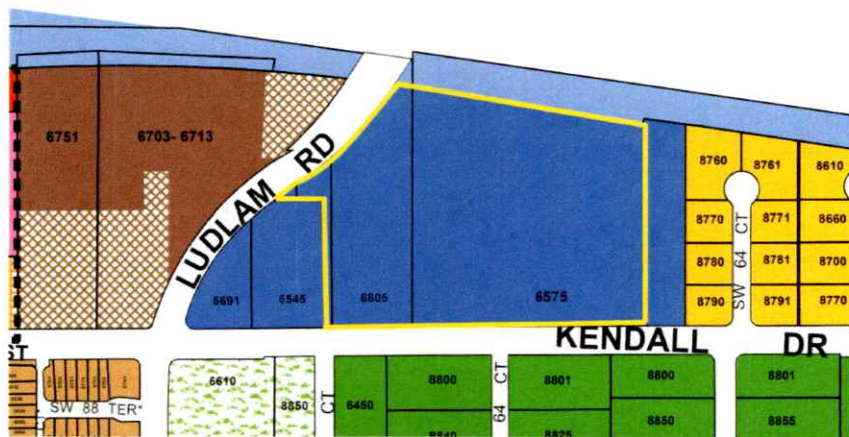
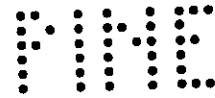


Figure 2, Zoning Map Excerpt.

Background. In 2019, Gulliver and Crossbridge Church ("Crossbridge") obtained a Conditional Use Permit for a master unified site plan (the "Master Plan"). See Exhibit A, Development Order No. 2019-0716-3-A. The Master Plan consisted of a land swap between Gulliver and Crossbridge resulting in Crossbridge owning the parcels located at 6545 and 6691 SW 88 Street and Gulliver owning the remaining portion of the Property (as configured today). The land swap allowed Gulliver to have one contiguous site for school operations and Crossbridge to construct an architecturally significant edifice at the prominent corner. As part of



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the Conditional Use Permit, the Applicants modified the Declaration of Restrictions recorded in Official Records Book 18281, Pages 1358-1364, tying the Property to a new site plan. See Exhibit B, 2020 Covenant. In 2022, Gulliver obtained a variance from the requirements of Division 6.3.301.2 of the Code to allow relief from the Village's Floodplain Management regulations, and a Conditional Use Permit to permit eight (8) portable classroom trailers for a period of two (2) years. See Exhibit C, 2022 Approvals. Since obtaining the aforementioned approvals, the land swap has been completed, and Gulliver has progressed through the phased development of the Master Plan. As part of the ongoing implementation of the Master Plan, Gulliver will demolish the preexisting dance classroom building and gymnasium facility, and construct a new collaboratorium classroom building and a new auditorium facility.

Conditional Use Request. The Applicant seeks approval of a Conditional Use Permit to allow ten (10) temporary classrooms on the Property, with no proposed increase to student enrollment. The placement of ten (10) portable classrooms fully complies with the standards set forth in Division 3.3(c) of the Code. Specifically, an application for conditional use shall be approved only if it demonstrates all of 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. As Gulliver progresses through planned campus improvements, certain existing buildings will be unavailable for regular classroom use. As a result, Gulliver requests the Conditional Use Permit to allow ten (10), 24'x36' portable classroom buildings to accommodate classes that would normally take place inside existing campus facilities. Each portable classroom will accommodate twenty-four (24) students and will not result in an increase in student population nor adversely impact land use activities in the neighborhood. The classrooms will be operable for the 2026-27 school year and will be needed for approximately two (2) years.

The portable classrooms will simply serve as a temporary space for students to learn as the campus improvements are being built. Continued compliance with restrictions and requirements of the Land Development Regulations, approved Master Plan, and Declaration will help to ensure and maintain land use compatibility between the existing school and adjoining single-family residential uses. Substantial landscaping, the canal, and restricted buffer areas will continue to buffer campus activities for nearby residences. The scale and intensity of the

temporary classrooms will be minimal because the classrooms will be tightly clustered together near existing buildings. See Figure 3, Temporary Classrooms, below.

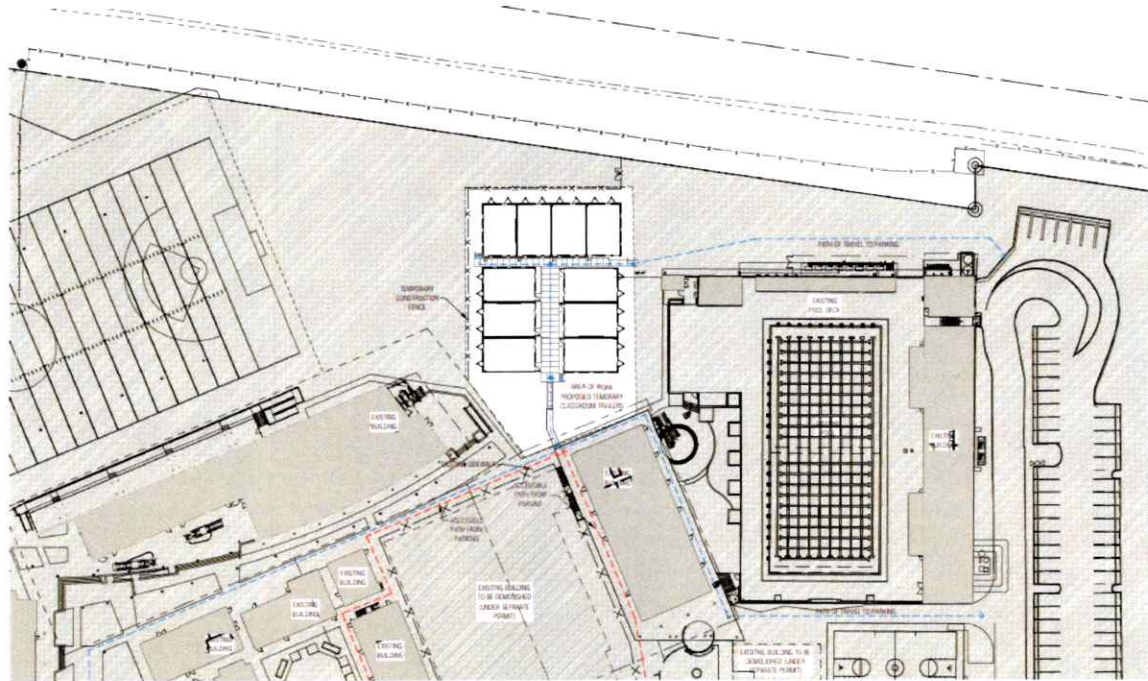


Figure 3, Temporary Classrooms.

2. *Sufficient site 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.*

As Gulliver continues to advance the implementation of the Master Plan, the Applicant proposes to place the temporary portable classrooms in the north central portion of the campus, in the same general location as the previously approved portables, for a period not to exceed two (2) years. During this time, Gulliver will undertake construction of site improvements and upgrade certain aging facilities on campus. The site specifications and placement of the temporary portable classrooms are satisfactory because the temporary classrooms will be shielded from view from public rights-of way as there is thick, 25-foot dense landscaping to the north and existing classroom buildings to the south. Further, Gulliver has taken care to ensure

the temporary classrooms have an attractive exterior appearance fitting into the existing campus context. Overall, placement of the portable classrooms towards the rear of the Property results in adequate screening from public rights-of-way and will not disturb current internal traffic circulation, as the portable classrooms are near existing classrooms.

- 3. Compliance with the comprehensive master development plan and land development code. The conditional use and site plan shall comply with environmental, zoning and other applicable regulations of this land development code, and shall be consistent with the comprehensive development master plan.*

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 zoning district. The existing school and ten (10) additional temporary classroom trailers are consistent with Objective 6A-1.5, which seeks to continue developing programs and opportunities to bring schools and the community closer together, and Policy 6-1.5.3, which provides for recreational open space for students, faculty, and invitees of the school. The temporary classrooms will enable the Applicant to implement the Master Plan and create opportunities to implement programs that promote community cohesiveness. For example, upon completion of the Master Plan, the Applicant will be able to host fine arts events in the new Performing Arts Complex. This, in turn, will provide a focal point for neighbors and families to gather and foster a sense of community. The temporary classrooms are necessary to facilitate completion of the approved project, which will ultimately result in improved and expanded recreational space for students, faculty, and guests.

- 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 has been developed in accordance with the approved Master Plan, which includes restricted development buffer areas and landscaping adjacent to established residential areas nearby. Specifically, the Applicant will create and maintain a twenty-five (25) foot buffer zone between the existing single-family homes and the Property. The buffer zone will consist of thick, tall and mature plants running twenty-five (25) feet in depth along the entire Property that abuts the single-family residences. Further, the Master Plan includes other noise attenuation methods to minimize whatever impact could be caused to the surrounding

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community. See Exhibit B, 2020 Declaration. The temporary classrooms are proposed to be located on the southeast corner of the football field, immediately adjacent to existing classroom buildings, thus leaving traffic and internal circulation undisturbed. The temporary classroom trailers 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 comprehensive development master plan, land development code, and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources, as may be applicable now or in the future. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation unless the village council approves conditions requiring mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material, and regulate its use, storage and transfer consistent with best management principles and practices.*

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

Conclusion. Based on the foregoing, we respectfully request your approval of the Conditional Use Permit application. 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: Gary Tarbe
Aime Martinez
Paul Savage, Esq.
Roberto Alvarez, Esq.

Exhibit A



VILLAGE OF PINECREST, FLORIDA
VILLAGE COUNCIL

DEVELOPMENT ORDER



HEARING NUMBER: 2019-0716-3-B

APPLICANT: GULLIVER SCHOOLS, INC. ("GULLIVER") AND
IMMANUEL PRESBYTERIAN CHURCH OF MIAMI,
INC. ("CROSSBRIDGE")

HEARING DATE: JULY 16, 2019

RELIEF SOUGHT: 1) APPLICATION FOR A CONDITIONAL USE PERMIT AND
APPROVAL OF A UNIFIED SITE DEVELOPMENT PLAN FOR
DEVELOPMENT OF A NEW CHURCH BUILDING AND VARIOUS
ACADEMIC BUILDINGS INCLUDING A NEW CLASSROOM
BUILDING, AUDITORIUM, GYMNASIUM, AND PARKING
GARAGE; FOR INSTALLATION OF OUTDOOR LIGHTING
ADJACENT TO THE GULLIVER FIELD AND SWIMMING POOL;
AND FOR APPROVAL OF AN INCREASE IN MAXIMUM
PERMITTED STUDENT ENROLLMENT AND OCCUPANCY FROM
790 ENROLLED STUDENTS AND 938 TOTAL STUDENT
OCCUPANCY TO 1,000 STUDENTS. CROSSBRIDGE
PROPOSES TO BUILD A NEW CHURCH ON THE PROPERTY
CURRENTLY OCCUPIED BY THE GULLIVER ATHLETIC FIELD AT
THE NORTHEAST CORNER OF LUDLAM ROAD AND KENDALL
DRIVE AND GULLIVER PROPOSES TO INCORPORATE THE
PROPERTY CURRENTLY UTILIZED BY CROSSBRIDGE INTO THEIR
CAMPUS MASTER PLAN; 2) MODIFICATION OF THE
DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL
RECORDS BOOK 18281, PAGES 1358-1364 OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA; 3) RELEASE OF
CONDITIONS SET FORTH IN RESOLUTION Z-112-78;
RESOLUTION 4-ZAB-152-88; RESOLUTION 4-ZAB-119-93;
RESOLUTION 96-ZH-6; ORDER 2000-0314-01; ORDER 2003-
0311; ORDER 2012-0612-1; AND ORDER 2017-0718-1
INCLUDING BUT NOT LIMITED TO THE RECORDED COVENANT
IN LIEU OF UNITY OF TITLE; AND 4) ACCEPTANCE OF A NEW
COVENANT IN LIEU OF UNITY OF TITLE.

LOCATION: GULLIVER IS CURRENTLY LOCATED AT 6491, 6545,
6575, 6675, AND 6691 SOUTHWEST 88 STREET
(KENDALL DRIVE) AND CROSSBRIDGE IS
CURRENTLY LOCATED AT 6605 KENDALL DRIVE.

The request for approval of a request filed by Gulliver and Crossbridge (the "Applicant") came to be heard before the Village Council of the Village of Pinecrest, Florida (the "Village Council") at

a public hearing held on July 16, 2019. The Village Council having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant and their representative, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the conduct and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations adopted by the Village of Pinecrest, Florida.
2. The Applicant has established by substantial competent evidence a basis for the relief sought.
3. The Applicant's request for relief is hereby granted subject to the conditions included in Paragraph 6 of this approval.
4. This Order shall take effect immediately upon execution by the Village Clerk.
5. All further development on the property shall be made in accordance with the terms and conditions of this approval and that the property shall be developed substantially in accordance with the plans previously submitted and on file in the Building and Planning Department.
6. The Village Council hereby determines that the Applicant shall satisfy the conditions and requirements of the Village of Pinecrest, Florida Code of Ordinances and those applicable sections of the Code of Miami-Dade County, Florida. Furthermore, it must insure that:
 - a) The Applicant shall comply with all applicable Village Codes and the Florida Building Code regarding the development contemplated with this approval;
 - b) The Applicant shall comply with all terms, conditions and provisions imposed by the Village Council, and the recommendations of the administrative staff of the Village of Pinecrest, Florida, including all life, health and safety codes pertaining to this development prior to the issuance of any building permits;
 - c) This approval is conditioned upon the following:
 1. Approval of the green space variance previously denied by the Zoning Board.
 2. Compliance with all requirements of the Village of Pinecrest including the Code of Ordinances and Comprehensive Development Master Plan.
 3. 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. The proposed increase in student enrollment and occupancy shall not be permitted until completion of the following:
 - a. Gulliver has closed on the purchase and sale transaction with Crossbridge and the covenant in lieu of Unity of Title has been recorded in the Public Records of Miami-Dade County, Florida.
 - b. Construction and completion of the external transportation improvements to Kendall Drive including the new proposed school entrance adjacent to Southwest 64 Court, the right-turn lane, the left-turn lane, the pedestrian crosswalks, and removal of existing pavers along Kendall Drive.

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- c. Payment of one third of the cost of construction of an off-site eastbound right-turn lane at the intersection of Kendall Drive and Red Road.
 - d. Completion of stacking loop as part of Phase 1A.
 4. The proposed right-turn-in and right-turn-out driveway connection to Laddam Road shall be completed during Phase 2A, and ingress/egress shall not be restricted.
 5. Utilization of the performing arts center by groups or agencies other than Gulliver and Crossbridge shall be limited to a maximum of ten (10) event days per calendar year.
 6. Continued certification of Gulliver's submitted student enrollment and occupancy figures by the President and Board of Directors annually prior to October 1 of each year. Gulliver shall also provide by October 1 of each year an annual independent audit by a certified public accounting firm of the student enrollment and maximum student count with the auditor to be selected by the Village and retained and paid for by Gulliver.
 7. Revision of the submitted traffic study to address and satisfactorily resolve all review comments provided by Calvin Giordano on June 26, 2019 and subsequently thereafter.
 8. Review and approval of a traffic operations plan by Calvin Giordano, including the additional proposed improvements submitted by TrafTech on July 5, 2019, to be implemented as part of the Kendall Drive improvements.
 9. Payment in the amount of one third of the cost of construction of an off-site eastbound right turn lane at the intersection of Kendall Drive and Red Road prior to the issuance of building permits. The Village will support and not object to Gulliver's request to Miami-Dade County for credit in the amount paid to the Village in lieu of impact fees.
 10. Gulliver shall maintain a transportation plan that provides for carpooling and/or bus transportation to reduce automobile drop off and pick up from areas with large concentrations of students, such as Key Biscayne currently, and shall submit it to the Village of Pinecrest and Miami-Dade County for review and approval by the Village Manager and Miami-Dade County Public Works Department prior to the annual renewal of Gulliver's Certificate of Use and Occupancy. In addition to such carpooling and/or bus transportation from areas with large concentrations of students, the transportation plan shall otherwise provide for on-site drop off and pick up of all students.
 11. Two traffic control officers shall continue to be provided during morning arrival and afternoon dismissal hours to maintain and improve traffic flow on Kendall Drive.
 12. Maintenance of Gulliver Prep's Student Parking Policy to prohibit off-campus parking in the residential zoning districts of the Village of Pinecrest, and to allow off-campus parking only in non-residential zoning districts pursuant to an agreement between Gulliver Prep and a non-residential property owner, subject to approval by the Village of Pinecrest in instances where a property has excess parking available for student use.
 13. Parallel parking on the north side of Kendall Drive in front of and near the campus shall be discontinued as part of the improvements to Kendall Drive.
 14. Gulliver shall maintain its coaching protocol to reduce noise impacts on adjoining neighbors and shall continue to limit hours of use of the swimming pool between the hours of 7:30 a.m. and 7:30 p.m. on Saturdays, Sundays, and State and Federal holidays.
 15. A 25-foot-wide landscape buffer shall be maintained along the eastern property boundary.
 16. Modification of the recorded Declaration of Restrictions as proposed shall be subject to review and approval by the Village Manager; extension of the required 25-foot landscape buffer the entire length of the eastern boundary; elimination of the reference to outdoor lighting; and compliance with all existing requirements for modification including execution of a written instrument by all property owners, joinders and adjoining property owners.
 17. Prior conditions of approval determined to be redundant or obsolete by the administrative official due to the new proposed development plan may be released subject to final review and approval by the Village Manager. Other conditions, including annual audit and certification of enrollment and occupancy, proposed hours of operation, and signage limitations, among others should remain in place and be included in a new proposed Declaration of Restrictive Covenants in Lieu of Unity of Title.
 18. Execution and recording of a covenant in lieu of unity of title. The required covenant in lieu of unity of title shall be reviewed and approved by the Village Manager and Village Attorney prior to recording.
 19. Payment of a bond, letter of credit or cash bond covering 125 percent of the cost of public improvements prior to the issuance of building permits.
 20. A tree removal permit shall be required prior to the removal of any trees on site.

21. One 24 square-foot sign shall be permitted for Gulliver and one sign limited to 24 square feet in area shall be permitted for Crossbridge. Sign permits shall be required for any new signage.
 22. Final review and approval of development plans by all required outside reviewing agencies including, but not limited to, the South Florida Water Management District, Miami-Dade County Fire Rescue Department, and Miami-Dade County Department of Public Works Traffic Engineering Division.
 23. This conditional use does not grandfather, vest, or approve any use that violates this conditional use, these conditions, the Code of Ordinances, or other applicable law.
 24. Conditions imposed by other development orders or resolutions affecting the property not expressly modified herein shall remain in full force and effect.
- d) Copies of all applicable permits by other regulatory agencies shall be provided to the Village of Pinecrest, Florida prior to the issuance of any permits.

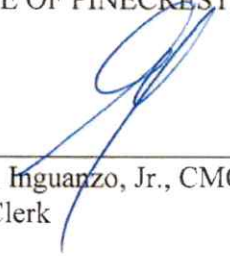
7. The public record, including but not limited to the Village Council and staff reports, comments and recommendations on the subject application, and the agenda materials provided to the Village Council, along with sworn testimony and evidence established before the Village Council are hereby incorporated by reference.

PASSED AND ADOPTED this 16th day of July, 2019 by the Village Council as follows:

Councilmember Abbott	Aye
Councilmember Kraft	Aye
Councilmember McDonald	Aye
Vice Mayor Hochkammer	Aye
Mayor Corradino	Aye

EXECUTED this 12th day of August, 2019.

VILLAGE OF PINECREST, FLORIDA



 Guido H. Inguanzo, Jr., CMC
 Village Clerk

Exhibit B



CFN 2020R0072774
OR BK 1798 Pgs 415-416 (15 Pgs)
RECORDED 01/30/2020 14:08:17
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Melissa Tapanes Llahues, Esq.
Bercow Radell Fernandez & Larkin, PLLC
200 South Biscayne Blvd., Suite 850
Miami, Florida 33131

CREAT

(Space Reserved for Clerk)

DECLARATION OF RESTRICTIONS
Release and Restatement of the Declaration of Restrictions
Recorded at Official Records Book 18281, Pages 1358-1364

WHEREAS, the undersigned owner, Gulliver Schools, Inc., (the "Owner"), holds the fee simple title to that certain parcel of land, which is legally described in Exhibit "A", hereinafter the "Property";

WHEREAS, a Declaration of Restrictions (hereinafter referred to as the "1998 Declaration") in favor of Village of Pinecrest (the "Village") was recorded in the Public Records of Miami-Dade County in Official Record Book 18281, at Pages 1358-1364, which placed certain conditions on the use of the subject Property;

WHEREAS, the Property abuts four properties to the east owned by Archie and Carmen Mehech (Lot 1, Block 1, Clusters Subdivision PB 116-91), Pinecrest Property Management Holdings, LLC (Lot 2, Block 1, Clusters Subdivision PB 116-91), Charles and Jennifer Berger (Lot 3, Block 1, Clusters Subdivision PB 116-91), and James and Ana Doddo (Lot 4, Block 1, Clusters Subdivision PB 116-91) (together, the "Abutting Property Owners"), which is legally described in Exhibit "B" (the "Abutting Properties");

WHEREAS, the 1998 Declaration provides that the instrument may be modified, amended or released by a written instrument executed by the then-owners of the Abutting Properties, provided that the same is also approved by the majority vote of the Village Council;

WHEREAS, the Village Council held a public hearing on July 16, 2019, wherein it adopted Public Hearing Application No. 2019-0716-3-B to approve, in relevant part, a modification to Paragraph #1 of the 1998 Declaration as follows:

From:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Spillis Candela & Partners, dated last revised



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the 16th day of January, 1998, said plans being on file with the Building Department, and by reference made a part of this agreement

CRISTINA

To:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Zyscovich Architects, dated last revised the 10th day of June, 2019, said plans being on file with the Building Department, and by reference made a part of this agreement

DEED

WHEREAS, the Village Council held a public hearing on July 16, 2019, wherein it adopted Public Hearing Application No. 2019-0716-3-B to approve deletion of Paragraph #2 of the 1998 Declaration;

WHEREAS, the Village Council held a public hearing on July 16, 2019, wherein it adopted Public Hearing Application No. 2019-0716-3-B to approve deletion of Paragraph #3 of the 1998 Declaration;

WHEREAS, the Village Council held a public hearing on July 16, 2019, wherein it adopted Public Hearing Application No. 2019-0716-3-B to approve a modification to Paragraph #4 of the 1998 Declaration as follows:

From:

- (4) That the Owner agrees not to build or erect structures on the remaining, newly acquired property described in Exhibit "A", but to limit the use of the real property to athletics, recreational and/or a parking lot for vehicles to be utilized for students or faculty or invitees of the school.

To:

- (2) That the Owner agrees not to build or erect structures on the remaining property described in Exhibit "A", but to limit the use of the real property to athletics, recreational and/or a parking lot for vehicles to be utilized for students or faculty or invitees of the school.

WHEREAS, the Village of Pinecrest Village Council held a public hearing on July 16, 2019, wherein it adopted Public Hearing Application No. 2019-0716-3-B to approve, in relevant part, a modification to Paragraph #5 of the 1998 Declaration as follows:

From:

- (5) That the Owner shall create a twenty-five foot buffer zone between the existing single family homes to the east of Gulliver Preparatory School and the newly acquired property. The buffer zone shall consist of thick, tall and mature plants running 25 feet in depth along the entire length (south of the existing home) of



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the newly acquired property that abuts four single family properties (the abutting properties) to the east of Gulliver Preparatory School. The buffering will include increased landscaping and other noise attenuation methods to minimize whatever impact could be caused to the surrounding community. The development of the buffer zone shall be completed before construction permits for the expansion are issued or the Owner shall post a bond or letter of credit in the amount of one-hundred and twenty (120%) percent of the landscape improvements. Owner shall furnish a landscape plan to the Village, for approval prior to obtaining a building permit. No certificates of use and occupancy shall be issued until the landscape buffer is installed.

To:

- (3) That the Owner shall create and maintain a twenty-five foot buffer zone between the existing single family homes to the east of Gulliver Preparatory School and the Property. The buffer zone shall consist of thick, tall and mature plants running 25 feet in depth along the entire length of Property that abuts four single family properties (the abutting properties) to the east of Gulliver Preparatory School. The buffering will include landscaping and other noise attenuation methods to minimize whatever impact could be caused to the surrounding community. The creation and maintenance of the buffer zone shall be completed and confirmed before construction permits for the expansion are issued or the Owner shall post a bond or letter of credit in the amount of one-hundred and twenty (120%) percent of the landscape improvements. Owner shall furnish a landscape plan to the Village, for approval prior to obtaining a building permit. No certificates of use and occupancy shall be issued until the landscape buffer is installed.

WHEREAS, the Village Council held a public hearing on July 16, 2019, wherein it adopted Public Hearing Application No. 2019-0716-3-B to approve a modification to Paragraph #3 of the 1998 Declaration as follows:

From:

- (6) Owner shall provide off-duty uniformed Pinecrest or Miami-Dade County police officers to direct traffic during A.M/P.M. peak periods. All cost relative to the hiring of the off-duty police officers shall be borne by Gulliver Preparatory School.

To:

- (5) Owner shall provide two traffic control officers during morning arrival and afternoon dismissal hours to maintain and improve traffic flow on Kendall Drive.



FILE

WHEREAS, the Owner and the Village desire that the covenants herein amended, restate and supersede those of the 1998 Declaration;

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County (the "County") that the representations made by the Owner during consideration of Public Hearing Application No. 2019-0716-3-B will be abided by the Owner freely, voluntarily and without duress, makes the following declaration of restrictions covering and running with the Property:

- (1) The 1998 Declaration is hereby released and restated as provided herein.
- (2) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Zyscovich Architects, dated last revised the 10th day of June, 2019, said plans being on file with the Building Department, and by reference made a part of this agreement.
- (3) That the Owner agrees not to build or erect structures on the remaining property described in Exhibit "A", but to limit the use of the real property to athletics, recreational and/or a parking lot for vehicles to be utilized for students or faculty or invitees of the school.
- (4) That the Owner shall create and maintain a twenty-five foot buffer zone between the existing single family homes to the east of Gulliver Preparatory School and the Property. The buffer zone shall consist of thick, tall and mature plants running 25 feet in depth along the entire of Property that abuts four single family properties (the abutting properties) to the east of Gulliver Preparatory School. The buffering will include landscaping and other noise attenuation methods to minimize whatever impact could be caused to the surrounding community. The creation and maintenance of the buffer zone shall be completed and confirmed before construction permits for the expansion are issued or the Owner shall post a bond or letter of credit in the amount of one-hundred and twenty (120%) percent of the landscape improvements. Owner shall furnish a landscape plan to the Village, for approval prior to obtaining a building permit. No certificates of use and occupancy shall be issued until the landscape buffer is installed.
- (4) Owner shall provide two traffic control officers during morning arrival and afternoon dismissal hours to maintain and improve traffic flow on Kendall Drive.
- (5) Owner shall provide signage approved by the appropriate government agency to prohibit the blockage of streets in proximity to the Property.
- (6) Owner shall provide the Village, prior to December 31st of each calendar year, any and all forms filed with the appropriate accrediting State Agencies. Additionally, the Village shall be provided a list of numbers of students by grade prior to December 31st of each calendar year.



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Village Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the Village, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and the abutting property owners, their successors and/or assigns for the public welfare.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the Village of Pinecrest and the abutting property owners or their heirs, successors, and/or assigns.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, and the then owners of the Abutting Properties, provided that the same is also approved by a majority vote of the Village Council. The Village of Pinecrest shall have in its sole discretion the authority to accept or reject the suggested amendment or termination.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. In the event that the Village is required to initiate any enforcement or any action at law or equity to enforce the terms of the Declaration of Restrictions that it shall be entitled to receive attorneys fees at the trial and appellate levels as well as all costs and expenses associated with the enforcement proceeding. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for the Village to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the Village is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.



FILE

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the Village, and inspections made and approval of occupancy given by the Village, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the Village shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the Village in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Village Council retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

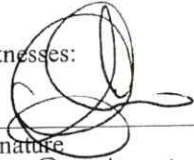
Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]



PINE
040106
CREAT

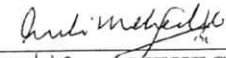
Signed and acknowledged on this 24 day of September, 2019.

Witnesses:


Signature
Oriste Armada
Print Name



Signature
Maria B. Rassi
Print Name




Signature
Archie MEHECH
Address:
8790 SW 64 Court
Miami, FL 33143

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by Archie Mehech. He or she is personally known to me or has produced FL Drivers License, as identification.


Witness my signature and official seal this 24 day of September, 2019, in the County and State aforesaid.



Notary Public, State of Florida

Amanda Ruiz
Print Name

My Commission Expires: 07/17/2021


Amanda Ruiz
Notary Public
State of Florida
My Commission Expires 07/17/2021
Commission No. GG 124850



APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

PINE
040120
CREAT

Village Attorney

Date



Village Manager

1/27/20
Date



PINE
04-01-06
CRIST

EXHIBIT A

TRACT 1

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

LESS AND EXCEPT a strip of land 10 feet in width lying and being southerly of, parallel, contiguous and as measured at right angles to the southerly line of the existing right of way for Snapper Creek Canal. The Southerly line of the existing right of way being a line fifty (50) feet southerly of, parallel and as measure at right angles to the centerline of the existing channel of Snapper Creek Canal.



Exhibit C

PINE



VILLAGE OF PINECREST, FLORIDA
VILLAGE COUNCIL

DEVELOPMENT ORDER

HEARING NUMBER: 2022-0510-2

APPLICANT: MELISSA TAPANES LLAHUES, ESQ. AND GULLIVER PREPARATORY SCHOOL, INC. AND IMMANUEL PRESBYTERIAN CHURCH OF MIAMI, INC.

HEARING DATE: May 10, 2022

RELIEF SOUGHT: 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.

LOCATION: 6491, 6575, 6605, 6675, 6545, AND 6691 SW 88 STREET

The request for approval of a request filed by MELISSA TAPANES LLAHUES, ESQ. (the "Applicant") came to be heard before the Village Council of the Village of Pinecrest, Florida (the "Village Council") at a public hearing held on May 10, 2022. The Village Council having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant and their representative, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations adopted by the Village of Pinecrest, Florida.
2. The Applicant has established by substantial competent evidence a basis for the relief sought.
3. The Applicant's request for relief is hereby granted subject to the conditions included in Paragraph 6 of this approval.
4. This Order shall take effect immediately upon execution by the Village Clerk.
5. All further development on the property shall be made in accordance with the terms and conditions of this approval and that the property shall be developed substantially in accordance with the plans previously submitted and on file in the Building and Planning Department.

6. The Village Council hereby determines that the Applicant shall satisfy the conditions and requirements of the Village of Pinecrest, Florida Code of Ordinances and those applicable sections of the Code of Miami-Dade County, Florida. Furthermore, it must insure that:

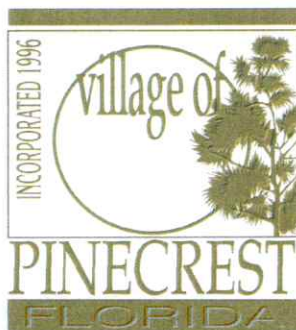
- a) The Applicant shall comply with all applicable Village Codes and the Florida Building Code regarding the development contemplated with this approval;
- b) The Applicant shall comply with all terms, conditions and provisions imposed by the Village Council, and the recommendations of the administrative staff of the Village of Pinecrest, Florida, including all life, health and safety codes pertaining to this development prior to the issuance of any building permits;
- c) This approval is conditioned upon the following:
 - 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.
 - Continued compliance with all requirements and conditions of Pinecrest Development Order 2019-0716-B.
 - Removal of the eight (8) temporary classroom trailers from the Gulliver campus no later than August 1, 2024.
 - 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.
 - Conditions imposed by other development orders or resolutions affecting the property not expressly modified herein shall remain in full force and effect.
- d) Copies of all applicable permits by other regulatory agencies shall be provided to the Village of Pinecrest, Florida prior to the issuance of any permits.

7. The public record, including but not limited to the Village Council and staff reports, comments and recommendations on the subject application, and the agenda materials provided to the Village Council, along with sworn testimony and evidence established before the Village Council are hereby incorporated by reference.

PASSED AND ADOPTED this 10th day of May, 2022 by the Village Council as follows:

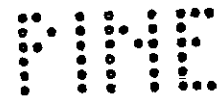
Councilmember Shannon del Prado
 Councilmember Anna Hochkammer
 Councilmember Doug Kraft
 Vice Mayor Katie Abbott
 Mayor Joseph Corradino

EXECUTED this 18th day of May, 2022.



VILLAGE OF PINECREST, FLORIDA

Priscilla Torres, CMC
 Village Clerk



VILLAGE OF PINECREST, FLORIDA
VILLAGE COUNCIL

DEVELOPMENT ORDER

HEARING NUMBER: 2022-0510-1

APPLICANT: MELISSA TAPANES LLAHUES, ESQ. AND GULLIVER
PREPARATORY SCHOOL, INC. AND IMMANUEL
PRESBYTERIAN CHURCH OF MIAMI, INC.

HEARING DATE: May 10, 2022

RELIEF SOUGHT: 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.

LOCATION: 6491, 6575, 6605, 6675, 6545, AND 6691 SW 88 STREET

The request for approval of a request filed by MELISSA TAPANES LLAHUES, ESQ. (the "Applicant") came to be heard before the Village Council of the Village of Pinecrest, Florida (the "Village Council") at a public hearing held on May 10, 2022. The Village Council having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant and their representative, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations adopted by the Village of Pinecrest, Florida.
2. The Applicant has established by substantial competent evidence a basis for the relief sought.
3. The Applicant's request for relief is hereby granted subject to the conditions included in Paragraph 6 of this approval.
4. This Order shall take effect immediately upon execution by the Village Clerk.
5. All further development on the property shall be made in accordance with the terms and conditions of this approval and that the property shall be developed substantially in accordance with the plans previously submitted and on file in the Building and Planning Department.

6. The Village Council hereby determines that the Applicant shall satisfy the conditions, and requirements of the Village of Pinecrest, Florida Code of Ordinances and those applicable sections of the Code of Miami-Dade County, Florida. Furthermore, it must insure that:

a) The Applicant shall comply with all applicable Village Codes and the Florida Building Code regarding the development contemplated with this approval;

b) The Applicant shall comply with all terms, conditions and provisions imposed by the Village Council, and the recommendations of the administrative staff of the Village of Pinecrest, Florida, including all life, health and safety codes pertaining to this development prior to the issuance of any building permits;

c) This approval is conditioned upon the following:

- 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.
- 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.
- 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.

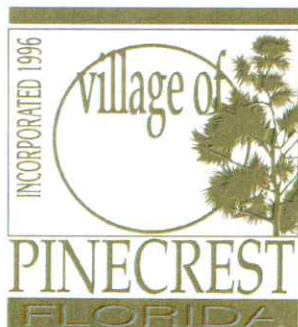
d) Copies of all applicable permits by other regulatory agencies shall be provided to the Village of Pinecrest, Florida prior to the issuance of any permits.

7. The public record, including but not limited to the Village Council and staff reports, comments and recommendations on the subject application, and the agenda materials provided to the Village Council, along with sworn testimony and evidence established before the Village Council are hereby incorporated by reference.

PASSED AND ADOPTED this 10th day of May, 2022 by the Village Council as follows:

Councilmember Shannon del Prado
 Councilmember Anna Hochkammer
 Councilmember Doug Kraft
 Vice Mayor Katie Abbott
 Mayor Joseph Corradino

EXECUTED this 18th day of May, 2022.



VILLAGE OF PINECREST, FLORIDA


 Priscilla Torres, CMC
 Village Clerk

Gulliver Prep

TEMPORARY CLASSROOMS

6575 North Kendall Drive, Pinecrest, FL 33156

Project No. 2025-0568-ASR1

02-18-2026



PERMIT SUBMITTAL



AERIAL



LOCATION MAP

SCOPE OF WORK

THIS PROJECT INCLUDES THE PLACEMENT OF 10 NEW TEMPORARY CLASSROOMS.
 ALL CONSTRUCTION WILL BE IN CONFORMANCE WITH THE CURRENT FLORIDA BUILDING CODE AND THE FLORIDA FIRE PROTECTION CODE.
 CONSTRUCTION MANAGER TO COORDINATE ALL REQUIRED PERMITTING, BID PACKAGES AND CLARIFICATIONS OF SCOPE FOR THE PROJECT.
 PLEASE NOTE ALL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT WILL BE MADE AVAILABLE VIA THE CONSTRUCTION MANAGER.

PROJECT SITE

PROJECT TEAM



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

M/E/P ENGINEERS

JLRD, CONSULTING ENGINEERS
 1450 Centerpark Blvd. Suite 350
 West Palm Beach, FL 33401
 (561) 689-2303 TEL

INDEX OF DRAWINGS			
Current Revision	Current Revision Date	Sheet Number	Sheet Name
GENERAL	02-18-2026	00-000	ISSUE SHEET
		00-000	GENERAL NOTES
ARCHITECTURE	02-18-2026	01-000	GENERAL SITE PLAN
	02-18-2026	01-001	EXPANDED SITE PLAN AND UTILITIES
	02-18-2026	01-002	SECURITY PLAN
ELECTRICAL	02-18-2026	02-000	PARTIAL GENERAL ELECTRICAL PLAN
	02-18-2026	02-001	INDIVIDUAL FLOOR PLANS - ELECTRICAL
	02-18-2026	02-002	WIRING
	02-18-2026	02-003	ELECTRICAL DETAILS
	02-18-2026	02-004	UTILITIES DETAILS



LEGEND OF SYMBOLS:

--- EXIT TRAVEL PATH/FURTHEST POINT DISTANCE	☒ CEILING MTL. ILLUMINATED EXIT LIGHT (DIRECTION OF TRAVEL)	☒ FIRE EXTINGUISHER WALL MOUNTED
--- COMMON PATH DISTANCE	☒ FIRE ALARM HORN / STROBE	☒ FIRE EXTINGUISHER CABINET WALL MOUNTED
--- TRAVEL DISTANCE/EXIT TRAVEL PATH (ONLY FURTHEST CONDITION SHOWN FOR CLARITY)	☒ FIRE ALARM SPEAKER/STROBE	☒ AUTOMATED EXTERNAL DEFIBRILLATOR
1- NUMBER OF OCCUPANTS LEAVING	☒ FIRE ALARM FULL STATION	☒ EMERGENCY LIGHT WALL MOUNTED
2- REQUIRED WIDTH (INCH)	☒ SMOKE & HEAT DETECTOR	☒ EMERGENCY DISCONNECT
3- PROPOSED WIDTH (INCH)	☒ SMOKE DETECTOR	☒ EMERGENCY FLUORESCENT LIGHT RESE
--- 4-HOUR WALL SEPARATION RATING	☒ HEAT DETECTOR	☒ 20 MIN. BATED SELF-CLOSING FIRE DOOR
--- 1-HOUR WALL SEPARATION RATING	☒ MAGNETIC DOOR HOLDER	
--- SMOKE PARTITION	☒ FIRE BLANKET WITH PULL TAB/RESEALER	
--- 1-HR FIRE-RADIANT SEPARATION	☒ FIRE ALARM BROADCAST PANEL	
--- EDGE 4-IN. FIRE VOLT.	☒ FIRE ALARM PANEL	

FIRE EXT. NOTE:

FIRE EXTINGUISHERS ARE TO BE PROVIDED PER THE REQUIREMENTS OF NFPA 10 (TABLE 5.2.1) WHICH REQUIRES (1) ONE 2-A 10-BC FIRE EXTINGUISHER FOR EVERY 2500 SQUARE FEET MIN. MAX. 75' TRAVEL DISTANCE TO A F.E.

INT. FINISH NOTE:

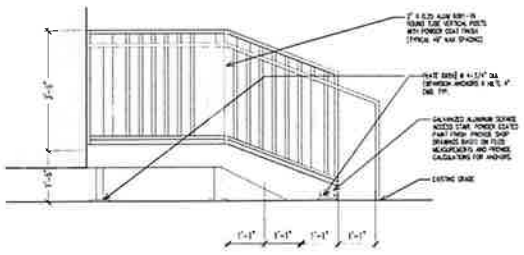
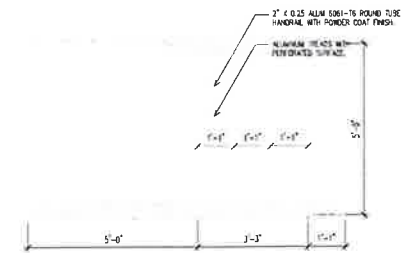
ALL INTERIOR FINISHES TO COMPLY WITH NFPA-101:CHAPTER 28 NEW HOTEL AND CHAPTER 10/TABLE A10.2.2 (FFPC2023)

EGRESS CALCULATIONS

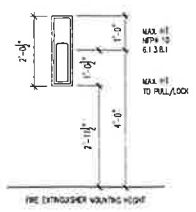
2023 FLORIDA BUILDING CODE (FBC) & FLORIDA FIRE PREVENTION CODE (7TH EDITION) & LIFE SAFETY CODE (NFPA 101)

FLOOR	OCCUP. TYPE	SF.	OCCUP. LOAD FACTOR	OCCUP. LOAD
CLASSROOM				
1	E (EDUC.)	798	20 SF/PERSON	40
2	E (EDUC.)	798	20 SF/PERSON	40
3	E (EDUC.)	798	20 SF/PERSON	40
4	E (EDUC.)	798	20 SF/PERSON	40
5	E (EDUC.)	798	20 SF/PERSON	40
6	E (EDUC.)	798	20 SF/PERSON	40
7	E (EDUC.)	798	20 SF/PERSON	40
8	E (EDUC.)	798	20 SF/PERSON	40
9	E (EDUC.)	798	20 SF/PERSON	40
10	E (EDUC.)	798	20 SF/PERSON	40
TOTAL OCCUPANT LOAD				400

MAX. ALLOW. TRAVEL DISTANCE TO EXIT (SINGLE, UN-SPRINKLERED) = 200' (FBC TABLE 1017.2)
 MAX. TRAVEL DISTANCE TO EXIT PROVIDED: 129' FROM CLASSROOM 6 AT FURTHEST POINT

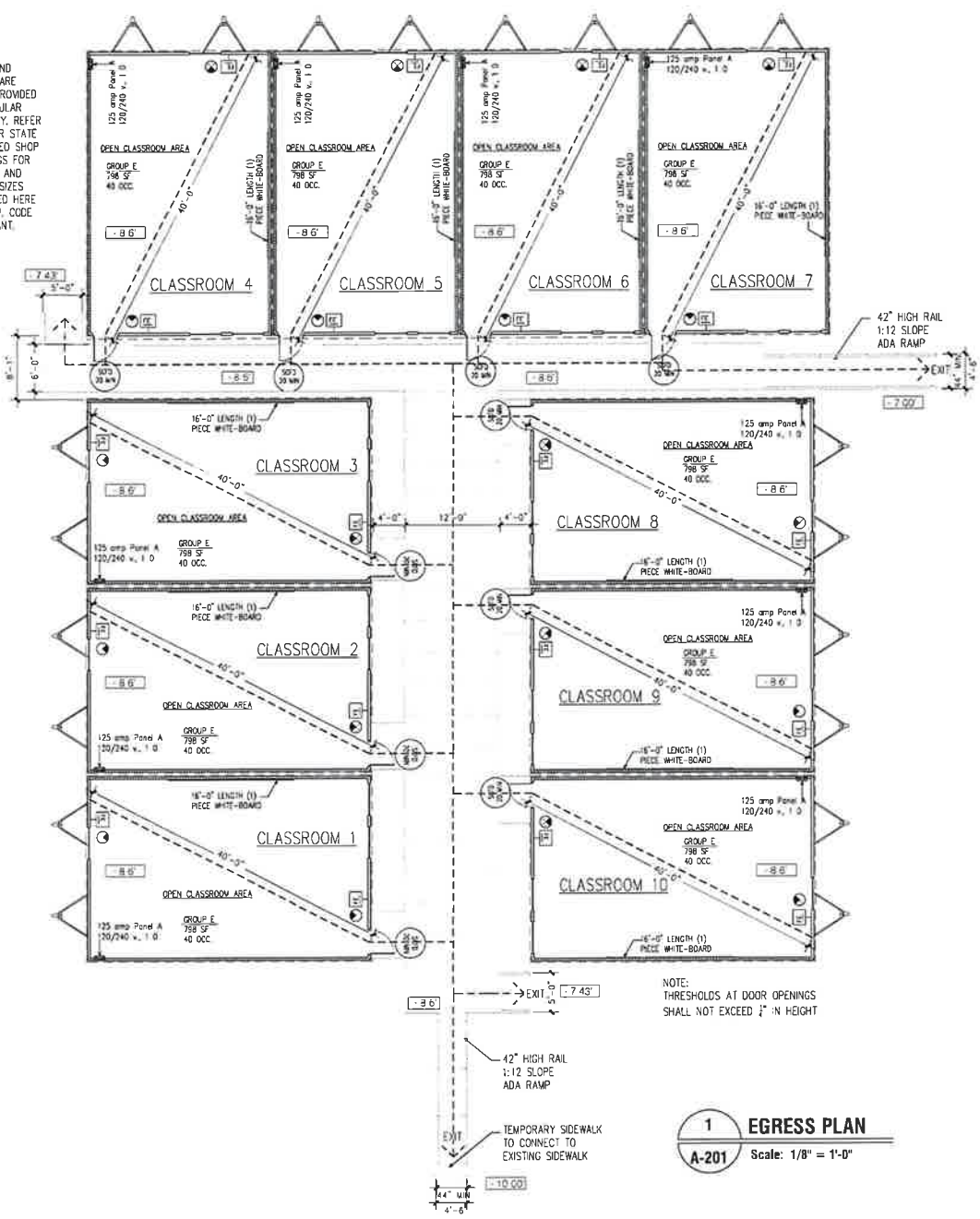


2 STAIR DETAIL
 A-201 Scale: 1/2" = 1'-0"



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

NOTE: RAMP AND STAIRS ARE BEING PROVIDED BY MODULAR COMPANY. REFER TO THEIR STATE APPROVED SHOP DRAWINGS FOR DETAILS AND SIZING. SIZES INDICATED HERE ARE MIN. CODE COMPLIANT.



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

- FIRE DEPARTMENT NOTES:**
- ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, 10.2.2
 - ALL FIRE ALARM WORK SHALL COMPLY WITH NFPA 72
 - ALL FLOORING WILL BE SLIP RESISTANT PER FFPC 101, 2023 8TH EDITION CHAPTER 7
 - ALL ROOMS TO HAVE EVACUATION PLANS POSTED BEHIND DOORS PER FFPC 101, 8TH EDITION REFER TO ELECTRICAL DRAWINGS FOR DEVICE LOCATIONS.
 - EXIT SIGNS TO BE PROVIDED AS INDICATED.
 - FIRE ALARM DESIGN TO BE SUBMITTED AS A SHOP DRAWING BY FIRE ALARM CONTRACTOR.
 - ALL DOORS SHALL HAVE CLASSROOM FUNCTION HARDWARE AND SHALL ALWAYS BE OPENABLE FROM INTERIOR.

FIRE DEPARTMENT NOTE:
 PROVIDE SIGN NEAR DOORS THAT STATE: "DOORS TO REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED"

ADJACENT GRADE IS LEVEL TO EGRESS PATH BETWEEN STAIRS, WALKWAYS, AND PARKING SURFACES

SEPARATE PERMITS REQUIRED FOR:
 • MEAL DECK PLATFORM

NEEP Engineers
 1400 S. US HWY 1
 Suite 100
 West Palm Beach, FL 33411
 (561) 886-2307 TEL
 (561) 886-2307 FAX

GulliverPrep
 TEMPORARY CLASSROOMS
 6875 North Kendall Drive
 PINECREST, FL 33186



ZYSKOVICH
 A Stratis Firm Company
 100 BIRCHDALE BLVD., 27th FLOOR
 MIAMI, FL 33130
 1-305-372-2222 www.zyskovich.com

Jose Murguido
 Architect
 AAC0011431

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 ALL RIGHTS RESERVED.

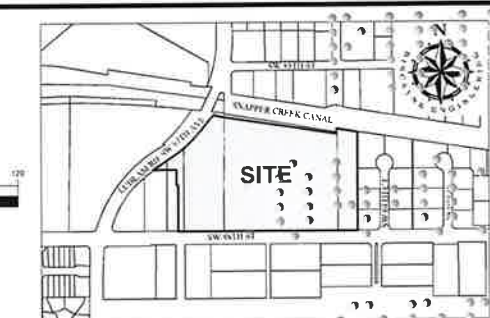
Rev	Date	Notes
1	02-19-2026	ISSUE FOR PERMITTING

EGRESS PLAN
 2025-0568-ASR1 02-19-2026
A-201

PERMIT SUBMITTAL

BOUNDARY AND TOPOGRAPHIC SURVEY

GULLIVER PREPARATORY SCHOOL
 LYING IN SECTION 35 AND 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
 VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

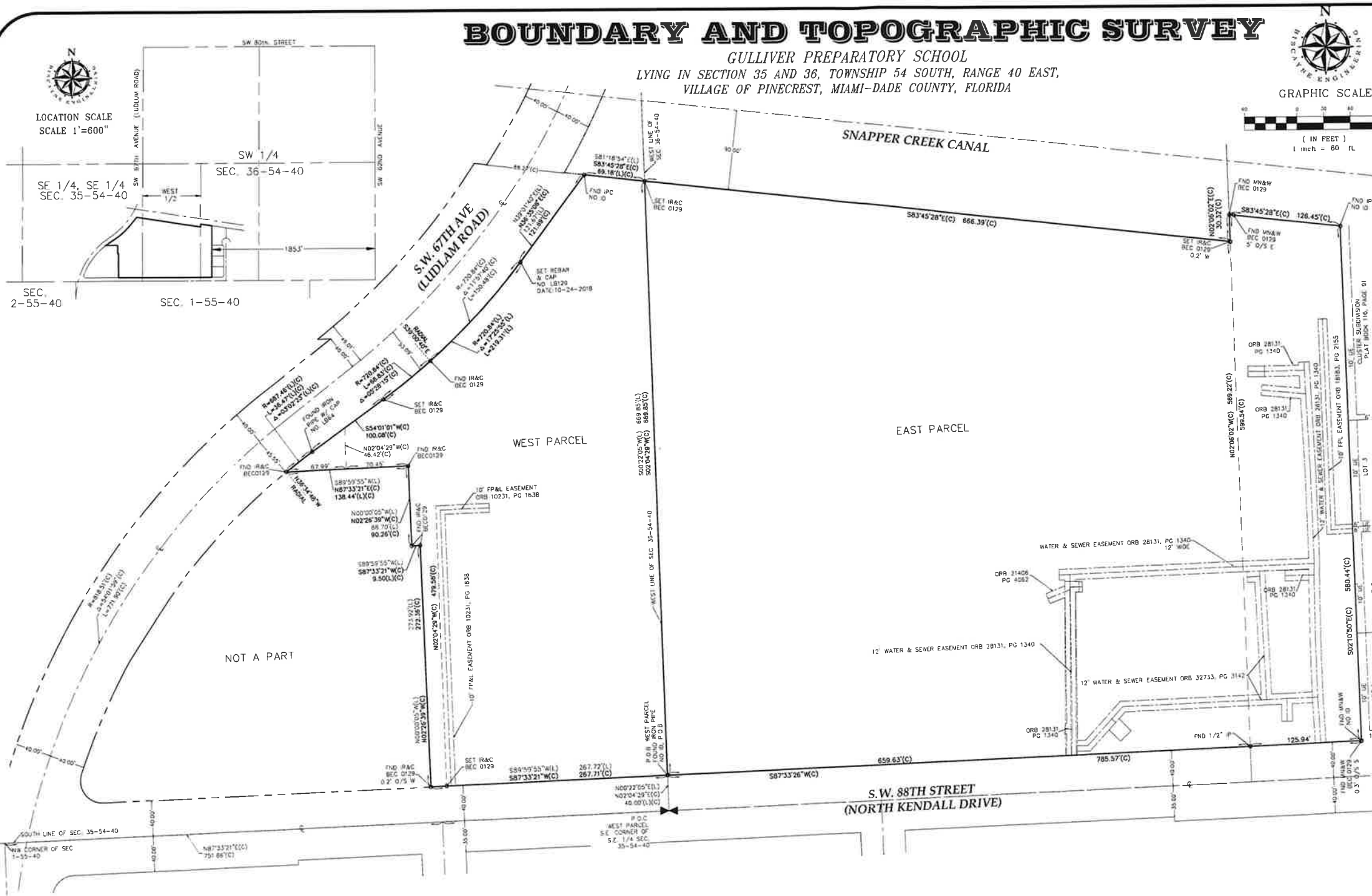


VICINITY MAP
 VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FL.
 SCALE 1"=500'

SURVEYOR'S NOTES:

- THIS SITE LIES IN THE SECTION 35, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA
- THE PURPOSE OF THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS TO DEPICT TOPOGRAPHIC FEATURES AND IMPROVEMENTS WITHIN SURVEYED AREAS AS DETERMINED BY THE CLIENT
- RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON BOUNDARY SURVEY PREPARED BY BISCAIYNE ENGINEERING COMPANY FOR GULLIVER SCHOOLS, INC. JOB NO 08-86176, DATED OCTOBER 24, 2018
- NO DEEDS, DEDICATIONS, OR RELEVANT INSTRUMENTS WERE PROVIDED TO THE SURVEYOR RIGHT-OF-WAY LINES ARE TO BE USED FOR REFERENCE ONLY
- THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAYS OF RECORD. SURVEYOR MAKES NO STATEMENT AS TO OWNERSHIP WHICH IS SUBJECT TO AN OPINION OF TITLE
- BEARINGS SHOWN HEREON WERE DERIVED FROM COORDINATES RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD83/11) OBTAINED BY USING TRIMBLE VRS NETWORK VIA WIRELESS CELL PHONE LINK AND TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) UNIT AND DATA COLLECTOR/CONTROLLER AND ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF S W 88TH STREET, HAVING A BEARING OF N87°33'21"E
- DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM) AND LEVELING INSTRUMENT, UNLESS OTHERWISE NOTED
- TIES FROM PROPERTY LINES TO BUILDINGS ARE TO THE EXTERIOR FACE OF ITS PERIMETER WALLS, UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88) AND ARE BASED ON THE FOLLOWING VERTICAL BENCHMARKS:
 - T-616, PK NAIL AND WASHER LOCATED 160' SOUTH OF C/L SW 67TH STREET AND 27' WEST OF C/L SW 67TH AVENUE, ELEVATION = 1112' (NGVD-29) - 1.55' = 9.57' (NAVD-88)
 - FCE 1471-R, LOCATED AT INTERSECTION OF US-1 AND SNAPPER CREEK CANAL, ELEVATION = 1619' (NGVD-29) - 1.55' = 1464' (NAVD-88)
- THE ACCURACY OF SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.02 FEET HORIZONTAL, ± 0.01 FEET VERTICAL ON HARD SURFACES, AND ± 0.1 FEET VERTICAL ON SOFT SURFACES
- SYMBOLS ARE NOT SHOWN TO SCALE
- TREES SHOWN HEREON WERE LOCATED BUT NOT MEASURED OR IDENTIFIED
- UNDERGROUND IMPROVEMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING, BUT NOT LIMITED TO, BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES
- FOLIO NUMBERS ARE PER THE MIAMI-DADE COUNTY TAX APPRAISER'S WEBSITE

FOLIO NUMBERS:
 - 20-4035-000-1150, 6675 SW 88 ST PINECREST, FL 33143, GULLIVER SCHOOLS INC
 - 20-4035-000-1145, GULLIVER SCHOOLS INC
 - 20-4035-000-1130, 6605 SW 88 ST PINECREST, FL 33156, GULLIVER SCHOOLS INC
 - 20-4036-000-0750, 6575 SW 88 ST PINECREST, FL 33156, GULLIVER SCHOOLS INC
 - 20-4036-000-0730, 6491 SW 88 ST PINECREST, FL 33156, GULLIVER SCHOOLS INC



LEGAL DESCRIPTION:

EAST PARCEL:
 THE EAST 3/4 OF THE SOUTH 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING SOUTH OF SNAPPER CREEK CANAL RIGHT OF WAY, LESS THE EAST 1853 FEET THEREOF, AND LESS THE SOUTH 40 FEET, USED FOR ROAD PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA
 LESS AND EXCEPT A STRIP OF LAND 10 FEET IN WIDTH LYING AND BEING SOUTHERLY OF, PARALLEL, CONTIGUOUS AND AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF THE EXISTING RIGHT OF WAY FOR SNAPPER CREEK CANAL THE SOUTHERLY LINE OF THE EXISTING RIGHT OF WAY BEING A LINE FIFTY (50) FEET SOUTHERLY OF, PARALLEL AND AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE EXISTING CHANNEL OF SNAPPER CREEK CANAL
 AND
 ALL THAT PART OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4, SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST LYING SOUTH OF THE RIGHT OF WAY OF SNAPPER CREEK CANAL, LESS THAT PORTION THEREOF CONVEYED TO CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT BEING A CONVEYANCE OF AN ADDITIONAL 40 FEET OF SNAPPER CREEK CANAL RIGHT OF WAY, RECORDED IN DEED BOOK 4041, PAGE 271, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LESS THAT CERTAIN PORTION COVERED BY THE RIGHT OF WAY BEES TO DADE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 3882, PAGE 2158, AND LESS AND EXCEPT THE SOUTH 40 FEET OF THE EAST 1853 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST FOR RIGHT-OF-WAY, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
 FURTHER LESS AND EXCEPT A STRIP OF LAND 40 FEET IN WIDTH EXTENDING THROUGH ALL OF THE EAST 1853 FEET OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4), OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, SAID 40 FEET STRIP OF LAND LYING AND BEING SOUTHERLY OF, PARALLEL, CONTIGUOUS AND AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF THE EXISTING RIGHT OF WAY FOR SNAPPER CREEK CANAL THE SOUTHERLY LINE OF THE EXISTING RIGHT OF WAY BEING A LINE FIFTY (50) FEET SOUTHERLY OF, PARALLEL AND AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE EXISTING CHANNEL OF SNAPPER CREEK CANAL

WEST PARCEL:
 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 N00°22'05"E ALONG THE EAST LINE OF THE SAID SE 1/4 OF SECTION 35 FOR 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S W 88TH STREET (NORTH KENDALL DRIVE), SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL
 THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING, RUN S89°59'55"W ALONG A LINE THAT IS 40.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH LINE OF THE SAID SE 1/4 OF SECTION 35, ALSO BEING THE SAID NORTH RIGHT-OF-WAY LINE OF S W 88TH STREET (NORTH KENDALL DRIVE) FOR 267.72 FEET, THENCE N00°00'00"W FOR 273.92 FEET, THENCE S89°59'55"W FOR 9.50 FEET, THENCE N00°00'00"W FOR 88.70 FEET, THENCE S89°59'55"W FOR 138.44 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF S W 67TH AVENUE, SAID POINT BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, SAID POINT BEARING N36°24'48"W FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE EASTERN RIGHT-OF-WAY LINE OF S W 67TH AVENUE (LUDLUM ROAD), HAVING FOR ITS ELEMENTS A RADIUS OF 697.46 FEET AND A CENTRAL ANGLE OF 302°23' FOR AN ARC DISTANCE OF 36.47 FEET TO THE POINT OF TANGENCY, THENCE N87°33'21"E FOR 100.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE TO THE LEFT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 720.84 FEET AND A CENTRAL ANGLE OF 172°55' FOR AN ARC DISTANCE OF 219.31 FEET TO THE POINT OF TANGENCY, THENCE N30°14'00"E FOR 121.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SNAPPER CREEK CANAL, THENCE DEPARTING THE SAID EASTERN RIGHT-OF-WAY LINE OF S W 67TH AVENUE (LUDLUM ROAD), RUN S81°18'54"E ALONG A LINE THAT IS 90.00 FEET SOUTHERLY OF, AND PARALLEL WITH THE CENTERLINE OF SAID SNAPPER CREEK CANAL, SAID LINE BEING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SNAPPER CREEK CANAL, FOR 89.18 FEET TO ITS INTERSECTION WITH THE SAID EAST LINE OF THE SE 1/4 OF SECTION 35, THENCE S00°22'05"W ALONG THE SAID EAST LINE OF THE SE 1/4 OF SECTION 35 FOR 669.85 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAIYNE ENGINEERING COMPANY, INC
 529 WEST FLAGLER STREET, MIAMI, FL 33130
 305-324-7671
 STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
 LB-0000129

SURVEY DATE: 12-14-2021
 LIMITED UPDATE: 02-25-2025
 LIMITED UPDATE: 02-25-2026

Digitally signed by
 Alberto J Rabinon
 Date: 2026.03.06
 11:12:17-0500'
 ALBERTO J. RABINON, PSM FOR THE FIRM
 PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
 STATE OF FLORIDA

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5A-17-062, F.A.C. THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

F:\SURVEY\PROJECTS - ATWELL\2026\26000511 GULLIVER N KENDALL DRIVE CAMPUS\DWG\SURVEY\26000511.dwg [1] Feb 27, 2026 10:50am ASCHMITT

BISCAIYNE ENGINEERS - PLANNERS

MIAMI-DADE COUNTY, FL 33130
 529 W. FLAGLER ST., MIAMI, FL 33130
 TEL (305) 324-7671 FAX (305) 324-8889
 PALM BEACH
 448 NW 30TH ST., BOCA RATON, FL 33431
 TEL (561) 999-2329
 E-MAIL: INFO@BISCAIYNEENGINEERING.COM
 WEB: WWW.BISCAIYNEENGINEERING.COM

GULLIVER PREPARATORY SCHOOL

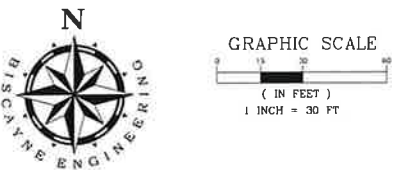
CHECKED BY: SB/AJR
 SCALE: GULLIVER
 DESIGNED BY: SB
 DRAWN BY: PM
 DATE: 02-25-26
 APPROVED BY: SB/AJR
 F.B. P/C: 3018/05-76 3074/27-38

26000511

SHEET NO. 1 OF 5

BOUNDARY AND TOPOGRAPHIC SURVEY

GULLIVER PREPARATORY SCHOOL
 LYING IN SECTION 35 AND 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
 VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA



ABBREVIATIONS:

- AC = ACRES
- AUX = AUXILIARY
- B.E.C. = BISCAYNE ENGINEERING COMPANY
- B.E.C. = BISCAYNE ENGINEERING COMPANY
- BLDG = BUILDING
- BM = BENCHMARK
- (C) = CALCULATED FROM FIELD MEASUREMENTS
- CB = CATCH BASIN
- CLF = CHAIN LINK FENCE
- CLR = CLEAR
- CM = CONCRETE MONUMENT
- COL = COLUMN
- CONC = CONCRETE
- D.C. = DEPRESSION CURB
- DIAM = DIAMETER
- EASE = EASEMENT
- EFF = EFFLUENT
- EL = ELEVATION
- ELECT. = ELECTRIC
- ELEV = ELEVATION
- ENC = ENCROACH(ES)
- E/P = EDGE OF PAVEMENT
- FFC = FINISHED FLOOR ELEVATION
- F.P.L. = FLORIDA POWER AND LIGHT
- FF = FINISHED FLOOR
- F.M.N.L. = FOUND MAG NAIL AND WASHER
- FND = FOUND
- HDPE = HIGH DENSITY POLYETHYLENE
- ID = IDENTIFICATION
- IN = INCHES
- IP = IRON PIPE
- IPC = IRON PIPE AND CAP
- IRC = IRON ROD AND CAP
- (L) = PER LEGAL DESCRIPTION
- L = LENGTH
- LP = LIGHT POLE
- (M) = MEASURED OR COMPUTED FROM FIELD MEASUREMENTS
- MHD = DRAINAGE MANHOLE
- MN = MANHOLE
- CB = CATCH BASIN
- MHS = SANITARY MANHOLE
- MF = METAL FENCE
- ML = METAL LID
- MNL = MAG NAIL
- MNL&TW = MAG NAIL AND TIN TAB
- MNLW = MAG NAIL AND WASHER

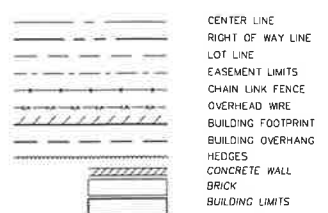
ABBREVIATIONS:

- MNL&W = MAG NAIL AND WASHER
- MNLW = MAG NAIL AND WASHER
- (N1929) = BUILDING IDENTIFICATION NUMBER
- N1929 = NATIONAL GEODETIC VERTICAL DATUM 1929
- NLW = NAIL AND WASHER
- NLY = NORTHERLY
- NO = NUMBER
- NTS = NOT TO SCALE
- N&TT = NAIL AND TIN TAB
- N&W = NAIL AND WASHER
- NELY = NORTHEASTERLY
- NWLY = NORTHWESTERLY
- O/S = OFFSET
- ORIP = OFFICIAL RECORDS BOOK
- (P) = PER PLAT
- P.B. = PLAT BOOK
- PC = PAGE
- PK = PARKER KALON
- P/L = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PVC = POLYVINYL CHLORIDE
- R = RADIUS
- (R) = RECORD
- R&C = 3/8" REBAR AND CAP
- RGE = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- SLY = SOUTHERLY
- SO = SQUARE
- TWP = TOWNSHIP
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- VERT. = VERTICAL
- > = MORE OR LESS
- Ø = DIAMETER
- Δ = DELTA

LEGEND:

- ELECTRIC BOX
- WOOD POWER POLE
- POWER POLE
- LIGHT POLE
- WIRE PULL BOX
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- BACK FLOW PREVENTER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- DRAINAGE MANHOLE
- CLEAN-CUT
- GREASE TRAP MANHOLE
- SANITARY SEWER MANHOLE
- VERTICAL PIPE / STAND PIPE
- SEWER VALVE
- TRAFFIC ARM
- FOOTBALL GOAL POST
- HANDICAP PARKING SPACE
- FLAG POLE
- BOLLARD
- TELEPHONE/COMMUNICATION MANHOLE
- WELL
- CATCH BASIN
- SIGN
- COMMUNICATION BOX
- BENCH
- BENCHMARK
- STRUCTURE IDENTIFIER
- TREE IDENTIFIER
- POST
- PALM TREE
- FOUND OR SET MONUMENT
- ELECTRICAL MANHOLE
- SECTION CORNER

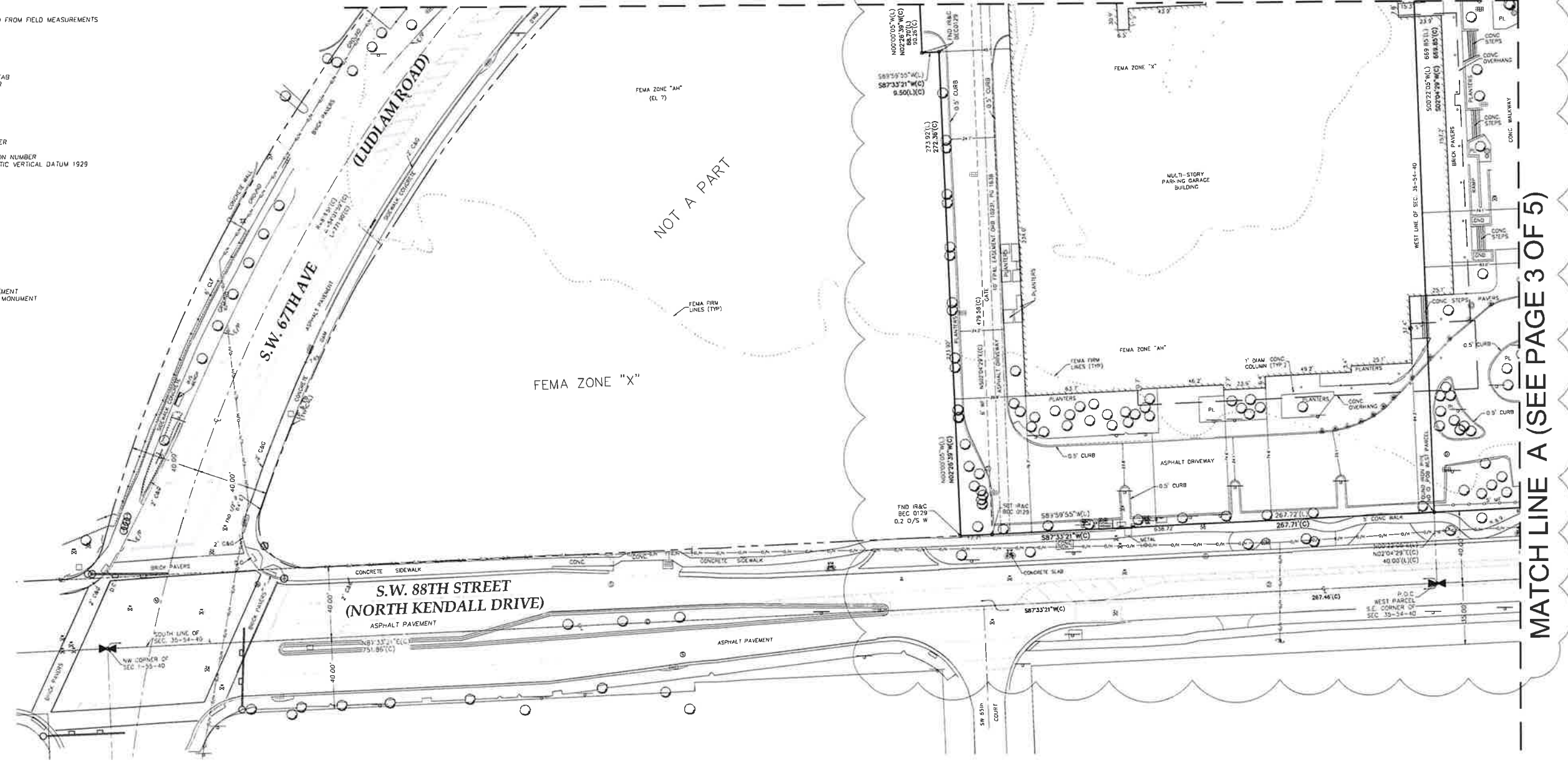
LINE & HATCH TYPES:



- 8.8 = GROUND ELEVATION (TYPICAL)
- 8.88 = HARD SURFACE ELEVATION (TYPICAL)
- 8.888 = BENCHMARK ELEVATION (TYPICAL)

LIMITED UPDATE PERFORMED
 02-25-2025

MATCH LINE 1 (SEE PAGE 5 OF 5)



MATCH LINE A (SEE PAGE 3 OF 5)

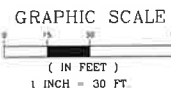
F:\SURVEY\PROJECTS - ATWELL\2026\26000511 GULLIVER N KENDALL DRIVE CAMPUS\DWG\SURVEY\26000511.dwg [2] Feb 27, 2026 10:50am ASCHMITT

<p>MIAMI-DADE 529 W. FLAGLER ST. MIAMI, FL 33130 TEL: (305) 325-3200 / (305) 324-0889 PALM BEACH 448 NW 35TH ST. BOCA RATON, FL 33431 TEL: (561) 698-2329 E-MAIL: INFO@BISCAYNEENGINEERING.COM WEB: WWW.BISCAYNEENGINEERING.COM</p>	<p style="text-align: center;">BISCAYNE ENGINEERING SURVEYORS • ENGINEERS PLANNERS</p> <p style="text-align: center;">• SINCE 1898 •</p>
<p>GULLIVER PREPARATORY SCHOOL FOR GULLIVER PREPARATORY SCHOOL, INC. SCALE SHOWN DESIGNED BY: SB DRAWN BY: PM DATE: 02-25-26 APPROVED BY: SB/AUR 3019/05-76 3074/27-38</p>	<p>ORDER No 26000511 SHEET No 2 of 5</p>

BOUNDARY AND TOPOGRAPHIC SURVEY

GULLIVER PREPARATORY SCHOOL
 LYING IN SECTION 35 AND 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
 VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

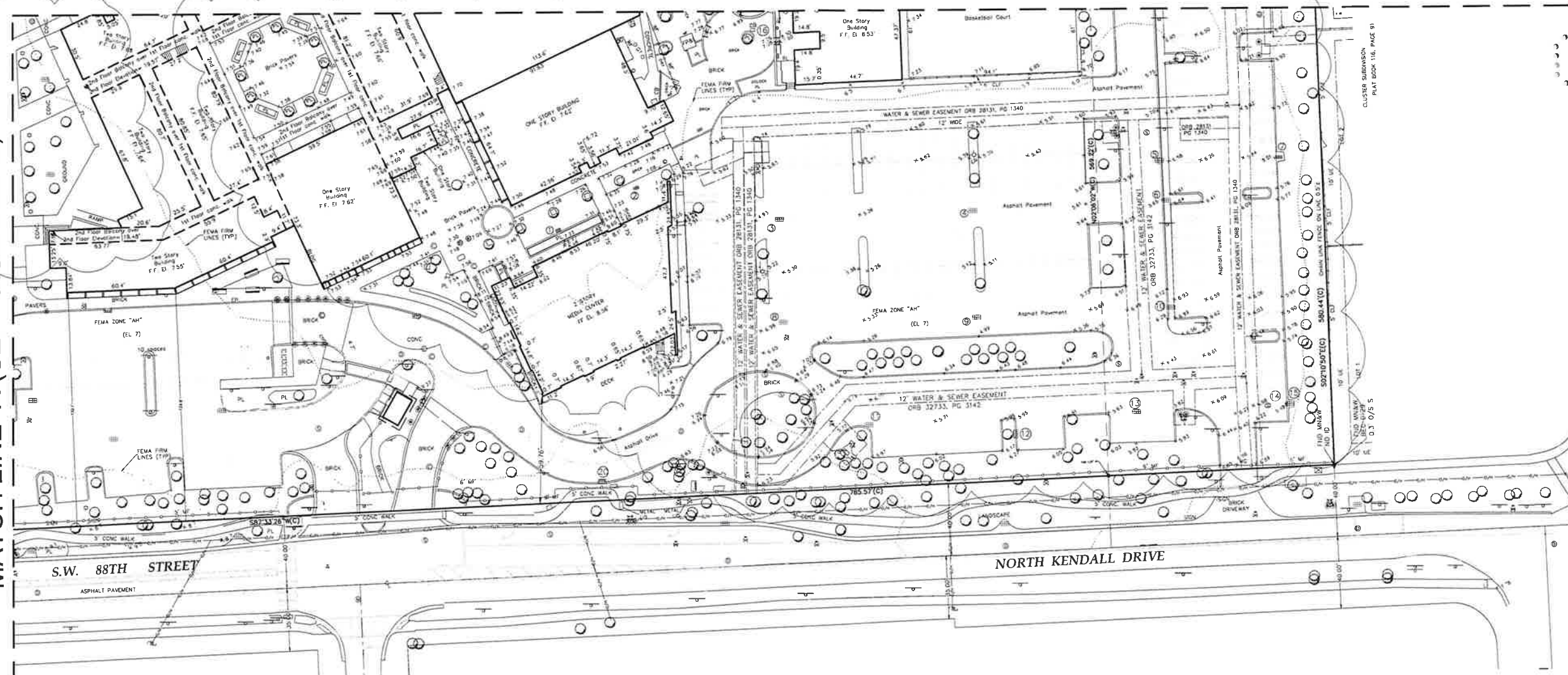
SPOT ELEVATIONS OBTAINED
 02-25-2026



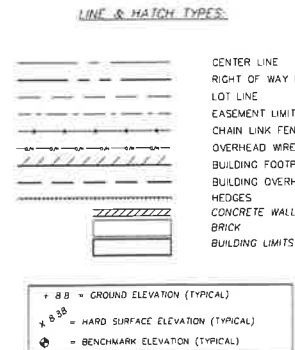
LIMITED UPDATE PERFORMED
 02-25-2025

MATCH LINE 2 (SEE PAGE 4 OF 5)

MATCH LINE A (SEE PAGE 2 OF 5)



- LEGEND:**
- ELECTRIC BOX
 - WOOD POWER POLE
 - POWER POLE
 - LIGHT POLE
 - WIRE PULL BOX
 - ELECTRIC TRANSFORMER
 - ELECTRIC METER
 - BACKFLOW PREVENTER
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - DRAINAGE MANHOLE
 - CLEAN-OUT
 - GREASE TRAP MANHOLE
 - SANITARY SEWER MANHOLE
 - VERTICAL PIPE / STAND PIPE
 - SEWER VALVE
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 - HANDICAP PARKING SPACE
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 - TELEPHONE/COMMUNICATION MANHOLE
 - WELL
 - CATCH BASIN
 - SIGN
 - COMMUNICATION BOX
 - BENCH
 - BENCHMARK
 - STRUCTURE IDENTIFIER
 - TREE IDENTIFIER
 - POST
 - TREE
 - PALM TREE
 - FOUND OR SET MONUMENT
 - ELECTRICAL MANHOLE
 - SECTION CORNER
 - FOOTBALL GOAL POST



- ABBREVIATIONS:**
- AC = ACRES
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 - SEC = BISCAYNE ENGINEERING COMPANY
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 - CONC = CONCRETE
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 - ELEV = ELEVATION
 - ENC = ENCROACHMENT
 - E/P = EDGE OF PAVEMENT
 - F F E = FINISHED FLOOR ELEVATION
 - F P L = FLORIDA POWER AND LIGHT
 - FF = FINISHED FLOOR
 - F M N L W = FOUND MAG NAIL AND WASHER
 - F N D = FOUND
 - H D P E = HIGH DENSITY POLYETHYLENE
 - ID = IDENTIFICATION
 - IN = INCHES
 - I P = IRON PIPE
 - I P C = IRON PIPE AND CAP
 - I R A C = IRON ROD AND CAP
 - (L) = PER LEGAL DESCRIPTION
 - L = LENGTH
 - L P = LIGHT POLE
 - (M) = MEASURED OR COMPUTED FROM FIELD MEASUREMENTS
 - M H D = DRAINAGE MANHOLE
 - M H = MANHOLE
 - CB = CATCH BASIN
 - M H S = SANITARY MANHOLE
 - M F = METAL FENCE
 - M L = METAL LID
 - M N L = MAG NAIL
 - M N L T T = MAG NAIL AND TIN TAB
 - M N L W = MAG NAIL AND WASHER

- ABBREVIATIONS:**
- M N L W = MAG NAIL AND WASHER
 - M N L W = MAG NAIL AND WASHER
 - (N+1) = BUILDING IDENTIFICATION NUMBER
 - N 1 9 2 9 = NATIONAL GEODETIC VERTICAL DATUM 1929
 - N L W = NAIL AND WASHER
 - N L Y = NORTHERLY
 - N O = NUMBER
 - N T S = NOT TO SCALE
 - N & T T = NAIL AND TIN TAB
 - N & W = NAIL AND WASHER
 - N E L Y = NORTHEASTERLY
 - N W L Y = NORTHWESTERLY
 - O/S = OFFSET
 - ORB = OFFICIAL RECORDS BOOK
 - (P) = PER PLAT
 - P B = PLAT BOOK
 - P C = PAGE
 - P K = PARKER KALON
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 - P O C = POINT OF COMMENCEMENT
 - P R M = PERMANENT REFERENCE MONUMENT
 - P V C = POLYVINYL CHLORIDE
 - R = RADIUS
 - (R) = RECORD
 - R & C = 5/8" REBAR AND CAP
 - R G E = RANGE
 - R/O = RIGHT-OF-WAY
 - SEC = SECTION
 - S L Y = SOUTHERLY
 - S Q = SQUARE
 - T W P = TOWNSHIP
 - T Y P = TYPICAL
 - U E = UTILITY EASEMENT
 - VERT = VERTICAL
 - ± = MORE OR LESS
 - Ø = DIAMETER
 - Δ = DELTA

STRUCTURES TABLE

STRUCTURE NUMBER	TYPE OF STRUCTURE	RIM ELEV. (F)	INVERT ELEV. (F)	DIRECTION	SIZE (IN)	MATERIAL	COMMENTS
1	CB	7.00	7.05	WEST	15	PLASTIC	
2	CB	7.00	7.00	EAST	15	PLASTIC	NO ACCESS GARDEN TOP
3	CB	7.14	7.09	SOUTH	15	PLASTIC	
4	CB	7.11	7.07	EAST	15	PLASTIC	
5	CB	7.07	7.03	WEST	15	PLASTIC	
6	CB	7.04	7.00	SOUTH	15	PLASTIC	
7	CB	7.07	7.03	EAST	15	PLASTIC	
8	CB	7.07	7.03	WEST	15	PLASTIC	
9	CB	7.07	7.03	EAST	15	PLASTIC	
10	CB	7.07	7.03	WEST	15	PLASTIC	
11	CB	7.07	7.03	EAST	15	PLASTIC	
12	CB	7.07	7.03	WEST	15	PLASTIC	
13	CB	7.07	7.03	EAST	15	PLASTIC	
14	CB	7.07	7.03	WEST	15	PLASTIC	
15	CB	7.07	7.03	EAST	15	PLASTIC	
16	CB	7.07	7.03	WEST	15	PLASTIC	
17	CB	7.07	7.03	EAST	15	PLASTIC	
18	CB	7.07	7.03	WEST	15	PLASTIC	
19	CB	7.07	7.03	EAST	15	PLASTIC	
20	CB	7.07	7.03	WEST	15	PLASTIC	
21	CB	7.07	7.03	EAST	15	PLASTIC	
22	CB	7.07	7.03	WEST	15	PLASTIC	

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BISCAYNE ENGINEERING SURVEYORS - ENGINEERS PLANNERS
 SINCE 1988

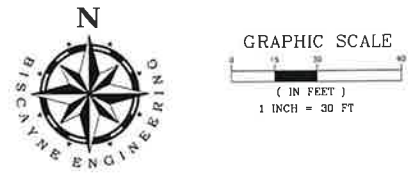
MIAMI-DADE COUNTY, FL 33139
 529 W FLAGLER ST, MIAMI, FL 33135
 TEL (305) 381-1100 FAX (305) 324-6888
 448 NW 35TH ST, BOCA RATON, FL 33431
 TEL (561) 998-2329
 E-MAIL INFO@BISCAYNEENGINEERING.COM
 WEB WWW.BISCAYNEENGINEERING.COM

ORDER No. 26000511
 SHEET No. 3 of 5

DATE: 02-25-26 APPROVED BY: SB/AJR
 SCALE SHOWN DESIGNED BY: SB
 DRAWN BY: PM
 CHECKED BY: SB/AJR
 3018/05-76 3074/27-38
 F B P/C

BOUNDARY AND TOPOGRAPHIC SURVEY

GULLIVER PREPARATORY SCHOOL
 LYING IN SECTION 35 AND 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
 VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA



- LEGEND:**
- ELECTRIC BOX
 - WOOD POWER POLE
 - POWER POLE
 - LIGHT POLE
 - WIRE PULL BOX
 - ELECTRIC TRANSFORMER
 - ELECTRIC METER
 - BACKFLOW PREVENTER
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - DRAINAGE MANHOLE
 - CLEAN-OUT
 - GREASE TRAP MANHOLE
 - SANITARY SEWER MANHOLE
 - VERTICAL PIPE / STAND PIPE
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 - WELL
 - CATCH BASIN
 - SIGN
 - COMMUNICATION BOX
 - BENCH
 - BENCHMARK
 - STRUCTURE IDENTIFIER
 - TREE IDENTIFIER
 - POST
 - TREE
 - FOUND OR SET MONUMENT
 - ELECTRICAL MANHOLE
 - SECTION CORNER

- LINE & HAICH TYPES:**
- CENTER LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENT LIMITS
 - CHAIN LINK FENCE
 - OVERHEAD WIRE
 - BUILDING FOOTPRINT
 - BUILDING OVERHANG
 - HEDGES
 - CONCRETE WALL
 - BRICK
 - BUILDING LIMITS
- ELEVATION TYPES:**
- GROUND ELEVATION (TYPICAL)
 - HARD SURFACE ELEVATION (TYPICAL)
 - BENCHMARK ELEVATION (TYPICAL)

LIMITED UPDATE PERFORMED
 02-25-2025

- ABBREVIATIONS:**
- AC = ACRES
 - AUX = AUXILIARY
 - B.E.C. = BISCAYNE ENGINEERING COMPANY
 - BEC = BISCAYNE ENGINEERING COMPANY
 - BLDG = BUILDING
 - BM = BENCHMARK
 - (C) = CALCULATED FROM FIELD MEASUREMENTS
 - CB = CATCH BASIN
 - CLF = CHAIN LINK FENCE
 - CLR = CLEAR
 - C.M. = CONCRETE MONUMENT
 - COL = COLUMN
 - CONC = CONCRETE
 - D.C. = DEPRESSED CURB
 - DIAM = DIAMETER
 - EASE = EASEMENT
 - EFF = EFFLUENT
 - EL = ELEVATION
 - ELECT. = ELECTRIC
 - ELEV = ELEVATION
 - ENC = ENCROACHMENT(S)
 - E/P = EDGE OF PAVEMENT
 - F.F.E. = FINISHED FLOOR ELEVATION
 - F.P.L. = FLORIDA POWER AND LIGHT
 - FF = FINISHED FLOOR
 - FMN&W = FOUND MAG NAIL AND WASHER
 - FND = FOUND
 - HDPE = HIGH DENSITY POLYETHYLENE
 - ID = IDENTIFICATION
 - IN = INCHES
 - IP = IRON PIPE
 - IRP = IRON PIPE AND CAP
 - IR&C = IRON ROD AND CAP
 - (L) = PER LEGAL DESCRIPTION
 - L = LENGTH
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 - MNLW = MAG NAIL AND WASHER

- ABBREVIATIONS:**
- MNL&W = MAG NAIL AND WASHER
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 - N&T = NAIL AND TIN TAB
 - N&W = NAIL AND WASHER
 - NELY = NORTHEASTERLY
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 - O/S = OFFSET
 - ORB = OFFICIAL RECORDS BOOK
 - (P) = PER PLAT
 - P.B. = PLAT BOOK
 - PC = PAGE
 - PK = PARKER KALON
 - P/L = PROPERTY LINE
 - P.O.B. = POINT OF BEGINNING
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 - PRM = PERMANENT REFERENCE MONUMENT
 - PVC = POLYVINYL CHLORIDE
 - R = RADIUS
 - (R) = RECORD
 - R&C = 5/8" REBAR AND CAP
 - RGE = RANGE
 - R/W = RIGHT-OF-WAY
 - SEC = SECTION
 - S.L.Y. = SOUTHERLY
 - SQ = SQUARE
 - TWP = TOWNSHIP
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - VERT = VERTICAL
 - + = MORE OR LESS
 - Ø = DIAMETER
 - Δ = DELTA

MATCH LINE B (SEE PAGE 5 OF 5)

STRUCTURES TABLE

STRUCTURE NUMBER	TYPE OF STRUCTURE	RIM ELEV. (F)	INVERT ELEV. (F)	DIRECTION	SIZE (IN)	MATERIAL	COMMENTS
1	CB	1.00	3.00	WEST	18"	PLASTIC	
2	CB	1.00	3.00	EAST	18"	PLASTIC	
3	CB	1.00	3.00	SOUTH	18"	PLASTIC	NO ACCESS - GARMENT
4	CB	1.10	2.70	WEST	18"	PLASTIC	
5	CB	1.10	2.70	SOUTH	18"	PLASTIC	
6	CB	1.10	2.70	EAST	18"	PLASTIC	
7	CB	1.10	2.70	WEST	18"	PLASTIC	
8	CB	1.10	2.70	SOUTH	18"	PLASTIC	
9	CB	1.10	2.70	EAST	18"	PLASTIC	
10	CB	1.10	2.70	WEST	18"	PLASTIC	
11	CB	1.10	2.70	SOUTH	18"	PLASTIC	
12	CB	1.10	2.70	EAST	18"	PLASTIC	
13	CB	1.10	2.70	WEST	18"	PLASTIC	
14	CB	1.10	2.70	SOUTH	18"	PLASTIC	
15	CB	1.10	2.70	EAST	18"	PLASTIC	
16	CB	1.10	2.70	WEST	18"	PLASTIC	
17	CB	1.10	2.70	SOUTH	18"	PLASTIC	
18	CB	1.10	2.70	EAST	18"	PLASTIC	
19	CB	1.10	2.70	WEST	18"	PLASTIC	
20	CB	1.10	2.70	SOUTH	18"	PLASTIC	
21	CB	1.10	2.70	EAST	18"	PLASTIC	
22	CB	1.10	2.70	WEST	18"	PLASTIC	
23	CB	1.10	2.70	SOUTH	18"	PLASTIC	
24	CB	1.10	2.70	EAST	18"	PLASTIC	
25	CB	1.10	2.70	WEST	18"	PLASTIC	
26	CB	1.10	2.70	SOUTH	18"	PLASTIC	
27	CB	1.10	2.70	EAST	18"	PLASTIC	
28	CB	1.10	2.70	WEST	18"	PLASTIC	
29	CB	1.10	2.70	SOUTH	18"	PLASTIC	
30	CB	1.10	2.70	EAST	18"	PLASTIC	
31	CB	1.10	2.70	WEST	18"	PLASTIC	
32	CB	1.10	2.70	SOUTH	18"	PLASTIC	
33	CB	1.10	2.70	EAST	18"	PLASTIC	
34	CB	1.10	2.70	WEST	18"	PLASTIC	
35	CB	1.10	2.70	SOUTH	18"	PLASTIC	
36	CB	1.10	2.70	EAST	18"	PLASTIC	
37	CB	1.10	2.70	WEST	18"	PLASTIC	
38	CB	1.10	2.70	SOUTH	18"	PLASTIC	
39	CB	1.10	2.70	EAST	18"	PLASTIC	
40	CB	1.10	2.70	WEST	18"	PLASTIC	
41	CB	1.10	2.70	SOUTH	18"	PLASTIC	
42	CB	1.10	2.70	EAST	18"	PLASTIC	
43	CB	1.10	2.70	WEST	18"	PLASTIC	
44	CB	1.10	2.70	SOUTH	18"	PLASTIC	
45	CB	1.10	2.70	EAST	18"	PLASTIC	
46	CB	1.10	2.70	WEST	18"	PLASTIC	
47	CB	1.10	2.70	SOUTH	18"	PLASTIC	
48	CB	1.10	2.70	EAST	18"	PLASTIC	
49	CB	1.10	2.70	WEST	18"	PLASTIC	
50	CB	1.10	2.70	SOUTH	18"	PLASTIC	
51	CB	1.10	2.70	EAST	18"	PLASTIC	
52	CB	1.10	2.70	WEST	18"	PLASTIC	
53	CB	1.10	2.70	SOUTH	18"	PLASTIC	
54	CB	1.10	2.70	EAST	18"	PLASTIC	
55	CB	1.10	2.70	WEST	18"	PLASTIC	
56	CB	1.10	2.70	SOUTH	18"	PLASTIC	
57	CB	1.10	2.70	EAST	18"	PLASTIC	
58	CB	1.10	2.70	WEST	18"	PLASTIC	
59	CB	1.10	2.70	SOUTH	18"	PLASTIC	
60	CB	1.10	2.70	EAST	18"	PLASTIC	
61	CB	1.10	2.70	WEST	18"	PLASTIC	
62	CB	1.10	2.70	SOUTH	18"	PLASTIC	
63	CB	1.10	2.70	EAST	18"	PLASTIC	
64	CB	1.10	2.70	WEST	18"	PLASTIC	
65	CB	1.10	2.70	SOUTH	18"	PLASTIC	
66	CB	1.10	2.70	EAST	18"	PLASTIC	
67	CB	1.10	2.70	WEST	18"	PLASTIC	
68	CB	1.10	2.70	SOUTH	18"	PLASTIC	
69	CB	1.10	2.70	EAST	18"	PLASTIC	
70	CB	1.10	2.70	WEST	18"	PLASTIC	
71	CB	1.10	2.70	SOUTH	18"	PLASTIC	
72	CB	1.10	2.70	EAST	18"	PLASTIC	
73	CB	1.10	2.70	WEST	18"	PLASTIC	
74	CB	1.10	2.70	SOUTH	18"	PLASTIC	
75	CB	1.10	2.70	EAST	18"	PLASTIC	
76	CB	1.10	2.70	WEST	18"	PLASTIC	
77	CB	1.10	2.70	SOUTH	18"	PLASTIC	
78	CB	1.10	2.70	EAST	18"	PLASTIC	
79	CB	1.10	2.70	WEST	18"	PLASTIC	
80	CB	1.10	2.70	SOUTH	18"	PLASTIC	
81	CB	1.10	2.70	EAST	18"	PLASTIC	
82	CB	1.10	2.70	WEST	18"	PLASTIC	
83	CB	1.10	2.70	SOUTH	18"	PLASTIC	
84	CB	1.10	2.70	EAST	18"	PLASTIC	
85	CB	1.10	2.70	WEST	18"	PLASTIC	
86	CB	1.10	2.70	SOUTH	18"	PLASTIC	
87	CB	1.10	2.70	EAST	18"	PLASTIC	
88	CB	1.10	2.70	WEST	18"	PLASTIC	
89	CB	1.10	2.70	SOUTH	18"	PLASTIC	
90	CB	1.10	2.70	EAST	18"	PLASTIC	
91	CB	1.10	2.70	WEST	18"	PLASTIC	
92	CB	1.10	2.70	SOUTH	18"	PLASTIC	
93	CB	1.10	2.70	EAST	18"	PLASTIC	
94	CB	1.10	2.70	WEST	18"	PLASTIC	
95	CB	1.10	2.70	SOUTH	18"	PLASTIC	
96	CB	1.10	2.70	EAST	18"	PLASTIC	
97	CB	1.10	2.70	WEST	18"	PLASTIC	
98	CB	1.10	2.70	SOUTH	18"	PLASTIC	
99	CB	1.10	2.70	EAST	18"	PLASTIC	
100	CB	1.10	2.70	WEST	18"	PLASTIC	

SPOT ELEVATIONS OBTAINED
 02-25-2026

MATCH LINE 2 (SEE PAGE 3 OF 5)

F:\SURVEY\PROJECTS - ATWELL\2026\26000511 GULLIVER N KENDALL DRIVE CAMPUS.DWG\Survey\26000511.dwg [4] Feb 27, 2026 11:11am ASCHMITT

BISCAYNE ENGINEERING
 ENGINEERS - PLANNERS
 SINCE 1988
 MIAMI-DADE COUNTY, FLORIDA
 529 W. FLAGLER ST., MIAMI, FL 33130
 TEL (305) 381-1111 (305) 324-0809
 PALM BEACH COUNTY, FLORIDA
 448 NW 35TH ST., BOCA RATON, FL 33431
 TEL (561) 809-2329
 E-MAIL INFO@BISCAYNEENGINEERING.COM
 WWW.BISCAYNEENGINEERING.COM

GULLIVER PREPARATORY SCHOOL
 FOR GULLIVER PREPARATORY SCHOOL, INC.
 SCALE: SHOWN DESIGNED BY: SB
 DATE: 02-25-26 APPROVED BY: SB/A/R
 ORDER No: 26000511
 SHEET No: 4 of 5



GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT.

BOUNDARY AND TOPOGRAPHIC SURVEY

GULLIVER PREPARATORY SCHOOL
LYING IN SECTION 35 AND 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

ABBREVIATIONS:

- AC = ACRES
- AUX = AUXILIARY
- B.E.C. = BISCAYNE ENGINEERING COMPANY
- B.E.C. = BISCAYNE ENGINEERING COMPANY
- B.S.D. = BUILDING
- BM = BENCHMARK
- (C) = CALCULATED FROM FIELD MEASUREMENTS
- CB = CATCH BASIN
- CLF = CHAIN LINK FENCE
- CLP = CLEAR
- C.M. = CONCRETE MONUMENT
- COL = COLUMN
- CONC. = CONCRETE
- D.C. = DEPRESSED CURB
- DIA. = DIAMETER
- EASE = EASEMENT
- EFF = EFFLUENT
- EL = ELEVATION
- ELECT. = ELECTRIC
- ELEV. = ELEVATION
- ENC. = ENCLOSURES
- EPV = EDGE OF PAVEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- F.L. = FLORIDA POWER AND LIGHT
- FF = FINISHED FLOOR
- FIN&W = FOUND MAG NAIL AND WASHER
- FND = FOUND
- H.D.P.E. = HIGH DENSITY POLYETHYLENE
- ID = IDENTIFICATION
- IN = INCHES
- I.P. = IRON PIPE
- I.P.C. = IRON PIPE AND CAP
- I.R.C. = IRON ROD AND CAP
- (L) = PER LEGAL DESCRIPTION
- L = LENGTH
- LP = LIGHT POLE
- (M) = MEASURED OR COMPUTED FROM FIELD MEASUREMENTS
- M.D. = DRAINAGE MANHOLE
- MH = MANHOLE
- CB = CATCH BASIN
- M.S.H. = SANITARY MANHOLE
- MF = METAL FENCE
- ML = METAL LID
- MNL = MAG NAIL
- MNL&TT = MAG NAIL AND TIN TAB
- MNLW = MAG NAIL AND WASHER

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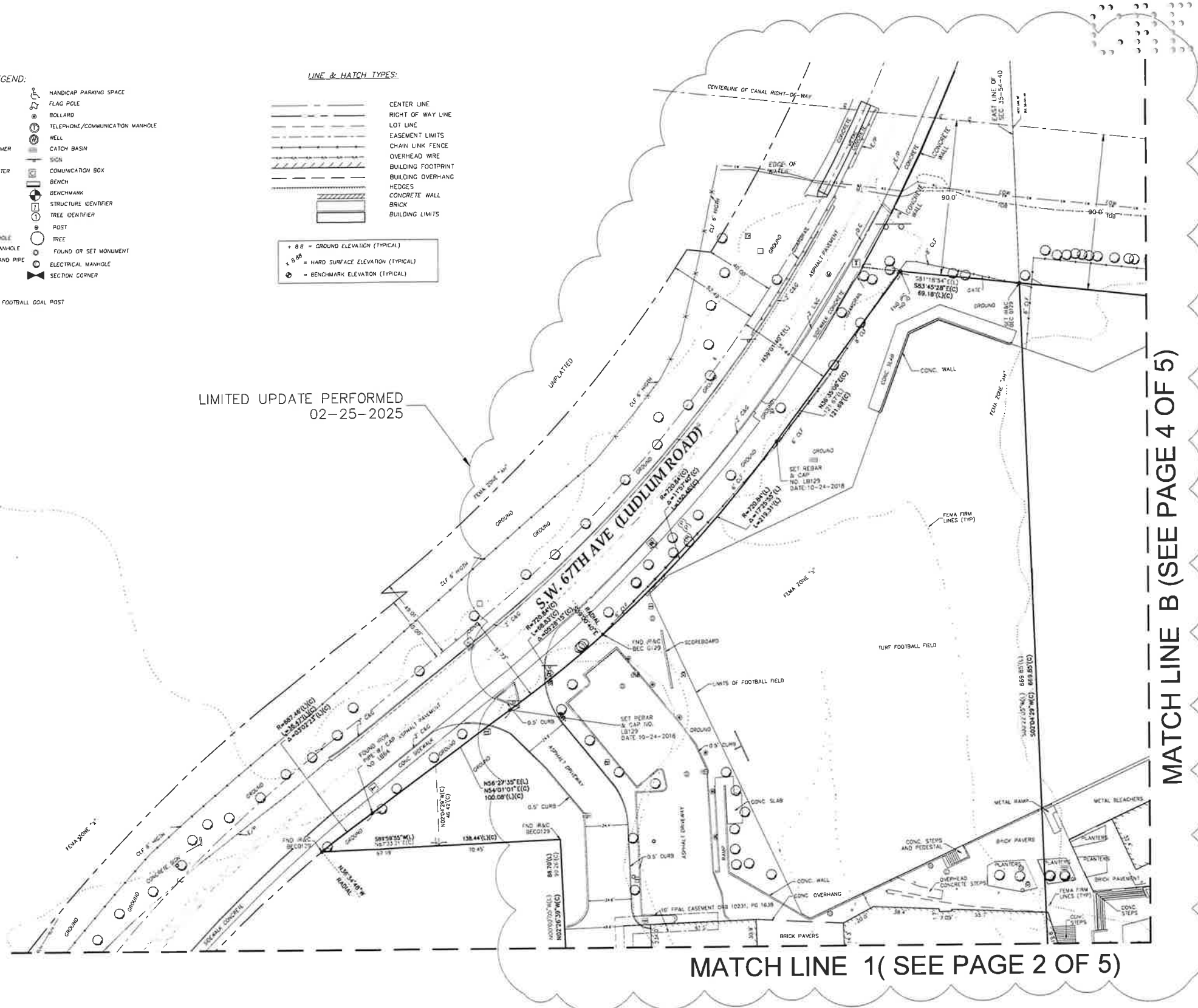
LEGEND:

- ELECTRIC BOX
- WOOD POWER POLE
- POWER POLE
- LIGHT POLE
- WIRE PULL BOX
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- BACK FLOW PREVENTER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- DRAINAGE MANHOLE
- CLEAN-OUT
- CREASE TRAP MANHOLE
- SANITARY SEWER MANHOLE
- VERTICAL PIPE / STAND PIPE
- SEWER VALVE
- TRAFFIC ARM
- FOOTBALL GOAL POST
- HANDICAP PARKING SPACE
- FLAG POLE
- BOLLARD
- TELEPHONE/COMMUNICATION MANHOLE
- WELL
- CATCH BASIN
- SIGN
- COMMUNICATION BOX
- BENCH
- BENCHMARK
- STRUCTURE IDENTIFIER
- TREE IDENTIFIER
- POST
- TREE
- FOUND OR SET MONUMENT
- ELECTRICAL MANHOLE
- SECTION CORNER

LINE & HATCH TYPES:

- CENTER LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LIMITS
- CHAIN LINK FENCE
- OVERHEAD WIRE
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- HEDGES
- CONCRETE WALL
- BRICK
- BUILDING LIMITS
- + 8.8 = GROUND ELEVATION (TYPICAL)
- + 9.8 = HARD SURFACE ELEVATION (TYPICAL)
- ⊕ = BENCHMARK ELEVATION (TYPICAL)

LIMITED UPDATE PERFORMED
02-25-2025



MATCH LINE B (SEE PAGE 4 OF 5)

MATCH LINE 1 (SEE PAGE 2 OF 5)

F:\SURVEY\PROJECTS - ATWELL\2026\26000511 GULLIVER N KENDALL DRIVE CAMPUS\DWG\SURVEY\26000511.dwg [5] Feb 27, 2026 11:07am ASCHMITT

ORDER # DATE

MAMI-DADE
529 W. FLAGLER ST. MIAMI, FL 33130
TEL (305) 526-2222 FAX (305) 524-9889
408 NW 35TH ST. BOCA RATON, FL 33431
TEL (811) 609-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

BISCAYNE ENGINEERING
SURVEYORS • ENGINEERS
PLANNERS
• SINCE 1898 •

GULLIVER PREPARATORY SCHOOL
DESIGNED BY: SB
CHECKED BY: SB/AJR
SCALE SHOWN DRAWN BY: PM
DATE: 02-25-26 APPROVED BY: SB/AJR

ORDER No
26000511
SHEET No
5 of 5