

Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

Attachment A

Tel: 305-476-8300
Fax: 305-476-8383

Email: Laura@LauraRussoLaw.com

Via Hand Delivered

July 1, 2019

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Guillver Schools – Zoning
File No.: 18L-120

Dear Mr. Trias,

My office represents Gulliver Schools in its application for amendment to a conditional approval of the Master Site Plan that was approved by City Commission in March of 2011, to increase the student enrollment cap from 1162 to 1260 at the Academy Campus.

The Academy Campus located at 12595 Red Road, Coral Gables serves primary, lower and middle school students in grades Pre-K3 through eight (8). The reason for this request is to relocate the Montgomery Campus students to the Academy Campus. The Montgomery Campus located at 7500 SW 120 Street, in Pinecrest, serves middle school students with learning differences who benefit from smaller class sizes and intense focus on organization, time management and study strategies. Upon the approval of this application and the construction of additional classroom space, Gulliver intends to close the Montgomery Campus and integrate those students into the Academy student body for the full school day.

Currently, the 102 students enrolled at the Montgomery campus come daily to the Academy campus for lunch and afternoon classes. The Montgomery students depart at dismissal time with the Academy student body. At the present time, 40% of the Montgomery students have siblings at the Academy campus.

Gulliver retained the services of David Plummer & Associates to conduct an internal traffic count and to analyze the current drop off/pick up operations to calculate the impact of the additional students.

Tim Plummer's report finds that increasing the enrollment cap from 1162 students to 1260 will not impact traffic on Red Road. Implemented conditions from the 2010 Master Plan Approval (3 police officers) have improved mobility on Red Road and on campus. Plummer's assessment proposes several recommendations to further enhance the operations which Gulliver is committed to execute. These recommendations are:

1. Adding two (2) additional staff members to assist with off loading and in loading of students.
2. Extend queue on site for lower grades 1st and 2nd by 330 feet.

The Academy campus currently has 228 parking spaces with an additional 38 spaces at the northern boundary that partially encroach into the Montgomery Foundation property. We have been in contact with the Foundation's Board of Directors and its attorney and are working on terms for a temporary encroachment agreement. This brings the parking space count to 266. In addition, the architects at Zyscovich Architects that are currently engaged to implement the Master Plan have proposed an additional 14 parking spaces beyond the emergency access lane at the southern boundary in the event the encroachment agreement is not executed.

Currently the employee count by category is as follows:

	Full time	Part time	Total
Administrative	20	0	20
Academic Support staff	20	15	35
Faculty Primary	25	0	25
Faculty Lower School	40	0	40
Faculty Middle School	61	0	61
Learning Center	8	1	9
Operations	36	0	36
TOTAL	210	16	226

The student enrollment for the Academy campus from school year 2010-2011 through this past year 2018-2019 is as follows:

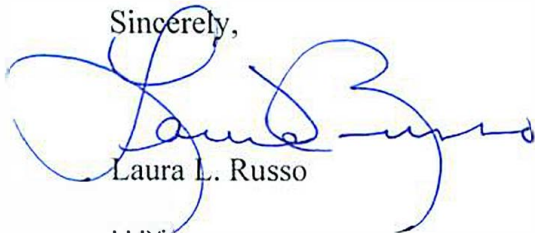
Grade	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
PK	43	41	40	40	40	50	39	36	37
JK	57	55	70	56	69	51	70	60	62
SK	92	67	74	98	73	78	67	75	73

Mr. Ramon Trias
July 1, 2019
Page 3

Grade	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
1	103	98	86	91	96	84	85	77	84
2	102	95	109	89	96	99	91	86	83
3	104	107	107	117	106	104	113	108	87
4	110	104	114	114	120	108	120	117	120
5	101	112	109	117	111	129	108	118	127
6	129	125	127	116	135	136	152	134	165
7	150	140	129	131	123	142	132	151	137
8	140	155	145	138	129	131	151	139	162
Total	1131	1099	1110	1107	1098	1112	1128	1101	1137

We respectfully submit our application and the supporting documentation that you requested at our last meeting. Should you need any additional information, please do not hesitate to call me.

Sincerely,



Laura L. Russo

LLR/jp
Enclosures

Cc: Cliff Kling (via email only)
Charlie Rue (via email only)
Tim Plummer (via email only)



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: Modification of site plan approval condition (Student enrollment CAP)

General information

Street address of the subject property: 12595 Red Road, Coral Gables, Florida 33156

Property/project name: Gulliver Schools

Legal description: Lot(s) See Exhibit "A" attached hereto and made a part hereof

Block(s) _____ Section (s) _____

Property owner(s): Gulliver Schools, Inc.

Property owner(s) mailing address: 9350 S. Dixie Highway, 11th Floor, Miami, FL 33156

Telephone: Business 305-666-7937 Fax _____

Other _____ Email RueC @ Gulliverschools.org



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Laura L. Russo, Esq.

Applicant(s)/agent(s) mailing address: 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, FL 33134

Telephone: Business 305-476-8300 Fax 305-476-8383

Other Cell: 305-801-9002 Email Laura @ Laurarussolaw.com

Property information

Current land use classification(s): Educational Uses

Current zoning classification(s): Special Use

Proposed land use classification(s) (if applicable): Educational Use

Proposed zoning classification(s) (if applicable): Special Use

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



- Property owners list, notification radius map and two sets of labels.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- Other: _____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
 2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
 3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
 4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Address:			
Telephone:	Fax:	Email:	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature: *Owner*
Ch A Rue

Applicant(s)/Agent(s) Print Name: *Owner*
Charles A. Rue, COO

Address: *9350 S. Dixie Highway, 11th Floor*
Miami, FL 33156

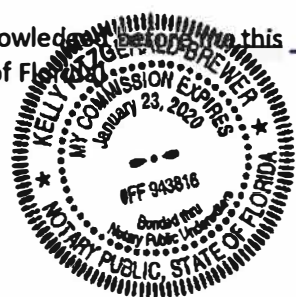
Telephone: *786-709-4001* Fax: _____ Email: *ruec@gulliverschools.org*

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this *14* day of *February* by *Charles Rue*

(Signature of Notary Public - State of Florida)



Kelly Fitzgerald Brewer

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
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Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
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Address:

Telephone:	Fax:	Email:
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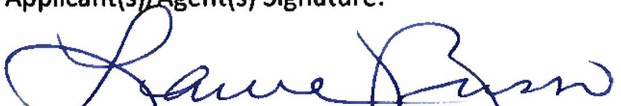
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Laura L. Russo
--	---

Address: 2655 Le Jeune Road, Suite PH 1-F
Coral Gables, Florida 33134

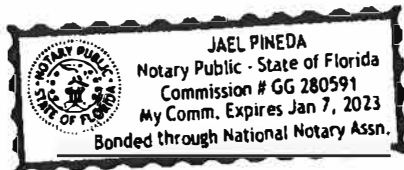
Telephone: 305-476-8300	Fax: 305-476-8383	Email: Jessy@Laurarussolaw.com
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 25 day of Feb. 2019 by Laura L. Russo
(Signature of Notary Public - State of Florida)





(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Exhibit "A"

LEGAL DESCRIPTION:

PARCEL3

Lot 7, of AVACADO LAND COMPANY SUBDIVISION, located in the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 55 South, Range 41 East, according to the plat thereof, recorded in Plat Book 2, at Page 44, of the Public Records of Miami-Dade County, Florida, less therefrom road right-of-way more particular described as follows:

The West 35 feet; the South 30 feet; the East 30 feet; that remaining portion lying Southwesterly of a circular curve concave Northeasterly having a radius of 25 feet, said circular curve being tangential to a line 35 feet Easterly of, and parallel to, the Westerly line of said Tract 7, and tangential to a line 30 feet Northerly of, and parallel to, the Southerly line of said Tract 7; and that remaining portion lying Southeasterly of a circular curve concave Northwesterly having a radius of 25 feet, said circular curve being tangential to a line 30 feet Westerly of, and parallel to, the Easterly line of said Tract 7, and tangential to a line 30 feet Northerly of, and parallel to, the Southerly line of said Tract 7; lying and being in Coral Gables, Miami-Dade County, Florida.

**GULLIVER ACADEMY
12595 Red Road
Coral Gables, Florida**

GULLIVER SCHOOLS
12595 Red Road
Coral Gables, Florida 33156

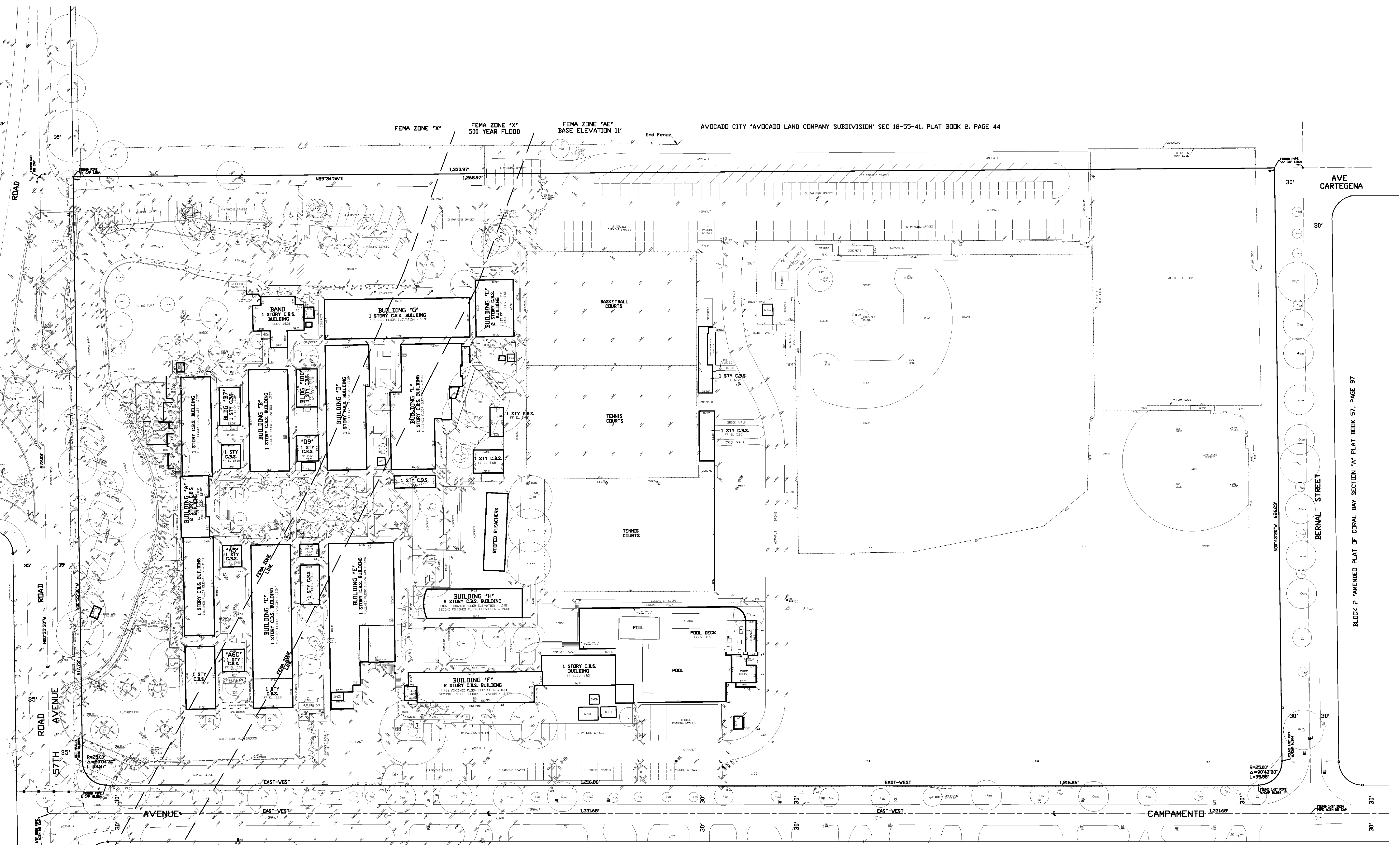
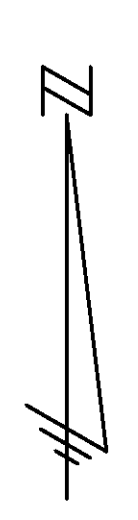
LIST OF REPRESENTATIVES

Attorney:

Laura L. Russo, Esq.
Laura L. Russo, Esq., LLC
2655 Le Jeune Road, Suite PH 1-F
Coral Gables, Florida 33134
Tel: 305-476-8300
Fax: 305-476-8383
Email: Laura@Laurarussolaw.com

Traffic Engineer:

Timothy J. Plummer, PE
David Plummer & Associates
1750 Ponce de Leon Boulevard
Coral Gables, Florida 33134
Tel: 305-447-0900
Email: tim.plummer@dplummer.com



SKETCH OF TOPOGRAPHIC SURVEY

SCALE: 1" = 40'

ABBREVIATIONS

- AC = Air Conditioning
- B = Bulard
- BLDG = Building
- BR = Brick
- CAB = Cabinets
- CB = Concrete Curb
- CC = Concrete
- CL = Chain Link Fence
- CLP = Concrete Light Pole
- CP = Conceptor
- CPP = Corrugated Plastic Pipe
- CUP = Concrete Utility Pole
- CV = Concrete Wall
- D = Drain
- DIA = Diameter
- EB = Electrical Box
- EL = Elevation
- Elev = Elevation
- FF = Finished Floor
- FH = Fire Hydrant
- FL = Flood Light
- GC = Gate Control
- GM = Gate Motor
- GP = Post
- GV = Guy Wire
- HR = Hand Rail
- IR = Irrigation
- L = Arc Length
- LP = Light Pole
- MF = Metal Fence
- MP = Metal Post
- P = Post
- PL = Planter
- PVC = Plastic Pipe
- R = Radius
- RD = Roof Overhang
- S = Sign
- SC = Security Camera Pole
- SL = Concrete Slab
- SMH = Sewer Manhole
- STY = Stary
- TT = Electric Transformer
- TV = Telephone Box
- TMH = Telephone Manhole
- UC = Under Construction
- UP = Utility Pole
- WM = Water Meter
- WVP = Wood Utility Pole
- WV = Water Valve
- N = Number
- Δ = Arc Central Angle
- = Ground Elevation
- = Pavement Elevation

TREES

ID	NAME	DBH	ID	NAME	DBH
1	Casahuate	10"	107	Palmetto	12"
2	Casahuate	10"	108	Palmetto	12"
3	Casahuate	10"	109	Palmetto	12"
4	Casahuate	10"	110	Palmetto	12"
5	Casahuate	10"	111	Palmetto	12"
6	Casahuate	10"	112	Palmetto	12"
7	Casahuate	10"	113	Palmetto	12"
8	Casahuate	10"	114	Palmetto	12"
9	Casahuate	10"	115	Palmetto	12"
10	Casahuate	10"	116	Palmetto	12"
11	Casahuate	10"	117	Palmetto	12"
12	Casahuate	10"	118	Palmetto	12"
13	Casahuate	10"	119	Palmetto	12"
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15	Casahuate	10"	121	Palmetto	12"
16	Casahuate	10"	122	Palmetto	12"
17	Casahuate	10"	123	Palmetto	12"
18	Casahuate	10"	124	Palmetto	12"
19	Casahuate	10"	125	Palmetto	12"
20	Casahuate	10"	126	Palmetto	12"
21	Casahuate	10"	127	Palmetto	12"
22	Casahuate	10"	128	Palmetto	12"
23	Casahuate	10"	129	Palmetto	12"
24	Casahuate	10"	130	Palmetto	12"
25	Casahuate	10"	131	Palmetto	12"
26	Casahuate	10"	132	Palmetto	12"
27	Casahuate	10"	133	Palmetto	12"
28	Casahuate	10"	134	Palmetto	12"
29	Casahuate	10"	135	Palmetto	12"
30	Casahuate	10"	136	Palmetto	12"
31	Casahuate	10"	137	Palmetto	12"
32	Casahuate	10"	138	Palmetto	12"
33	Casahuate	10"	139	Palmetto	12"
34	Casahuate	10"	140	Palmetto	12"
35	Casahuate	10"	141	Palmetto	12"
36	Casahuate	10"	142	Palmetto	12"
37	Casahuate	10"	143	Palmetto	12"
38	Casahuate	10"	144	Palmetto	12"
39	Casahuate	10"	145	Palmetto	12"
40	Casahuate	10"	146	Palmetto	12"
41	Casahuate	10"	147	Palmetto	12"
42	Casahuate	10"	148	Palmetto	12"
43	Casahuate	10"	149	Palmetto	12"
44	Casahuate	10"	150	Palmetto	12"
45	Casahuate	10"	151	Palmetto	12"
46	Casahuate	10"	152	Palmetto	12"
47	Casahuate	10"	153	Palmetto	12"
48	Casahuate	10"	154	Palmetto	12"
49	Casahuate	10"	155	Palmetto	12"
50	Casahuate	10"	156	Palmetto	12"
51	Casahuate	10"	157	Palmetto	12"
52	Casahuate	10"	158	Palmetto	12"
53	Casahuate	10"	159	Palmetto	12"
54	Casahuate	10"	160	Palmetto	12"
55	Casahuate	10"	161	Palmetto	12"
56	Casahuate	10"	162	Palmetto	12"
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64	Casahuate	10"	170	Palmetto	12"
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87	Casahuate	10"	193	Palmetto	12"
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89	Casahuate	10"	195	Palmetto	12"
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91	Casahuate	10"	197	Palmetto	12"
92	Casahuate	10"	198	Palmetto	12"
93	Casahuate	10"	199	Palmetto	12"
94	Casahuate	10"	200	Palmetto	12"

DRAINAGE INLET INFORMATION

ID	NAME	ID	NAME	ID	NAME	ID	NAME
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113	Pain	114	Pain	115	Pain	116	Pain
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151	Pain	152	Pain	153	Pain	154	Pain
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165	Pain	166	Pain	167	Pain	168	Pain
171	Pain	172	Pain	173	Pain	174	Pain
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275	Pain	276	Pain	277	Pain	278	Pain
281	Pain	282	Pain	283	Pain	284	Pain
285	Pain	286	Pain	287	Pain	288	Pain
291	Pain	292	Pain	293	Pain	294	Pain
295	Pain	296	Pain	297	Pain	298	Pain
301	Pain	302	Pain	303	Pain	304	Pain

NOTES:

- The legal description was furnished by the client.
- The attached Topographic Survey was prepared to show some of the improvements within the limits of the Gulliver Academy. Some information shown was obtained during earlier surveys and were not confirmed during this survey. No other use was intended or is valid.
- Bearings are based on an assumed direction of East-West along the Centerline of Avenue Campamento.
- Elevations refer to the National Geodetic Vertical Datum of 1929.
- Bench Mark I.D. No B-313, Elevation 1978 Feet, Miami-Dade County Public Works Department, Survey Section, U.S. Coast & Geodetic brass disk in concrete monument, 25 feet Northwest of the center line of Old Cutler Road and 65 feet South of the center line of SW 128th Street, 1.5 feet South of power pole #345.
- The Federal Flood Hazard Classification is Zone "X" Elevation N/A, (Zone "X", Areas determined to be outside 500-year Flood plain) and Zone "AE" Elevation 11.00 feet, as shown on the Federal Emergency Management Agency, National Flood Insurance Rate Map 12066C0468, SuFix "L", Maps revised September 11, 2009, Community No. 120639.
- The Dade County Flood Criteria is Elevation 6.0 feet, as shown on Amended Plat of Flood Criteria Map, according to the Plat thereof recorded in Plat Book 120, at Page , of the Public Records of Miami-Dade County, Florida.
- The Detail portion of this map or sketch of Survey is intended to be displayed at a scale of one inch equals forty feet or smaller.
- This Survey is not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper.

LEGAL DESCRIPTION:

Let 7, AVOCADO LAND COMPANY SUBDIVISION, located in the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 35 South, Range 41 East, according to the plat thereof, recorded in Plat Book 2, at Page 44, of the Public Records of Miami-Dade County, Florida, less therefrom road right of way more particular described as follows:

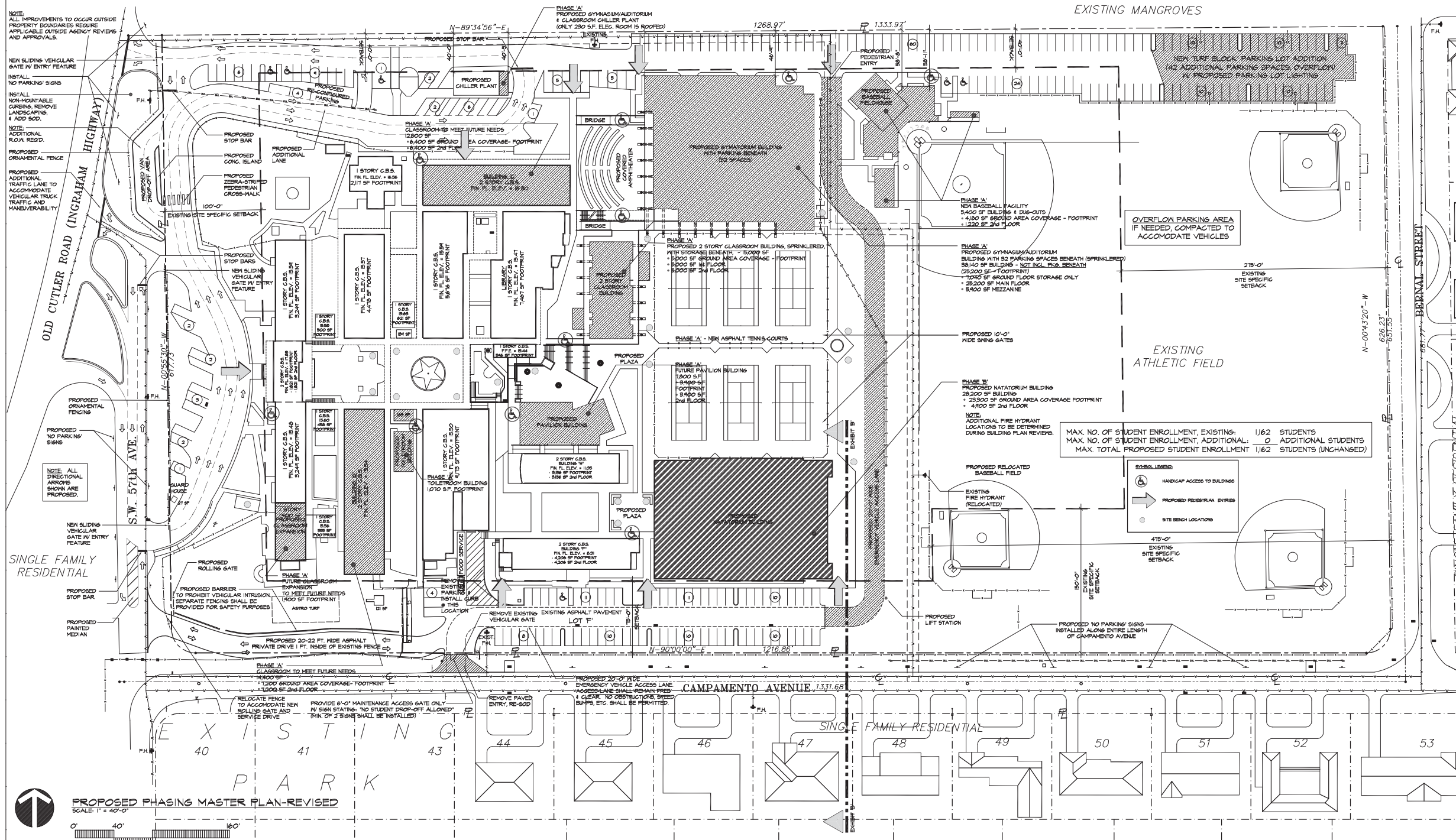
The West 35 feet; the South 30 feet; the East 30 feet; that remaining portion lying Southwestly of a circular curve concave Northeastly having a radius of 25 feet, said circular curve being tangential to a line 35 feet Easterly of, and parallel to, the Western line of said Tract 7; and tangential to a line 30 feet Northerly of, and parallel to, the Southerly line of said Tract 7; and that remaining portion lying Southeastly of a circular curve concave Northwestly having a radius of 25 feet, said circular curve being tangential to a line 30 feet Westerly of, and parallel to, the Easterly line of said Tract 7; and tangential to a line 30 feet Northerly of, and parallel to, the Southerly line of said Tract 7; lying and being in Coral Gables, Miami-Dade County, Florida.

WE HEREBY CERTIFY that the attached SKETCH OF TOPOGRAPHIC SURVEY was prepared in accordance with Chapter 5J-17, as set forth by the Florida Board of Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

Prepared for:
Gulliver Schools
Job No. 08-85678
March 23, 2017

Prepared by:
Biscayne Engineering Company, Inc.
Certificate of
Authorization No. LB129
529 W. Flagler Street
Miami, Florida 33130
(305) 324-7671

BISCAYNE ENGINEERING COMPANY, INC.
By: Robin D. Teagarden, Jr., PSM, for the firm
Professional Surveyor &
Mapper No. LS2354
State of Florida



NOTE: ALL IMPROVEMENTS TO OCCUR OUTSIDE PROPERTY BOUNDARIES REQUIRE APPLICABLE OUTSIDE AGENCY REVIEWS AND APPROVALS.

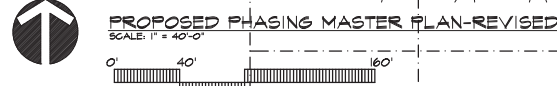
NEW SLIDING VEHICULAR GATE IV ENTRY FEATURE
INSTALL NO PARKING SIGNS
INSTALL NON-MOUNTABLE CURBING, REMOVE LANDSCAPING, & ADD SOO.
NOTE: ADDITIONAL R.O.K. REQ'D.

PROPOSED STOP BAR
PROPOSED ADDITIONAL CONC. ISLAND
PROPOSED ZEBRA-STRIPED PEDESTRIAN CROSSWALK
EXISTING 100'-0" SETBACK
PROPOSED VAN DROP-OFF AREA
PROPOSED ADDITIONAL TRAFFIC LANE TO ACCOMMODATE VEHICULAR TRUCK TRAFFIC AND MANUEVERABILITY

NOTE: ALL DIRECTIONAL ARROWS SHOWN ARE PROPOSED.

NEW SLIDING VEHICULAR GATE IV ENTRY FEATURE
PROPOSED STOP BAR
PROPOSED ORNAMENTAL FENCING
PROPOSED NO PARKING SIGNS

NEW SLIDING VEHICULAR GATE IV ENTRY FEATURE
PROPOSED STOP BAR
PROPOSED ORNAMENTAL FENCING
PROPOSED NO PARKING SIGNS



UPDATED TABLE OF CALCULATIONS

ZONE USE:	"S" - RESIDENTIAL, SPECIAL USE (EDUCATIONAL FACILITY)
FLOOD HAZARD ZONE:	"X"
BASE FLOOD ELEVATION:	11.00 FT N.G.V.D.
LAND AREA	
TOTAL LAND AREA	0.14914 S.F. (10.8226 ACRES)
EXISTING BUILDING G.S.F.	82,209 GROSS SQ. FT.
BUILDING G.S.F. TO BE REMOVED	(25,035 G.S.F.)
PROPOSED NEW BUILDING G.S.F.	124,710 GROSS SQ. FT.
BUILDING LOT COVERAGE (BLDG. FOOTPRINT ONLY)	
TOTAL LOT COVERAGE ALLOWED	35% 286,910 S.F.
TOTAL LOT COVERAGE EXISTING	26.6% 10,620 S.F.
TOTAL LOT COVERAGE TO BE REMOVED	-2.8% (22,635 S.F.)
TOTAL ADDL. LOT COVERAGE PROPOSED	4.5% 18,150 S.F.
TOTAL ULTIMATE LOT COVERAGE	15.3% 126,935 S.F.
TOTAL BUILDING FLOOR AREA:	
EXISTING BUILDING G.S.F.	82,209 G.S.F.
EXISTING BLDGS. G.S.F. TO BE REMOVED	(25,035 G.S.F.)
PROPOSED NEW BLDG. G.S.F.	124,710 G.S.F.
TOTAL ULTIMATE FLOOR AREA	181,879 G.S.F.
F.A.R. = (MAX. 35%) TOTAL FLOOR AREA OF BUILDINGS / AREA OF SITE	
	22.18% = 181,879 G.S.F. / 819.14 S.F.
LANDSCAPED OPEN SPACE: (MIN. % REQUIRED)	35% 286,910 S.F.
BUILDING LOT COVERAGE	126,185 S.F.
PARKING & PAVED AREAS	26,530 S.F.
ATHLETIC COURTS	40,220 S.F.
TOTAL % PROVIDED AFTER ALL PHASES	81,914 S.F. - 242,885 S.F. = (64.2%) 527,024 S.F.

MAXIMUM HEIGHT OF THE BUILDING ALLOWED:	45 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE) PER SECTION 3-I (H)
MAXIMUM PROPOSED BUILDING HEIGHT:	32 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE) PER SECTION 3-I (A) AND 2-STORY
NUMBER OF STORIES:	EXISTING: 1-2 STORY AND 2-STORY W/ PARKING OR STORAGE BENEATH PROPOSED: 2-STORY AND 2-STORY W/ PARKING OR STORAGE BENEATH
PARKING:	EXISTING NUMBER OF REGULAR PARKING SPACES: 281 SPACES EXISTING NUMBER OF H.C. PARKING SPACES: 4 SPACES NUMBER OF REGULAR SPACES TO BE REMOVED: 85 SPACES NUMBER OF H.C. SPACES TO BE REMOVED: 0 SPACES NEW REGULAR SPACES TO BE ADDED: 82 SPACES NEW H.C. SPACES TO BE ADDED: 4 SPACES
# OF PARKING SPACES REQUIRED:	CORAL GABLES ZONING CODE SECTION 5-1404.B.1 (1 parking space per each FTE plus 1 parking space per 4 students aged 16 yrs or older based on max. capacity) FULL TIME EMPLOYEES (FTE EXISTING) = 142 ADDITIONAL FULL TIME EMPLOYEES ANTICIPATED = 10 STUDENTS AGED 16 YEARS & OLDER = 0 STUDENTS : 16 HANDICAP SPACES REQ'D (PER TABLE 208.2 2004 A.D.A.) = 1 SPACES
TOTAL PARKING REQUIRED:	209 SPACES
# OF PARKING SPACES PROVIDED:	REGULAR ON GRADE: 248 SPACES REGULAR BELOW GYMNASIUM: 30 SPACES HANDICAP ON GRADE: 6 SPACES HANDICAP BELOW GYMNASIUM: 2 SPACES TOTAL PARKING PROVIDED: 286 SPACES
TOTAL AREA OF PARKING & DRIVES:	113,366 SF (13.8%)

PROPOSED PHASING - ALL PHASES

PROPOSED PROPERTY IMPROVEMENTS:

PHASE 'A' (SHEET Z-3A) - ANTICIPATED CONSTRUCTION: 2008-2010	46,510 G.S.F.
a. GYMNASIUM/AUDITORIUM (FULLY SPRINKLERED)	38,140 S.F.
b. CLASSROOM BLDG. (FULLY SPRINKLERED)	13,000 S.F.
c. RELOCATE EXISTING BASEBALL, DEMO AND REBUILD EXISTING STORAGE, DISCOUTS, ADD MORE BLEACHERS AND PRESSEXBOX	5,400 S.F.
d. TOILETROOM BUILDING	1,070 S.F.
e. PAVILLION BUILDING (FULLY SPRINKLERED)	7,800 S.F.
f. NEW 42-CAR PARKING LOT ADDITION	1,900 S.F.
g. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS	12,800 S.F.
h. 2-STORY CLASSROOM BUILDING '10'	14,400 S.F.
i. 2-STORY CLASSROOM BUILDING '6'	14,400 S.F.
j. NEW ASPHALT TENNIS COURTS	14,400 S.F.
k. 20' WIDE EMERGENCY VEHICLE ACCESS	14,400 S.F.
PHASE 'B' (SHEET Z-3B)	28,200 G.S.F.
a. NATATORIUM BUILDING	28,200 S.F.

• TOTAL ADDITIONAL PROPOSED CONSTRUCTION SQ. FTS. THIS MASTER PLAN: 124,710 S.F.
• PREVIOUSLY APPROVED MASTER PLAN, BUT NOT BUILT: 21,880 S.F.
• LESS BUILDINGS TO BE REMOVED: 25,035 S.F.
• ADDL. CONSTRUCTION BEYOND PREVIOUSLY APPROVED MASTER PLAN: 11,795 G.S.F.

CONSULTANT:

GILL-MCGRAW ARCHITECTS, L.L.P.

4960 SOUTHWEST 72ND AVENUE, SUITE 403, MIAMI, FLORIDA, 33156
TEL. 305.663.1293 FAX. 305.663.1264
LICENSE NUMBER: AAPO00492

MASTERPLAN REVISION FOR GULLIVER ACADEMY

DRC SUBMITTAL
12595 RED ROAD
CORAL GABLES, FLORIDA 33156

SEAL:

DATE: 11.15.2010

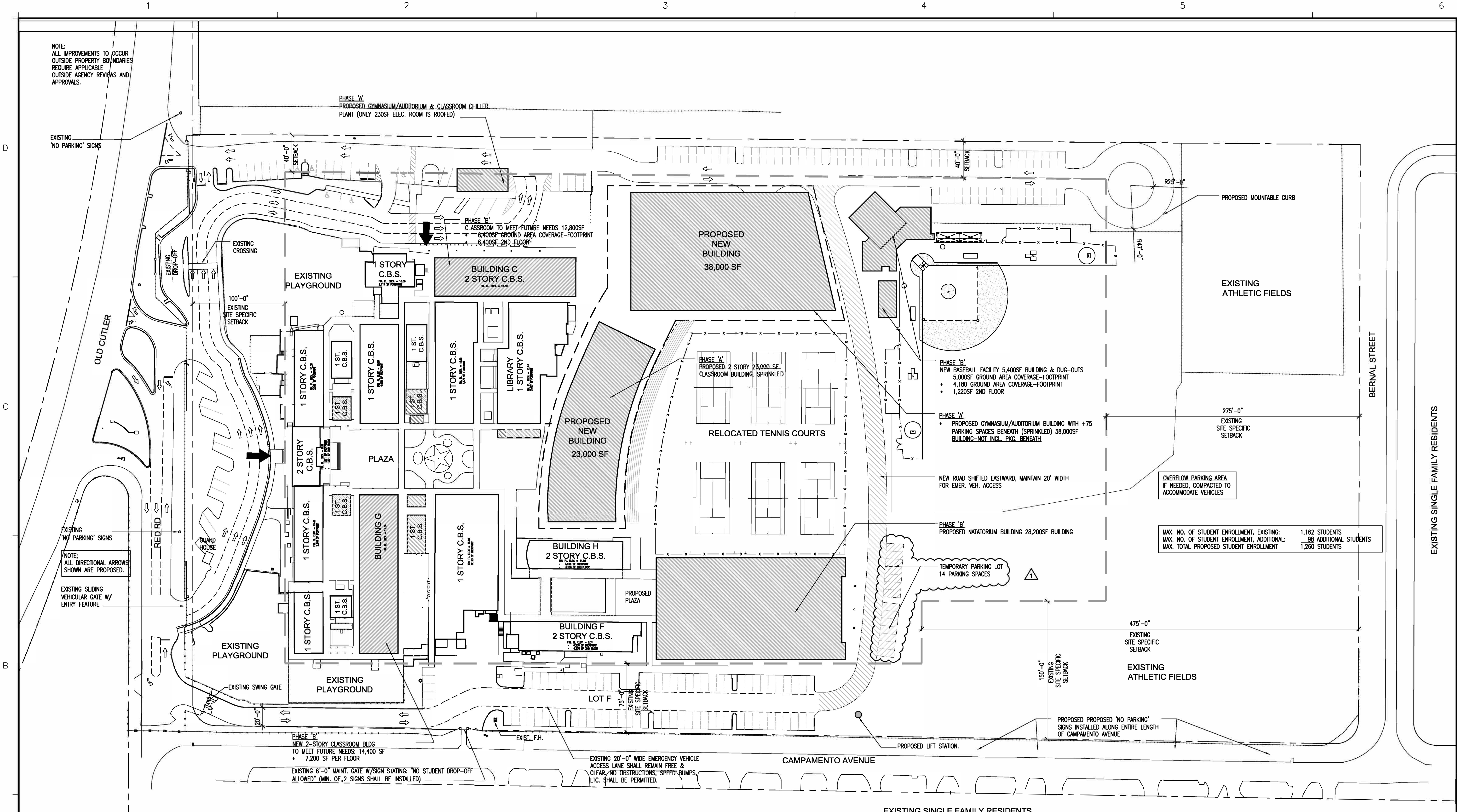
REVISIONS

DWG. No.

Z-3

OF :

NOTE:
ALL IMPROVEMENTS TO OCCUR
OUTSIDE PROPERTY BOUNDARIES
REQUIRE APPLICABLE
OUTSIDE AGENCY REVIEWS AND
APPROVALS.



MAX. NO. OF STUDENT ENROLLMENT, EXISTING:	1,162 STUDENTS
MAX. NO. OF STUDENT ENROLLMENT, ADDITIONAL:	88 ADDITIONAL STUDENTS
MAX. TOTAL PROPOSED STUDENT ENROLLMENT	1,250 STUDENTS

BUILDING HEIGHT - MAXIMUM HEIGHT SPECIAL USE (S) DISTRICT
(Coral Gables Code of Ordinances - Section 4-204)

Height: forty-five (45) feet except as provided in Site Specific Zoning regulations (Appendix A)

Appendix A Section A-6 - Avocado Land Company Subdivision-Tract 7.

A. Setbacks-Minimum front.

1. Red Road - One-hundred (100) foot minimum for a private school.

B. Setbacks-Minimum side.

1. Avenue Campamento - Eighty (80) feet minimum for a private school, except as approved by Ordinance No. 2011-06 allowing seventy-five (75) foot minimum for natatorium building.
2. North property line - One-hundred (100) foot minimum from present property line for a private school, except as approved by Ordinance No. 2011-06 allowing forty (40) foot minimum for gymnasium and baseball field house.

C. Setbacks-Minimum rear.

1. Bernal Street - Two-hundred and seventy-five (275) foot minimum except for the south one-hundred and fifty (150) feet, which shall be four-hundred and seventy-five (475) foot minimum, for a private school.

PARKING
(Coral Gables Code of Ordinances - Section 5.1409)

Schools
One (1) space FTE, plus one (1) space per four (4) students aged sixteen (16) years or older based on maximum capacity.

Number of Students aged sixteen (16) or older = 0
Number of projected FTE's = 242

Total Number of required parking spaces = 242
Total number of Provided Parking Spaces = 270

LEGEND

- EXIST. BLDG TO REMAIN
- FUTURE DEMO
- PROPOSED NEW BLDG
- PROPOSED ROAD RELOCATION
- CONTROLLED STUDENT ENTRY POINTS

N

1
A-100

SITE MASTER PLAN
Scale: 1" = 50'-0"

Civil Engineers
Landscape Architecture

SITE PLAN APPROVAL
GULLIVER SCHOOLS GULLIVER ACADEMY
12595 RED ROAD, CORAL GABLES, FL 33156

Client

Gulliver Schools
12595 Red Road
Miami, FL 33156
(305) 596-6353

Architect
ZYSKOVICH
ARCHITECTS
100 N. Bayview Blvd., 7th Fl.
Miami, FL 33132-2804
305.372.5222
305.372.4521
info@zyskovich.com
www.zyskovich.com

Seal
Jose L. Murguido
Reg. No. ARD010670

Revised:
06-26-2018 PARKING UPDATE

SITE MASTER PLAN

1734GSPC 01-21-2018

A-100

ZYSCOVICH
ARCHITECTS
WE MAKE PEOPLE PLACES

10 July 2019

Gulliver Academy

Enrollment Increase Request Hearing



2010 Master Plan – 2019 Phasing Updates

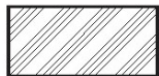
PROPOSED PHASING - ALL PHASES

PROPOSED PROPERTY IMPROVEMENTS:



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c. RELOCATE EXISTING BASEBALL, DEMO AND REBUILD EXISTING STORAGE DUGOUTS, ADD MORE BLEACHERS AND PRESSBOX	5,400 S.F.
d. TOILETROOM BUILDING.....	1,070 S.F.
e. PAVILLION BUILDING (FULLY SPRINKLERED).....	7,800 S.F.
f. NEW 42-CAR PARKING LOT ADDITION	
g. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS.....	1,900 S.F.
h. 2-STORY CLASSROOM BUILDING "C".....	12,800 S.F.
i. 2-STORY CLASSROOM BUILDING "G".....	14,400 S.F.
J. NEW ASPHALT TENNIS COURTS	
k. 20' WIDE EMERGENCY VEHICLE ACCESS	



PHASE 'B' (SHEET Z-3B) 28,200 G.S.F.

a. NATATORIUM BUILDING.....	28,200 S.F.
-----------------------------	-------------

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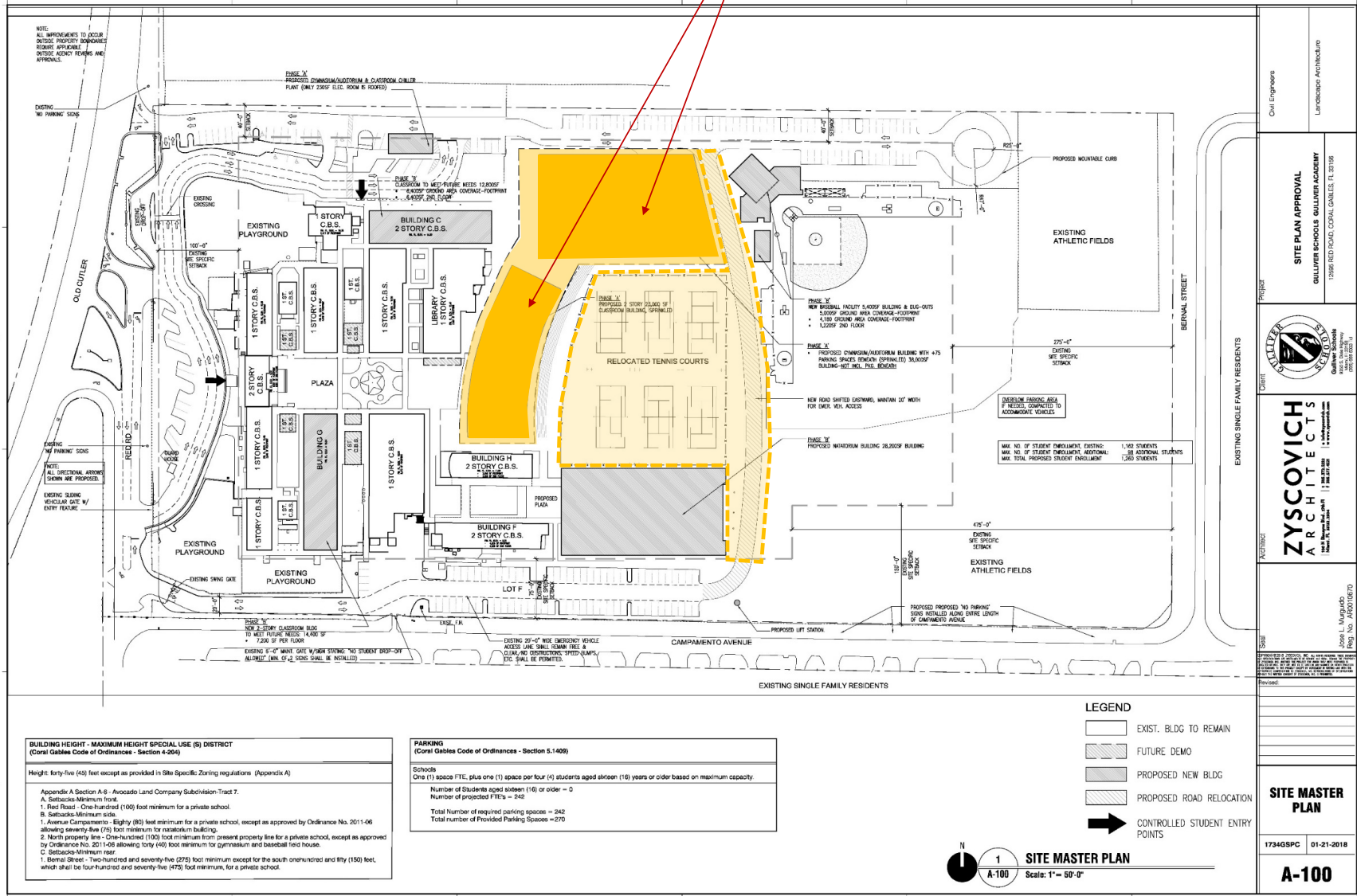
- Work completed to date
- Work modified with 2019 Update
- Work for Future Phase
- Work no longer applicable

60,940 total sf,
Previously 3 Buildings now being combined into 1-2 buildings: see 61,000 sf "Gymnasium & Collaboratorium"

Current soccer field expanded here, planned parking to be relocated under Gym

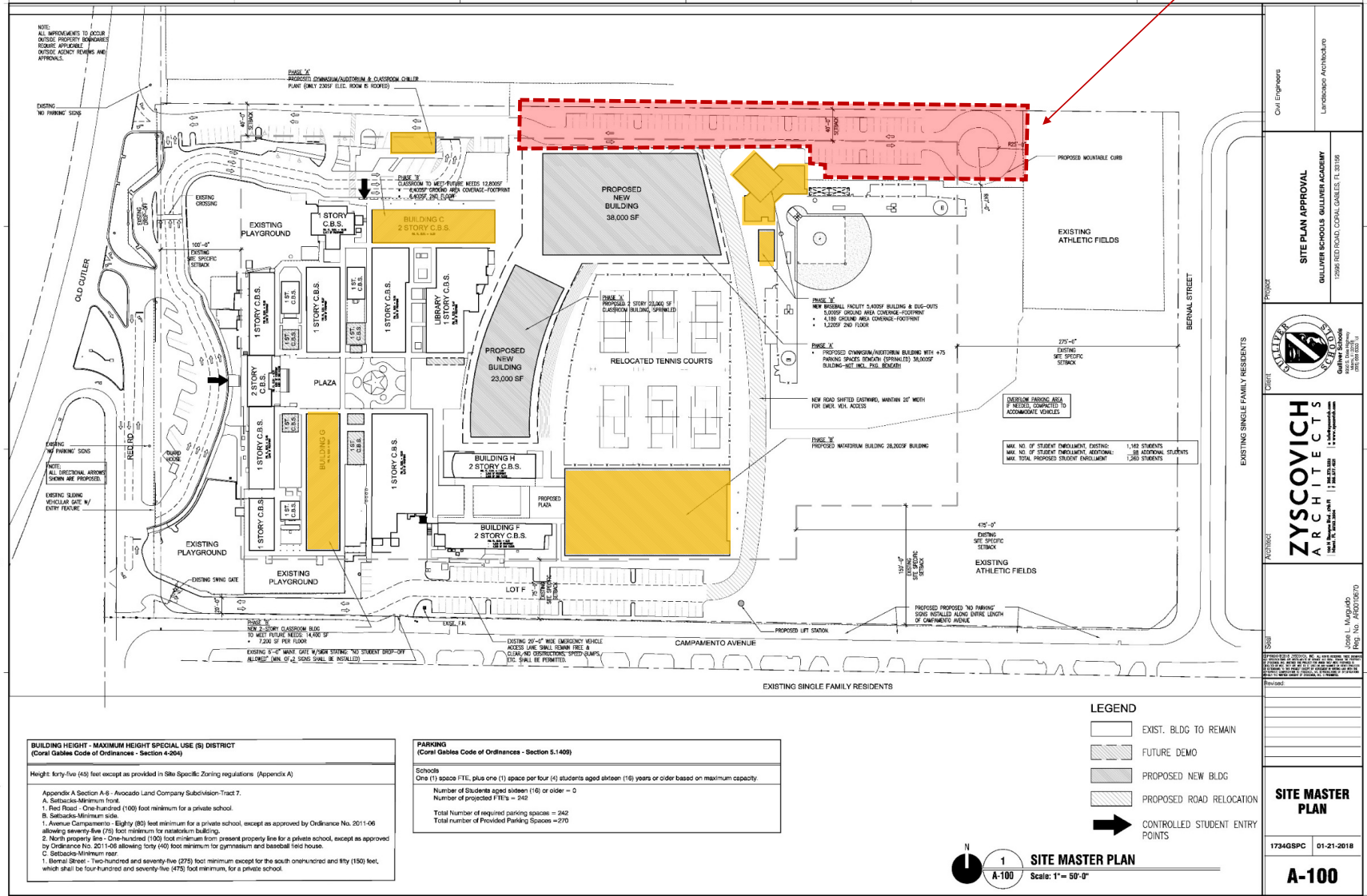
2019 Approved Master Plan Update – Phase 1

61,000 sf of Maximum Entitlement Consolidated into 1-2 buildings instead of 3, Tennis courts move eastward slightly



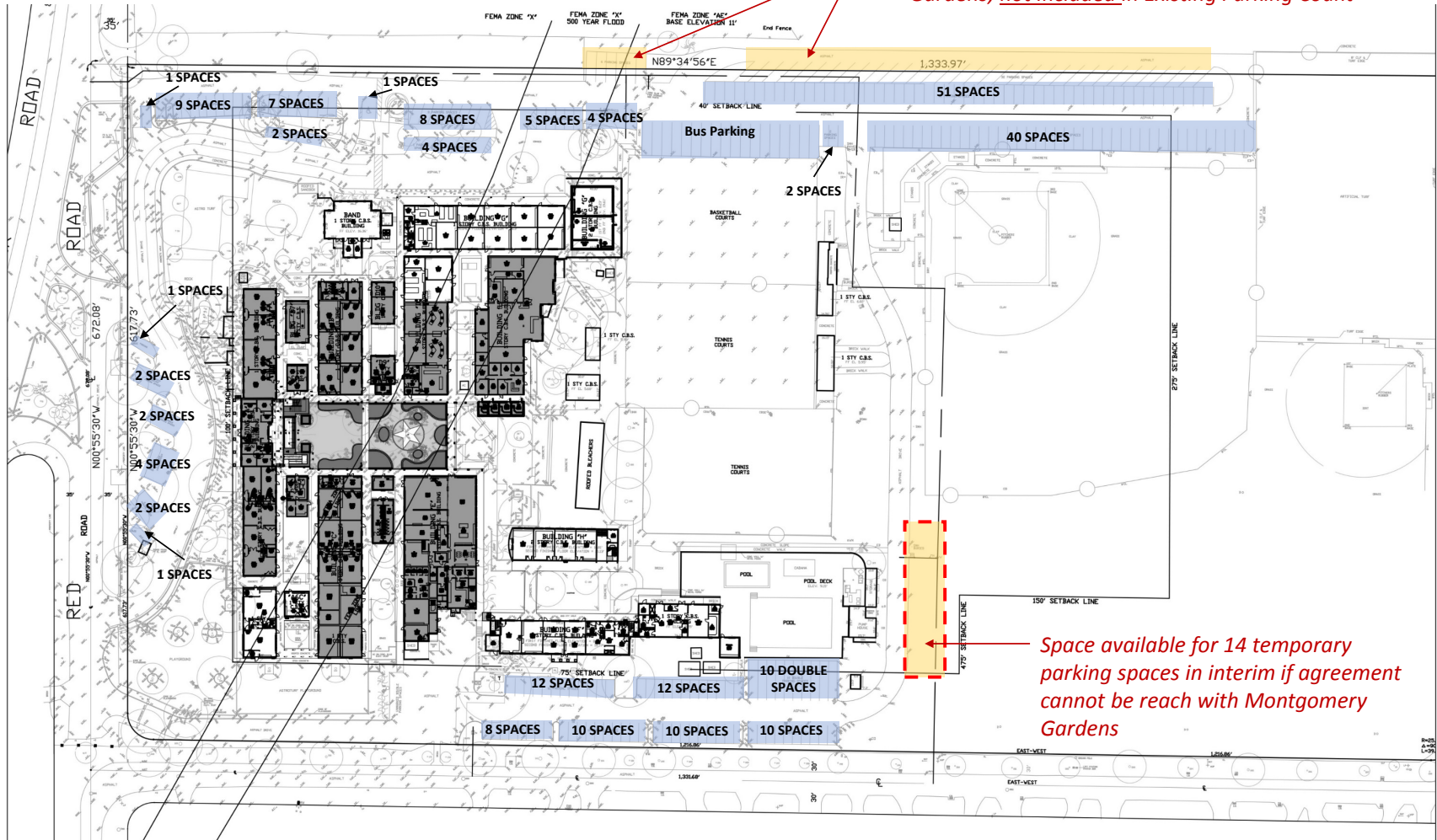
2019 Approved Master Plan Update – Future Phases

Future Buildings Note: Future Phases consistent with 2010 Master Plan except for NE parking lot re-design for turn-around and existing soccer field



Current Existing Parking as shown on recent 2017 Survey

TOTAL EXISTING PARKING: 228
 ± 38 spaces encroaching on neighboring Montgomery Gardens; not included in Existing Parking Count



Space available for 14 temporary parking spaces in interim if agreement cannot be reached with Montgomery Gardens

2010 and 2019 Master Plan Parking Comparison Summary

2010 Master Plan

*figures taken from 2010 Gilli McGraw Master Plan parking Table

2010 Existing Parking:	281*
2010 Master Plan:	
FTEs	192
Anticipated FUTURE Growth	10
Students over 16 y.o.	0
<hr/>	
Parking Required Incl. +7 HC:	209
Parking Provided at Finalization of Master Plan:	286

2019 Approved Master Plan Update

2019 Existing Parking:	228
2019 Master Plan Update:	
FTEs (already includes Montgomery Campus faculty)	232
Anticipated FUTURE Growth	10
Students over 16 y.o.	0
<hr/>	
Parking Required Incl HC:	242
Parking Provided at finalization of Master Plan:	270
Parking Provided in interim	242 (228 + 14 temporary spaces on SE field)
Parking Provided at end of Phase 1	±303 (228 + approx. 75 beneath gymnasium)