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Via Hand Delivery and Electronic Transmission

March 16, 2011

Eric Riel, Jr., Planning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

Re: Gulliver Schools – Zoning
Our File No.: 05L-263 (D)
Application No. 00-0-092-P
Property: 12595 Red Road



Dear Mr. Riel:

On behalf of the Applicant, this letter serves to confirm that my client is ready to proceed to final reading and consideration of the Application at the City Commission meeting on Tuesday, March 22nd at 9:00am.

Based on the concerns raised at the second reading held on March 8th, my client has revisited issues with parents of Gulliver students who live in Gables By The Sea and in Pinecrest By The Sea. My client will be offering a door-to-door bus service for those Gulliver families within this neighborhood who wish to utilize such service. Gulliver families will have the choice to either utilize such bus service or access the school using the normal ingress and egress points off Old Cutler Road utilized by all other parents and students, as set forth in the Application.

As you and the City are aware, we have worked for many months with the various parties and interests involved, including the Gables By The Sea Homeowner Association (the "HOA"), the City itself, and Gulliver parents. As you are aware, in order to obtain the approval of the City Planning & Zoning Board last fall, that board directed us to enter into an agreement between the Applicant and the HOA. We worked hand-in-hand with the HOA to come to a mutually acceptable agreement that would satisfy the HOA members and allow Gulliver reasonable use of the property by and through the

Eric Riel, Jr., Planning Director
March 16, 2011
Page 2

proposed master plan. To the credit of the HOA, they, as well as my client, have acted in good faith and performed to date in accordance with that agreement.

We have held numerous discussions with the HOA to ascertain if some limited pedestrian access off Campamento Street could be permitted for those Gulliver families to utilize for their children to access Gulliver. Despite best efforts, some HOA members, in good faith, strongly and vehemently oppose any access, pedestrian or otherwise, off Campamento Street. They remain concerned about vehicular drop-off and pick-up and about the safety of students potentially walking or biking through the neighborhood to access the gate off Campamento Street. As a result, despite best efforts by all involved to date, Gulliver and the HOA are unable to offer any alternative to Gulliver families located within Gables or Pinecrest By The Sea which would provide special access off Campamento Street.

Therefore, in order to ensure there are no public safety concerns, my client will be offering door-to-door bus service to those Gulliver families living in this neighborhood. Alternatively, these current dozen or so families may access Gulliver through the same safe and reasonable ingress and egress points provided off Old Cutler Road, pursuant to the current and proposed master plan, in the same exact manner as do all other families of the approximately 1100 students attending Gulliver Academy.

At this point, my client is not aware of any outstanding issues that would prevent the Application from being approved. Accordingly, and pursuant to the reconsideration granted by the City Commission expressly authorizing the Applicant to return to the City Commission for final consideration on March 22nd, we reconfirm our intention to move forward at that time next Tuesday.

Thank you for your consideration.

Sincerely,



Laura L. Russo

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cc: John Krutulis, Head of School
Tucker Gibbs, Esq.