

CITY OF CORAL GABLES  
PLANNING DEPARTMENT

Exhibit **B**

2010 DEC -7 PM 4:41

# Gulliver Academy

**City Commission  
12.14.2010  
Second Reading**

## 1. Letter of Intent

LAURA L. RUSSO, ESQ., LLC  
2655 LE JEUNE ROAD  
SUITE 201  
CORAL GABLES, FLORIDA 33134

305-476-8300

LAURA@RUSSOBAKER.COM

Via Hand Delivery

September 3, 2009

Mr. Eric Riel, Jr.  
Planning Director  
The City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, Florida 33134

Re: Gulliver Academy – Zoning  
Our File No.: 05L-263  
Property: 12595 Red Road

Dear Mr. Riel:

Our office represents Gulliver Schools, Inc., the owner of the referenced property more commonly known as Gulliver Academy. Gulliver Schools has 5 campuses but only Gulliver Academy is within the City limits of Coral Gables. Gulliver is revising its previously approved Master Campus Plan to accommodate anticipated future needs.

The total site area of the Gulliver Academy is +/- 18.8 acres or +/- 820,000 square feet. The current building area is +/- 84,500 square feet. Under the proposed revised Master Plan approximately 22,875 square feet will be demolished and eventually a total of 116,446 square feet will be added, of which 24,450 square feet the City approved under a previous Master Plan submittal. The request results in a total of 69,7121 square feet of new construction spread out over a number of years.

The proposed revisions are a 38,140 square foot gymnasium/auditorium, classroom buildings totaling 58,370 square feet, a baseball field house and a 28,200 square foot natatorium (indoor pool building) to replace the existing swimming pool and related buildings.

Mr. Eric Riel  
September 3, 2009  
Page 2

Gulliver Academy is home to 1162 students from pre kindergarten through 8<sup>th</sup> grade. The City imposed this student enrollment cap in 1998 and none of the proposed revisions to the Master Plan will result in an increase in student enrollment.

The plans for a gymnasium will relocate the existing outdoor basketball courts to the indoors and the natatorium will relocate an outdoor pool indoors reducing potential for noise from athletic games to disturb neighboring residences. Parking will be increased with restriping and paving of existing parking at the north end of campus and parking is proposed under the gymnasium. Neither outdoor lighting nor an amplified sound system is proposed for the athletic fields.

The current hours of operation for the school are from 7:15 am to 7:00 p.m. Early morning drop-off starts at 7:15 and runs through 8:30 a.m. Classes start for grades 5-8 at 8:00 am, at 8:10 am for grades 1-4 and at 8:20 for pre kindergarten, junior and senior kindergarten. Dismissals range from 2:30 p.m. – 2:45 p.m. for the kindergartens, 2:45 – 3:15 p.m. for 1<sup>st</sup> grade; 3:00 – 3:15 p.m. for grades 2-4; and 3:20 – 3:45 p.m. for grades 5-8. Gulliver Academy currently employs three (3) Coral Gables off duty police officers to assist with morning drop off and four (4) off duty police officers for the afternoon pick up. After school care is available until 6:00 pm and most after school athletic events conclude by 6:30 pm and non athletic after school events conclude by 7:00 p.m. The exception to this would be drama productions that would end around 8:30 – 9:00 p.m.

Attached is a list of scheduled Special Events at the Academy campus.

Should you need any additional information, please do not hesitate to contact us.

Sincerely,

  
Laura L. Russo

.ms  
Enclosure

## Exhibit "A"

2009-2010 Academy

### **AUGUST**

8/19/09: Parent Association – Welcome day event; parents welcome: about 25 parents new parents; Library day event, parents welcome: about 50 parents

### **SEPTEMBER**

9/1/09: Grades 5/6 & PCMS - Back to School Night after school event for parents: about 200 attendees

9/3/09: Grades 7/8 Back to School Night after school event for parents: about 200 attendees

9/9/09: LS back to school night; after school event for parents: about 200 attendees

### **OCTOBER**

10/30/09: Grades 7/8 Halloween Dance evening event for students - parents will drop off and pick up MS Halloween Costume Contest

### **NOVEMBER**

11/10/09: MS & PCMS Open House: Prospective Parents – Library day event - about 150 attendees

11/12/09: Grade 8 Parent Meeting at Prep / 7:00 p.m.

### **DECEMBER**

12/3/09 Holiday Marketplace day event - parents invited: about 200 attendees

### **JANUARY**

1/9/10: Grades 5-8 Admissions testing day event - parents drop off and pick up applicants

### **MARCH**

3/17/10: Grade 6-8 Science Showcase day event - parents invited: about 50 attendees

### **APRIL**

4/22-24/09: Drama Spring Production – H7 after school event: about 100 attendees

### **MAY**

5/6/10: Grade 6-WORLD EXPO day event - parents invited: about 50 attendees; Thespian Banquet

## **2. Settlement Agreement with Exhibits**

## SETTLEMENT AGREEMENT

**THIS SETTLEMENT AGREEMENT** (hereinafter "Agreement") is made and entered into this \_\_\_\_\_ day of September 2010, between GULLIVER SCHOOLS, INC., a Florida non-profit corporation (herein "School") and GABLES BY THE SEA HOMEOWNERS ASSOCIATION, INC. (hereinafter "Association"). The School owns the property described in Exhibit "A" (hereinafter the "Property"). Association and School are collectively hereinafter referred to as the "Parties."

### RECITALS

**WHEREAS**, the School has filed for a Planned Area Development (PAD) assignment and site plan review and an amendment to the previously approved Gulliver Academy Master Campus Site Plan (the "Application") from the City of Coral Gables (the "City") pursuant to the plans dated \_\_\_\_\_ attached to this Agreement and made a part hereof as Exhibit "B" (referred to as the "Site Plan"); and

**WHEREAS**, the Property is located adjacent to the area in which Association members live; and

**WHEREAS**, the School seeks approval of the Application before the City Planning and Zoning Board and City Commission; and

**WHEREAS**, the School seeks these approvals as modified herein to provide improved educational opportunities for its students and to reduce any negative interactions with its residential neighbors; and

**WHEREAS**, the School has stated on the public record that it does not anticipate requesting additional changes in its master plan in the near future; and

**WHEREAS**, the Association, representing property owners in the Gables by the Sea area, has expressed concerns regarding the Application; and

**WHEREAS**, in order to effect an amicable resolution to the differences between the Association and the School regarding the Application, the Parties desire to reach an agreement so that the School can proceed with its project without objection from the Association; and

**WHEREAS**, The School seeks to amend the Application pursuant to this Agreement and incorporates herein by reference the Agreement as amended including the conditions imposed by the city commission; and

**WHEREAS**, The Parties agree that it is their best interests for the School to obtain final approval of the Application as modified by this Agreement as soon as possible; and

**WHEREAS**, each of the Parties hereto, believing this Agreement to be fair, just and reasonable in all respects, have assented freely and voluntarily to all of its terms.

**NOW, THEREFORE**, in reliance upon the true and correct recitals stated above, and in consideration of the mutual covenants, conditions, and agreements contained herein and the other conditions and covenants contained herein, each party hereto, on its own behalf, and on behalf of the individuals or entities specifically noted or referred to herein, stipulate and agree both individually or collectively as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. This Agreement amends and supersedes any previous Agreement between the Parties related to the Property.
3. If the Application is not approved by the city commission for any reason, this Agreement shall be of no force or effect. If the Application as revised, is approved, as proposed herein or as revised by Gulliver or with City imposed conditions that do not adversely impact the neighborhood, this agreement will remain in full force and effect.
4. Proposed Natatorium.
  - a. The proposed Natatorium shall be located as shown in the plans set forth in Exhibit "B". That is, the Natatorium shall encroach into the Property's southern setback (parallel to Campamento Street) no more than five (5) feet.
  - b. The proposed Natatorium shall be designed compatible with the "residential style" of the current structures on the Property and the adjacent neighborhood as may be approved by the City Board of Architects.
  - c. The maximum height of the proposed Natatorium at the top of the roofline shall be 32 feet 4 inches above finished grade and at its lowest point shall be 29 feet as shown in the plans set forth in Exhibit "B".
  - d. There shall be no fixed or permanent mechanical, electrical or structural equipment, or architectural structures or features of any kind on the roof of the Natatorium that extend above the parapet of the Natatorium.
  - e. The entire south side of the Natatorium shall be fully landscaped (as shown in the plans set forth in Exhibit "B") in an effort to buffer the view of Natatorium from the adjacent neighborhood to the south.
  - f. There shall be no parking constructed on the south side of the Property, along Campamento Street east of the Natatorium.
5. Existing School Access Point on Campamento Street.
  - a. The existing vehicular access point on Campamento Street shall be closed prior to the commencement of the 2011-2012 school year, subject to timely City approvals as follow below. The Parties acknowledge and agree that timely City review and

approvals are necessary to allow the School to complete construction of an alternative access drive to its parking and delivery area on the south side of the Property (the "Alternative Access Drive") prior to the commencement of the 2011-2012 school year:

- i. The School shall present the appropriate application and plans for the Alternative Access Drive as shown in the plans set forth in Exhibit "C" no later than sixty (60) days after the non-appealable approval of the Application.
- ii. The Alternative Access Drive shall extend no further south than the location of the existing fence that parallels Campamento Street as shown in the plans set forth in Exhibit "C".
- iii. The School shall seek all City approvals for the Alternative Access Drive in an expeditious and diligent manner. Subject to timely governmental approval of the required permits and easement, the School shall commence construction of the Alternative Access Drive when the school year 2010-2011 ends in June 2011.
- iv. The School shall landscape the area between the south side of the fence (immediately south of the Alternative Access Drive) and Campamento Street with a ficus hedge (that shall be between three (3) and four (4) feet in height at planting and that shall be maintained by the School at no less than twelve (12) feet in height at full growth) to block the view of the Alternative Access Drive and related traffic from the adjacent residential neighborhood as shown in the plans set forth in Exhibit "C".
- v. The Association shall support via a duly-authorized and executed resolution of its board of directors any City-required easement that will implement the construction of the Alternative Access Drive and the landscaping set forth herein.
- vi. The School shall eliminate UPS Ground., Federal Express Air and Ground, and Office Depot trucks' access to the School to and from Campamento Street no later than thirty (30) days after the non-appealable approval of the Application.
- vii. Upon the completion of the Alternative Access Drive as determined by the City, the School shall immediately close the vehicular access point on Campamento Street to all non-emergency vehicles.
  - 1) If the City Fire and Police departments determine that emergency access is not necessary through the existing Campamento gate, the vehicular access point and the existing gate shall be removed permanently. However, the School shall retain one (1) five (5)-foot wide un-paved access point (including a gate) along Campamento Street for its landscape maintenance vehicles and equipment to access the swale areas outside the perimeter fence.
  - 2) If the City Fire and Police departments determine that emergency access is necessary, as set forth in writing (with the School to provide this document to the president of the Association), the vehicular access point shall remain and the School shall replace the existing gate with a

gate reflecting the residential character of the south side of Campamento Street. The School shall seek City approvals to maintain this emergency-access point without paving and as sod-only. The association shall provide its written support of such efforts.

- 3) Regardless of whether the existing gate location remains or the gate is reduced to 5 feet, the School agrees that the gate will be residential in character and maintained in good working condition by the School.

6. **Communication Between School and Association.** In order to enhance communication among the Parties including issues or concerns related to the Association or to the School in the future, the School shall invite the Association to take part in periodic meetings as needed between School's contact person, who will be on-site at the Property and responsive to Association's reasonable requests to maintain residential quality of life and quiet enjoyment for Association's residents. Additionally, the School shall provide the Association president with notice of major construction events. The School shall provide the Association president the name and direct telephone number of the School's contact person who the Association president can contact in case of Association issues or concerns. This School contact person shall be available via phone, e-mail and/or in person.

7. **Public Hearings.** In consideration for the development of the Property pursuant to the Application as modified by this Agreement, the Association shall provide written support of the Application through a resolution of the Association at the time of the execution of this Agreement (Resolution attached as Exhibit "D"). In addition, the Association agrees that the President of the Association shall be present at the City Planning and Zoning Board and City Commission meetings on the Application. The Association's attorney shall speak, on behalf of the Association in support of the Project and the Application as modified herein.

8. This Agreement shall be binding upon and inure to the benefit of the School and the Association, as well as their respective successors and assigns.

9. Unless School is in default of this Agreement: (a) the Association shall not file any administrative or judicial actions adverse to the development of the Property and, (b) the Association hereby specifically waives their right to appeal through any judicial process or otherwise challenge, legally or otherwise, the approval of the Application.

10. In the event of a default under this Agreement, such default may be remedied by any relief available at law or in equity. The prevailing party in any proceeding seeking to enforce this Agreement or any portion hereof shall be entitled to receive from the other party its court costs and reasonable attorney's fees, including paraprofessional fees, and attorneys' fees incurred in connection with any appeal or related action.

11. The Parties acknowledge that during the course of the permitting process for the development of the Property pursuant to the Application, one or more governmental bodies or entities may attach non-substantial conditions or requirements to their respective approvals.

“Substantial conditions” shall mean any condition that causes any building proposed pursuant to the Application to be increased in height or square-footage, or changed in its location so as to intrude into city-established setbacks (Except the Natatorium which may only intrude into the south setback by no more than five (5) feet, or the Gymnasium which may intrude into the north setback by no more than sixty (60) feet). In such event, the School may make such city-required modifications to the Plans as may be necessary to comply with such governmental conditions or requirements. Changes to the Application made pursuant to this paragraph shall not be a breach of this Agreement by the School, and this Agreement shall remain in full force and effect. However any city-commission approved conditions that change this Agreement

12. Any and all notices, consents, offers, acceptances, or any other communications provided for herein shall be given in writing and shall be effective upon delivery as evidenced by a receipt executed by or for the party to whom such notice, consent, offer, acceptance or any other communication provided for herein is addressed; which delivery shall occur upon facsimile transmission, as evidenced by such facsimile transmission verification report; by registered email as evidenced by receipt or upon delivery by (i) certified or registered mail as evidenced by a return receipt executed by or for the party to whom such mail is addressed, or (ii) courier service, including, without limitation, United parcel Service, FedEx, Airborne Express, DHL, or U.S. Postal Service Express Mail, as evidenced by a receipt executed by or for the party to whom such courier package is addressed. Notices shall be given to the following, except where may be directed otherwise by the same means of notice as provided herein:

As to Association:

ANDREW DICKMAN, AICP, ESQ.  
Law Offices of Andrew Dickman, P.A.  
P.O. Box 771390  
Naples FL 34107-1390

With a copy to

Gables By The Sea Home Owners Association, Inc.  
Carlos Santeiro, President  
[Address Line 1]  
[Address Line 2]  
Coral Gables, FL 33156

As to School:

LAURA L. RUSSO, ESQ.  
2655 Le Jeune Road  
Suite 201  
Coral Gables, Florida 33134

With a copy to

Gulliver Schools, Inc.  
c/o Jeffrey S. Bartel, Chairman and President

P.O. Box 771390  
Naples FL 34107-1390

With a copy to           Gables By The Sea Home Owners Association, Inc.  
                                  Carlos Santeiro, President  
                                  [Address Line 1]  
                                  [Address Line 2]  
                                  Coral Gables, FL 33156

As to School:

LAURA L. RUSSO, ESQ.  
2655 Le Jeune Road  
Suite 201  
Coral Gables, Florida 33134

With a copy to           Gulliver Schools, Inc.  
                                  c/o Jeffrey S. Bartel, Chairman and President  
                                  1155 San Remo Avenue, Penthouse  
                                  Coral Gables, FL 33143

13. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Florida, without the application of conflicts of law principles. All Parties acknowledge that they have either fully consulted with counsel or have had the opportunity to consult with counsel prior to the execution of this Agreement, and that they fully understand all of the terms of this Agreement, and that they fully understand all of the terms of this Agreement, and are entering into it voluntarily.
14. This Agreement shall inure to the benefit of the Parties hereto, their successors and assigns.
15. This Agreement may be executed by the Parties in counterpart originals (facsimile copies shall be considered as originals), in which event this Agreement will have the same force and effect as if it had been fully and simultaneously executed in a single original document.
16. The Agreement or any part of it shall be modified, changed, amended or released or terminated only by an instrument in writing executed by the Parties.

**IN WITNESS WHEREOF**, with full knowledge and comprehension the provisions of this Agreement; the Parties hereby execute the Agreement.

GULLIVER SCHOOLS, INC. (School):

[Signature]  
Signature

9/15/10  
Date

John J. Bartel as Chair & President, Board of Trustees  
Print Name and Title

W. Tucker Gibbs  
Witness

W. TUCKER GIBBS  
Name

[Signature]  
Witness

John Krutelis  
Name

GABLES BY THE SEA HOMEOWNERS ASSOCIATION, INC. (Association):

[Signature]  
Signature

9/15/10  
Date

J. CAROL SWARTZ, TRUSTEES  
Print Name and Title

[Signature]  
Witness

John Krutelis  
Name

W. Tucker Gibbs  
Witness

W. TUCKER GIBBS  
Name

**EXIHBIT "A"**

**The Property**

**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

**EXIHBIT "B"**

**Site Plan**



**EXHIBIT "C"**

**Alternative Access Drive Plans**

**EXHIBIT "D"**  
**Association Resolution**

RESOLUTION

A RESOLUTION OF THE GABLES BY THE SEA HOMEOWNERS ASSOCIATION, INC. AUTHORIZING THE PRESIDENT TO SIGN THE SETTLEMENT AGREEMENT WITH GULLIVER SCHOOLS, INC., ON BEHALF OF THE ASSOCIATION.

BE IT RESOLVED BY THE THE GABLES BY THE SEA HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS, AS FOLLOWS:

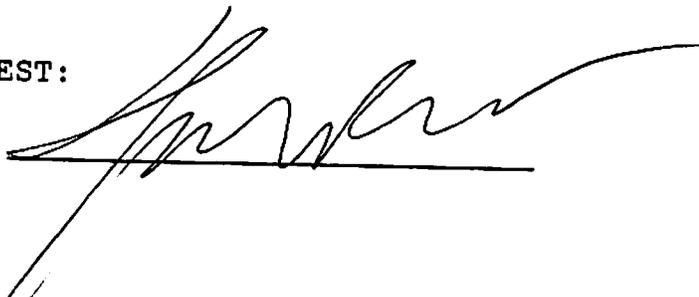
SECTION 1. That the Board of Directors of The Gables By The Sea Homeowners Association, Inc. hereby authorizes its president Carlos Santeiro to sign the settlement agreement with Gulliver Schools, Inc. regarding Application 09-09-092-P dated September \_\_, 2010.

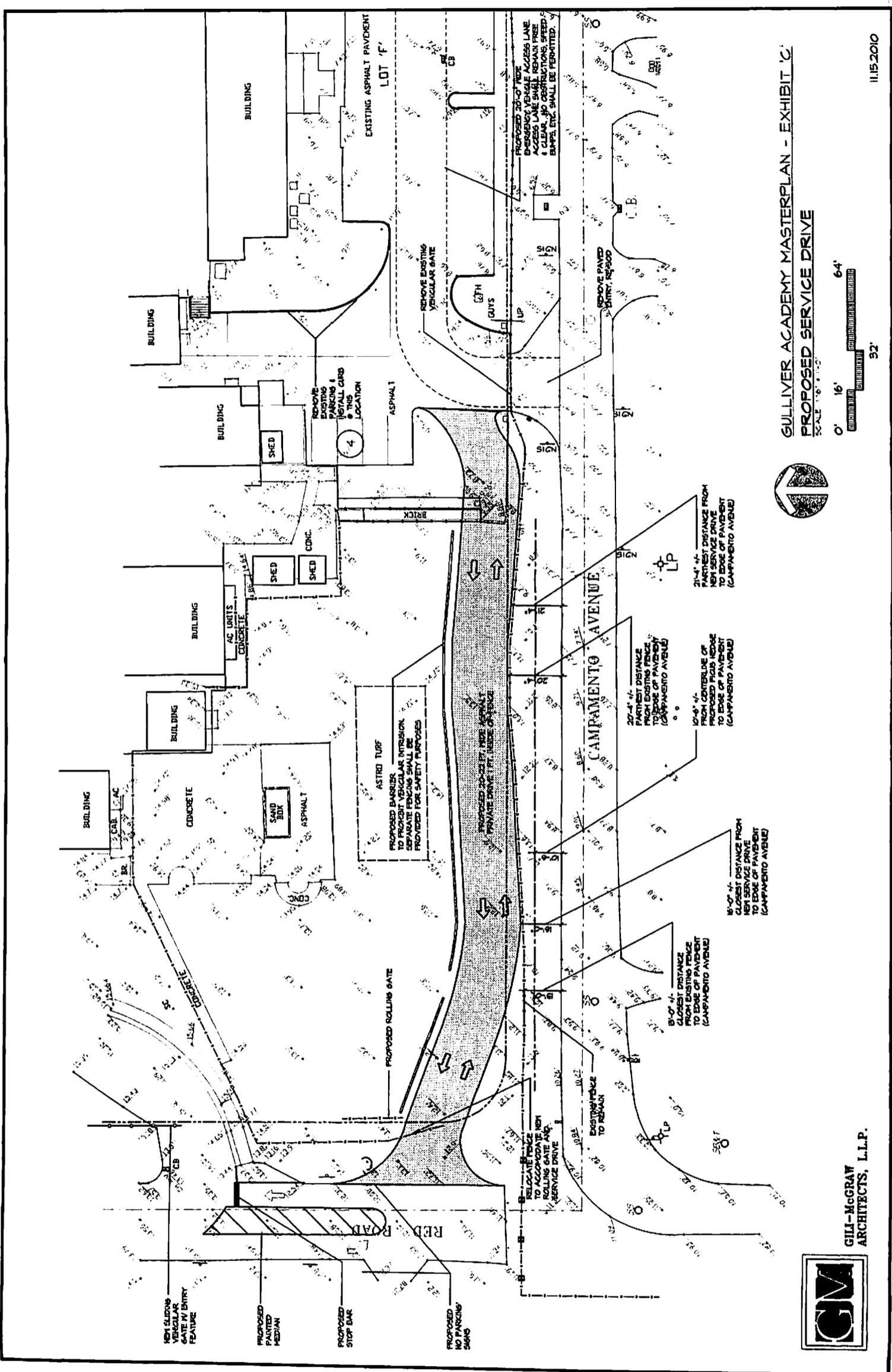
SECTION 2. That the Board of Directors of The Gables By The Sea Homeowners Association, Inc. hereby authorizes its attorney Andrew W. J. Dickman, Esq. to appear before the Planning and Zoning Board and the City Commission to express the Association's support of Application 09-09-092-P as modified by the settlement agreement with Gulliver Schools, Inc. dated September \_\_, 2010.

PASSED AND ADOPTED this \_\_\_ day of September 2010.

  
\_\_\_\_\_  
Carlos Santeiro, President

ATTEST:

  
\_\_\_\_\_



GULLIVER ACADEMY MASTERPLAN - EXHIBIT 'C'  
**PROPOSED SERVICE DRIVE**

SCALE: 1" = 32'  
 0' 16' 64'  
 NORTH



GILL-MCGRAW  
 ARCHITECTS, L.L.P.

11.15.2010

NEW SLIDING  
 VEHICULAR  
 GATE W/ ENTRY  
 FEATURE

PROPOSED  
 PAINTED  
 MEDIAN

PROPOSED  
 STOP BAR

PROPOSED  
 NO PARKING  
 SIGN

BUILDING

CONCRETE

ASTRO TURF

PROPOSED BARRIER  
 TO PREVENT VEHICULAR INTRUSION.  
 SEPARATE FENCING SHALL BE  
 PROVIDED FOR SAFETY PURPOSES

PROPOSED 20'-0" WIDE ASPHALT  
 PRIVATE DRIVE (FIT INSIDE OF EDGE)

RELOCATE FENCE  
 TO ACCOMMODATE NEW  
 ROLLING GATE AND  
 SERVICE DRIVE

9'-0" W/4"  
 CLOSEST DISTANCE  
 FROM EXISTING FENCE  
 TO EDGE OF PAVEMENT  
 (CAMPAMENTO AVENUE)

20'-4" W/4"  
 PARTIAL DISTANCE  
 FROM EXISTING FENCE  
 TO EDGE OF PAVEMENT  
 (CAMPAMENTO AVENUE)

10'-4" W/4"  
 FROM CENTERLINE OF  
 PROPOSED ROAD WEDGE  
 TO EDGE OF PAVEMENT  
 (CAMPAMENTO AVENUE)

15'-0" W/4"  
 CLOSEST DISTANCE FROM  
 NEW SERVICE DRIVE  
 TO EDGE OF PAVEMENT  
 (CAMPAMENTO AVENUE)

21'-4" W/4"  
 PARTIAL DISTANCE FROM  
 NEW SERVICE DRIVE  
 TO EDGE OF PAVEMENT  
 (CAMPAMENTO AVENUE)

BUILDING

SHED

REMOVE EXISTING  
 PARKING &  
 INSTALL CARB  
 @ THIS  
 LOCATION

ASPHALT

REMOVE EXISTING  
 VEHICULAR GATE

PROPOSED 20'-0" WIDE ASPHALT  
 DRIVE (FIT INSIDE OF  
 EDGE)

REMOVE EXISTING  
 VEHICULAR GATE

REMOVE EXISTING  
 ASPHALT PAVEMENT  
 LOT 'F'

REMOVE EXISTING  
 ASPHALT PAVEMENT

REMOVE EXISTING  
 ASPHALT PAVEMENT

REMOVE EXISTING  
 ASPHALT PAVEMENT

BUILDING

### **3. Request to encroach into Campamento Avenue and Old Cutler**

LAW FIRM

LAURA L. RUSSO, ESQ., LLC

Gables International Plaza  
2655 Le Jeune Road  
Suite 201  
Coral Gables, Florida 33134

TELEPHONE 305-476-8300  
TELEFAX 305-476-8383

Laura@LauraRussoLaw.com

October 21, 2010

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

Mr. Glen Kephart  
Public Works Director  
The City of Coral Gables  
2400 S.W. 72<sup>nd</sup> Avenue  
Miami, Florida 33155

Re: Gulliver Academy  
Our File No.: 05L 263 (C)

Dear Mssrs. Riel and Kephart:

Gulliver Schools ("Gulliver") has entered into an agreement with the Gables by the Sea Homeowners Association ("GBTS") that addresses some of the residents' concerns with Gulliver's proposed master plan revisions.

One of the components of the agreement is the closure of the Gulliver Academy campus' Campamento access, not only to service delivery vehicles but to all vehicular traffic. Gulliver has agreed with the GBTS neighbors to relocate the service access off of Red Road at the south end of the campus. The proposed service access will run parallel to Campamento Avenue and will be located behind the existing fence that runs along the Campamento Avenue perimeter.

The City of Coral Gables erected the existing fence in the mid 1990s as part of the creation of the Special Taxing District. The westernmost portion of the fence is not evenly on the property line. It meanders and is anywhere from inches off the property line to +/- seven (7) feet off the property line onto the City's swale. The proposed replacement service access will be north of this existing fence. The driveway configuration and alignment meanders through to avoid existing over-story trees that will result in result in preservation of existing mature trees.

We are requesting permission to encroach with the proposed driveway onto the City's right of way to accommodate the driveway as shown the submitted site plan. In association with the encroachment, we additionally request an easement from the City of Coral Gables for the driveway. We will work with the City Attorney to provide the City with the required indemnities and certificates of insurance.

Mr. Eric Riel  
Mr. Glen Kephart  
October 21, 2010  
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We respectfully request that the encroachment/easement be considered in tandem with our site plan request. Should you need any additional information or documentation, please do not hesitate to contact me.

Sincerely,



Laura L. Russo

.ms

cc: John Krutulis  
Tucker Gibbs, Esq.

## **4. Zoning Code Site Specific Standards**

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. \_\_\_\_\_ allowing seventy-five (75) feet minimum for natatorium building only.
2. North property line-One-hundred (100) foot minimum from present property line for a private school, except as approved by Ordinance No. \_\_\_\_\_ allowing a Forty (40) foot minimum for gymnasium building 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.

## **5. Gables By-The-Sea Road Closing District Documents**



MARIAN KRUTULIS  
DIRECTOR

## Gulliver Academy, Inc.

12595 RED ROAD  
CORAL GABLES, FLORIDA 33186  
TELEPHONE (305) 665-3583

JOSEPH J. KRUTULIS  
ASSISTANT DIRECTOR

April 28, 1995

Mr. Charles Small  
Dade County Public  
Works Dept.  
Suite 1510  
111 N.W. 1st Street  
Miami, Florida 33128

Re: GABLES-BY-THE-SEA ROAD CLOSING DISTRICT

Dear Mr. Small:

This letter sets forth a summary of the agreement reached among Gulliver Academy, Inc. ("Gulliver"), Dade County ("County") and the City of Coral Gables ("the Gables") regarding the proposed special taxing district for the closure of certain entrances and exits and public road to Gables-By-The-Sea.

Attached to this letter are copies of the "working site plans" concerning the details relating to a closure of Red Road, south of Old Cutler Road to Campamento. It should be noted that our agreement to be included within the district is conditioned upon the agreement by the County and the Gables to complete the matter set forth in this letter.

It is our understanding that the County will provide for the following:

1. FENCE ENCLOSURE.

a) The purchase, installation and maintenance of a black vinyl chain link fence, completely enclosing the eastern and southern boundaries of Gulliver's property. There will be two openings in the fence, one on the east side and one on the south side. These openings will be designated by Gulliver. The County will be responsible for the maintenance and liability relating to the fence.

b) The entrance on the south side of the property will be controlled by a sliding gate. This gate will provide entry to the cafeteria, maintenance and parking area. The County will

Mr. Charles Small  
April 28, 1995  
Page No. 2

provide Gulliver with the closing mechanism to coordinate with the entry system into the Gables-By-The-Sea district. The County will provide Gulliver with 85 entry cards for this mechanism for use of the administration and faculty. There will be no charge for the first 8 cards, \$10 per card thereafter. Also, there will be a charge for any additional cards requested and/or replacement cards at the same price charged to residents of the district. The County will be responsible for providing special codes on such cards, so that the neighborhood residents' cards will not be able to operate the gate into the Gulliver property.

c) The County and the Gables have indicated that, since the County will be providing the fence on the property line, Gulliver will be permitted to install the sliding gate to complete the enclosure on the property line if needed. Gulliver will be responsible for the purchase, installation and maintenance of the sliding gate on the south side of the property.

2. THE CLOSURE OF RED ROAD AT CAMPAMENTO AND REDESIGN OF RED ROAD SOUTH OF OLD CUTLER ROAD.

a) The County will close off Red Road the juncture where it intersects Campamento Avenue. The County agrees once the ordinance has been passed implementing the road closures it will immediately erect barricades at the Red Road and Campamento intersection and maintain and keep such barricades in place until completion of construction of the permanent barriers.

b) The area between Old Cutler Road and Campamento on Red Road will be re-configured so that Red Road between the northern exit from Gulliver's circular drive to the southern entrance to the Gulliver circular drive will be two lanes in a one-way southerly direction. In this regard, the County will negotiate with the homeowner located west of Red Road close to the southern entrance to the Gulliver property to either close off his driveway or indicate to him that that driveway will only be an entrance area due to the designation of Red Road between the northern entrance to Gulliver "as one way" in the southerly direction.

The County and the Gables will reconfigure, if needed to prevent cross traffic, the two "traffic islands" presently existing and merge them into one which will be directly connected to the Gulliver property as indicated on the "traffic site" plan. The northernmost exit of Gulliver will be widened into two lanes which lanes will be directed into a new "merge/acceleration" lane to be constructed, paved and striped by the County. The County will be responsible for obtaining all permits and zoning for such "merge/acceleration" lanes.

Mr. Charles Small  
April 28, 1995  
Page No. 3

c) The County will widen the southern portion of Red Road at the south entrance to Gulliver to make a more circular area into the entrance so that more cars can access the entrance. The County will be responsible for installing all proper signs for the entrance way off Old Cutler to prevent access into the area. Such sign shall read "Private-Entrance Way, "No Trucks," "No Through Streets," "No Outlet," etc.

d) The County will plant grass after removing pavement between the permanent barricades at Red Road and Campamento to the southern entrance to Gulliver.

e) The Gables will be responsible for the maintenance of the reconfigured islands as well as the landscaping in the islands and the wall within the islands. In addition, the Gables will be responsible for paving, striping and maintaining the crossed off Red Road area from Old Cutler Road to the southern entrance to Gulliver Academy.

f) Gulliver will be responsible for the maintenance of the actual wall within the island and any lettering on such wall.

3. ADDITIONAL CONSIDERATIONS CONCERNING THE TAXING DISTRICT.

a) In order to accommodate The-Gables-By-the-Sea Taxing District and the desired closure off Red Road at Campamento which limits access to Gulliver Academy, Gulliver will have to incur substantial costs in reconfiguring, repaving and relocating many of its entrance ways, exit ways, driveways and parking areas. In this regard, the Gables has indicated that it will assist Gulliver in expediting whatever permitting will be necessary for such work so that such needed changes can be implemented as soon as possible after such ordinances are passed by the County and the streets are barricaded.

b) Because of the entrance on the southern side of the Gulliver property, Gulliver has agreed to contribute annually to the special assessment district an amount equal to those of four residential units in the area. However, the County has agreed that if Gulliver desires to be removed from the taxing district in the future, it can do so by petitioning the taxing district or by agreeing to eliminate access to Gulliver on the east and south side of the property.

c) Gulliver will provide you with the final detailed traffic site plans indicating these changes within the next two weeks. Such plan will be an integral part of this agreement.

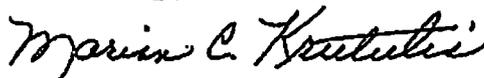
Mr. Charles Small  
April 28, 1995  
Page No. 4

d) It has also been indicated to Gulliver that in the event since the area of Red Road to Campamento will no longer be a public access road, that Gulliver could petition for vacating the easement presently located on the western boundary of the Gulliver property.

e) It is understood that Gulliver's consent to be included within the special district is conditioned on all of the above items being agreed to and complied with by the County and the Gables. In this regard, we request that a copy of this letter be signed by you and the Gables indicating agreement to this letter.

f) In the event a more detailed document is required in order to permanently record such agreements among the public records, it is agreed that such document must incorporate all of these matters.

Sincerely,



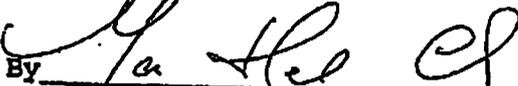
Marian C. Krutulis  
President

363668.1

cc: Alberto Delgado  
Engineer Div. Supervisor  
City of Coral Gables

AGREED TO AND ACCEPTED:

DADE COUNTY

By   
Authorized Representative

CITY OF CORAL GABLES

By \_\_\_\_\_  
Authorized Representative

Agenda Item No. 7 (R)  
5-2-95

ORDINANCE NO.

95-74

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS "GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT" IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF METROPOLITAN DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Dade County Home Rule Amendment to the Florida Constitution (Article VIII, Section 6) grants to the electors of Dade County power to adopt a home rule charter of government for ~~Dade County, Florida, and provides that such charter may provide~~ a method for establishing special taxing districts and other governmental units in Dade County from time to time; and

WHEREAS, the Home Rule Charter adopted by the electors of Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and the governing body of Dade County, shall have the power to establish special purpose districts within which may be provided essential facilities and services, including police protection services, and that all funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only, and that the County Commission shall be the governing body of all such districts; and

WHEREAS, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County Commissioners duly enacted Chapter 18 of the Code of Metropolitan Dade

County, Florida, providing for the creation and establishment of special taxing districts and prescribing the procedures therefor; and

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Metropolitan Dade County, Florida, a petition for the creation of a special taxing district to be known as the "GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT" duly signed by more than 50% of the resident owners of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing security guard services to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

WHEREAS, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Manager who examined it and filed a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code of Metropolitan Dade County, Florida; and

WHEREAS, the County Manager, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners his written report

and recommendations setting forth the boundaries of the proposed special taxing district, the location, nature and character of the security guard services project to be provided and maintained within the proposed district, an estimate of the cost of constructing and maintaining such project, his certification that the proposed project and proposed district conform to the master plan of development for the County, and setting forth his recommendations concerning the need and desirability for the requested project, ~~the ability of the affected property to bear special assessments for financing the cost of maintaining such project,~~ and an estimate of the amount to be assessed against each developed and/or vacant/underdeveloped benefited parcel of property within the proposed district, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Manager attached to such report and recommendations a map or sketch showing the boundaries and location of the proposed district. Such "Report and Recommendations" of the County Manager was filed with the Clerk and transmitted to the Chairperson; and

WHEREAS, it appearing to the Board of County Commissioners from such report of the County Manager and other investigations that the project petitioned for would be of special benefit to all property within the proposed district and that the total amount of the special assessments to be levied would not be in

5

excess of such special benefit; the Clerk of the Board certified the place, date and hour for a public hearing on the petition of the property owners and the report and recommendations of the County Manager--said hearing was held on Tuesday,

Copies of said notice of public hearing were duly published in newspapers of general circulation published in Dade County, Florida, and copies thereof were posted in not less than five (5) public places within the proposed district, and copies thereof were mailed to all owners of taxable real property within the boundaries of the proposed district as their names and addresses appear on the latest Dade County tax assessment roll; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, held a public hearing in accordance with the provisions of said Clerk's certificate, at which public hearing all interested persons were afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

WHEREAS, the Board of County Commissioners, upon review and consideration of the report and recommendations of the County Manager and the views expressed by the property owners within the proposed special taxing district, has determined to create and

establish such special taxing district in accordance with the report and recommendations of the County Manager,

WHEREAS, pursuant to the provisions of Chapter 18 of the Metropolitan Dade County Code, the governing body of the City of Coral Gables has by Ordinance No. 3115 consented to the creation and establishment of the special taxing district herein proposed encompassing property within its municipal limits.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. In accordance with the provisions of Chapter 18 of the Code of Metropolitan Dade County, Florida, a special taxing district located partially within the city limits of the incorporated municipality of the City of Coral Gables, and partially within unincorporated Dade County, known and designated as the "GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT" is hereby created and established.

Section 2. The area or boundaries of this proposed special taxing district are as follows:

Portions of Section 13, Township 55 South, Range 40 East, and Sections 17 & 18, Township 55 South, Range 41 East, Dade County, Florida; more particularly described as follows:

Portions of "Avocado Land Company" according to the plat thereof, as recorded in Plat Book

2 at Page 44, being more particularly described as follows:

Lot 7;

And

All of "Amended Plat of Coral Bay Section A" according to the plat thereof, as recorded in Plat Book 57 at Page 97, less Lots 1, 2, 3, 4 and 5 of Block 1;

And

All of "Coral Bay Section B" according to the plat thereof, as recorded in Plat Book 65 at Page 115;

And

All of "Coral Bay Section C" according to the plat thereof, as recorded in Plat Book 65 at Page 147;

And

Portions of "Coral Bay Section B" according to the plat thereof, as recorded in Plat Book 68 at Page 60, being more particularly described as follows:

Blocks 10, 11, 12, 13, 14 and 30;

And

All of "Caravel Estates" according to the plat thereof, as recorded in Plat Book 89 at Page 44;

And

All of "Amended Plat of a Portion of Coral Bay Section C" according to the plat thereof, as recorded in Plat Book 94 at Page 5;

And

All of "Guma Subdivision" according to the plat thereof, as recorded in Plat Book 96 at Page 64;

And

All of "Mar Street Subdivision" according to the plat thereof, as recorded in Plat Book 127 at Page 100;

And

Portions of "Rockdale Estates" according to the plat thereof, as recorded in Plat Book 42 at Page 19, being more particularly described as follows:

The east 370 feet of Tract 1, and the east 435.6 feet of Tract 3;

And

All of "Craigdale Manor" according to the plat thereof, as recorded in Plat Book 94 at Page 46, less Lot 1;

And

All of "Cutler Bay Estates" according to the plat thereof, as recorded in Plat Book 95 at Page 28;

And

All of "Cutler Bay Estates First Addition" according to the plat thereof, as recorded in Plat Book 96 at Page 45;

And

All of "Cutler Bay Estates Second Addition" according to the plat thereof, as recorded in Plat Book 97 at Page 24;

And

All of "Old Cutler Woods" according to the plat thereof, as recorded in Plat Book 108 at Page 11;

And

All of "Warwick Manor First Addition" according to the plat thereof, as recorded in Plat book 111 at Page 47;

And

All of "First Addition to Old Cutler Woods" according to the plat thereof, as recorded in Plat Book 122 at Page 98;

And

All of "Second Addition to Old Cutler Woods" according to the plat thereof, as recorded in Plat book 130 at Page 10;

And

All of "Old Cutler Springs" according to the plat thereof, as recorded in Plat Book 131 at Page 2;

And

All of "Old Cutler Springs First Addition" according to the plat thereof, as recorded in Plat book 133 at Page 52;

All of the above named plats are recorded in the Public Records of Dade County, Florida.

The area and location of this proposed special taxing district are shown on the map or sketch which is made a part hereof by reference.

Section 3. The improvements and services to be provided within this proposed special taxing district will consist of the following:

A safety and sentinel security service initially to consist of unarmed uniformed guards provided by a private security guard company, which may be upgraded to off-duty police officers, continuously operating from

two guardhouses; one located on Lugo Avenue/S.W. 128th Street approximately 300 feet east of Old Cutler Road and one on S.W. 134th Street approximately 150 feet east of Old Cutler Road. The entrance to the community at S.W. 57 Avenue will be closed to vehicular traffic by a barricade just north of Campamento Avenue. Construction of the guardhouses and installation of the barricade will be capital improvement items of this district and will be furnished and installed by the City of Coral Gables through an interlocal agreement to be executed for that purpose. Service will be provided 24 hours per day, 365 days a year.

Section 4. The estimated cost to the property owners for the security guard services including engineering, construction, administrative, billing, collecting and processing for the first year is \$570,000.00, and \$225,000.00 for each year thereafter. The County will advance funds for this program, which sum shall be reimbursed by special assessments. It is estimated that the cost per developed parcel of real property within the proposed district for the first year is \$1,150.00 and \$455.00 for the second and succeeding years. It is estimated that the cost per vacant/underdeveloped parcel of real property within the proposed district for the first year is \$575.00 and \$228.00 for the second and succeeding years.

Section 5. It is hereby declared that said project will be a special benefit to all property within the proposed special taxing district and the total amount of special assessments to be

levied as aforesaid will not be in excess of such special benefit.

Section 6. The County Manager is hereby authorized and directed to take all necessary steps to solicit and receive competitive bids in accordance with established County procedures, and/or, in his discretion, enter into an interlocal agreement or service agreement with off-duty police officers for providing security guard services within the district and to enter into and execute an interlocal agreement to provide for the construction of the guardhouses and installation of gates and barricades. Capital improvements will be furnished and installed by the City of Coral Gables through an interlocal agreement to be executed for that purpose.

Section 7. The County Manager is directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code of Metropolitan Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. In accordance with utilization of the ad valorem tax collection method, if such special assessments are

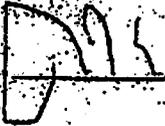
unpaid, when due, the potential for loss of title to the property exists.

Section 8. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Dade County, Florida, and recorded in the appropriate book of records.

Section 9. The provisions of this Ordinance shall take effect when approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by Resolution.

PASSED AND ADOPTED: MAY 02 1995

Approved by County Attorney as to form and legal sufficiency: RA6

Prepared by: 

**REPORT AND RECOMMENDATIONS  
ON THE CREATION OF GABLES BY THE SEA  
SECURITY GUARD SPECIAL TAXING DISTRICT  
DADE COUNTY, FLORIDA**

As Public Works Director, responsible for the detailed investigation of a duly petitioned for improvement district, the following facts are hereby submitted concerning the creation of "Gables By The Sea Security Guard Special Taxing District."

**1. BOUNDARIES OF THIS DISTRICT**

The proposed district is located partially within the municipal limits of the City of Coral Gables, Florida, and partially within unincorporated Dade County. Pursuant to Chapter 18 of the Code, Metropolitan Dade County has received approval from the City of Coral Gables to create this special taxing district for security service per ordinance No. 3115 duly passed and executed on January 27, 1995. The boundaries as set forth in the petition are:

Bounded on the North by Campamatta,  
Cartagena and Lugo Avenues;  
Bounded on the South by S.W. 136th Street and  
Bella Vista Avenue;  
Bounded on the East by Biscayne Bay;  
Bounded on the West by Old Cutler Road.

Upon review by Public Works Department, the boundaries were modified to include properties located at 12595 Red Road (Gulliver Academy) and at 13301 Old Cutler Road which will benefit from the planned improvement.

A preliminary public meeting was held on March 1, 1995, at Palmetto Middle School, at which time the property owners in attendance were presented the facts pertaining to the boundaries of this district, a description of the service to be provided, its costs and method of paying for the improvement.

Therefore, the boundaries of the "Gables By The Sea Security Guard Special Taxing District" are as follows:

Portions of Section 13, Township 55 South, Range 40 East, and Sections 17 & 18, Township 55 South, Range 41 East, Dade County, Florida; more particularly described as follows:

Portions of "Avocado Land Company" according to the plat thereof, as recorded in Plat Book 2 at Page 44, being more particularly described as follows:

Lot 7;

And

All of "Amended Plat of Coral Bay Section A" according to the plat thereof, as recorded in Plat Book 57 at Page 97, less Lots 1, 2, 3, 4 and 5 of Block 1;

And

All of "Coral Bay Section B" according to the plat thereof, as recorded in Plat Book 65 at Page 115;

And

All of "Coral Bay Section C" according to the plat thereof, as recorded in Plat Book 65 at Page 147;

And

Portions of "Coral Bay Section D" according to the plat thereof, as recorded in Plat Book 68 at Page 60, being more particularly described as follows:

Blocks 10, 11, 12, 13, 14 and 30;

And

All of "Caravel Estates" according to the plat thereof, as recorded in Plat Book 89 at Page 44;

And

All of "Amended Plat of a Portion of Coral Bay Section C" according to the plat thereof, as recorded in Plat Book 94 at Page 5;

And

All of "Gunn's Subdivision" according to the plat thereof, as recorded in Plat Book 96 at Page 64;

And

All of "Mar Street Subdivision" according to the plat thereof,

as recorded in Plat Book 127 at Page 100;

And

Portions of "Rockdale Estates" according to the plat thereof, as recorded in Plat Book 42 at Page 19, being more particularly described as follows:

The east 370 feet of Tract 1, and the east 435.6 feet of Tract 3;

And

All of "Craigdale Manor" according to the plat thereof, as recorded in Plat Book 94 at Page 46, less Lot 1;

And

All of "Cutler Bay Estates" according to the plat thereof, as recorded in Plat Book 95 at Page 28;

And

All of "Cutler Bay Estates First Addition" according to the plat thereof, as recorded in Plat Book 96 at Page 45;

And

All of "Cutler Bay Estates Second Addition" according to the plat thereof, as recorded in Plat Book 97 at Page 24;

And

All of "Old Cutler Woods" according to the plat thereof, as recorded in Plat Book 108 at Page 11;

And

All of "Warwick Manor First Addition" according to the plat thereof, as recorded in Plat Book 111 at Page 47;

And

All of "First Addition to Old Cutler Woods" according to the plat thereof, as recorded in Plat Book 122 at Page 98;

And

All of "Second Addition to Old Cutler Woods" according to the plat thereof, as recorded in Plat Book 130 at Page 10;

And

All of "Old Cutler Springs" according to the plat thereof,  
as recorded in Plat Book 131 at Page 2;

And

All of "Old Cutler Springs First Addition" according to the plat thereof,  
as recorded in Plat Book 133 at Page 52;

All of the above named plats are recorded in the Public Records of  
Dade County, Florida.

The boundaries are shown on the attached plan entitled "Gables By The Sea Security Guard  
Special Taxing District" and hereinafter referred to as Exhibit "A."

## 2. DESCRIPTION OF THE SERVICE TO BE PROVIDED

~~The service as specified by the petition will be a visible safety and sentinel security program,~~  
initially to consist of unarmed uniformed guards operating from two guardhouses; one located on Lugo  
Avenue /S.W. 128th Street approximately 300 feet east of Old Cutler Road, and one on S.W. 134th  
Street approximately 150 feet east of Old Cutler Road. Also, the entrance to the community at S.W.  
57th Avenue will be closed to vehicular traffic by a barricade just north of Campamento Avenue.

An interlocal agreement between Metropolitan Dade County and the City of Coral Gables will  
be required wherein the City will furnish and install all capital improvements necessary to complete  
the construction of the guardhouses, including road improvements and utilities. The interlocal  
agreement will provide that the County shall reimburse the City for all costs necessary to provide these  
capital improvements.

The City will issue a revocable permit which allows the County to erect traffic control devices  
(gates) at the entrance and exit to the district at the Lugo Avenue guardhouse site. If the City  
determines that the permit should be revoked, the operation of the guardhouses will discontinue after  
the proper notification period and City of Coral Gables public hearing processes have occurred  
pursuant to the terms of the permit.

The guard service will be provided 24 hours per day, 365 days a year. The service level will be reviewed with the district's homeowners association prior to renewal or reletting of a service contract as an integral part of this district's budget process. In the absence of a bona fide homeowners association, service selection will be determined by the Director of the Dade County Public Works Department. This service will be provided by a duly licensed and bonded State of Florida approved security service company or off-duty police officers. The service, as administered by the Dade County Public Works Department, will commence at the earliest practicable time following the creation and establishment of the district by the Dade County Board of County Commissioners and said creation ratified by the electorate at the required subsequent referendum.

### 3. ESTIMATED COST FOR THIS SERVICE

The request made by the petitioners is for a continual unarmed security service as indicated in Section 2 of this report.

The cost estimates are based upon bids recently received from security service companies by the Dade County Public Works Department. For this report, an estimated hourly rate of \$11.00 was used for the stationary guards multiplied by the annual number of hours of service for a total of \$193,000. In addition to the cost for the security service, a capital improvement outlay of \$290,000 is required for the construction of two guardhouses, gates, and road reconstruction.

The cost to provide utility and gate maintenance is estimated to be \$11,000 annually. It will also be necessary for the County to recover the engineering and contract administration costs incurred to establish and maintain the district as provided by Chapter 18 of the Code. This is estimated to be \$15,000 the first year and \$10,000 annually thereafter. Also, it will be necessary for the County to charge the district a fee for handling the billing, advertising, collecting, and processing the monthly invoices to the security service company. This cost, including contingencies, is estimated to be \$61,000 the first year and \$11,000 annually thereafter. Therefore, the first year total cost is estimated to be \$570,000 and the second year total cost is estimated to be \$225,000. The succeeding year's

costs will be determined on an annual basis.

#### 4. PROCEDURE

Prior to commencement of service, the Dade County Board of Commissioners will enter into a contractual agreement with the security service company, wherein it is agreed that Dade County will pay to the security service company, in equal monthly payments, one twelfth of the annual cost now estimated to be \$193,000 or approximately \$16,160 per month.

Each property owner in the district will pay the County, by special assessment on a unit basis, a proportionate share of the total annual cost. The cost will be shown as an itemized portion of the annual ad valorem tax bill.

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#### 5. CONFORMITY TO THE MASTER PLAN OF DADE COUNTY

The proposed improvement conforms to and in no way conflicts with the Comprehensive Development Master Plan of Dade County. (Memorandum from Planning Department is attached.)

#### 6. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS IMPROVEMENT

The proposed security program is desirable as evidenced by the property owners' petition. The 1994 net property valuation of \$177,130,000 based on the 1994 Dade County Real Estate Property Cards, is a good indication that the affected property is able to support such assessments as may be required. In my opinion, the proposed improvement will provide special benefits to properties within the district exceeding the amount of special assessments to be levied.

#### 7. ESTIMATE OF ASSESSMENT AGAINST BENEFITTED PROPERTY

The combined estimated annual cost for the security service and other expenses as estimated and indicated in Section 3 is \$570,000 the first year and \$225,000 the second year, with succeeding years' costs determined annually. The cost is to be paid for by special assessment against benefitted properties and is to be apportioned to individual properties within the boundaries of the district on a unit basis. The cost per unit and fraction thereof to be assessed for this service is estimated as follows:

**UNIT FACTORS**

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
Number of developed lots or parcels assessed as 1 unit x 473	473	473
Vacant/underdeveloped lots or parcels assessed as 1/2 unit x 46	23	23*
<b>Unit Total</b>	<b>496</b>	<b>496</b>

\*To be reviewed annually.

**ESTIMATED ANNUAL COSTS**

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
<b>Annual Cost of Service</b>	<b>\$193,000</b>	<b>\$193,000</b>
Capital Improvements	290,000	-0-
Engineering & Contract Administrative Cost	15,000	10,000
Advertising, Billing, Collecting, Processing & Election Cost	8,000	1,000
Utilities & Maintenance Expenses	11,000	11,000
Contingencies	53,000	10,000
<b>Estimated Total District Cost</b>	<b>\$570,000</b>	<b>\$225,000</b>

**SAMPLE ASSESSMENT**

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
<b>Total Cost To District</b>	<b>\$570,000</b>	<b>\$225,000</b>
<b>Cost Per Developed Lot or Parcel Assessed as One Unit</b>	<b>\$1,150</b>	<b>\$455</b>
<b>Cost Per Vacant/Underdeveloped Lot or Parcel Assessed as 1/2 Unit</b>	<b>\$ 575</b>	<b>\$228</b>

These costs are based on a preliminary estimate of 496 units and will be adjusted from actual experience.

## 8. RECOMMENDATION

It is my recommendation that the referendum required by Chapter 18 of the Code be conducted by the Dade County Elections Department using a mailed ballot. Upon approval by the Board of County Commissioners, the Elections Department will send a summary of the report on this district, a copy of which is attached, to each registered voter living within the district. Upon adoption of the ordinance creating this special taxing district, and the Board of County Commissioners approval of the resolution requiring a referendum to ratify the Board's decision, it is also recommended that the Board adopt the Gables By The Sea Security Guard Special Taxing District Preliminary Special Assessment Roll Resolution. Adoption of this resolution will enable Dade County to reimburse its departments for funds advanced, and to pay to the City of Coral Gables the cost of capital improvements it provides to the District. In the event actual costs are lower than the costs estimated in the ordinance, the Director of the Public Works Department or his designee shall adjust and decrease the unit rate of assessment necessary to provide adequate revenue to cover these expenses. In the event actual costs are higher than the costs estimated in the ordinance, the County Manager shall cause to be prepared a revised preliminary assessment roll and file the same with the Clerk of the Board for a scheduled public hearing to adopt the revised assessment roll. The provisions of this ordinance shall take effect when approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by Resolution. My office will also be available to answer any questions from the public or from your office in regard to the financial and/or engineering facts of this district. We further recommend that you sign the attached report to the Board of County Commissioners after you have reviewed this report and concur with our findings.

- Attachments:
- (1) Copy of Memo from Planning Department
  - (2) Copy of Ordinance from the City of Coral Gables
  - (3) Summary of the Report
  - (4) Plan of Proposed Improvement (Exhibit "A")



# MEMORANDUM

10737-17A MEMORANDUM

**TO:** William G. Oliver, Director  
 County Clerk Division  
 Clerk of the Board  
 Attn: Clinton Forbes

**DATE:** December 22, 1994

**SUBJECT:** "Gables by the Sea  
 Security Guard  
 Special Taxing  
 District"

**FROM:** Armando Vidal, P.E.  
 Director  
 Public Works Department

Pursuant to Chapter 18 of the Code of Metropolitan Dade County, the attached petition requested the creation and establishment of the above captioned special taxing district. Based on the records of the Property Appraiser Department, we have determined that there are:

1. 516 Total parcels of land within boundary area.
2. 385 Total resident owners of property within boundary area.
3. 242 Total resident owners signed the attached petition
4. 63% Percent of resident owners signed the attached petition.
5. \$177,130,472 Net Property Valuation.

Utilizing Homestead Exemption as the basis for the resident owner requirement, this petition does have the required number of signatures and therefore it is valid.

AV:RG:cj

Attachment

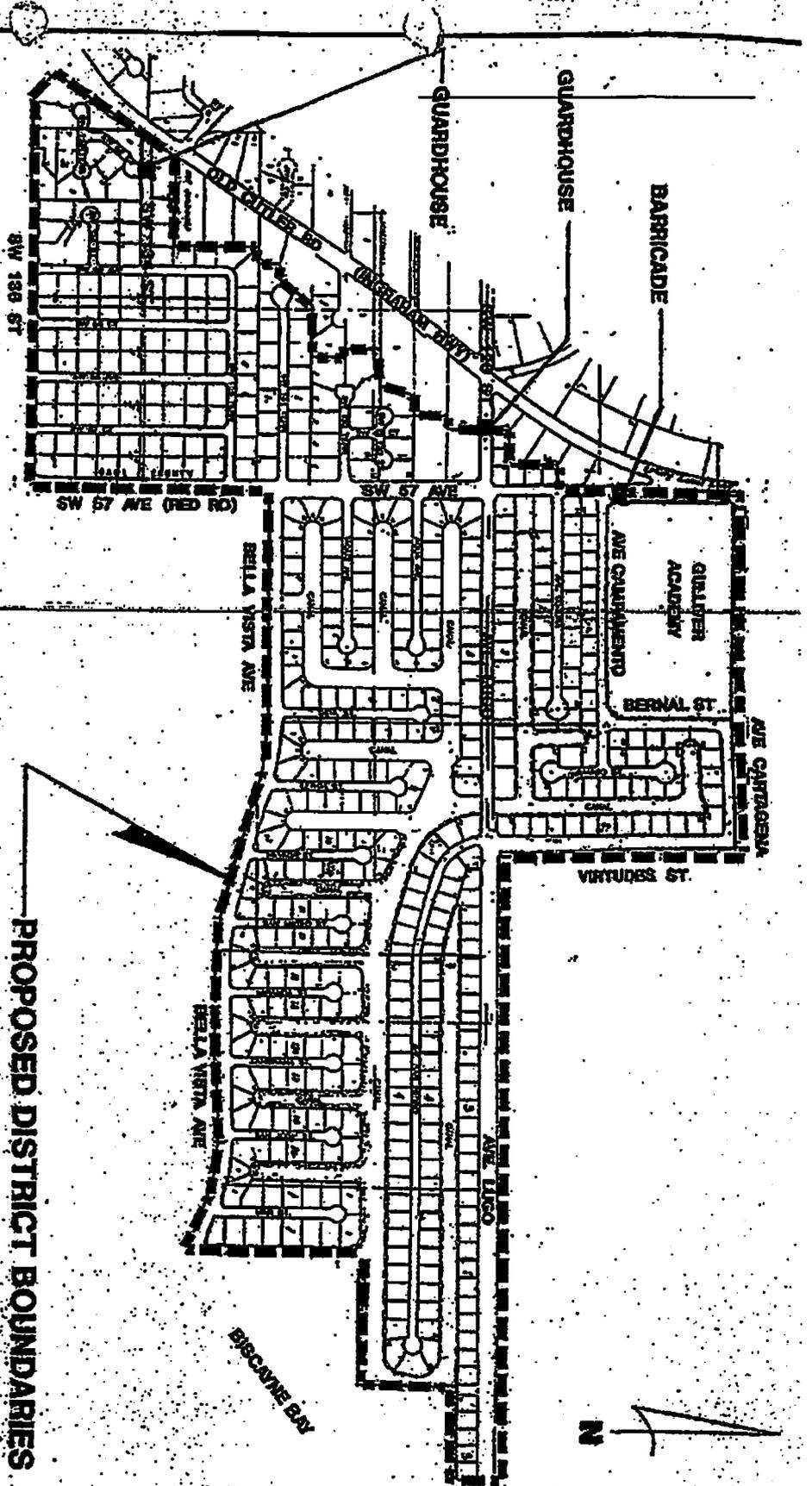
22

SECTIONS 18-55-41 / 19-55-40

**GABLES BY THE SEA  
SECURITY GUARD SPECIAL TAXING DISTRICT**

EXHIBIT 'A'

**PROPOSED DISTRICT BOUNDARIES**



62



UNITED STATES DEPARTMENT OF EDUCATION BLUE RIBBON SCHOOL OF EXCELLENCE  
Accredited by Southern Association of Colleges and Schools, Florida Council of Independent Schools, Florida Kindergarten Council, National Independent Private Schools Association

May 22, 1995

Mr. Charles Small  
Dade County Public  
Works Dept.  
Suite 1510  
111 N.W. 1st Street  
Miami, Florida 33128

Ref: Addendum to letter dated  
April 28, 1995

Dear Mr. Small,

I am writing to you in reference to the fence that will be placed on the south and east side of our campus. This fence will restrict our parents from dropping off and picking up our students. This will also eliminate the parking along this area during weekend activities. There will be an access gate on the south side of the campus to be strictly used for delivery services and for faculty entrance. A separate gate on the east side will be available for the maintenance department. When not in use, this gate will remain locked. This fence is necessary to prevent strangers from having access to the neighborhood from our property.

If you have any questions, please feel free to contact my office.

RECEIVED  
MAY 24 1995

Sincerely,

John Krutulis  
Assistant Director

PUBLIC WORKS  
SPECIAL TAXING DISTRICT

ACADEMY  
12595 Red Road  
Coral Gables, Florida 33156  
(305) 665-6593  
Fax: (305) 669-1596

PREPARATORY  
6575 N. Kendall Drive  
Miami, Florida 33156  
(305) 666-7937  
Fax: (305) 665-8791

SOUTH MIAMI CAMPOS  
8530 S.W. 57 Avenue  
Miami, Florida 33143  
(305) 669-5497  
Fax: (305) 669-1592

METROPOLITAN DADE COUNTY, FLORIDA



STEPHEN P. CLARK CENTER

PUBLIC WORKS DEPARTMENT  
SPECIAL TAXING DISTRICT DIVISION  
111 NW 1ST STREET 15TH FLOOR  
MIAMI, FLORIDA 33128-1870

June 20, 1995

Ms. Marian Krutulis, Director  
Gulliver Academy, Inc.  
12595 Red Road  
Coral Gables, Florida 33156

Re: Gables by the Sea Security Guard Special Taxing District

Dear Ms. Krutulis:

Please consider this letter an addendum to the summary of the agreement as outlined in your letter dated April 28, 1995.

In consideration for the improvements to be provided by the "Gables By the Sea Security Guard Special Taxing District", Gulliver Academy, Inc. agrees:

- 1.) That the purpose of the closure of Red Road at Campamento Avenue and the fence enclosure on the south (Campamento Avenue) and east (Bernal Street) sides of Gulliver's property is to prohibit all vehicular and pedestrian traffic into the district through Gulliver's property and to prohibit all vehicular and pedestrian traffic into Gulliver's property from the district except as agreed to and specified in paragraph No. 2.
- 2.) That the south entrance is to be used only for deliveries, maintenance of the school's swale areas, and for ingress/egress of authorized faculty and staff. That Gulliver Academy will take all means necessary to ensure that only authorized personnel use this designated entrance.
- 3.) That the gate on the east side (Bernal Street) is to be used for maintenance purposes only and at all other times is to be chained and locked.

*Hand delivered  
to Delgado (CBC)  
7/1/1995*

Page 2

4.) Unless agreed upon in advance with Dade County, after consultation with the Boards of any existing homeowners' associations in the district, there will be no additional ingress/egress locations to the south and east sides of Gulliver's property.

Sincerely,



Marie Helene Cohen  
Chief

AGREED TO AND ACCEPTED:  
GULLIVER ACADEMY

By Marion Kreuter  
Authorized Representative

CITY OF CORAL GABLES

By \_\_\_\_\_  
Authorized Representative

**RECEIVED**  
JUL - 6 1995

PUBLIC WORKS  
SPECIAL TAXING DISTRICT

## METROPOLITAN DADE COUNTY, FLORIDA



STEPHEN P. O'NEAL CENTER

PUBLIC WORKS DEPARTMENT  
SPECIAL TAXING DISTRICT DIVISION  
111 NW 1ST STREET 15TH FLOOR  
MIAMI, FLORIDA 33128-1970

November 18, 1996

Mr. John Krutulis  
Chief Operating Officer  
Gulliver Academy  
6575 N. Kendall Drive  
Miami, Florida 33156

RE: Gables By The Sea Security Guard  
Special Taxing District

Dear Mr. Krutulis:

Our agreement with Gulliver Academy specifies that the Gables by the Sea Security Guard Special Taxing District would provide the mechanism and cards (radio transmitters) to operate the sliding gate Gulliver would install at the rear entrance to the school. In accordance with said agreement, we ordered, upon completion of gate installation, the appropriate gate operation mechanism and the 80 gate cards requested by Gulliver; delivery of same has been confirmed. As you know, these cards will also allow access to your gate through the Lugo Avenue guardhouse when it becomes operational.

As our agreement also provides that Gulliver Academy will be charged for all cards it requests, above and beyond the first 8, at \$10 per card, we would appreciate your issuing a check in the amount of \$720 to the Board of County Commissioners, in payment of 72 cards.

In addition, we require that you provide us with copies of the current automobile registration of each vehicle that is issued a card. This will also be required of residents of the Gables By The Sea Security Guard District to ensure the integrity of the system.

Should you have any questions or need additional information, please do not hesitate to contact me or Bert Carlton of my staff at 375-5604.

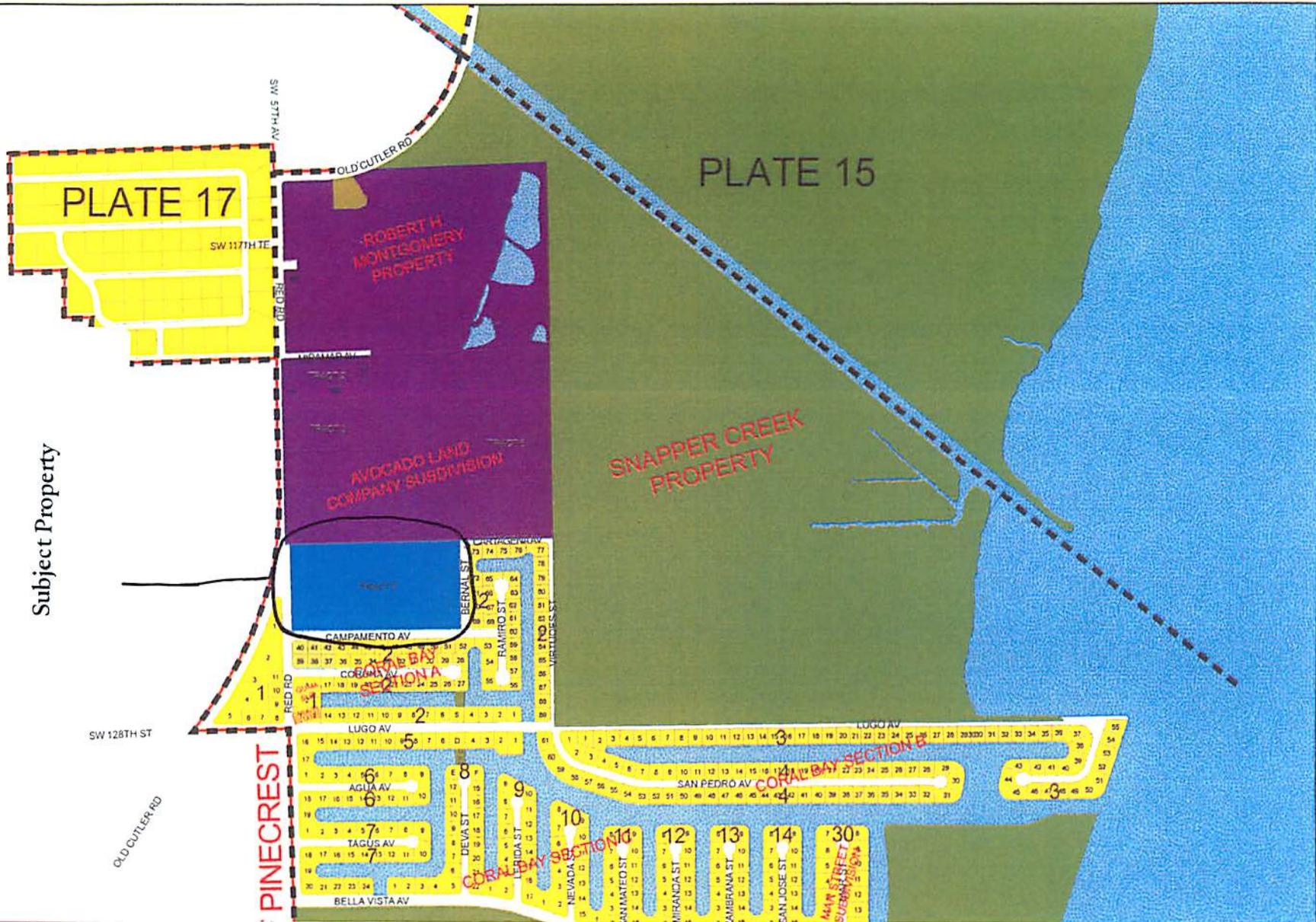
Sincerely Yours,

Marie Helene Cohen  
Chief  
Special Taxing District Division

*11/19/96  
to Claire to  
mail*

MHC:BC:cj

## 6. Land Use / Zoning Map



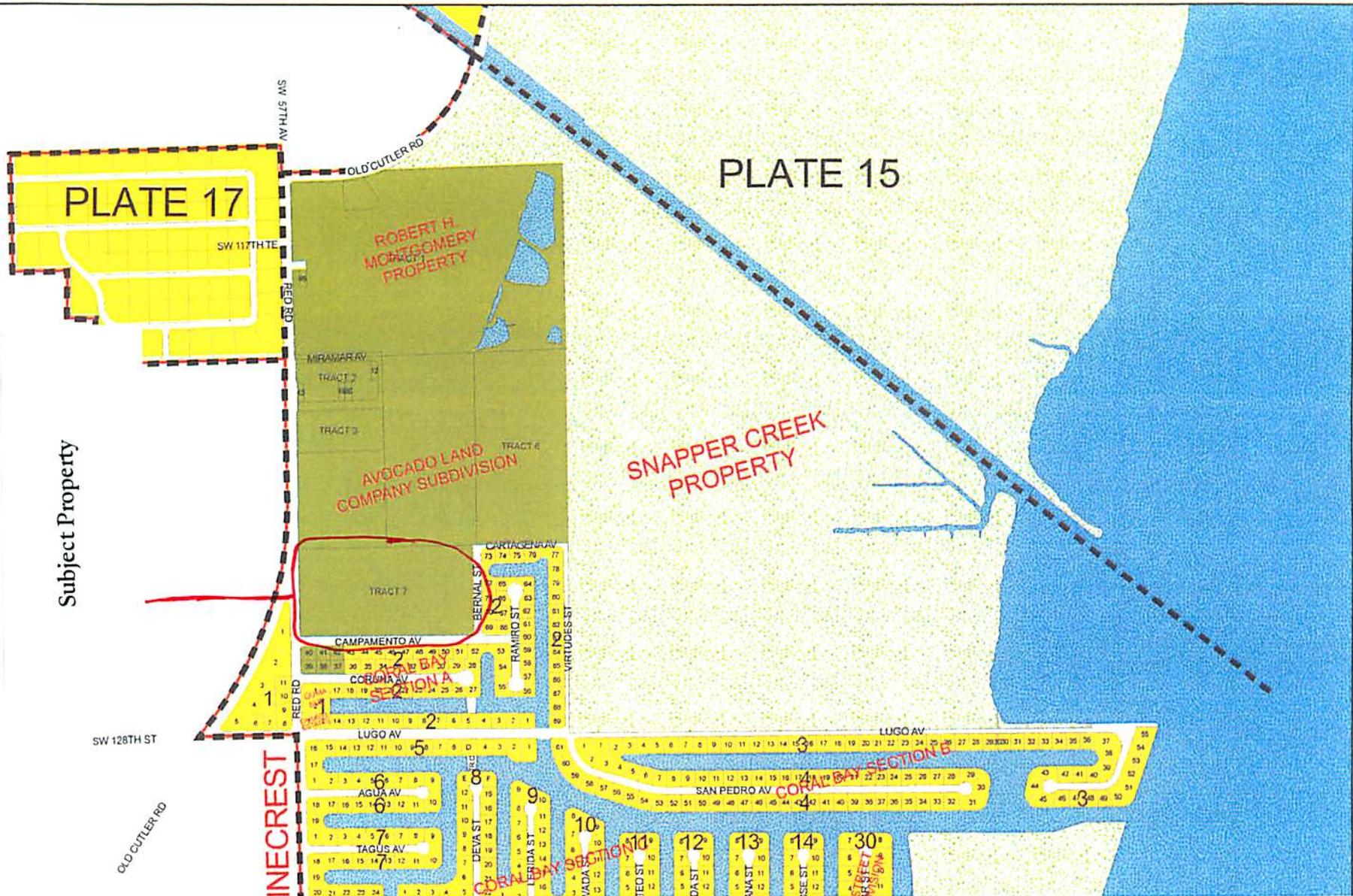
# Land Use Map

City of Coral Gables  
 Planning Department  
 January 2007

### Land Use Classifications

- |   |  |                         |
|---|--|-------------------------|
| Commercial Use                                  | Residential Use (Multi-Family)               | Industrial Use          |
| Low-Rise Intensity<br>(4 Stories; 3.0 F.A.R.)   | Duplex Density<br>(9 Units/Acre)             | University Use          |
| Mid-Rise Intensity<br>(6 Stories; 3.0 F.A.R.)   | Low Density<br>(4 Stories; 20 Units/Acre)    | Educational Use         |
| High-Rise Intensity<br>(13 Stories; 3.0 F.A.R.) | Medium Density<br>(6 Stories; 40 Units/Acre) | Hospital Use            |
| Parks and Recreational Use                      | High Density<br>(13 Stories; 60 Units/Acre)  | Religious/Institutional |
| Open Space                                      | Residential Use (Single-Family)              |                         |
| Conservation Areas                              | Low Density<br>(6 Units/Acre)                |                         |
| Public Buildings and Grounds                    | High Density<br>(9 Units/Acre)               |                         |





Subject Property

PLATE 17

PLATE 15

ROBERT H. MONTGOMERY PROPERTY

AVOCADO LAND COMPANY SUBDIVISION

SNAPPER CREEK PROPERTY

CORAL BAY SECTION A

CORAL BAY SECTION B

CORAL BAY SECTION C



**Zoning Districts**

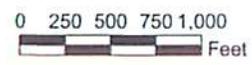
- Single-Family Residential District (SFR)
- Multi-Family 1 Duplex District (MF1)
- Multi-Family 2 District (MF2)
- Multi-Family Special Area District (MFSA)
- Special Use District (S)
- Commercial District (C)
- Commercial Limited District (CL)
- Industrial District (I)
- Preservation District (P)
- University of Miami Campus Area Development (UMCAD)

# Zoning Map

City of Coral Gables

Planning Department

January 2007



## 7. Aerial Photos



Gulliver Academy property looking eastward. Old Cutler Road/Red Road are at the bottom of the photograph. To the left, north side, of this photo are mangroves and undeveloped woods. The property is bordered on the east and south by residences.



Looking southward. Athletic fields comprise about one half of the property.

## 8. Site Plans



GILL-MCGRAW ARCHITECTS, L.T.P.

11.15.2010



UPDATED TABLE OF CALCULATIONS

TABLE OF CALCULATIONS

1. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

2. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

3. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

4. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

5. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

6. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

7. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

8. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

9. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

10. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE

REQUIREMENTS OF THE BUILDING ACT

REQUIREMENTS OF THE BUILDING ACT

1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

2. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

3. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

4. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

5. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

6. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

7. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

8. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

9. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

10. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT

PROPOSED PHASING - ALL PHASES

PROPOSED PHASING - ALL PHASES

1. PHASE 1: CONSTRUCTION OF PHASE 1

2. PHASE 2: CONSTRUCTION OF PHASE 2

3. PHASE 3: CONSTRUCTION OF PHASE 3

4. PHASE 4: CONSTRUCTION OF PHASE 4

5. PHASE 5: CONSTRUCTION OF PHASE 5

6. PHASE 6: CONSTRUCTION OF PHASE 6

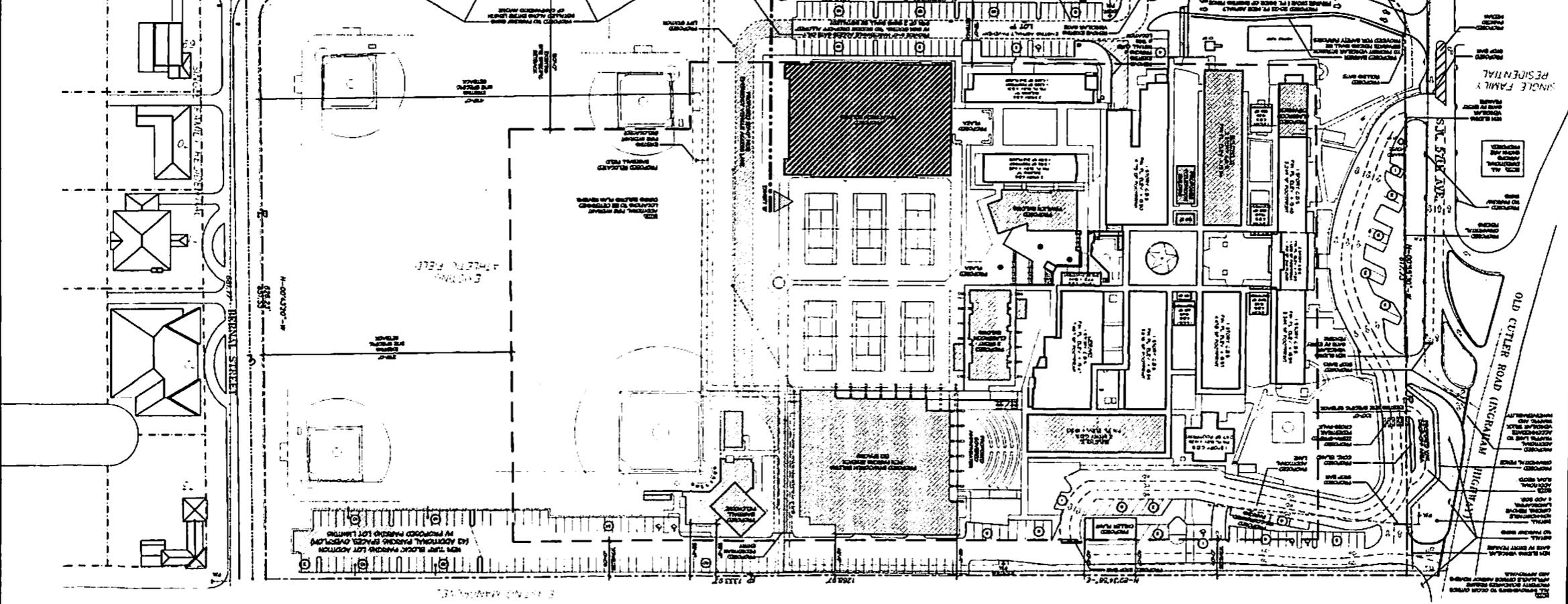
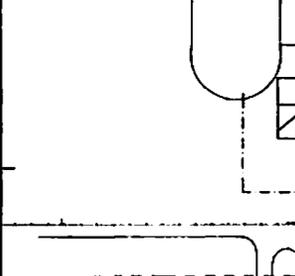
7. PHASE 7: CONSTRUCTION OF PHASE 7

8. PHASE 8: CONSTRUCTION OF PHASE 8

9. PHASE 9: CONSTRUCTION OF PHASE 9

10. PHASE 10: CONSTRUCTION OF PHASE 10

LOCATION MAP



SINGLE FAMILY RESIDENTIAL

ST. 5100 AND 5110

OLD CUTLER ROAD (NORWICH)

Highway

ST. 5100 AND 5110

APPLICABLE OUTSIDE AGENCY REVIEWS AND APPROVALS.

NEW SLIDING VEHICULAR GATE W/ ENTRY FEATURE

INSTALL NO PARKING SIGNS

INSTALL NON-MOUNTABLE CURBING, REMOVE LANDSCAPING, & ADD SOD.

NOTE: ADDITIONAL R.O.M. REQ'D.

PROPOSED ORNAMENTAL FENCE

PROPOSED ADDITIONAL TRAFFIC LANE TO ACCOMMODATE VEHICULAR TRUCK TRAFFIC AND MANEUVERABILITY

OLD CUTLER ROAD (INGRAHAM HIGHWAY)

PROPOSED VAN DROP-OFF AREA

EXISTING SITE SPECIFIC SETBACK 100'-0"

PROPOSED ZEBRA-STRIPED FEDESIAN CROSS-WALK

PROPOSED STOP BAR

PROPOSED CONC. ISLAND

PROPOSED STOP BARS

NEW SLIDING VEHICULAR GATE W/ ENTRY FEATURE

PROPOSED SECURED PARKING

0°55'30"-W  
177.75'

1 STORY CBS  
FIN. FL. ELEV. = 1554  
3,249 SF FOOTPRINT

STORY CBS  
1550  
500 SF  
COVER N

1 STORY CBS.  
FIN. FL. ELEV. = 1557  
4,478 SF FOOTPRINT

STORY CBS  
1550  
621 SF  
COVER N

1 STORY CBS  
FIN. FL. ELEV. = 1636  
217 SF FOOTPRINT

1 STORY CBS.  
FIN. FL. ELEV. = 1554  
5,676 SF FOOTPRINT

BUILDING  
2 STORY CBS  
FIN. FL. ELEV. = 1630

LIBRARY  
1 STORY CBS.  
FIN. FL. ELEV. = 1547  
7,467 SF FOOTPRINT

1 STORY CBS  
FIN. FL. ELEV. = 1544  
565 SF FOOTPRINT

PROPOSED CHILLER PLANT

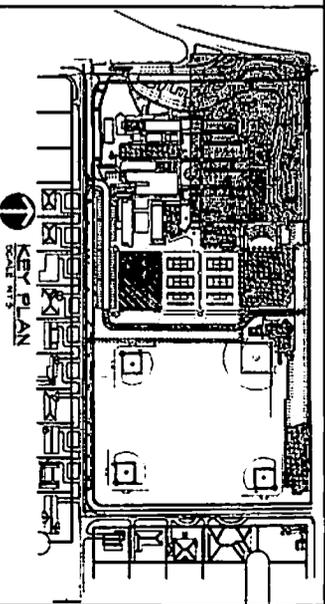


FINAL REVISED MASTER PLAN - AREA 1



GJM-McGRAY ARCHITECTS, L.P.

11.15.2010



KEY PLAN



GIL-MCGRAW  
ARCHITECTS, L.L.P.

11.5.2010

# SINGLE FAMILY RESIDENTIAL

NOTE: ALL  
DIRECTIONAL  
ARROWS  
SHOWN ARE  
PROPOSED.

PROPOSED  
NO PARKING  
SIGNS

PROPOSED  
ORNAMENTAL  
FENCING

NEW SLIDING  
VEHICULAR  
GATE W/ ENTRY  
FEATURE

PROPOSED  
STOP BAR

PROPOSED  
PAINTED  
MEDIAN

S.W. 57TH AVE.

PROPOSED BARRIER  
TO PROHIBIT VEHICULAR INTRUSION.  
SEPARATE FENCING SHALL BE  
PROVIDED FOR SAFETY PURPOSES

PROPOSED  
ROLLING GATE

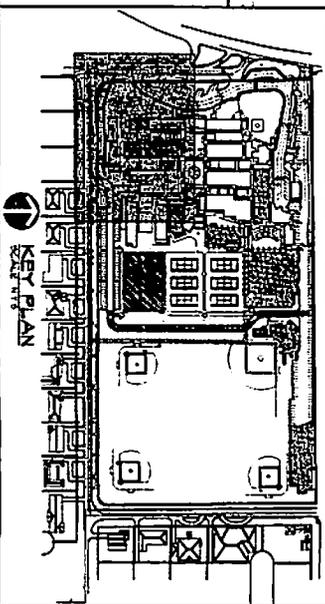
PROPOSED 20-22 FT. WIDE ASPHALT  
PRIVATE DRIVE 1 FT. INSIDE OF EXISTING FENCE

RELOCATE FENCE  
TO ACCOMMODATE NEW  
ROLLING GATE AND  
SERVICE DRIVE

EXISTING



FINAL REVISED MASTER PLAN - AREA 2



KEY PLAN

PROPOSED 20' ENERGY ACCESS/EV & CLEAR NO BUMPS, ETC. S

REMOVE PAVED ENTRY, RE-50D

REMOVE EXISTING ASPHALT PAVEM VEHICULAR GATE LOCATION

REMOVE EXISTING PARKING & INSTALL CURB @ THIS LOCATION

1 STORY C.B.S.  
FIN FL. ELEV. = 15.48  
3,149 SF FOOTPRINT

2 STORY C.B.S.  
FIN FL. ELEV. = 15.56  
1,556 SF FOOTPRINT

BUILDING 6  
2 STORY C.B.S.  
FIN FL. ELEV. = 15.54

PROPOSED TOILETROOM BUILDING

1 STORY C.B.S.  
FIN FL. ELEV. = 15.50  
9,173 SF FOOTPRINT

PROPOSED PAVILION BUILDING

2 STORY C.B.S.  
BUILDING 7  
FIN FL. ELEV. = 11.05  
3,196 SF FOOTPRINT  
3,196 SF 2ND FLOOR

2 STORY C.B.S.  
BUILDING 7  
FIN FL. ELEV. = 8.81  
4,126 SF FOOTPRINT  
2,208 SF 2ND FLOOR

LOT #1

ASTRO TURF

121 SF

39 SF

2.6  
FIN FL.  
18.21  
18.2

2 STORY C.B.S.  
FIN FL. ELEV. = 15.56  
1,556 SF FOOTPRINT

2 STORY C.B.S.  
FIN FL. ELEV. = 15.56  
1,556 SF FOOTPRINT

1

2

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PROPOSED PAVILION BUILDING

2 STORY C.B.S. BUILDING "A"  
FIN FL. ELEV. + 11.05  
• 3,156 SF FOOTPRINT  
• 3,156 SF 2ND FLOOR

PROPOSED PLAZA

2 STORY C.B.S. BUILDING "B"  
FIN FL. ELEV. + 8.31  
• 4,206 SF FOOTPRINT  
• 4,206 SF 2ND FLOOR

PROPOSED NATATORIUM BUILDING

EXHIBIT 'B'

PROPOSED 20'-0" WIDE EMERGENCY VEHICLE ACCESS LANE

PROPOSED RELOCATED BASEBALL FIELD

EXISTING FIRE HYDRANT (RELOCATED)

NOTE:  
ADDITIONAL FIRE HYDRANT LOCATIONS TO BE DETERMINED DURING BUILDING PLAN REVIEWS.

150'-0" EXISTING SITE SPECIFIC SETBACK

PROPOSED NO PARKING SIGNS INSTALLED ALONG ENTIRE LENGTH OF CAMPAMENTO AVENUE

PROPOSED LIFT STATION

PROVIDE 6'-0" MAINTENANCE ACCESS GATE ONLY W/ SIGN STATING: "NO STUDENT DROP-OFF ALLOWED" (MIN. OF 2 SIGNS SHALL BE INSTALLED)

REMOVE EXISTING ASPHALT PAVEMENT VEHICULAR GATE

REMOVE PAVED ENTRY, RE-SOD

PROPOSED 20'-0" WIDE EMERGENCY VEHICLE ACCESS LANE. VEHICLE LANE SHALL REMAIN FREE & CLEAR. NO OBSTRUCTIONS, SPEED BUMPS, ETC. SHALL BE PERMITTED.

CAMPAMENTO AVENUE 1331.68

N-90°00'00"-E

1216.86'

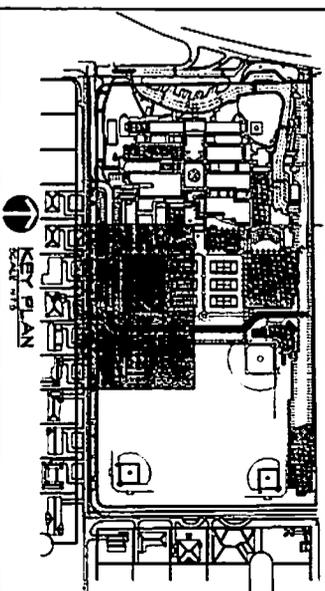


GILL-MCGRATH ARCHITECTS, L.L.P.

11.15.2010



FINAL REVISED MASTER PLAN - AREA 9



KEY PLAN

EXISTING  
P.M.

1268.97'

P 1333.97'

58'-11"

40'-0"

NEW TURF BLOCK  
(42 ADDITIONAL PAV  
W/ PROPOSED

45'-4"

46'-4"

PROPOSED  
PEDESTRIAN  
ENTRY

80

SETBACK

24

10

PROPOSED  
COVERED  
AMPHITHEATER

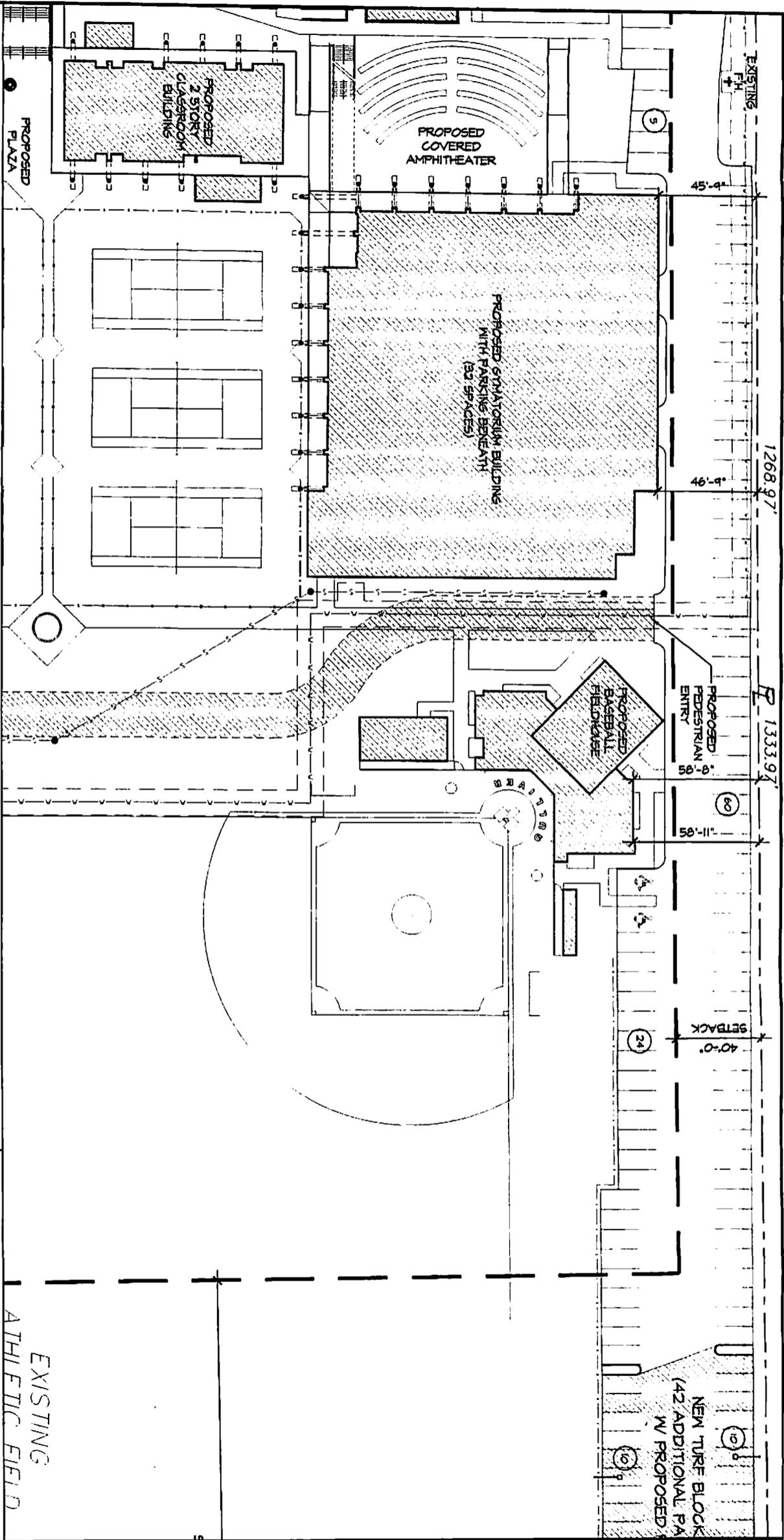
PROPOSED GYMNASIUM BUILDING  
WITH PARKING BENEATH  
(30 SPACES)

PROPOSED  
BASEBALL  
FIELDHOUSE

PROPOSED  
2 STORY  
CLASSROOM  
BUILDING

PROPOSED  
PLAZA

EXISTING  
ATHLETIC FIELD



FINAL REVISED MASTER PLAN - AREA 4

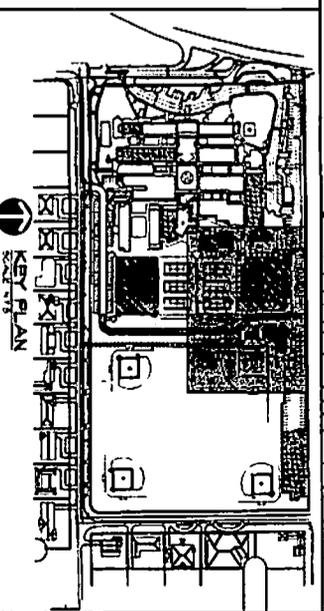


0' 30" 60' 90' 120'

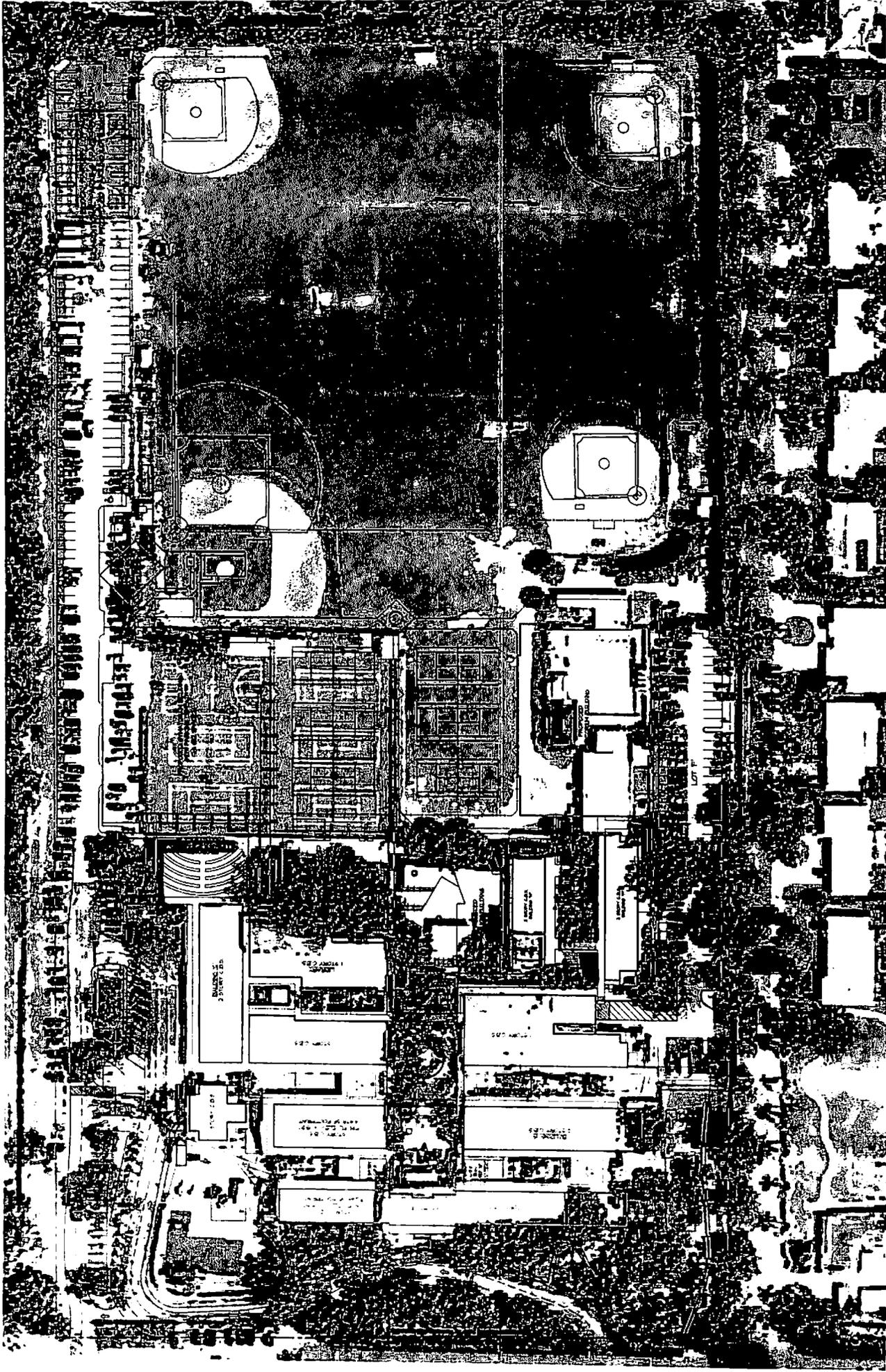


GILL-McGRAV  
ARCHITECTS, L.P.

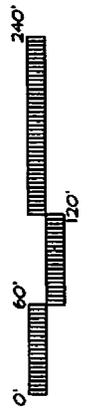
11.15.2010



KEY PLAN



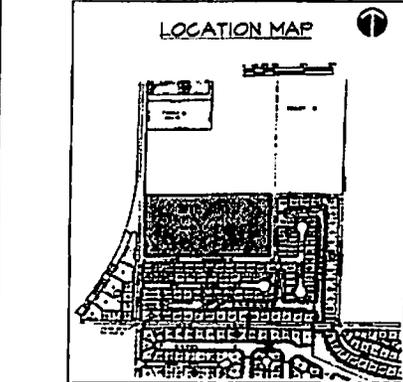
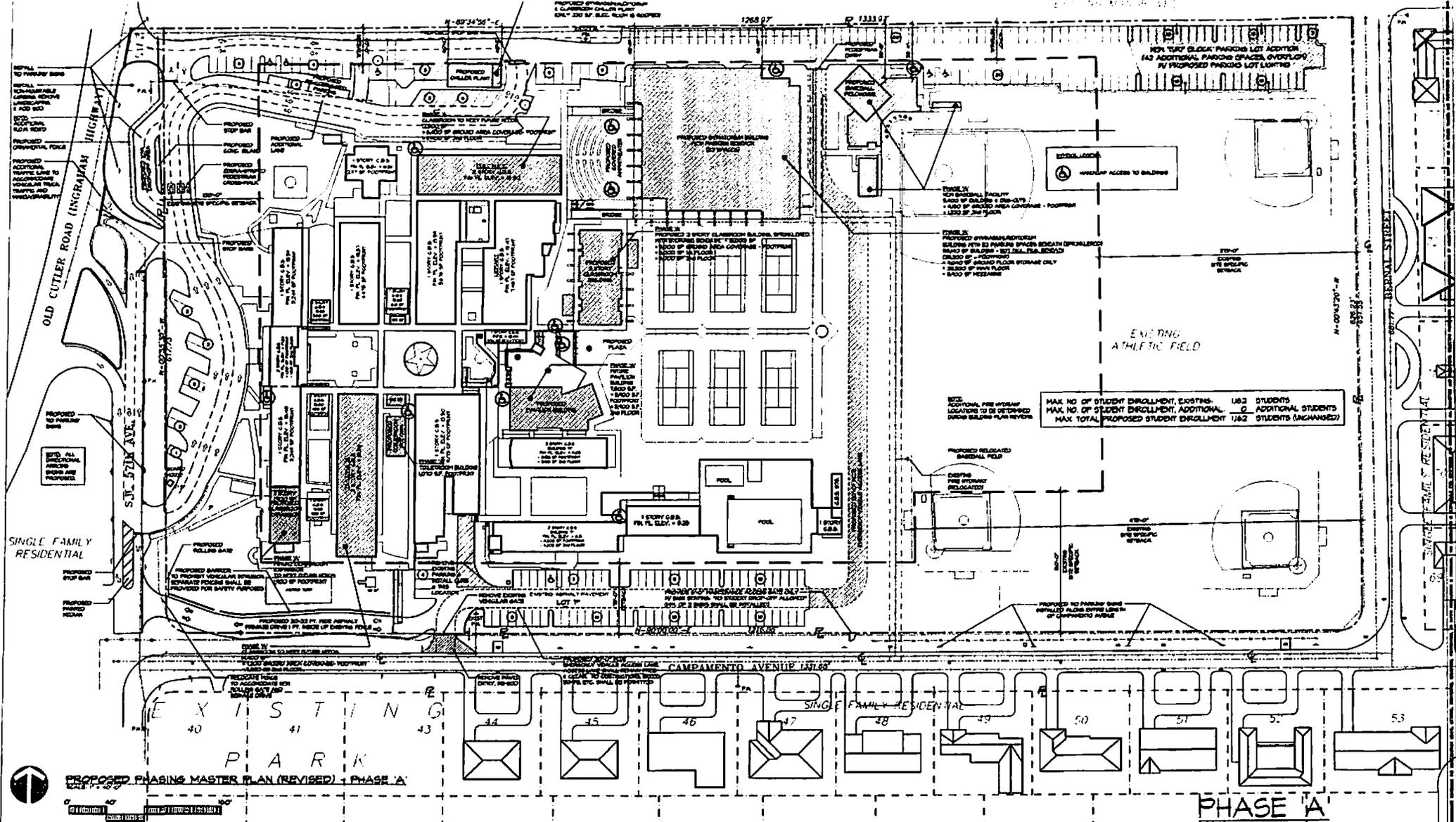
GULLIVER MASTERPLAN OVERLAY











**TABLE OF CALCULATIONS - PHASE 'A'**

ZONE USE: "C" - RESIDENTIAL, SPECIAL USE EDUCATIONAL FACILITY  
 BLOOD HAZARD ZONE: "X"  
 BASE FLOOR ELEVATION: 11.00 FT M.S.V.D.

LAND AREA  
 TOTAL LAND AREA: 21,414 S.F. (0.4922 ACRES)  
 EXISTING BLDGS. G.S.P.: 22,200 GROSS SQ. FT.  
 BLDGS. G.S.P. TO BE REMOVED PHASE 'A': 2,500 GROSS SQ. FT.  
 PROPOSED NEW BLDGS. G.S.P. PHASE 'A': 40,540 GROSS SQ. FT.

BUILDING LOT COVERAGE (BLDG. FOOTPRINT ONLY)  
 TOTAL LOT COVERAGE ALLOWED: 55% 206,470 S.F.  
 TOTAL LOT COVERAGE EXISTING: 0.6% 10,830 S.F.  
 LOT COVERAGE TO BE REMOVED PHASE 'A': -2.3% (1,125 S.F.)  
 LOT COVERAGE PROPOSED PHASE 'A': 8.7% 54,890 S.F.  
 TOTAL U.L.T. LOT COVERAGE PHASE 'A': 13.0% 105,535 S.F.

TOTAL BLDG. FLOOR AREA  
 EXISTING BLDGS. G.S.P.: 22,200 G.S.P.  
 BLDGS. G.S.P. TO BE REMOVED PHASE 'A': (2,500 G.S.P.)  
 PROPOSED NEW BLDGS. G.S.P. PHASE 'A': 40,540 G.S.P.  
 TOTAL ULTIMATE FL. AREA PHASE 'A': 59,240 S.F.

F.A.R. PHASE 'A' = MAX. 55% TOTAL FLOOR AREA OF BUILDINGS / AREA OF SITE  
 = 1168 ÷ 21220 G.S.P. / 0.4914 AC.

LANDSCAPE OPEN SPACE: 20% REQUIRED 41,890 S.F.  
 BUILDING LOT COVERAGE: 106,220 S.F.  
 PARKING & PARKED AREA: 40,220 S.F.  
 ATHLETIC COURTS: 2,000 S.F.  
 TOTAL S PROVIDED AFTER PHASE 'A': 149,240 S.F.  
 = 56% 21,414 S.F.

**MAXIMUM HEIGHT OF THE BUILDING ALLOWED:** 45 FT ABOVE CROWN OF RED ROAD ESTABLISHED GRADE / PER SECTION 5-1 (4)

**MAXIMUM PROPOSED BUILDING HEIGHT:** 42 FT ABOVE CROWN OF RED ROAD ESTABLISHED GRADE / PER SECTION 5-1 (4)

**NUMBER OF STORIES:** EXISTING: 1 AND 2-STORY / PROPOSED: 2-STORY AND 2-STORY IN PARKING OR STORAGE DECK

**PARKING:** EXISTING NUMBER OF REGULAR PARKING SPACES: 20 SPACES  
 EXISTING NUMBER OF NG. PARKING SPACES: 4 SPACES

**NUMBER OF REGULAR SPACES TO BE REMOVED:** 05 SPACES  
 NUMBER OF NG. SPACES TO BE REMOVED: 0 SPACES

**NEW REGULAR SPACES TO BE ADDED:** 20 SPACES  
 NEW NG. SPACES TO BE ADDED: 4 SPACES

**2. LOT PARKING SPACES REQUIRED:** CORAL GABLES ZONING CODE - SECTION 5-3(1)(J)  
 (1 parking space for each FTE, plus 1 parking space per 4 students aged 18 yrs or older based on max. capacity)  
 FULL-TIME EMPLOYEES (FTE EXISTING) = 42: 42 SPACES  
 ADDITIONAL FULL-TIME EMPLOYEES ANTICIPATED = 10: 10 SPACES  
 STUDENTS AGED 18 YEARS & OLDER = 0 STUDENTS = 0 SPACES  
 HANDICAP SPACES (SEE TABLE 205.2.2.004 A.2.A.) 1 SPACES  
 TOTAL PARKING SPACES REQUIRED: 52 SPACES

**2. LOT PARKING SPACES PROVIDED:** REGULAR ON GRADE: 240 SPACES  
 REGULAR BELOW GRADE: 30 SPACES  
 HANDICAP ON GRADE: 6 SPACES  
 HANDICAP BELOW GRADE: 0 SPACES  
 TOTAL PARKING PROVIDED: 276 SPACES

**TOTAL AREA OF PARKING & DRIVES:** 8 HANDICAP LOT COVERAGE: 13,566 OF 13,620

**PROPOSED PHASING - ALL PHASES**

**EXISTING PROPERTY IMPROVEMENTS:**

- PHASE 'A' (SHEET 2-0A) - ANTICIPATED CONSTRUCTION - 2000-2010 24,540 G.S.P.
- GYMNASIUM/AUDITORIUM (FULLY OPEN/LOCKED): 30,000 S.F.
- CLASSROOM BLDG. (FULLY OPEN/LOCKED): 20,000 S.F.
- RELOCATE EXISTING BASEBALL, TENNIS AND REBUILD EXISTING STORAGE DECKS, ADD MORE BLEACHERS AND PRESSBOX: 34,000 S.F.
- TOILETROOM BUILDING: 1,000 S.F.
- PAVILION BUILDING (FULLY OPEN/LOCKED): 1,000 S.F.
- NEW 40-CAR PARKING LOT ADDITION: 1,000 S.F.
- ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS: 1,000 S.F.
- 2-STORY CLASSROOM BUILDING 'C': 12,000 S.F.
- NEW ASPHALT TENNIS COURTS: 14,000 S.F.
- 20' WIDE EMERGENCY VEHICLE ACCESS

**PHASE 'B' (SHEET 2-0B) - ANTICIPATED CONSTRUCTION:** 20,000 G.S.P.

- NATATORIUM BUILDING: 20,000 S.F.

**TOTAL ADDITIONAL PROPOSED CONSTRUCTION 28 FTB THIS MASTER PLAN:** 24,170 S.F.  
 PREVIOUSLY APPROVED MASTER PLAN BUT NOT BUILT: 2,000 S.F.  
 LESS BUILDINGS TO BE REMOVED: (1,125 S.F.)  
 ADDL. CONSTRUCTION BEYOND PREVIOUSLY APPROVED MASTER PLAN: 25,045 S.F.

**GIL**

L.L.P.

4800 SOUTHVIEW ROAD AVENUE, SUITE 400, MIAMI, FLORIDA 33100  
 TEL: 305.663.1241 FAX: 305.663.1244  
 LICENSE NUMBER: AP000402

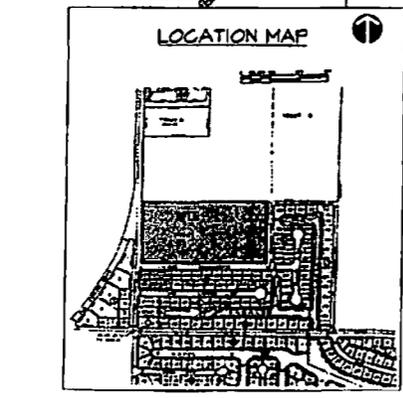
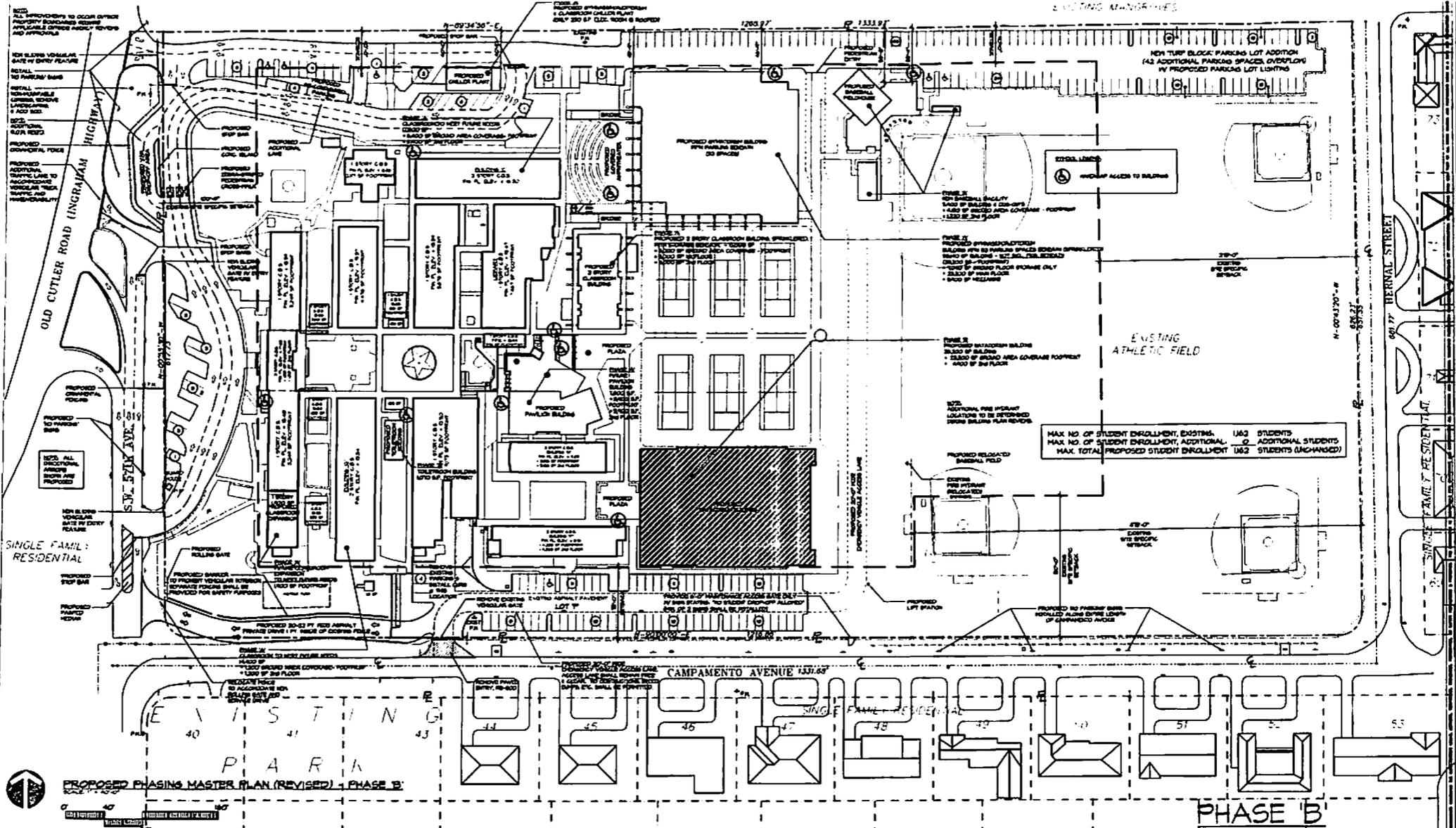
MASTER PLAN REVISION FOR  
**GULLIVER ACADEMY**  
 DRG SUBMITTAL  
 18255 RED ROAD  
 CORAL GABLES, FLORIDA 33116

DATE: 11.15.2010

REVISIONS

DWG. NO.

**Z-3A**  
 (PAGE 7)



**TABLE OF CALCULATIONS - PHASE B'**

ZONE USE: **TR - RESIDENTIAL, SPECIAL USE (EDUCATIONAL FACILITY)**  
 BLOOD MAZED ZONE: **TR** BASE ELEVATION: **120.00 FT. NAVD**

<b>LAND AREA</b>	
TOTAL LAND AREA	0.0104 SQ. 03,022.29 ACRES
EXISTING BUILDING G.S.P.	02,205 04,020 SQ. FT.
BUILD. G.S.P. TO BE REMOVED PHASE B'	3,000 04,000 SQ. FT.
PROPOSED NEW BLDG. G.S.P. PHASE B'	23,200 04,255 SQ. FT.
<b>BUILDING LOT COVERAGE, BLDG. FOOTPRINT ONLY</b>	
TOTAL LOT COVERAGE ALLOWED	328 236,430 S.F.
TOTAL LOT COVERAGE AFTER PHASE A'	15 1,540 0.5 S.F.
LOT COVERAGE TO BE REMOVED PHASE B'	0 48 (1,000 S.F.)
LOT COVERAGE PROPOSED PHASE B'	1 78 23,200 S.F.
TOTAL U.T. LOT COVERAGE PHASE B'	25 25 09,25 S.F.
<b>TOTAL BUILDING FLOOR AREA</b>	
BUILDING G.S.P. AFTER PHASE A'	17,200 G.S.P.
BLDG. G.S.P. TO BE REMOVED PHASE B'	1,000 G.S.P.
PROPOSED NEW BLDG. G.S.P. PHASE B'	23,200 G.S.P.
TOTAL U.T. FLOOR AREA PHASE B'	39,400 G.S.P.
<b>F.A.S. = MAX. DEN. TOTAL FLOOR AREA OF BUILDING / AREA OF SITE</b>	
	22.06 = 15,875 G.S.P. / 714,644 S.F.
<b>LANDSCAPE GREEN SPACE, MIN. REQUIREMENT</b>	328 236,430 S.F.
BUILDING LOT COVERAGE	15 1,540 S.F.
PARKING & PAVED AREAS	128,200 S.F.
AT-RISK COURTS	23,200 S.F.
<b>TOTAL PROVIDED AFTER ALL PHASES</b>	164,428 S.F. = 292,055 S.F.
	= 94.25% 37,127 S.F.

<b>MAXIMUM HEIGHT OF THE BUILDING ALLOWED</b>	40 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)
<b>MAXIMUM PROPOSED BUILDING HEIGHT</b>	33 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE)
<b>NUMBER OF STORIES</b>	EXISTING: 1 AND 2-STORY PROPOSED: 3-STORY AND 2-STORY IN PARKING OR STORAGE BLDG/TN
<b>PARKING</b>	EXISTING NUMBER OF REGULAR PARKING SPACES: 20 SPACES EXISTING NUMBER OF H.C. PARKING SPACES: 4 SPACES NUMBER OF REGULAR SPACES TO BE REMOVED: 25 SPACES NUMBER OF H.C. SPACES TO BE REMOVED: 0 SPACES NEW REGULAR SPACES TO BE ADDED: 20 SPACES NEW H.C. SPACES TO BE ADDED: 4 SPACES
<b>SPACES REQUIRED</b>	REGULAR ON GRADE: 340 SPACES REGULAR BELOW GRADE: 320 SPACES HANDICAP ON GRADE: 8 SPACES HANDICAP BELOW GRADE: 8 SPACES TOTAL PARKING PROVIDED: 376 SPACES
<b>TOTAL AREA OF PARKING &amp; DRIVEWAYS</b>	10,306 SF (10.0M)

**PROPOSED PHASING - ALL PHASES**

**PROPOSED PROPERTY IMPROVEMENTS:**

PHASE A' (SHEET 2-0A) - ANTICIPATED CONSTRUCTION - 2000-2004	1,000 G.S.P.
1. STAFF/STUDENT CENTER (FULLY SPANNED)	50,000 S.F.
2. CLASSROOM BLDG. (FULLY SPANNED)	10,000 S.F.
3. RELOCATE EXISTING BASEBALL DEMO AND REBUILD EXISTING STORAGE DECKS, ADD MORE BLEACHERS AND PRESSBOX	3,400 S.F.
4. TOILETROOM BUILDING	1,000 S.F.
5. PAVILLION BUILDING (FULLY SPANNED)	1,000 S.F.
6. NEW 42-CAR PARKING LOT ADDITION	1,400 S.F.
7. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS	1,000 S.F.
8. 2-STORY CLASSROOM BUILDING 'C'	12,800 S.F.
9. 2-STORY CLASSROOM BUILDING 'D'	14,000 S.F.
10. NEW ASPHALT TENNIS COURTS	2,000 S.F.
11. 20' WIDE EMERGENCY VEHICLE ACCESS	20,000 S.F.
PHASE B' (SHEET 2-0B) - ANTICIPATED CONSTRUCTION - 2005-2009	23,200 S.F.
12. NATATORIUM BUILDING	23,200 S.F.

**REVISIONS:**

DATE: 11.15.2010

DWG. No. **Z-38** (PAGE 10)

**GULLIVER**

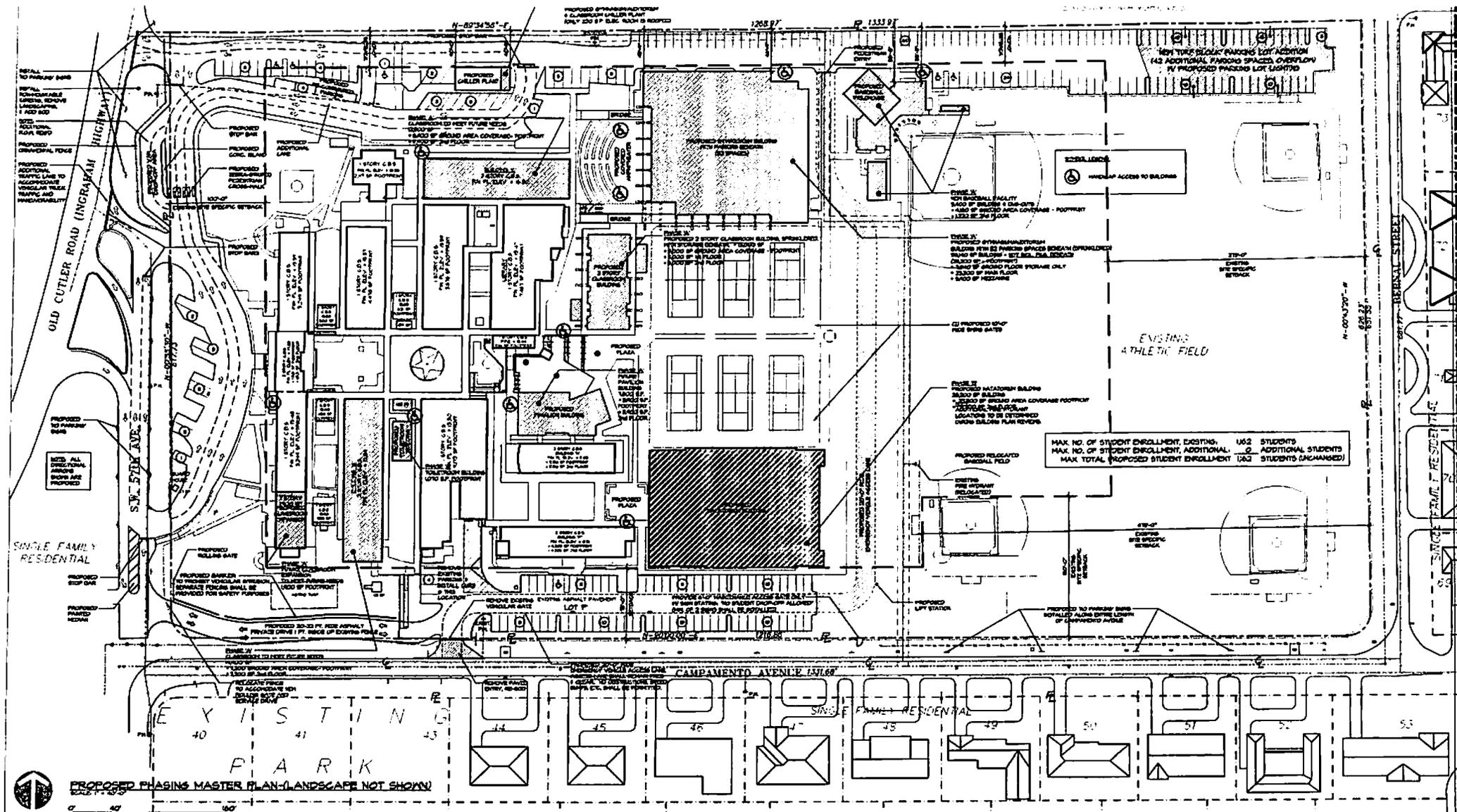
**CONSULTANT**

**GILL-MCGRAW ARCHITECTS, L.L.P.**

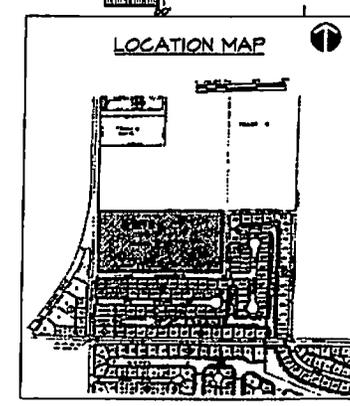
4860 SOUTHWEST 70TH AVENUE, SUITE 400, MIAMI, FLORIDA 33166  
 4060 SOUTHWEST 70TH AVENUE, SUITE 400, MIAMI, FLORIDA 33166  
 TEL. 305.553.1203 FAX 305.553.1584  
 LICENSE NUMBER: AP0004082

**MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL**

16645 80th ROAD MIAMI, FLORIDA 33166  
 CORAL GABLES, FLORIDA 33166



PROPOSED PHASING MASTER PLAN - LANDSCAPE NOT SHOWN



**UPDATED TABLE OF CALCULATIONS**

LAND USE	SF - RESIDENTIAL, SPECIAL USE EDUCATIONAL FACILITY
FLOOR HAZARD ZONE	BASE FLOOR ELEVATION: 1100 FT N.A.S.D.
LAND AREA	
TOTAL LAND AREA	58,414 S.F. (0.0026 ACRES)
EXISTING BUILDING G.S.P.	22,203 GROSS SQ. FT.
BUILDING G.S.P. TO BE REMOVED	23,020 GROSS SQ. FT.
PROPOSED NEW BUILDING G.S.P.	124,710 GROSS SQ. FT.
BUILDING LOT COVERAGE (BLDG. FOOTPRINT ONLY)	
TOTAL LOT COVERAGE ALLOWED	30% 204,810 S.F.
TOTAL LOT COVERAGE EXISTING	0.8% 20,820 S.F.
TOTAL LOT COVERAGE TO BE REMOVED	-3.2% (22,800 S.F.)
TOTAL ADD'L. LOT COVERAGE PROPOSED	6.7% 17,920 S.F.
TOTAL ULTIMATE LOT COVERAGE	0.5% 12,890 S.F.
TOTAL BUILDING FLOOR AREA	
EXISTING BUILDING G.S.P.	22,203 G.S.P.
EXISTING BLDG. G.S.P. TO BE REMOVED	(23,020 G.S.P.)
PROPOSED NEW BLDG. G.S.P.	124,710 G.S.P.
TOTAL ULTIMATE FLOOR AREA	124,710 G.S.P.
C.A.R. (MAX. DEN) TOTAL FLOOR AREA OF BUILDINGS / AREA OF SITE	23.0% = 124,710 G.S.P. / 541,414 S.F.
LANDSCAPE OPEN SPACE, DEN & REGULATED	20% 204,810 S.F.
BUILDING LOT COVERAGE	124,710 S.F.
PARKING & PARKED AREAS	124,710 S.F.
ATHLETIC COURTS	40,220 S.F.
TOTAL IS PROVIDED AFTER ALL PHASES	269,740 S.F. - 242,850 S.F.
	= 26,890 S.F.

MAXIMUM HEIGHT OF THE BUILDING ALLOWED	45 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE) PER SECTION 5-1 (N)
MAXIMUM PROPOSED BUILDING HEIGHT	32 FT ABOVE CROWN OF RED ROAD (ESTABLISHED GRADE) PER SECTION 5-1 (N)
NUMBER OF STOREYS	EXISTING: 1 AND 2-STORY PROPOSED: 2-STORY AND 2-STORY W/ PARKING OR STORAGE BENEATH
PARKING	EXISTING NUMBER OF REGULAR PARKING SPACES: 201 SPACES EXISTING NUMBER OF HC PARKING SPACES: 4 SPACES NUMBER OF REGULAR SPACES TO BE REMOVED: 20 SPACES NUMBER OF HC SPACES TO BE REMOVED: 0 SPACES NEW REGULAR SPACES TO BE ADDED: 30 SPACES NEW HC SPACES TO BE ADDED: 4 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 & LANDSCAPE	13,366 SF OF (75.0%)

**PROPOSED PHASING - ALL PHASES**

PROPOSED PHASE I (SHEET 2-5A) - ANTICIPATED CONSTRUCTION 2000-2010	28,200 G.S.P.
a. GYMNASIUM/AUDITORIUM (FULLY SPRINKLERED)	20,740 S.F.
b. CLASSROOM BLDG. (FULLY SPRINKLERED)	8,000 S.F.
c. RELOCATE EXISTING BACKSALL, DENS AND REBUILD EXISTING STORAGE, DUGHTS, ADD MORE BLEACHERS AND PRECINCT	3,400 S.F.
d. TOILETROOM BUILDING	1,070 S.F.
e. PAVILLION BUILDING (FULLY SPRINKLERED)	1,000 S.F.
f. NEW 40-CAR PARKING LOT ADDITION	1,000 S.F.
g. ADDITIONAL CLASSROOMS TO MEET ACADEMIC NEEDS	1,800 S.F.
h. 3-STORY CLASSROOM BUILDING "C"	13,000 S.F.
i. NEW ASPHALT TENNIS COURTS	14,400 S.F.
j. 20' WIDE EMERGENCY VEHICLE ACCESS	
PROPOSED PHASE II (SHEET 2-5B)	20,200 G.S.P.
a. NATATORIAN BUILDING	20,200 S.F.

\* TOTAL ADDITIONAL PROPOSED CONSTRUCTION PD. THIS MASTER PLAN: 124,710 S.F.  
 \* INDIVIDUALLY APPROVED MASTER PLAN, BUT NOT S.U.T.: 21,600 S.F.  
 \* LESS BUILDINGS TO BE REMOVED: (23,020 S.F.)  
 \* ADD'L. CONSTRUCTION BEYOND PREVIOUSLY APPROVED MASTER PLAN: (17,930 S.F.)

**GILL-MCGRAW ARCHITECTS, L.L.P.**

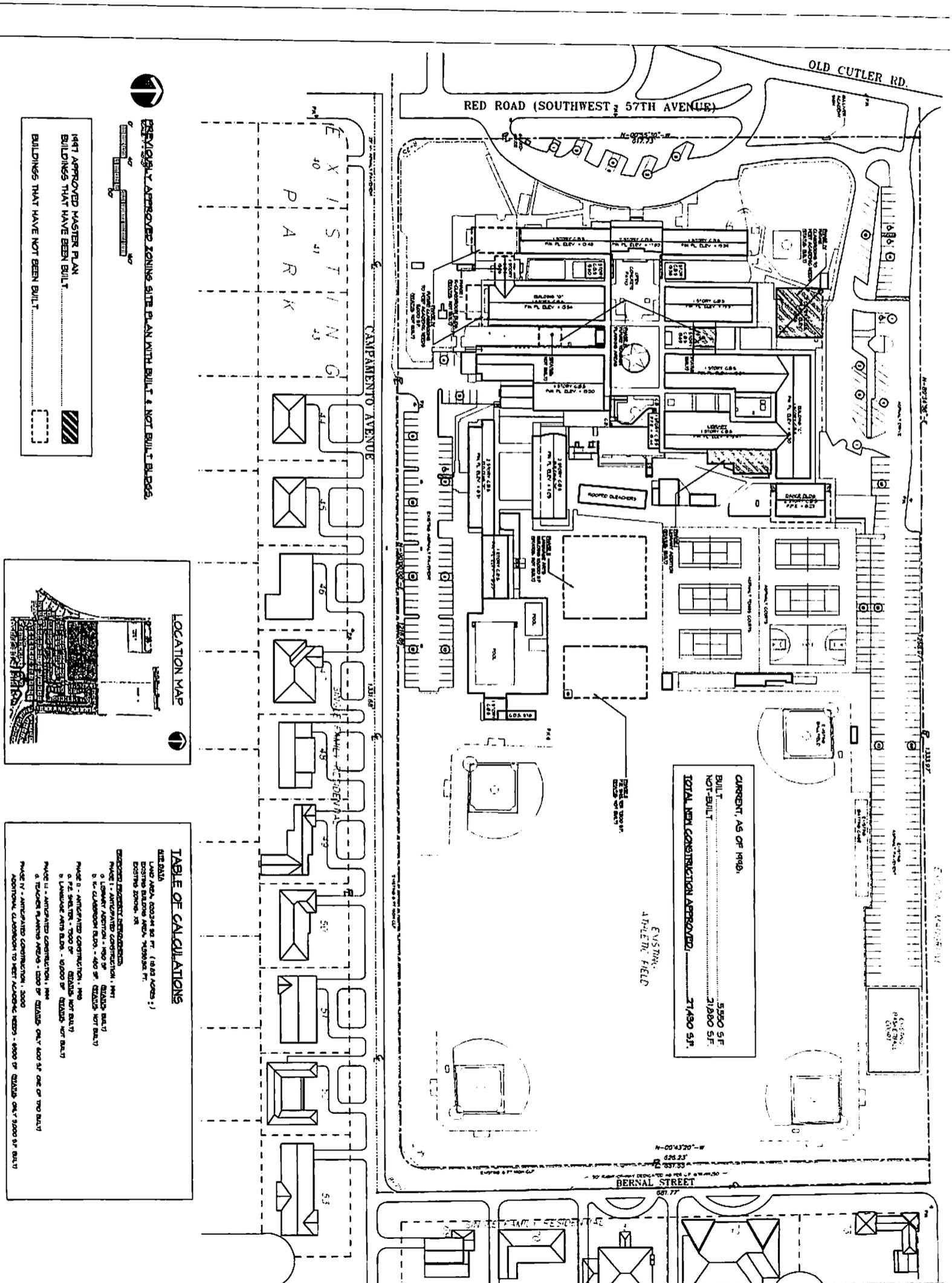
4880 SOUTHWEST 75TH AVENUE, SUITE 405, MIAMI, FLORIDA 33156  
TEL. 305.643.1253 FAX 305.631.1824  
LICENSURE NUMBER: AL000486

**MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL**

16865 MID ROAD  
CORAL GABLES, FLORIDA 33156

**LNS**  
(LANDSCAPE NOT SHOWN FOR CLARITY)

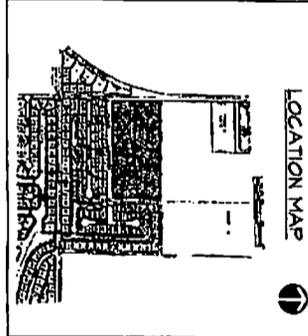
DATE: 11.15.2010  
REVISIONS:  
DWG. No. \_\_\_\_\_



REVISIONS APPROVED ZONING SITE PLAN WITH BUILT & NOT BUILT BLDGS.

1947 APPROVED MASTER PLAN  
BUILDINGS THAT HAVE BEEN BUILT

BUILDINGS THAT HAVE NOT BEEN BUILT



**TABLE OF CALCULATIONS**

**SITE DATA**

LAND AREA: 60,000 sq. ft. (1.38 ACRES ±)  
 DISTRICT: BLDG. AREA, 14,500 sq. ft.  
 DISTRICT ZONING: R-1

**EXISTING EXISTING IMPROVEMENTS**

PHASE I - ANTICIPATED CONSTRUCTION: 1,100 sq. ft. BLDG. 10  
 a. LUMBER PARTS BLDG. - 1,100 sq. ft. BLDG. 10  
 b. S.C. CLASROOM BLDG. - 400 sq. ft. BLDG. 10

PHASE II - ANTICIPATED CONSTRUCTION: 1,100 sq. ft. BLDG. 11  
 a. P.E. CENTER - 700 sq. ft. BLDG. 11  
 b. LUMBER PARTS BLDG. - 400 sq. ft. BLDG. 11

PHASE III - ANTICIPATED CONSTRUCTION: 1,100 sq. ft. BLDG. 12  
 a. TRACKS & PLAYERS AREAS - 1,000 sq. ft. BLDG. 12  
 b. TRACKS ONLY - 100 sq. ft. BLDG. 12

PHASE IV - ANTICIPATED CONSTRUCTION: 2,000 sq. ft. BLDG. 13  
 a. TRACKS & PLAYERS AREAS - 1,000 sq. ft. BLDG. 13  
 b. TRACKS ONLY - 1,000 sq. ft. BLDG. 13

CURRENT, AS OF 1948.

BUILT..... 5,500 SF

NOT-BUILT..... 21,800 SF

TOTAL NEW CONSTRUCTION APPROVED..... 27,300 SF.





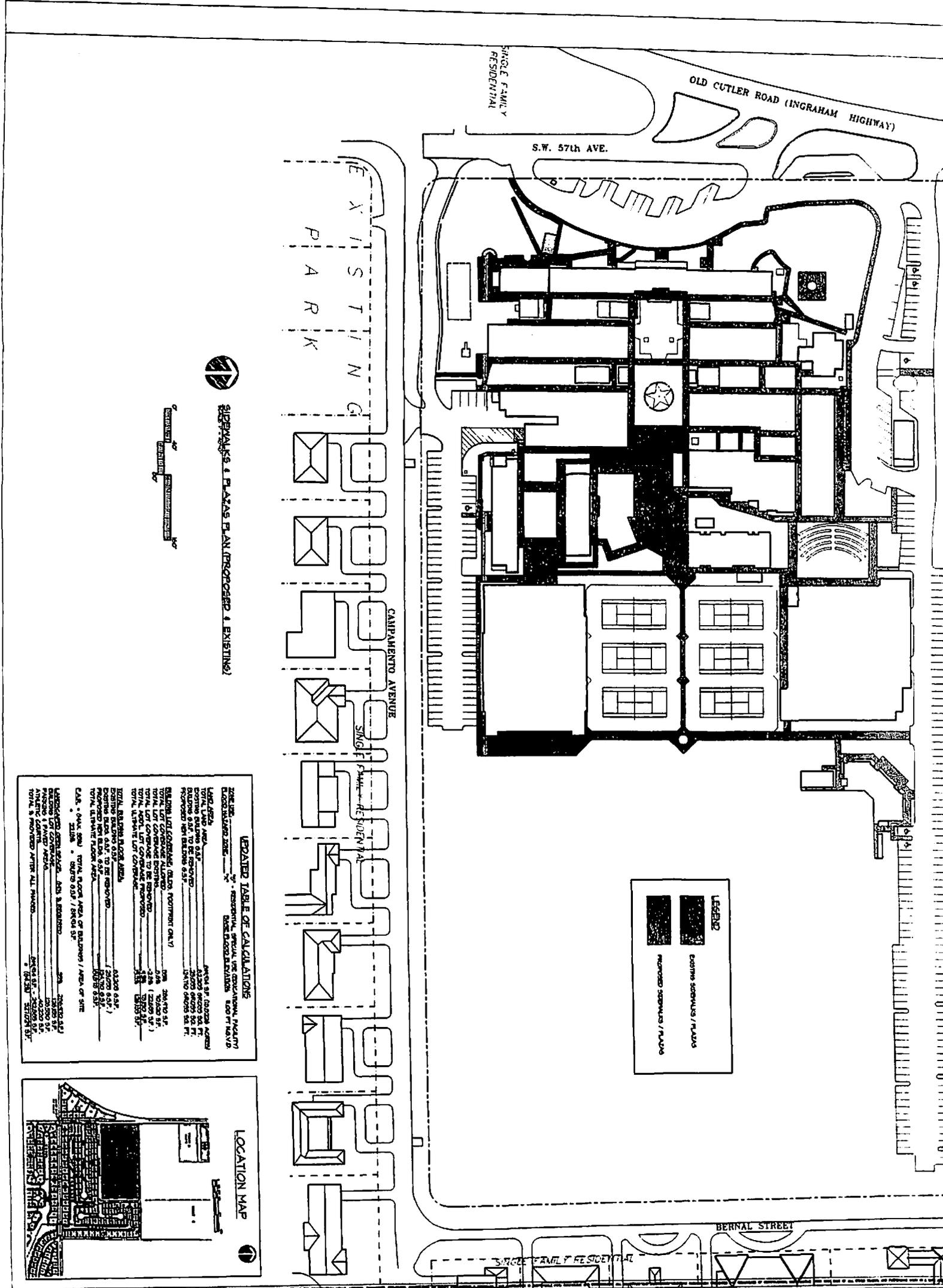




## **9. Landscape / Vegetation Plans**





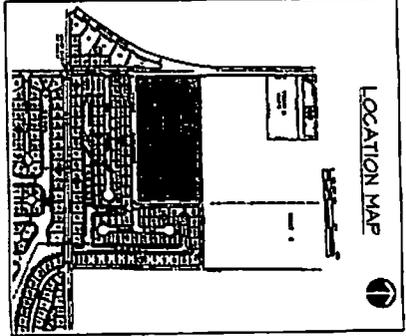


SIDEWALKS & PLAZAS PLAN (PROPOSED & EXISTING)



**UPDATED TABLE OF CALCULATIONS**

EXISTING TOTAL AREA	1,200,000 SQ. FT.	EXISTING TOTAL AREA	1,200,000 SQ. FT.
PROPOSED TOTAL AREA	1,200,000 SQ. FT.	PROPOSED TOTAL AREA	1,200,000 SQ. FT.
TOTAL AREA	2,400,000 SQ. FT.	TOTAL AREA	2,400,000 SQ. FT.
EXISTING PLAZAS	100,000 SQ. FT.	EXISTING PLAZAS	100,000 SQ. FT.
PROPOSED PLAZAS	100,000 SQ. FT.	PROPOSED PLAZAS	100,000 SQ. FT.
TOTAL PLAZAS	200,000 SQ. FT.	TOTAL PLAZAS	200,000 SQ. FT.
EXISTING SIDEWALKS	100,000 SQ. FT.	EXISTING SIDEWALKS	100,000 SQ. FT.
PROPOSED SIDEWALKS	100,000 SQ. FT.	PROPOSED SIDEWALKS	100,000 SQ. FT.
TOTAL SIDEWALKS	200,000 SQ. FT.	TOTAL SIDEWALKS	200,000 SQ. FT.



**LOCATION MAP**

MASTERPLAN REVISION FOR  
GULLIVER ACADEMY  
DRC SUBMITTAL  
18995 RED ROAD  
CORAL GABLES, FLORIDA 33104

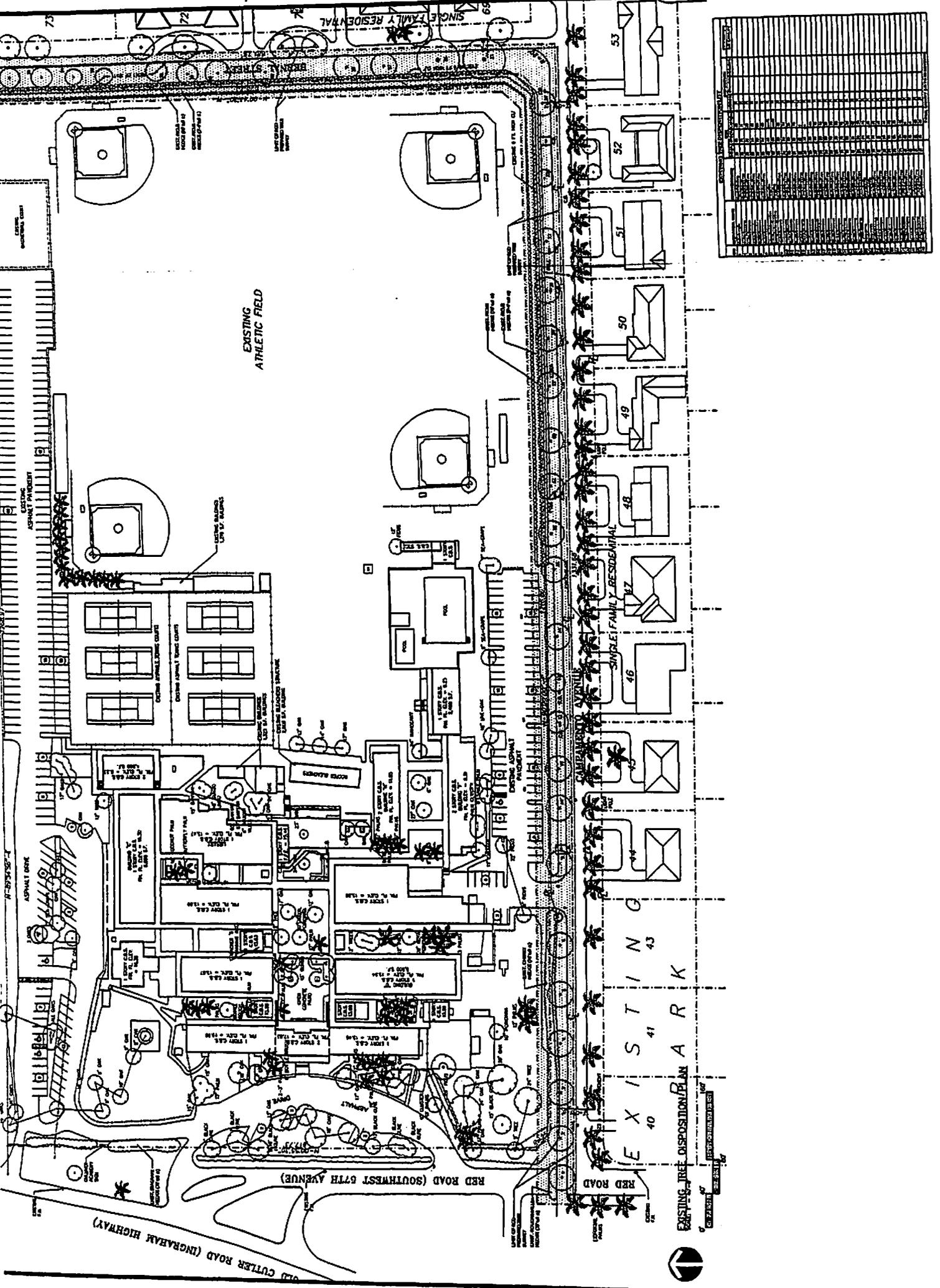


**GILI-McGRAW ARCHITECTS, L.L.P.**  
4950 SOUTHWEST 72ND AVENUE, SUITE 403, MIAMI, FLORIDA 33156  
TEL. 305.653.1253 FAX 305.653.1254  
LICENCE NUMBER: AAP000492

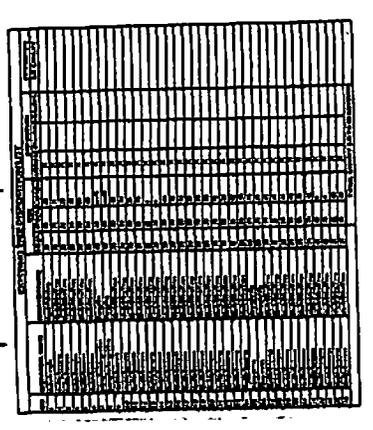
DATE: 11.15.2010  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]



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EXISTING TREE DISPOSITION PLAN



## 10. Encroachment Plans



GHI-McGRAV ARCHITECTS, L.P.

10 20 2010



FINAL REVISED MASTER PLAN

**WATER TABLE OF CALCULATIONS**

1. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

2. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

3. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

4. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

5. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

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7. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

8. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

9. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

10. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

**PROPOSED PLANNING - ALL PHASES**

1. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

2. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

3. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

4. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

5. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

6. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

7. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

8. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

9. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

10. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

**PROPOSED PLANNING - ALL PHASES**

1. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

2. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

3. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

4. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

5. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

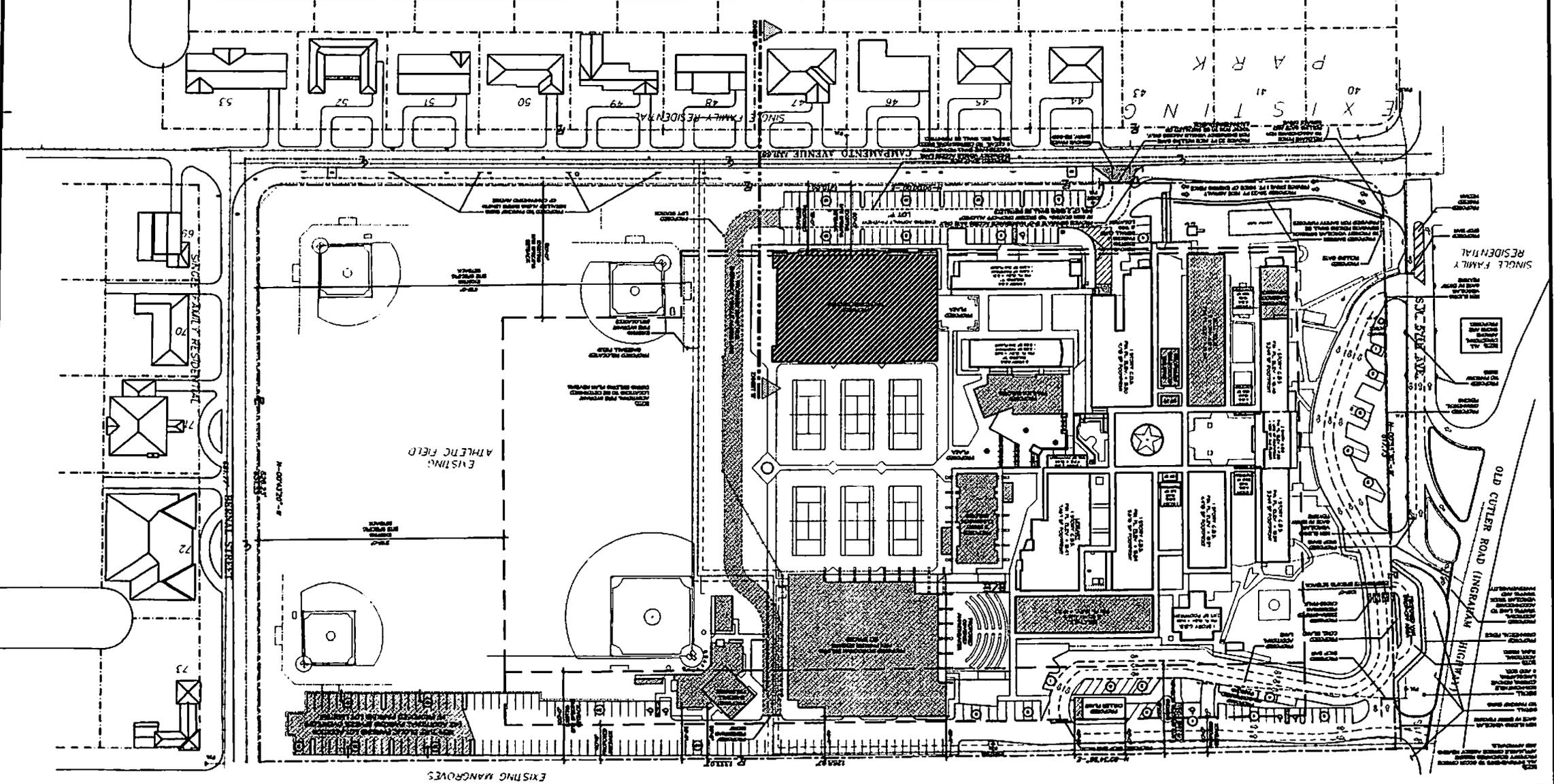
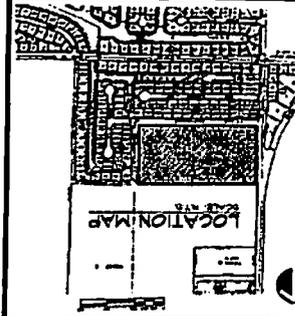
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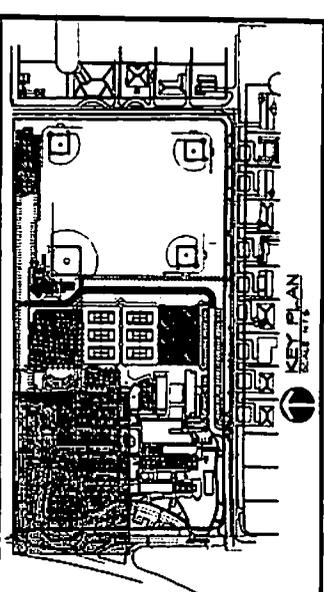
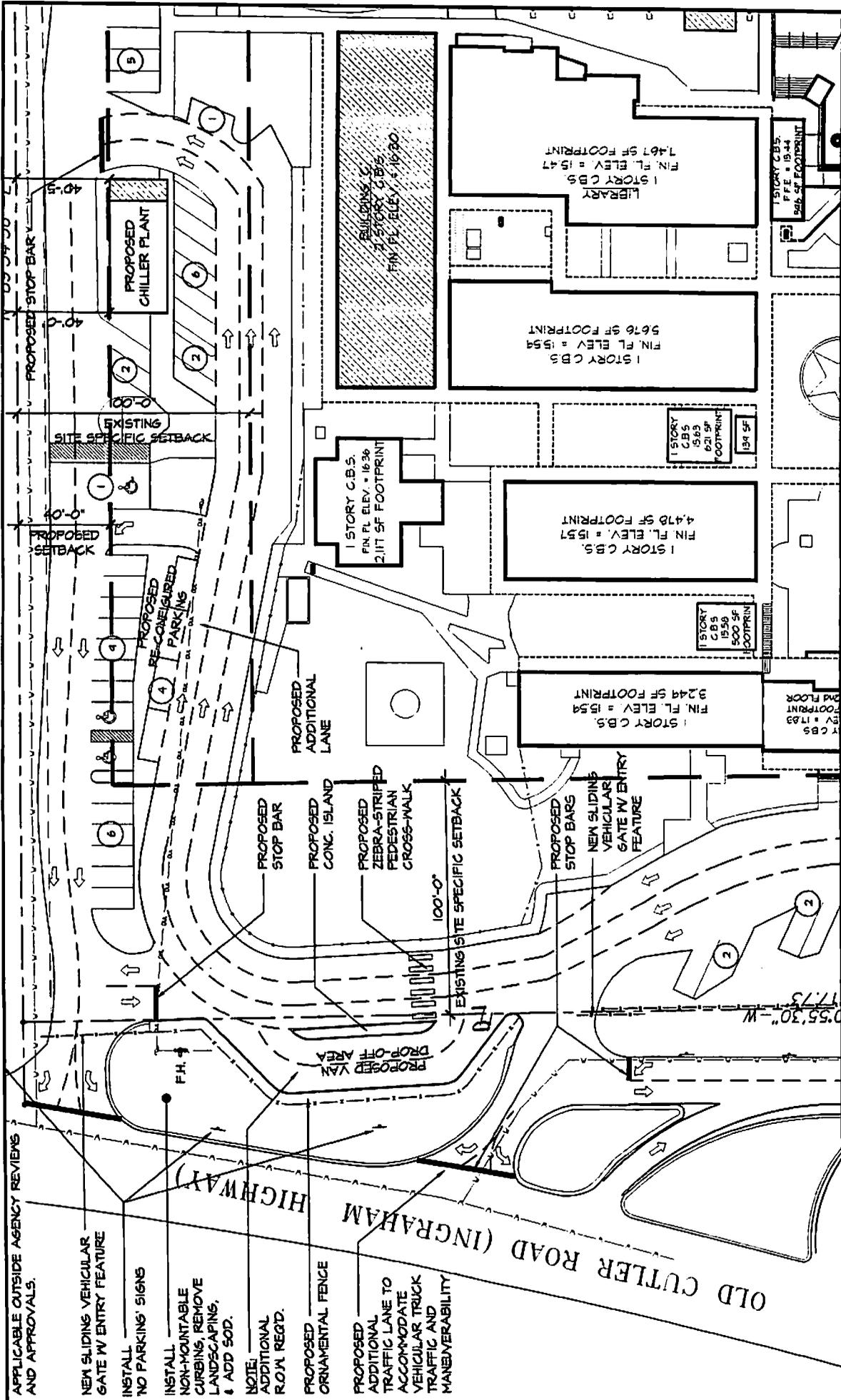
7. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

8. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

9. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)

10. TOTAL DEVELOPMENT: 200,000 SQ. FT. (2.0 ACRES)





- APPLICABLE OUTSIDE AGENCY REVIEWS AND APPROVALS.
- NEW SLIDING VEHICULAR GATE W/ ENTRY FEATURE
  - INSTALL NO PARKING SIGNS
  - INSTALL NON-MOUNTABLE CURBING, REMOVE LANDSCAPING, & ADD SOD.
  - NOTE: ADDITIONAL R.O.W. REGD.
  - PROPOSED ORNAMENTAL FENCE
  - PROPOSED ADDITIONAL TRAFFIC LANE TO ACCOMMODATE VEHICULAR TRUCK TRAFFIC AND MANEUVERABILITY

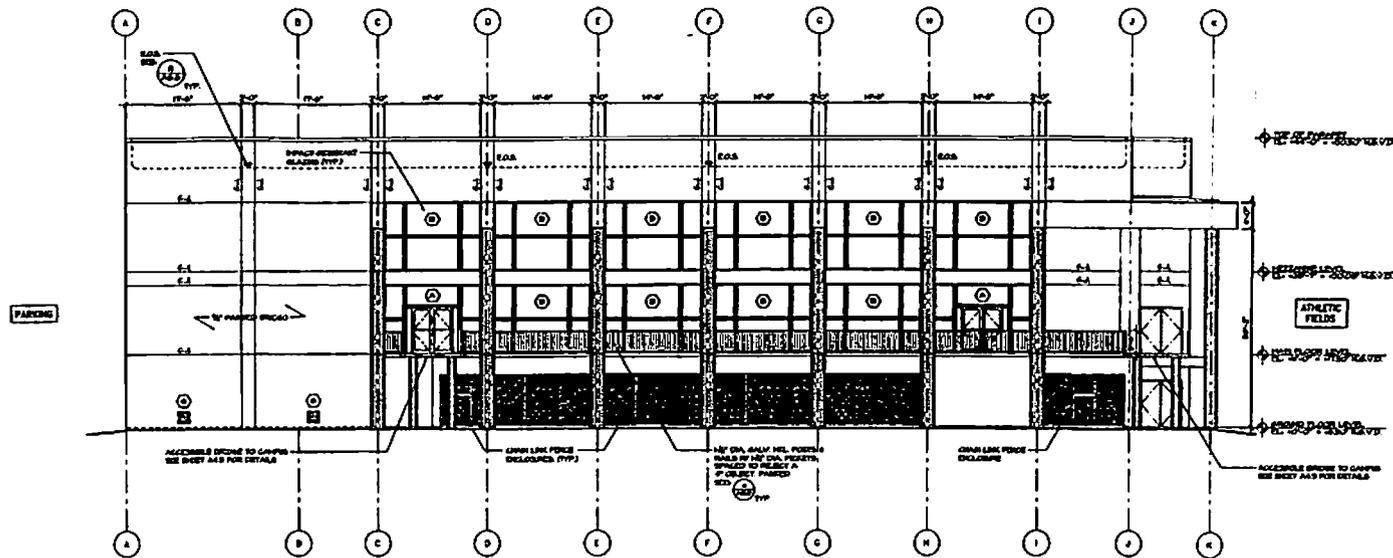
FINAL REVISED MASTER PLAN - AREA 1



GILL-McGRAY ARCHITECTS, L.L.P. 10.20.2010



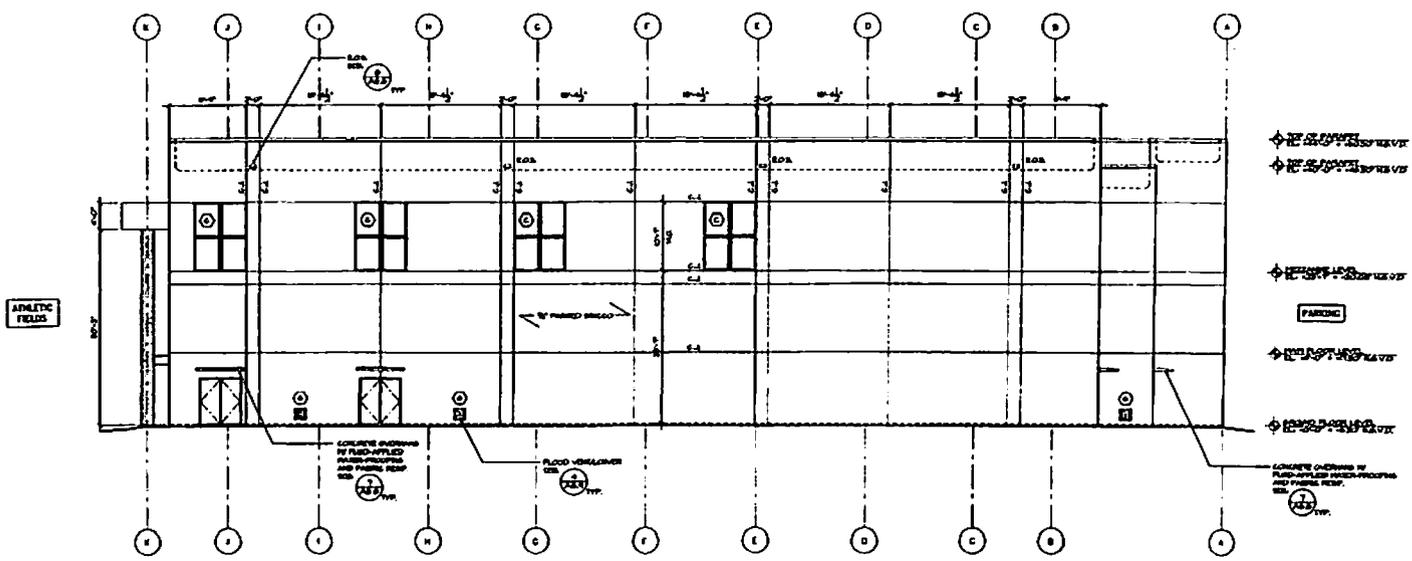
## 11. Elevation Plans



1 GYMNASIUM - WEST ELEVATION  
SCALE: 1/8" = 1'-0"

NOTES:  
ALL BRICKS SHALL BE FULLY  
VERTICALLY APPLIED ON EXTERIOR  
WALL SURFACES FROM GROUND TO  
PARAPET CAP AND HORIZONTALLY  
FROM CORNICE DOWN TO GROUND  
LINE. IN ONE COURSE.  
APPLICATIONS OVER A CORNER  
SHALL BE TO MATCH CORNER  
TWO BRICKS TO MATCH CORNER  
TWO BRICKS TO MATCH CORNER

NOTES:  
ALL DIMENSIONS TO FACE UNLESS  
INDICATED OTHERWISE AND VERTICAL  
DIMENSIONS TO TOP OF COURSE  
UNLESS INDICATED OTHERWISE  
EVERY 100 SQ FT OF BRICK  
SEE  
TYP



2 GYMNASIUM - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

CONSULTANT:

**GILL-McGRAW ARCHITECTS, L.L.P.**  
4840 SOUTHWEST 78th AVENUE, SUITE 403, MIAMI, FLORIDA 33149  
TEL. 305.663.1333 FAX 305.663.1334  
LICENSE NUMBER: AP000492

**REGISTERED ARCHITECT**

**MASTERPLAN REVISION FOR  
GULLIVER ACADEMY  
DRC SUBMITTAL**  
1848 RED ROAD  
CORAL GABLES, FLORIDA 33134

**NS**

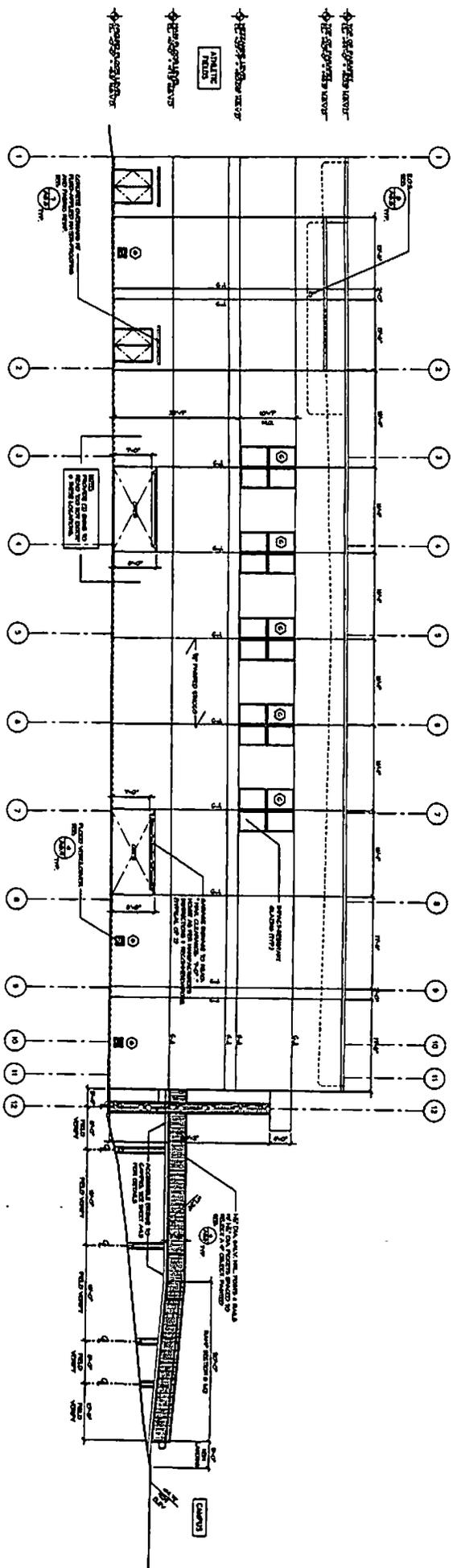
**GS**

SCALE: \_\_\_\_\_ DATE: 09.2009

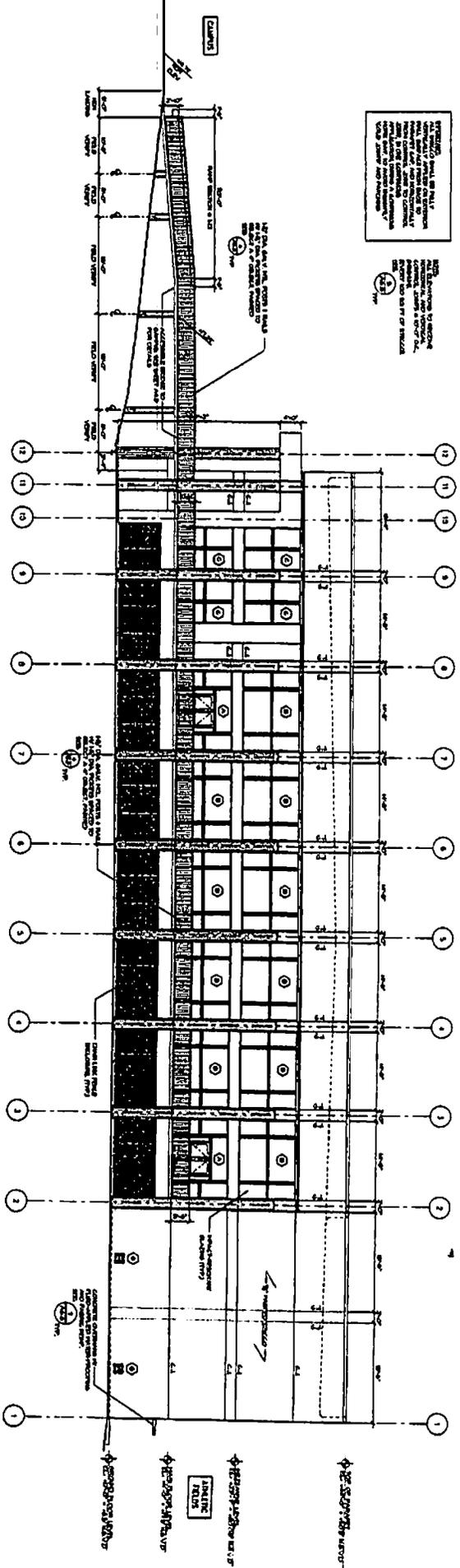
REVISIONS

DATE: \_\_\_\_\_

DRG. No. **A3.5**

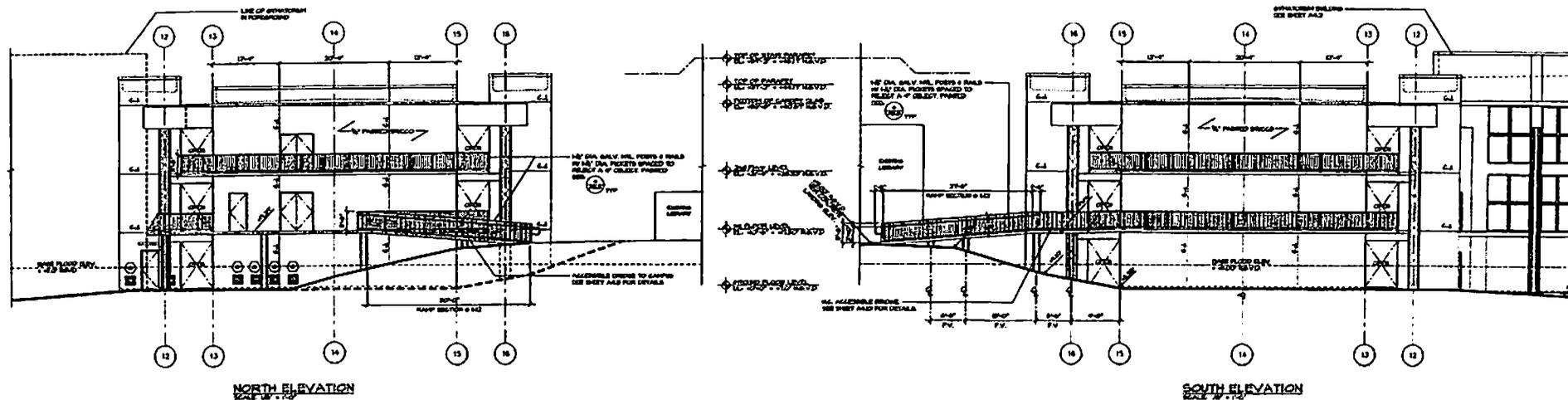
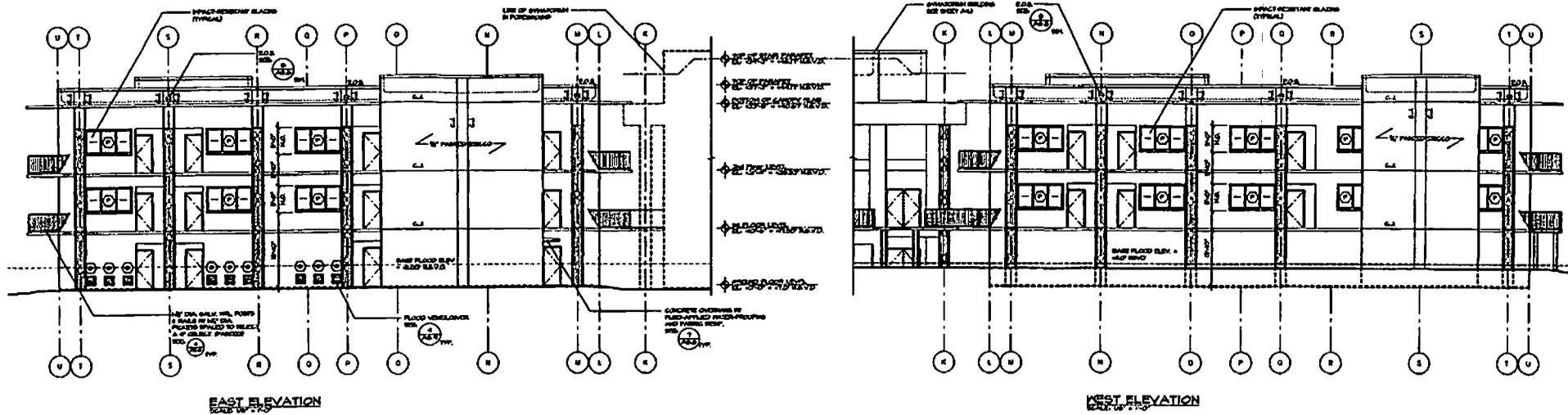


② SIMAIGRUM - NORTH ELEVATION



② SIMAIGRUM - SOUTH ELEVATION

<p>DATE: 09.20.07</p> <p>SCALE:</p> <p>PROJECT:</p> <p>DWG. NO.:</p> <p>A3.6</p>		<p>MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL</p> <p>1555 RED ROAD CORAL GABLES, FLORIDA 33166</p>	<p>GILL-McGRAW ARCHITECTS, L.L.P.</p> <p>4900 SOUTHWEST 78th AVENUE, SUITE 403, MIAMI, FLORIDA 33165</p> <p>TEL. 305.653.1853 FAX. 305.653.1854</p> <p>LICENSE NUMBER: AA000492</p>	<p>CONSULTANT:</p>
		<p>DATE: 09.20.07</p> <p>SCALE:</p> <p>PROJECT:</p> <p>DWG. NO.:</p> <p>A3.6</p>		



EXTERIOR ELEVATIONS - CLASSROOM BUILDING  
SCALE 1/8" = 1'-0"

CONSULTANT:

GILL-MCGRAW ARCHITECTS, L.L.P.

4800 SOUTHWEST 78TH AVENUE, SUITE 400, MIAMI, FLORIDA 33155  
TEL. 305.651.1183 FAX 305.651.1184  
LICENSE NUMBER: AP000018



MASTERPLAN REVISION FOR  
GULLIVER ACADEMY  
DEC SUBMITTAL

1885 180 ROAD  
CORAL GABLES, FLORIDA 33136



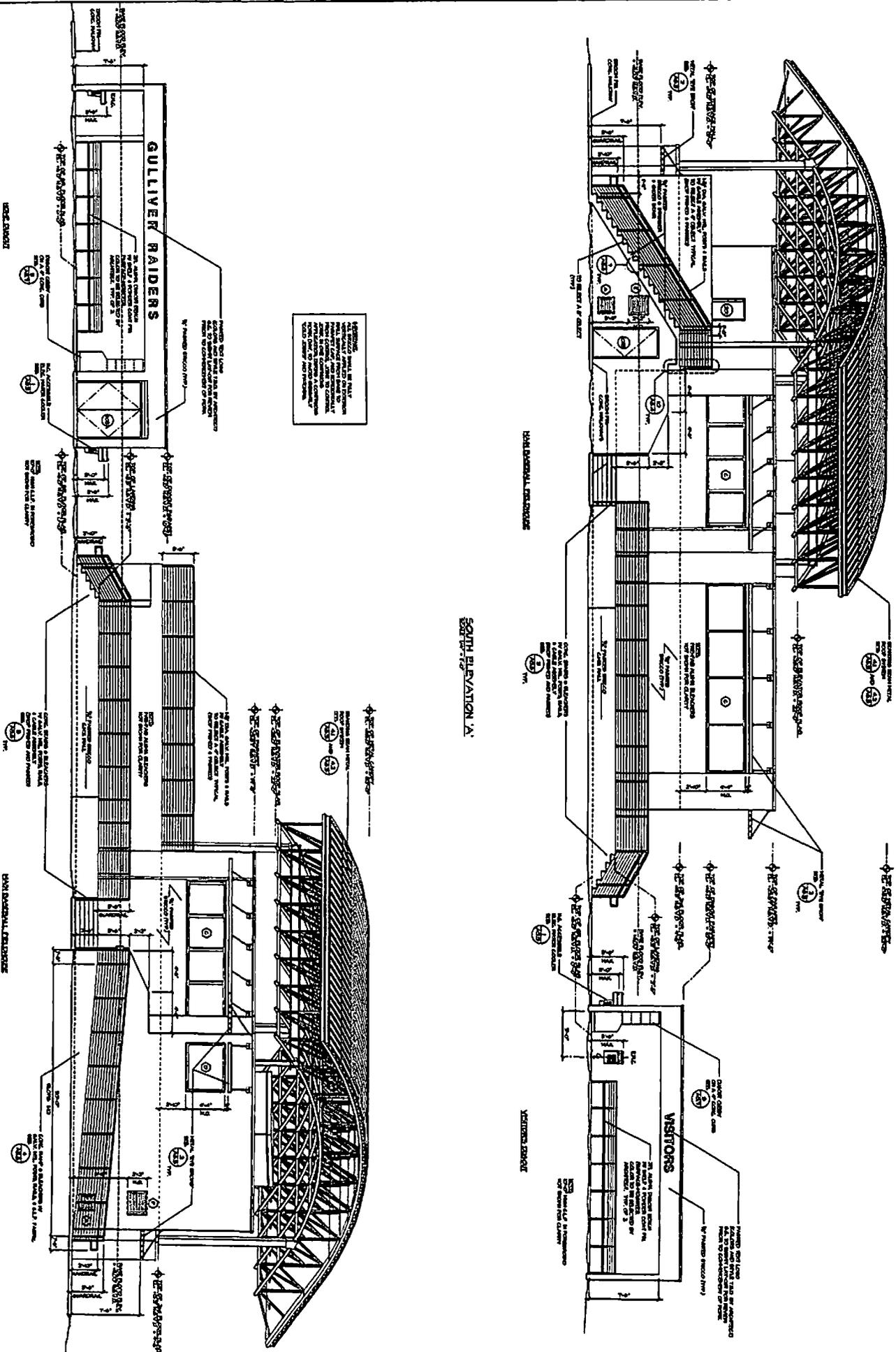
SCALE

DATE: 08.2002

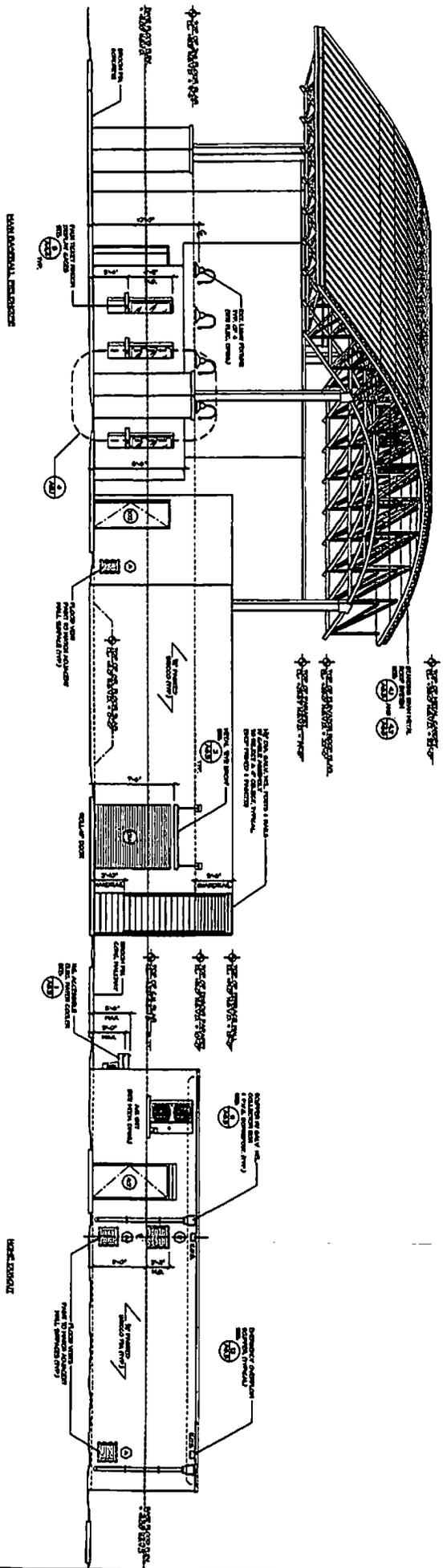
REVISIONS

DRG. No.

A4.5

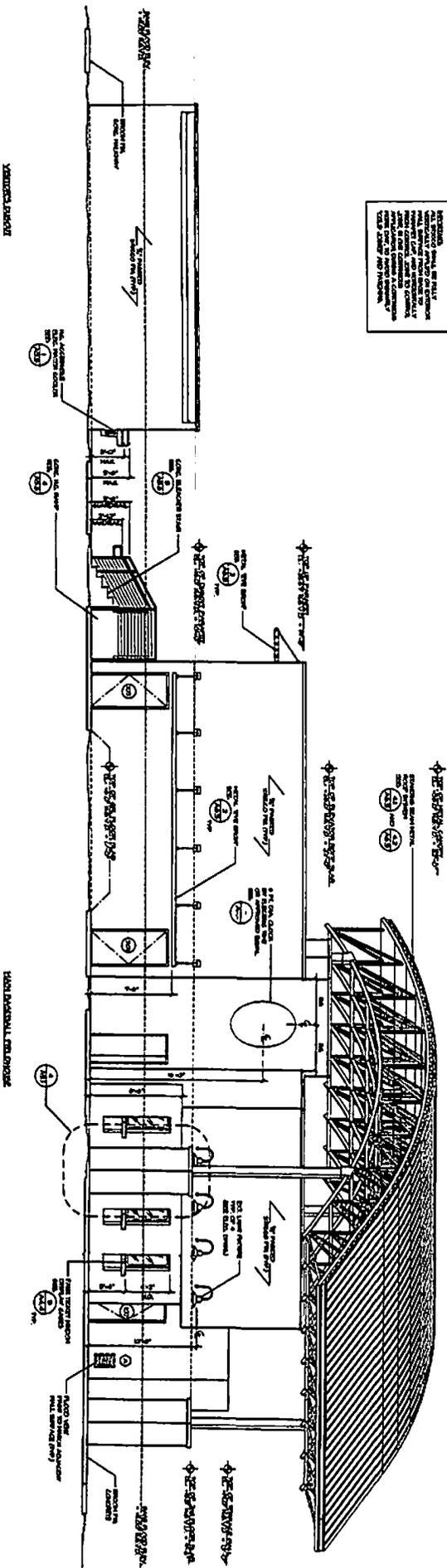


DATE: 08/09/07 DRAWING NO.: A5.4 REVISIONS:		<b>MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL</b> 15195 RED ROAD CORAL GABLES, FLORIDA 33155		<b>GIL-McGRAW ARCHITECTS, L.L.P.</b> 4900 SOUTHWEST 78ND AVENUE, SUITE 405, MIAMI, FLORIDA 33186 TEL. 305.683.1203 FAX 305.683.1204 LICENSE NUMBER: AAP000462	CONSULTANT:
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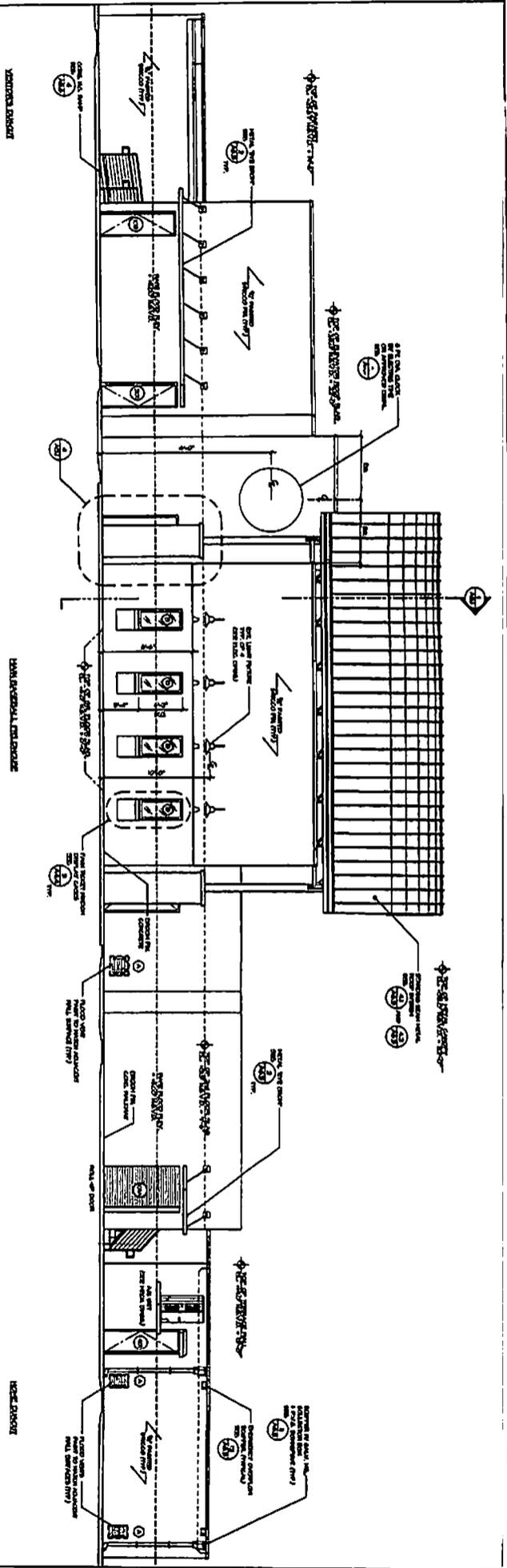
SOUTH ELEVATION A

REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

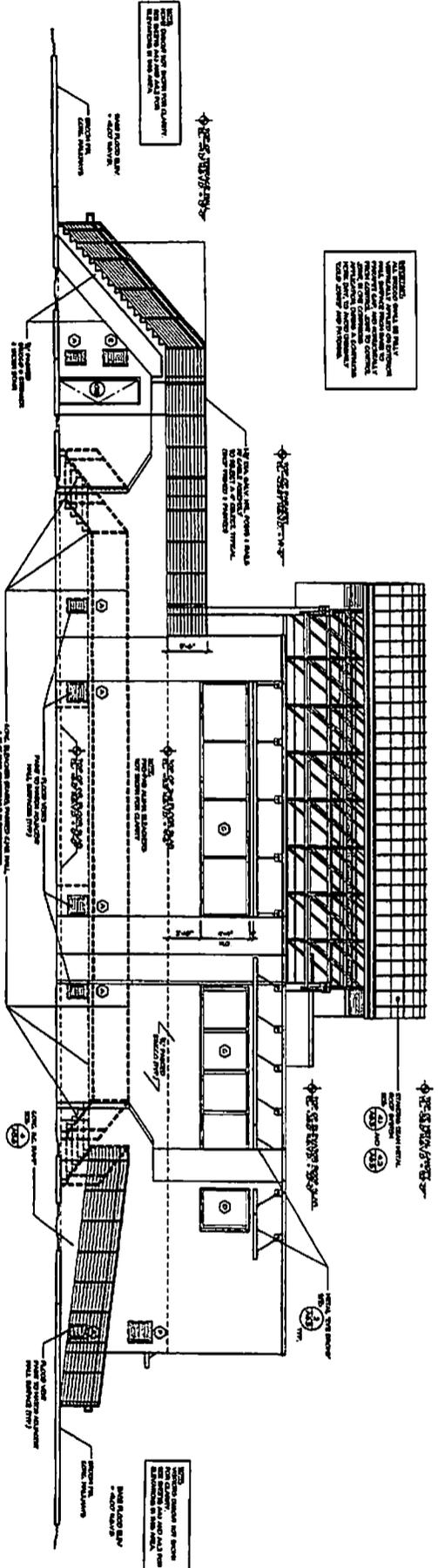


EAST ELEVATION B

DATE: 08.2009 SCALE: AS SHOWN SHEET NO: A5.5		MASTERPLAN REVISION FOR <b>GULLIVER ACADEMY</b> DRC SUBMITTAL 18295 RED ROAD CORAL GABLES, FLORIDA 33156		<b>GILI-McGRAW ARCHITECTS, L.L.P.</b> 4960 SOUTHWEST 78TH AVENUE, SUITE 403, MIAMI, FLORIDA 33156 TEL. 305.663.1203 FAX 305.663.1264 LICENSE NUMBER: ALP000492	CONSULTANT
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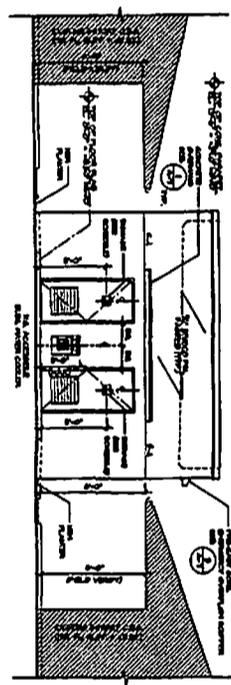


NORTHWEST ELEVATION E

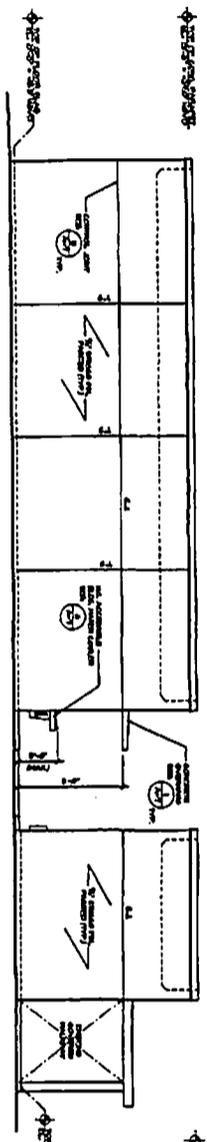


SOUTHEAST ELEVATION F

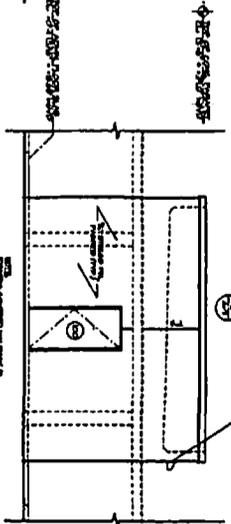




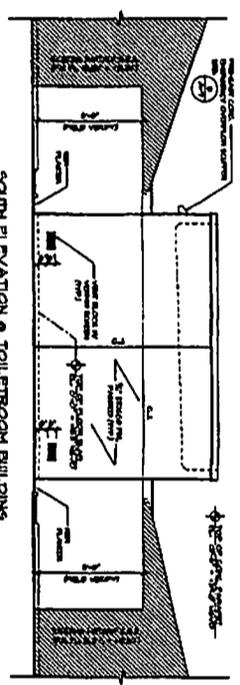
NORTH ELEVATION & TOILETROOM BUILDING



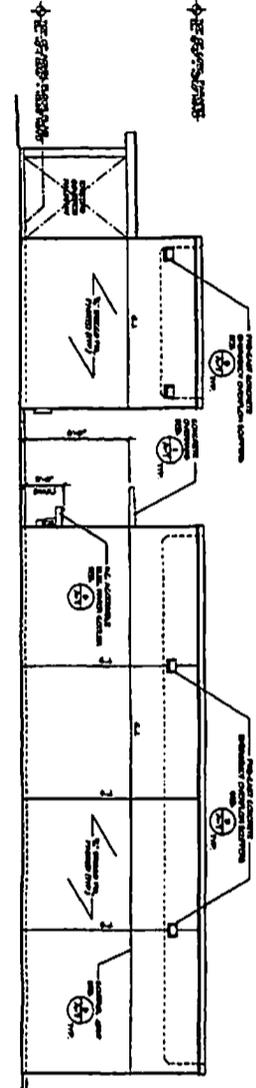
EAST ELEVATION



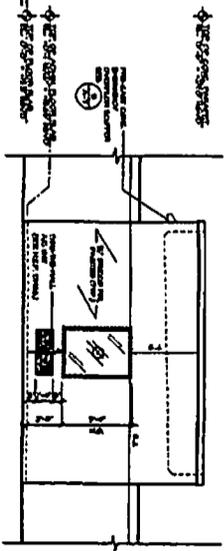
NORTH ELEVATION & ADMIN. BUILDING



SOUTH ELEVATION & TOILETROOM BUILDING



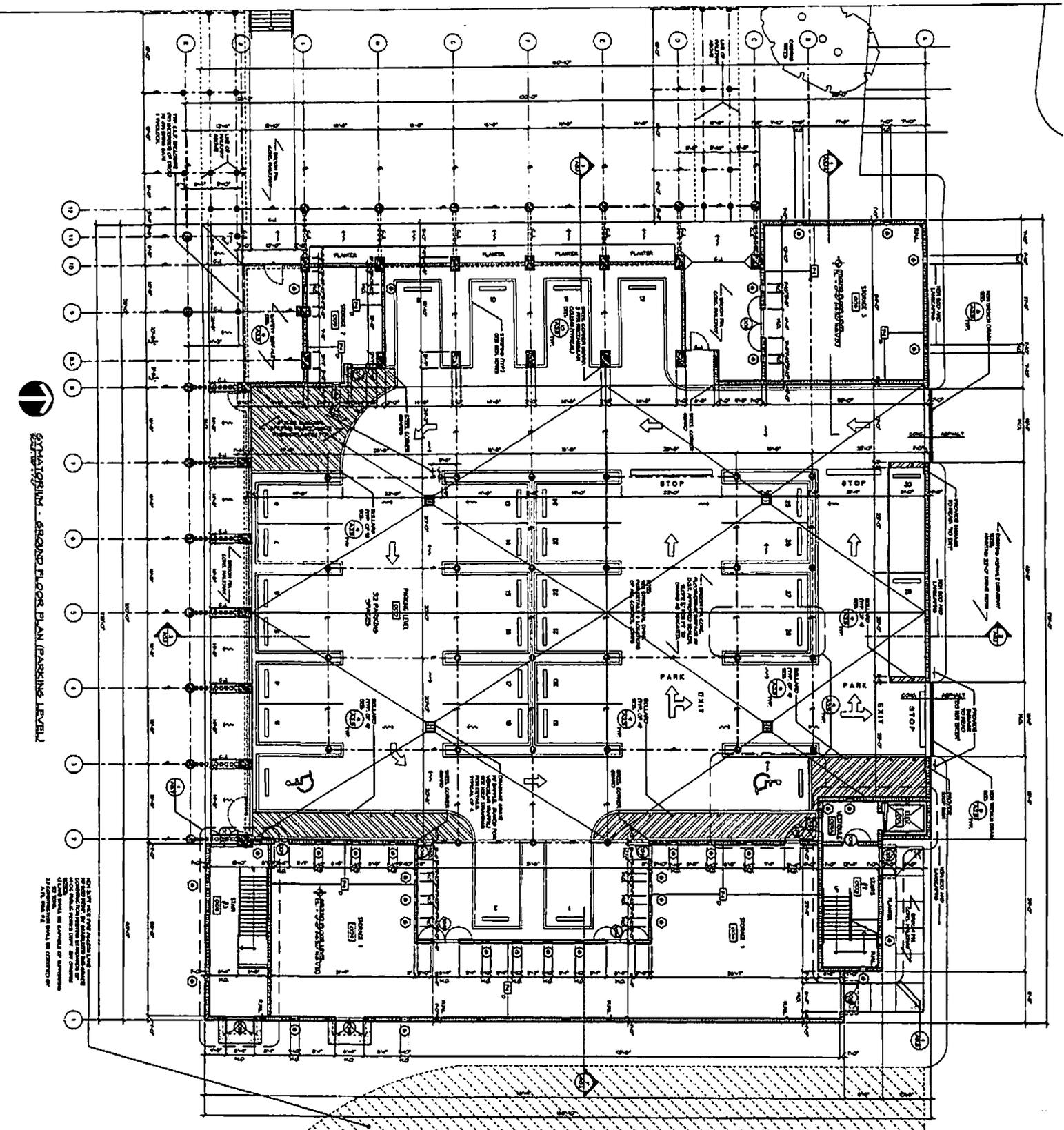
WEST ELEVATION



SOUTH ELEVATION & ADMIN. BUILDING

NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

## 12. Building Plans

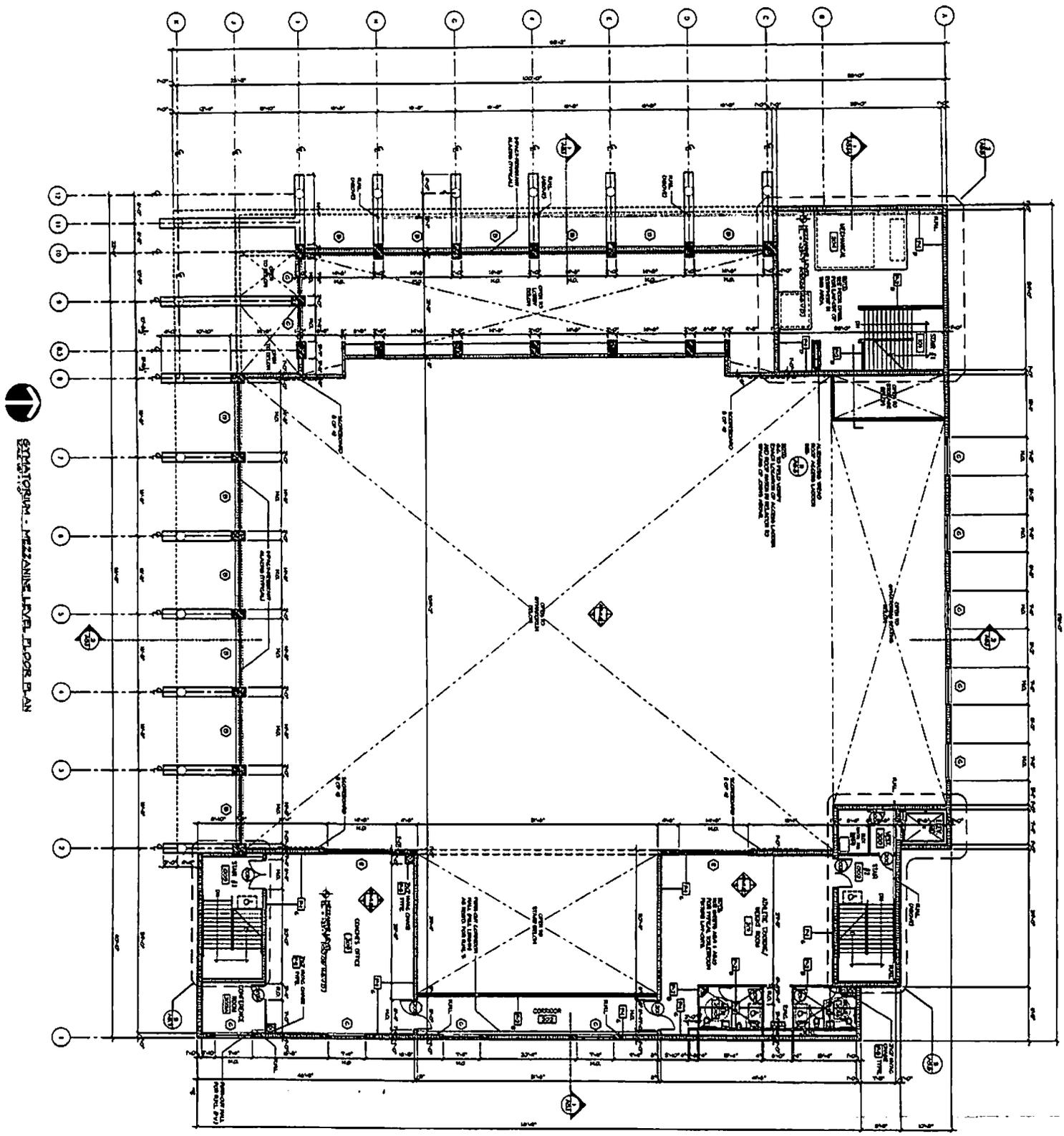


GYMNASIUM - GRAND FLOOR PLAN (PARKING LEVEL)

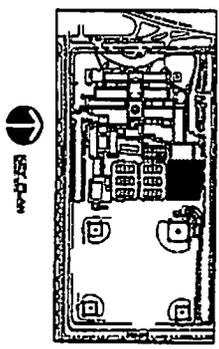
**REVISIONS:**

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99	09/20/09	ISSUED FOR PERMITS
100	09/20/09	ISSUED FOR PERMITS





MEZZANINE LEVEL FLOOR PLAN



DATE: 08/20/09 DRAWN BY: [Signature] CHECKED BY: [Signature]		MASTERPLAN REVISION FOR <b>GULLIVER ACADEMY</b> DRC SUBMITTAL 12595 RED ROAD CORAL GABLES, FLORIDA 33156		<b>GILI-McGRAW ARCHITECTS, L.L.P.</b> 4060 SOUTHWEST 78th AVENUE, SUITE 405, MIAMI, FLORIDA 33155 TEL. 305.663.1253 FAX. 305.663.1254 LICENSE NUMBER: AAP000468	CONSULTANT:
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A3.3

**ROOFING GENERAL NOTES**

1. SEE PLAN DRAWINGS TO VERIFY AND CORRECT LOCATIONS OF INTERSECTIONS AND CONNECTIONS TO BE MADE BY THE ROOF SYSTEM.
2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

**GYMNASIUM BUILDING**

**CALCS. FOR RAIN WATER LEADERS & OVERFLOW SCUPPERS**

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT OF AREA						
1	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%
2	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%
3	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%
4	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%
5	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%
6	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%
7	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%
8	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%
9	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%
10	Roof Area	1000	100%	100%	100%	100%	100%	100%	100%

**NOTES**

1. CALCULATIONS BASED ON 2.0" PER HOUR RAINFALL RATE.
2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

**CALCS. FOR ROOF VENTS & STAGE AREA**

**THE GULLIVER ACADEMY BUILDING**

**CONSTRUCTION SPECIFICATIONS FOR ROOF VENTS & STAGE AREA**

**SECTION 05110 - ROOF VENTS**

**1. SUMMARY**

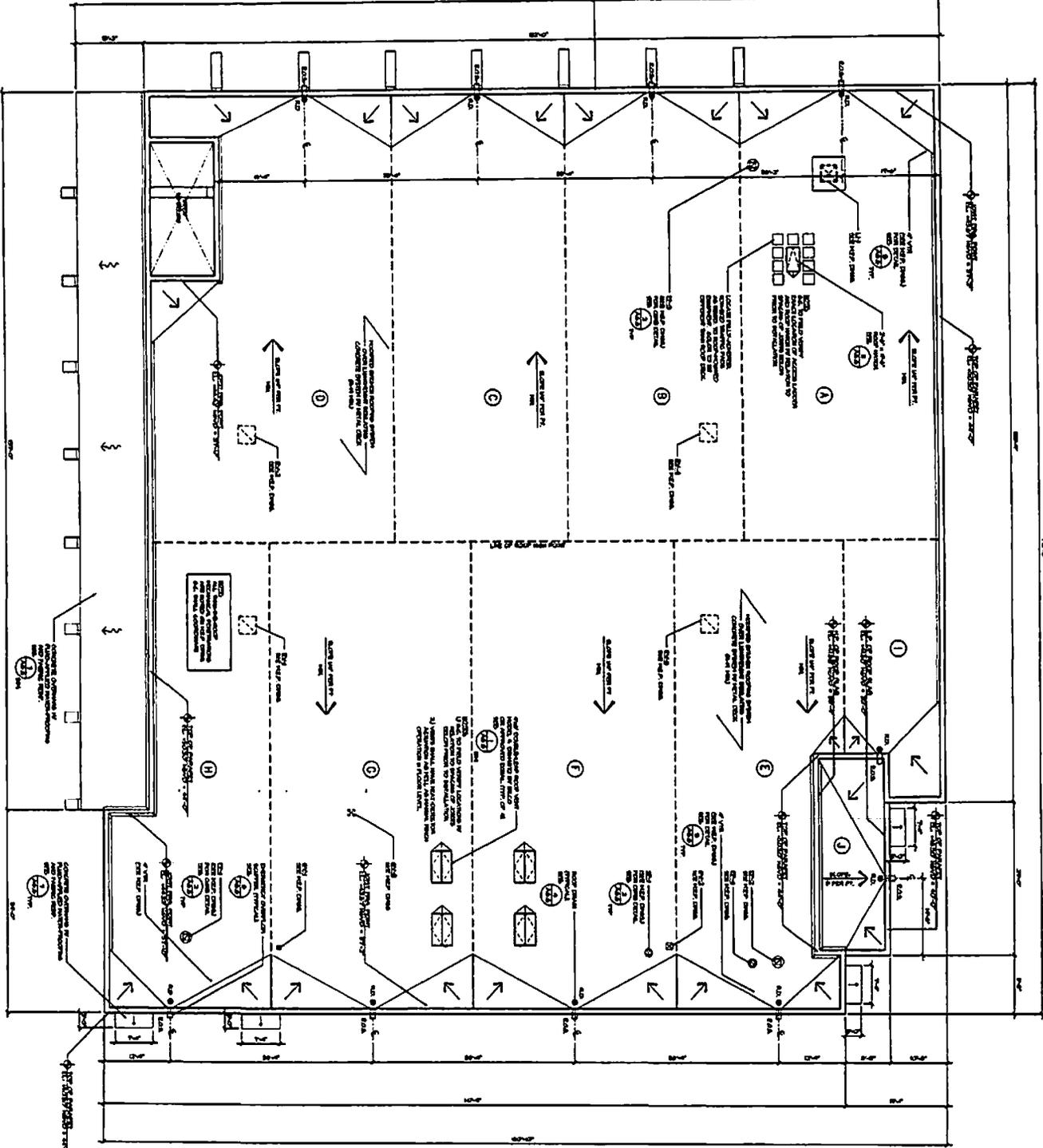
- A. Section Includes:
  - 1. Roof Vents

**2. REFERENCES**

- A. Manufacturer's Installation Instructions

**3. RELATED SECTIONS**

- A. 05100 - Roofing



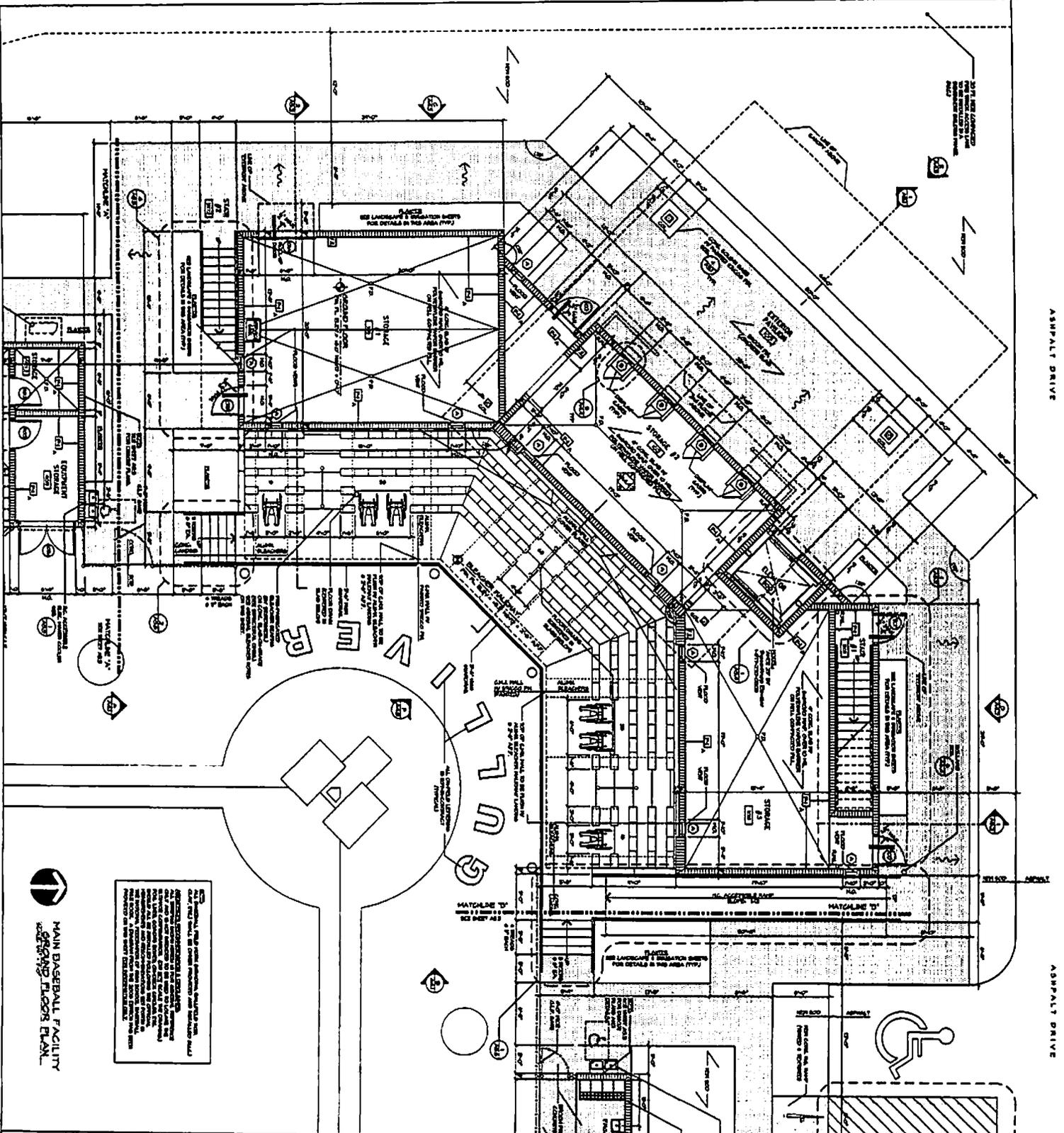
**GYMNASIUM - ROOF PLAN**





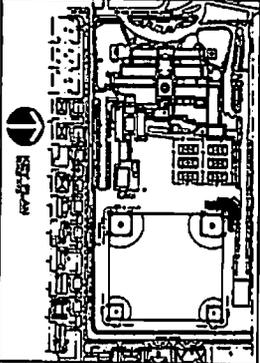




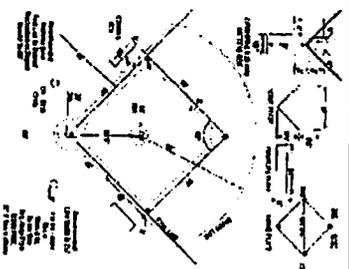


THIS PLAN IS A PART OF A SET OF ARCHITECTURAL PLANS FOR THE GULLIVER ACADEMY DRC SUBMITTAL. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER PLANS IN THE SET. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY OTHER AGENCIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

MAIN BASEBALL FACILITY  
SECOND FLOOR PLAN



THE MAIN BASEBALL FACILITY - SECOND FLOOR PLAN  
FOR INFORMATION ONLY



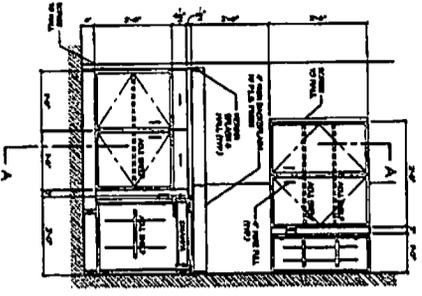
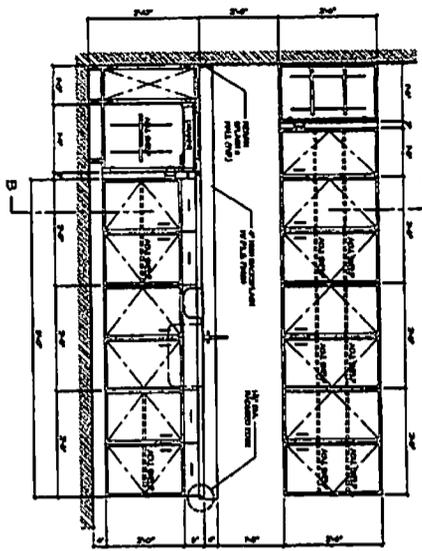
GENERAL NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY OTHER AGENCIES.  
3. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

LEGEND:  
1. ROOM NO. 101 - 1000 sq. ft.  
2. ROOM NO. 102 - 1000 sq. ft.  
3. ROOM NO. 103 - 1000 sq. ft.  
4. ROOM NO. 104 - 1000 sq. ft.  
5. ROOM NO. 105 - 1000 sq. ft.

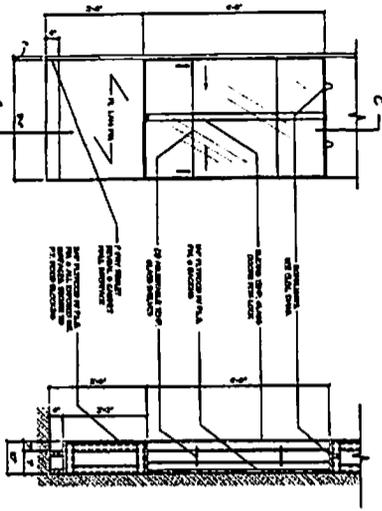
NOTES:  
1. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.  
2. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY OTHER AGENCIES.  
3. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

1. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.  
2. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY OTHER AGENCIES.  
3. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

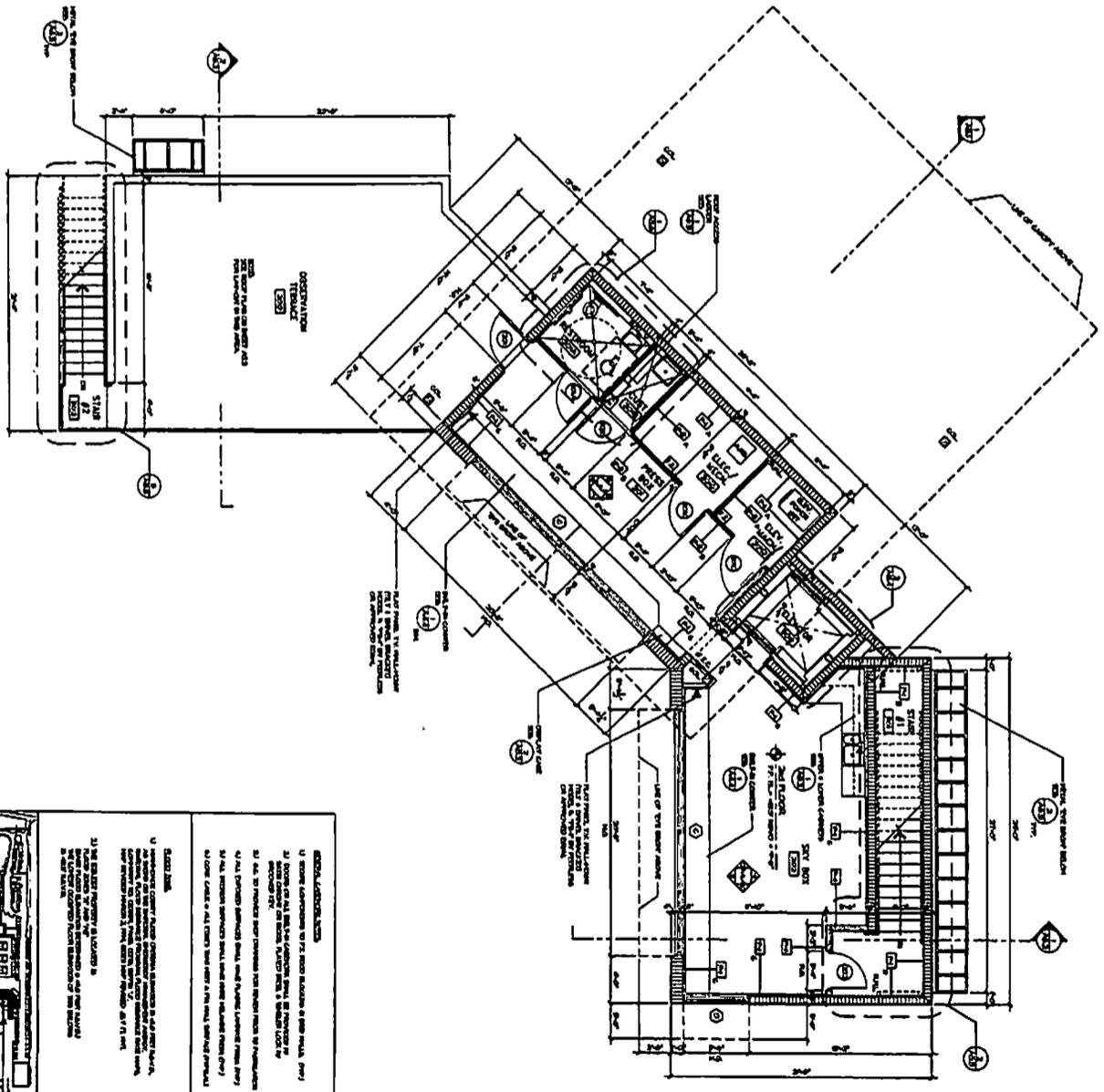
<p>DATE: 08/08/09 SCALE: 1/8" = 1'-0"</p>		<p><b>MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL</b> 12595 RED ROAD CORAL GABLES, FLORIDA 33156</p>		<p><b>GILI-McGRAW ARCHITECTS, L.L.P.</b> 4980 SOUTHWEST 79th AVENUE, SUITE 403, MIAMI, FLORIDA 33165 TEL. 305.653.1263 FAX 305.603.1254 LICENSE NUMBER: AAPO00408</p>	<p>CONSULTANT:</p>
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SECTION - ELEVATION 'B'



SECTION - ELEVATION 'C'



MAIN BASEBALL FACILITY  
SECOND FLOOR PLAN

**GENERAL NOTES:**

- 1) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 2) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 3) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 4) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 5) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 6) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 7) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 8) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 9) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 10) ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

**REVISIONS:**

NO.	DATE	DESCRIPTION

**DATE:** 08.20.02

**SCALE:** 1/8" = 1'-0"

**PROJECT:** GULLIVER ACADEMY

**DATE:** 08.20.02

**SCALE:** 1/8" = 1'-0"

**PROJECT:** GULLIVER ACADEMY

**CALCS FOR RAIN WATER LEADERS & OVERFLOW SCUPPERS**

Roof Area	Roof Type	Roof Area (sq. ft.)	Roof Area (sq. ft.)	% of Overhead Canopy	Overhead Canopy Area (sq. ft.)
1	Asph/Flt	273	273	0%	0
2	Asph/Flt	883	883	0%	0
3	Asph/Flt	207	207	0%	0
4	Asph/Flt	282,384 + 281	282,665	99%	282,384
5	Asph/Flt	1,141	1,141	0%	0
6	Asph/Flt	208	208	0%	0
7	Asph/Flt	208	208	0%	0
8	Asph/Flt	208	208	0%	0
9	Asph/Flt	208	208	0%	0
10	Asph/Flt	208	208	0%	0

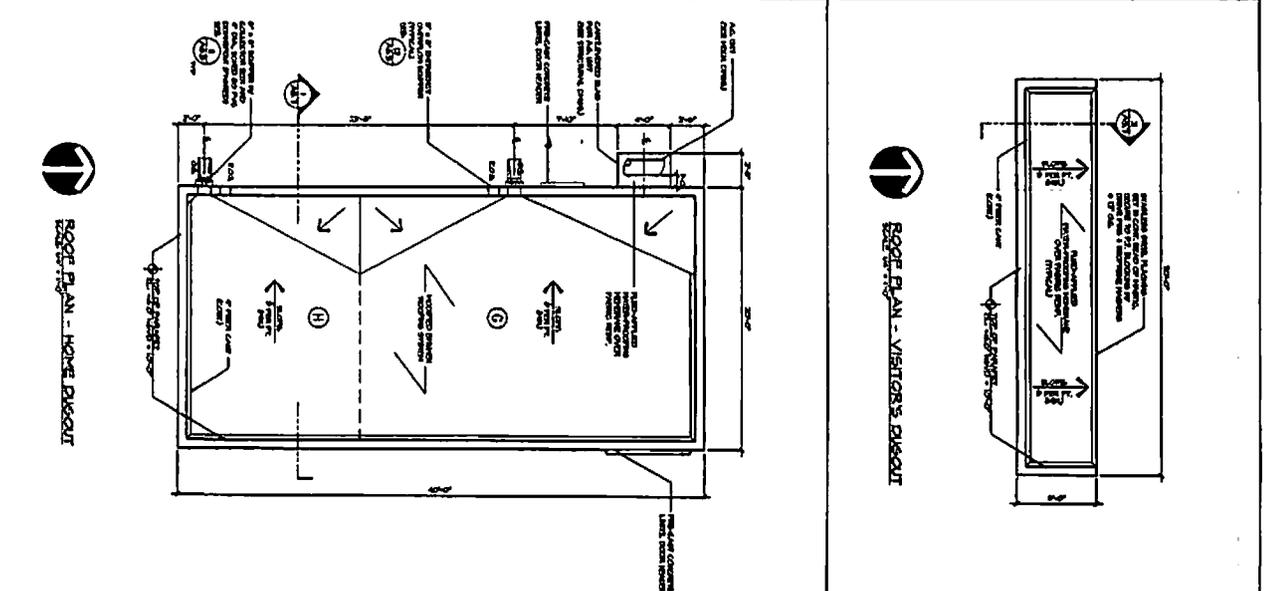
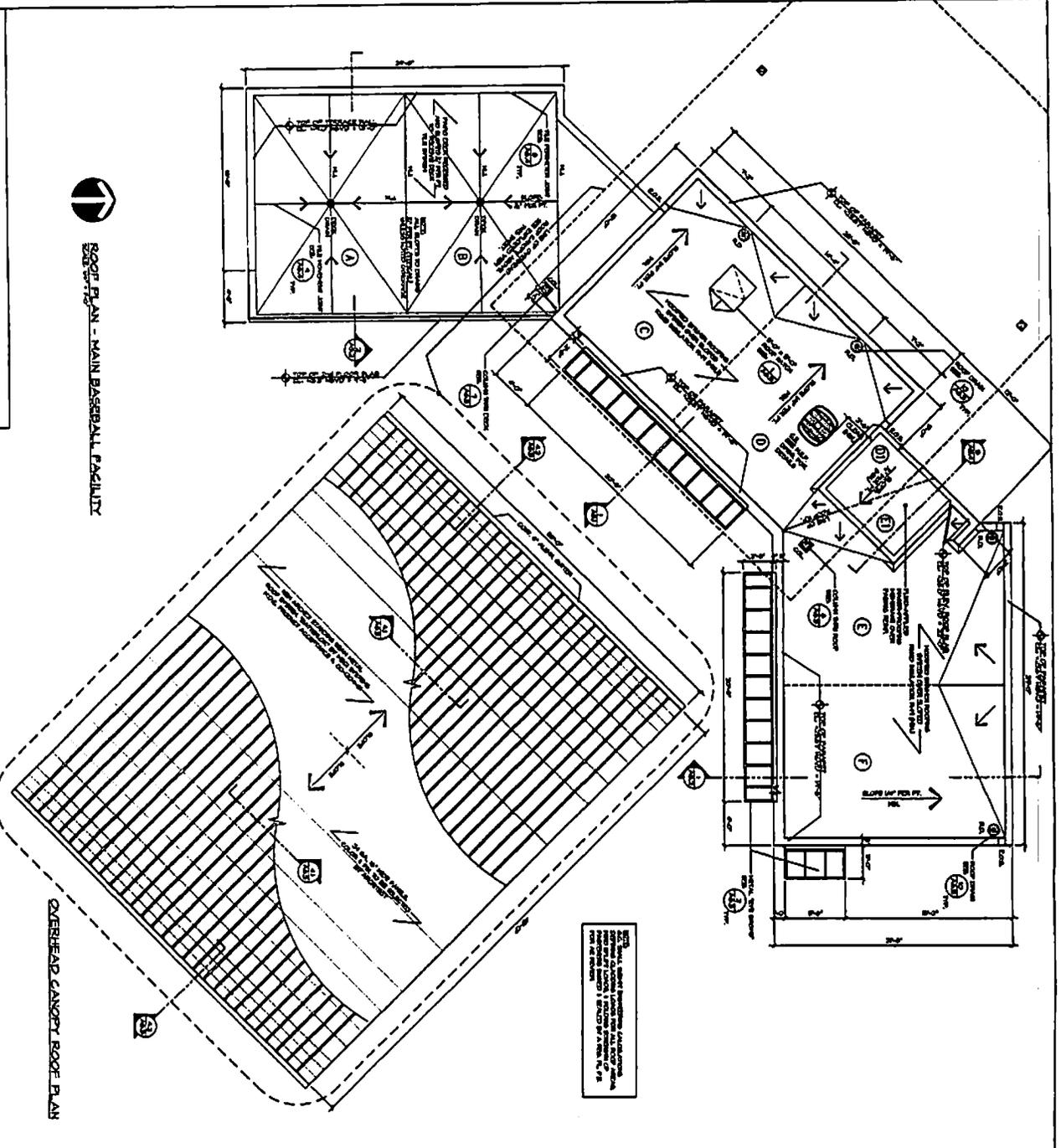
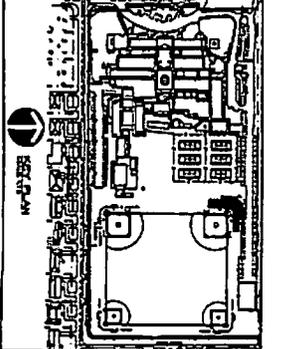
**NOTES**

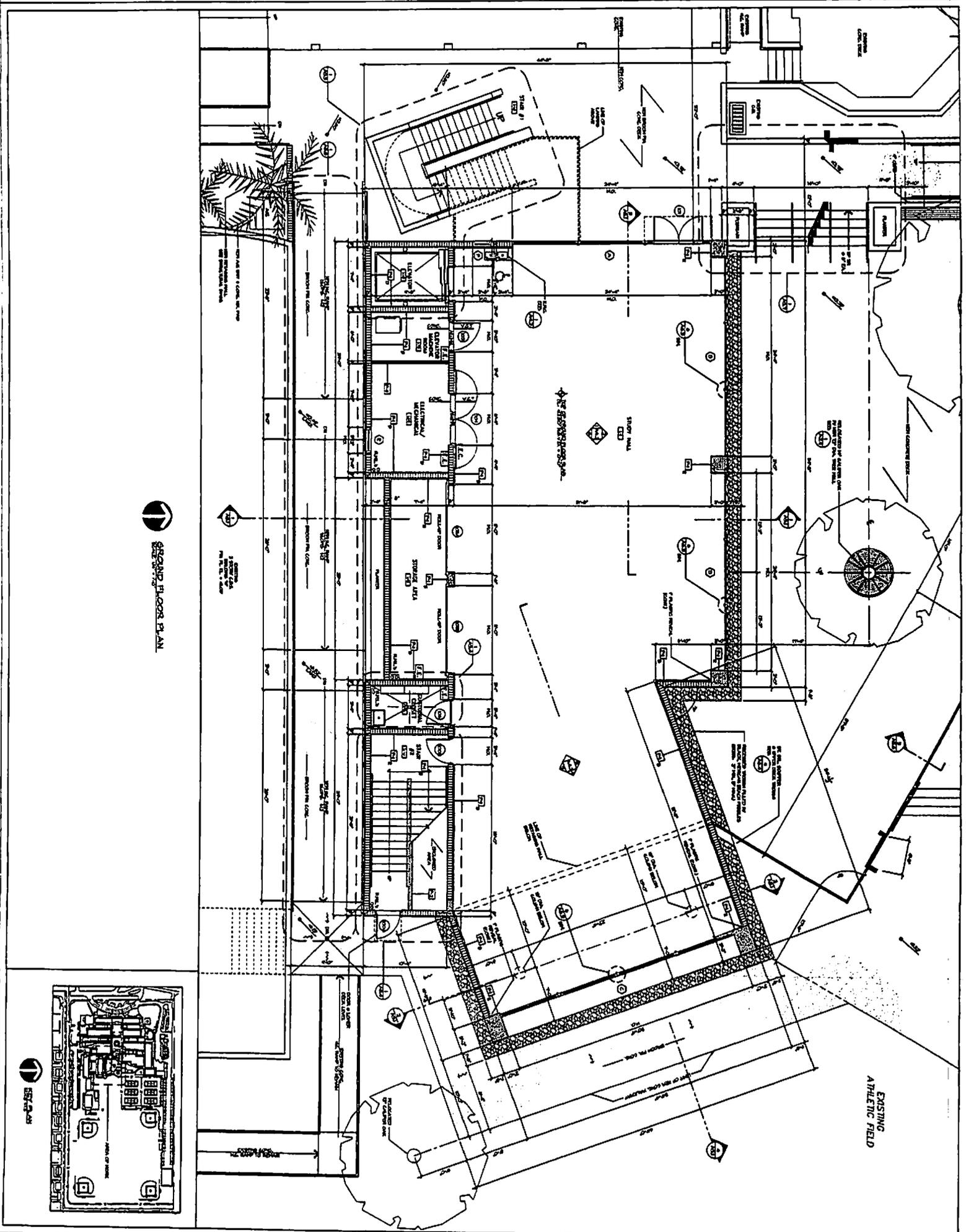
- 1) CALCULATIONS BASED ON 100 YEAR 1 HOUR RAINFALL = 4" (FROM NOAA) AND PRESSION 17.2833 TORR (BAROMETER CORRECT)
- 2) RAINFALL LEADERS USED AS PER TABLE BELOW
- 3) OVERHEAD ROOF SYSTEM USED AS PER SECTION 05400 (FROM STANDARD BUILDING CODE)

**ROOFING GENERAL NOTES**

1. SEE NEAR DRAWINGS TO VERIFY AND CORRECT LOCATIONS OF THROUGH-ROOF PENETRATIONS.
2. ALL ROOF SLOPES AND CONNECTIONS TO BE 1/4" PER FOOT, TYPICAL.
3. ROOFING SYSTEM TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.
4. ALL ROOF MATERIALS AND OTHER PENETRATIONS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. SEE DETAIL SHEET FOR TYPICAL ROOF DETAILS.

6. ALL CURBS TO RECEIVE A MIN. OF TWO PARTS PER SIDE.
7. SEE TO VERIFY CURB OR SEPARATION BETWEEN AREAS, CHANNELS AND FLASHING VENTS.
8. THE FOLLOWING INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.
9. ALL ROOFING STANDARDS SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.
10. ALL ROOFING STANDARDS SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS. SEE SPECIFICATIONS FOR MATERIALS AND METHODS.

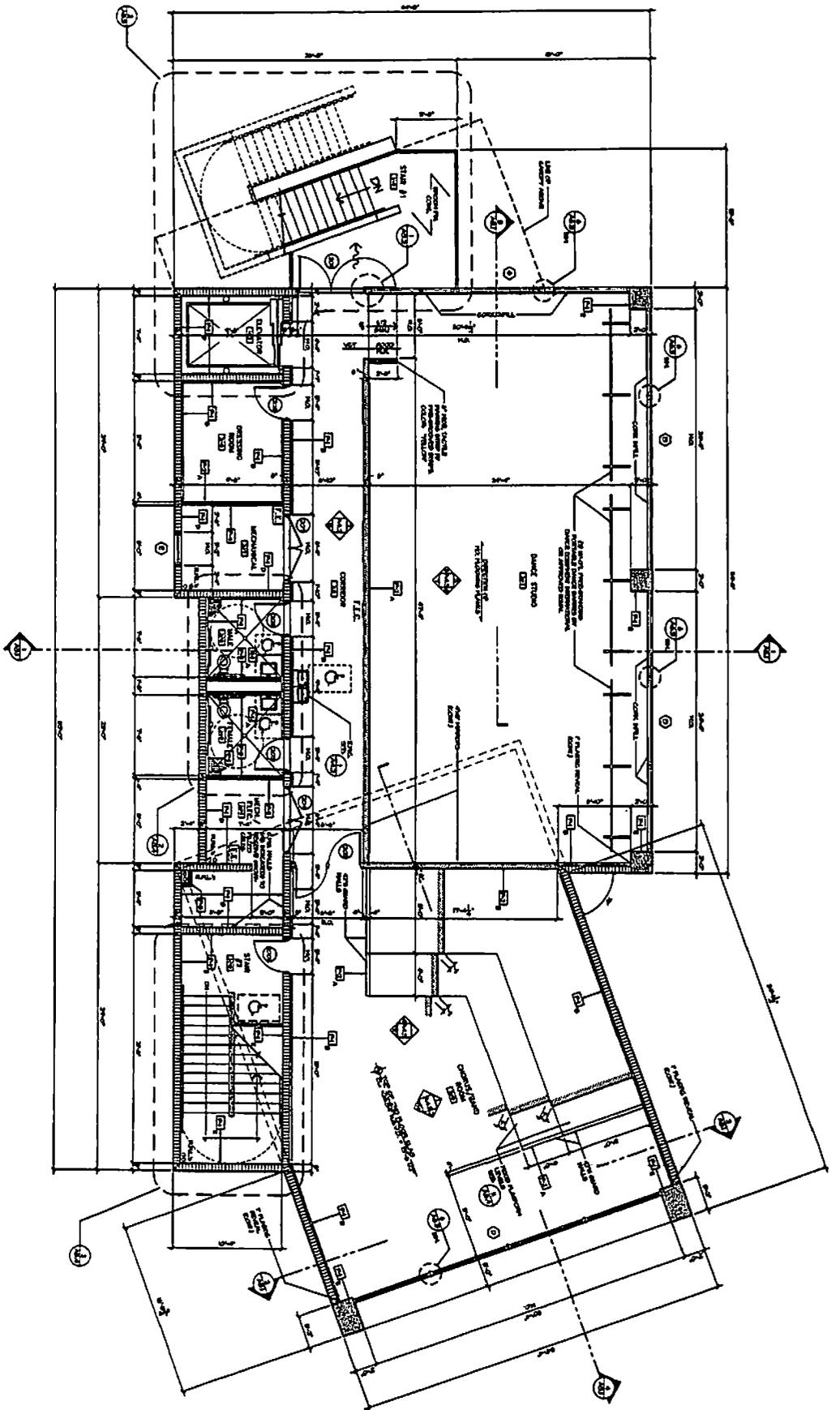




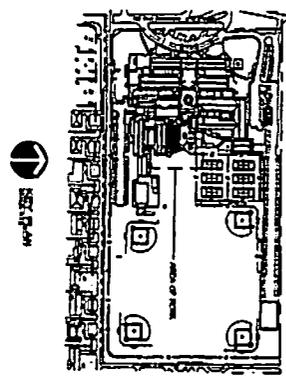
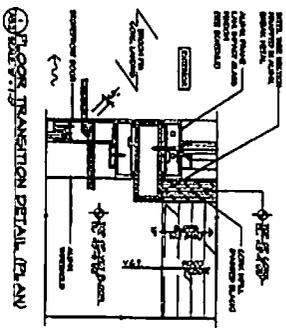
↑  
SECOND FLOOR PLAN

↑  
SITE PLAN

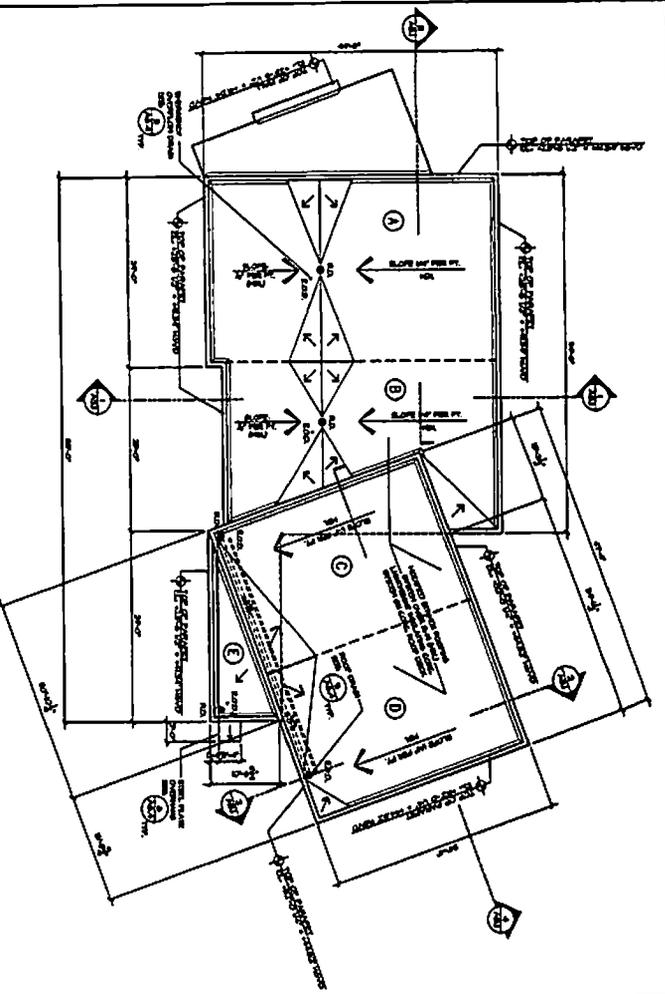
<p>DATE: 08/20/2012          DRAWING NO.: A6.1          SHEET NO.: 1 OF 1</p>		<p>MASTERPLAN REVISION FOR          GULLIVER ACADEMY          DRC SUBMITTAL          12563 RED ROAD          CORAL GABLES, FLORIDA 33156</p>		<p>GILI-McGRAW ARCHITECTS, L.L.P.          4950 SOUTHWEST 78TH AVENUE, SUITE 405, MIAMI, FLORIDA 33166          TEL. 305.683.1250 FAX 305.683.1254          LICENSE NUMBER: AAPO00482</p>	<p>CONSULTANT:</p>
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SECOND FLOOR PLAN - PAVILION BUILDING



<p>DATE: 09/02/08</p> <p>SCALE:</p> <p style="font-size: 24pt; font-weight: bold;">A6.2</p>		<p>MASTERPLAN REVISION FOR GULLIVER ACADEMY DRC SUBMITTAL</p> <p>18505 RED ROAD CORAL GABLES, FLORIDA 33156</p>		<p><b>GILI-McGRAW ARCHITECTS, L.L.P.</b></p> <p>4900 SOUTHWEST 72ND AVENUE, SUITE 403, MIAMI, FLORIDA 33156 TEL. 305.663.1283 FAX 305.663.1284 LICENSE NUMBER: AA0000492</p>	<p>CONSULTANT:</p>
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ROOF PLAN - PAVILION BUILDING

CALCULATIONS FOR RAIN WATER LEADERS AND OVERFLOW SCUPPERS / DRAINS

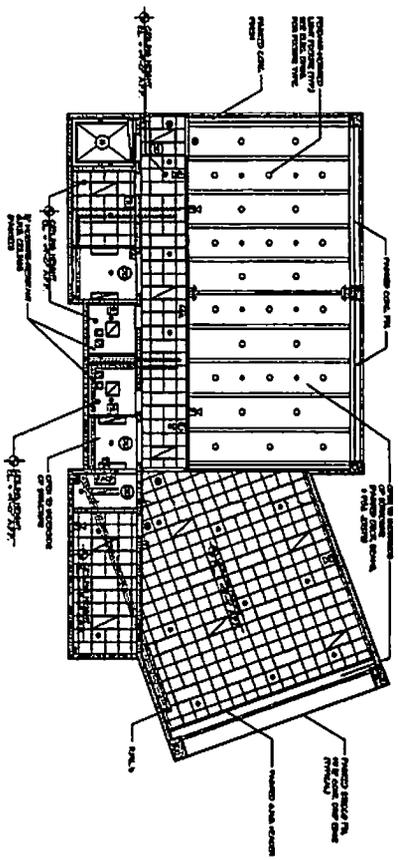
NO.	AREA	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA						
1	Area 1	1000	10%	10%	10%	10%	10%	10%	10%
2	Area 2	2000	20%	20%	20%	20%	20%	20%	20%
3	Area 3	3000	30%	30%	30%	30%	30%	30%	30%
4	Area 4	4000	40%	40%	40%	40%	40%	40%	40%
5	Area 5	5000	50%	50%	50%	50%	50%	50%	50%
6	Area 6	6000	60%	60%	60%	60%	60%	60%	60%
7	Area 7	7000	70%	70%	70%	70%	70%	70%	70%
8	Area 8	8000	80%	80%	80%	80%	80%	80%	80%
9	Area 9	9000	90%	90%	90%	90%	90%	90%	90%
10	Area 10	10000	100%	100%	100%	100%	100%	100%	100%

ROOFING GENERAL NOTES

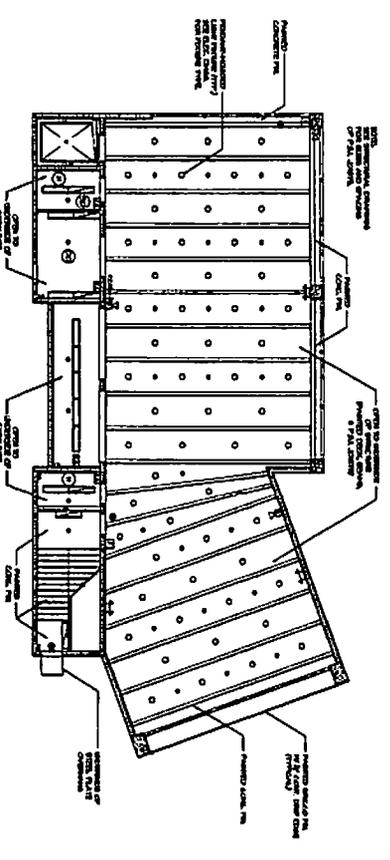
- SEE ROOF PLAN FOR LEADER AND SCUPPER LOCATIONS.
- SEE ROOF PLAN FOR LEADER AND SCUPPER LOCATIONS.
- SEE ROOF PLAN FOR LEADER AND SCUPPER LOCATIONS.
- SEE ROOF PLAN FOR LEADER AND SCUPPER LOCATIONS.
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- SEE ROOF PLAN FOR LEADER AND SCUPPER LOCATIONS.

REFLECTED CEILING PLAN SYMBOL LEGEND

- 1.0 REFLECTED CEILING
- 2.0 REFLECTED CEILING
- 3.0 REFLECTED CEILING
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- 19.0 REFLECTED CEILING
- 20.0 REFLECTED CEILING



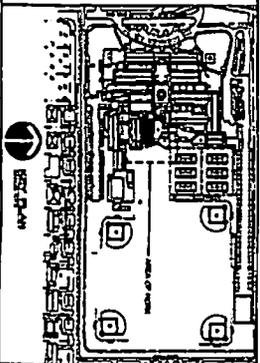
SECOND FLOOR REFLECTED CEILING PLAN



GROUND FLOOR REFLECTED CEILING PLAN

GENERAL SPECIFIED CEILING NOTES

- ALL M.C.P. CEILING SHOULD BE 2" x 4" A.P.F. GRID.
- SEE ELECTRICAL DRAWINGS TO DETERMINE IF PANELS ARE WALL OR CEILING MOUNTED.
- ALL ELECTRICAL PANELS FROM CEILING SHOULD BE 2" x 4" A.P.F. GRID.
- LOCATIONS OF ALL LIGHTS SHOULD BE AS APPROVED. SEE STRUCTURAL DRAWINGS FOR LIGHT LOCATIONS.
- ALL PANELS LOCATED FROM AN ADJACENT CEILING SHOULD BE IDENTIFIED BY THE DRAWING CONTRACTOR.







## 13. Survey



## 14. Traffic Reports

# Gulliver Academy

## Traffic Study

Prepared by:  
David Plummer & Associates  
1750 Ponce de Leon Boulevard  
Coral Gables, Florida 33134

May 2010  
DPA Project #10118



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## EXECUTIVE SUMMARY

Gulliver Academy (GA) is located at 12595 Red Road in Coral Gables, Florida. Gulliver Academy is proposing to improve their campus by adding classrooms, constructing a gymnasium, natatorium, and a baseball field house. Twelve additional parking spaces are also added to the campus. The school does not have an existing gym or an auditorium, and are proposing to combine both into one structure. The new buildings will house existing activities that currently take place outdoors, in inadequate spaces, or on other campuses. Outdoor school activities, including PE classes and school-wide assemblies that are often cancelled due to inclement weather, could be held indoors. Gulliver Preparatory, the high school campus located on Kendall Drive, will continue to use GA's facilities for their baseball and club swim teams.

GA has a current enrollment of 985 students. Based on a previous agreement between Gulliver Academy and the city of Coral Gables, student enrollment has been capped at 1,162 students, and no increase in student enrollment is being requested by Gulliver Academy.

The construction of a gymnasium / auditorium (gymnasium) has benefits to the transportation system. Currently, GA has events that are occurring off-campus at the Preparatory campus or the Pinecrest Preparatory campus because their existing facilities are not adequate (i.e., they "share" facilities with other campuses). With the construction of a gymnasium, these students will no longer need to leave campus to attend their activity, thus reducing vehicular traffic on the roadway system. Examples of the activities that are currently happening at a different campus but will now occur on the Academy campus because of the gymnasium include holiday concerts, girls volleyball (practices and games), cheerleading practices, boys basketball (practices and games), and girls basketball (practices and games).

An assessment of the existing traffic operations and level of service on Old Cutler Road, as well as an evaluation of GA's dropoff and pickup operations, was performed in accordance with the traffic study methodology agreed to with the city of Coral Gables. The intersections and the link analyzed meet the city's LOS standards. However, minor signal timing adjustments are recommended at the intersection of Old Cutler Road / SW 120 Street to alleviate the eastbound left turn morning delay, which is not associated with Gulliver Academy traffic. GA's driveway traffic volumes in 1997 and 2010 have remained relatively stable (actually lower) during the critical dropoff and pickup hours. Since the driveway volumes have been stable for the last 13 years, any increase in traffic congestion on the roadway system near the school is not related to GA, but due to other developments and normal traffic growth. No increase in enrollment beyond 1,162 students combined with a minimal number of new employees, makes the additional vehicular impacts de minimis. However, recommendations have been made to further improve the Academy's dropoff and pickup operations.

## 1.0 INTRODUCTION

### 1.1 Project Background

Gulliver Academy is located at 12595 Red Road in Coral Gables, Florida (See Exhibit 1). Gulliver Academy is proposing to improve their campus by adding classrooms, constructing a gymnasium, natatorium, and a baseball field house. Twelve additional parking spaces are also added to the campus. The school does not have an existing gym or an auditorium, and are proposing to combine both into one structure. The new buildings will house existing activities that currently take place outdoors, in inadequate spaces, or on other campuses. Outdoor school activities, including PE classes and school-wide assemblies that are often cancelled due to inclement weather, could be held indoors. Gulliver Preparatory, the high school campus located on Kendall Drive, will continue to use GA's facilities for their baseball and club swim teams.

GA has a current enrollment of 985 students. Based on a previous agreement between Gulliver Academy and the city of Coral Gables, student enrollment has been capped at 1,162 students, and no increase in student enrollment is being requested by Gulliver Academy. No increase in enrollment beyond 1,162 students combined with a minimal number of new employees, makes the additional vehicular impacts de minimis. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department.

### 1.2 Study Objective

The purpose of the study is to provide a traffic study that meets the requirements of the city of Coral Gables for the project. This study includes traffic analyses and field observations of the dropoff/pickup operations.

### 1.3 Study Area and Methodology

Intersection capacity analysis was performed for the following intersections:

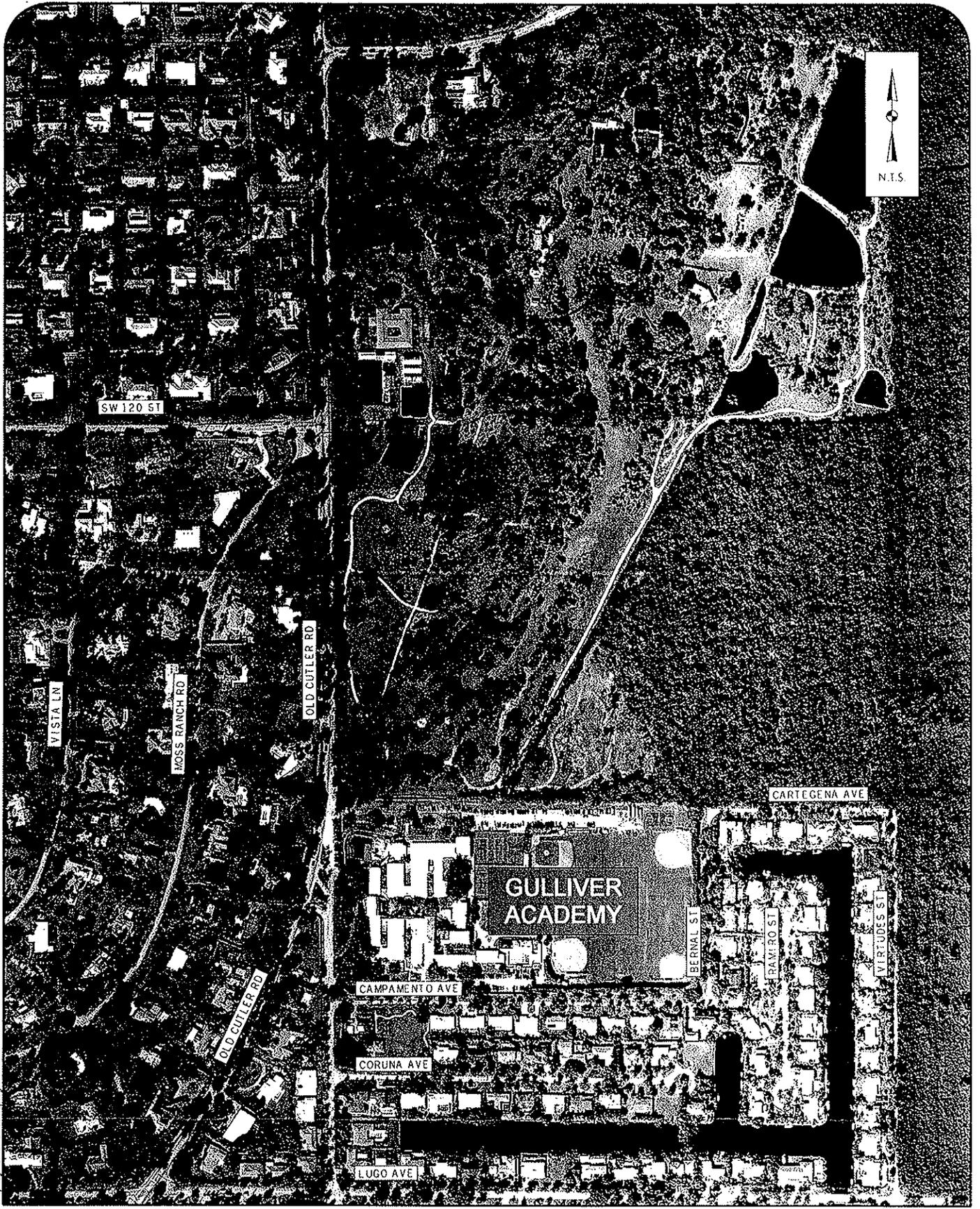
- Old Cutler Road / SW 128 Street
- Old Cutler Road / SW 120 Street

In addition, link analysis was performed on Old Cutler Road (OCR) between SW 120 Street and SW 128 Street.

The analysis undertaken follows the study methodology previously discussed with and approved by the city of Coral Gables is described as follows:

- Analyze the levels of service (LOS) for Old Cutler Road, Old Cutler Road / SW 120 Street, and Old Cutler Road / SW 128 Street during the morning dropoff and afternoon pickup periods on a typical weekday.
- Take driveway turning movement counts during the morning dropoff and afternoon pickup periods during a typical weekday in order to compare these volumes to the volumes in a December 1997 traffic study done for the school.
- Undertake a dropoff / pickup / circulation evaluation and provide recommendations, if necessary, to improve operations and safety.

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PROJECT:  
**GULLIVER ACADEMY**

TITLE:  
**LOCATION MAP**

EXHIBIT No.  
**1**

## **1.4 Project Site Information**

Gulliver Academy is proposing to improve their campus by adding classrooms, constructing a gymnasium, natatorium, and a baseball field house. Twelve additional parking spaces are also added to the campus. The school does not have an existing gym or an auditorium, and are proposing to combine both into one structure. The new buildings will house existing activities that currently take place outdoors, in inadequate spaces, or on other campuses. Outdoor school activities, including PE classes and school-wide assemblies that are often cancelled due to inclement weather, could be held indoors. Gulliver Preparatory, the high school campus located on Kendall Drive, will continue to use GA's facilities for their baseball and club swim teams. Gulliver Academy has a current enrollment of 985 students. Based on a previous agreement between Gulliver Schools and the city of Coral Gables, student enrollment has been capped at 1,162 students, and no increase in student enrollment is being requested by Gulliver Academy. The site plan is provided in Appendix A.

## 2.0 EXISTING CONDITIONS

Data collection for this study included roadway characteristics, intersection traffic counts, signal timing, and seasonal adjustment factors. The data collection effort is described in the following sections.

### 2.1 Roadway Characteristics

#### Old Cutler Road

Old Cutler Road is a county arterial that provides northeast/southwest access throughout Miami-Dade County. Within the study area, Old Cutler Road is a two-way, two-lane, undivided roadway. Old Cutler Road has a state historic highway designation. The speed limit is not posted within the study limits. Miami-Dade County has jurisdiction of Old Cutler Road.

#### SW 120 Street

SW 120 Street is a local roadway that provides east-west connectivity between Old Cutler Road and US-1. SW 120 Street is a two-way, two-lane, undivided roadway. The posted speed limit is 30 mph. Within the study area, the city of Coral Gables has jurisdiction of portions of SW 120 Street, while the city of Pinecrest has jurisdiction of the remaining road.

#### SW 128 Street

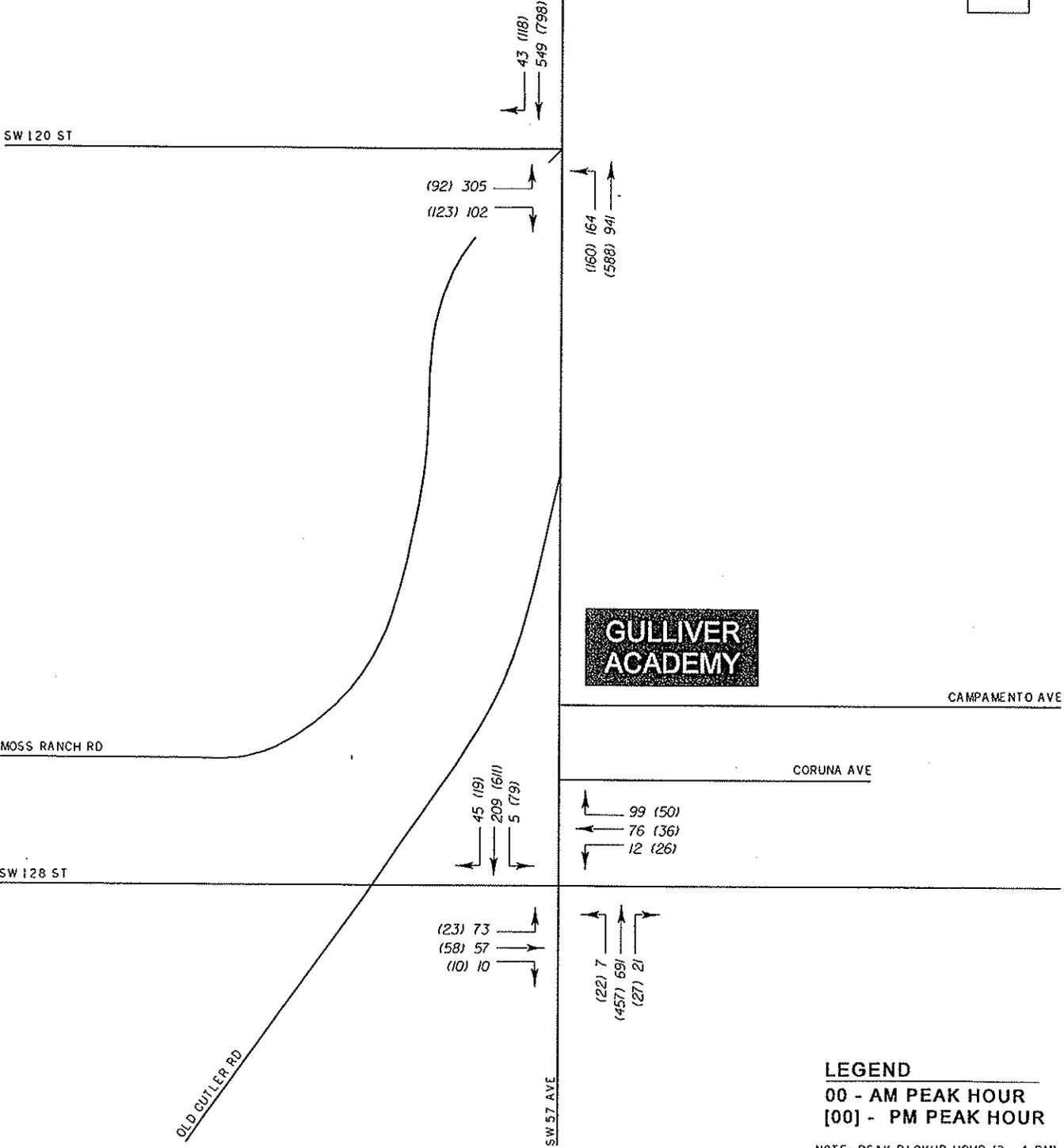
SW 128 Street is a local roadway that provides east-west connectivity between Chapman Field Drive and Red Road (SW 57 Avenue). SW 128 Street is a two-way, two-lane, undivided roadway. The posted speed limit is 30 mph. Within the study area, the city of Coral Gables has jurisdiction of portions of SW 128 Street, while the city of Pinecrest has jurisdiction of the remaining road.

## 2.2 Traffic Counts

Peak hour vehicle turning movement counts were collected for the study area. Consistent with the morning and afternoon dropoff and pickup times, turning movement volumes were collected at the study intersections and GA driveways between 7:15 AM – 8:45 AM and 2:15 PM – 4:00 PM. Additionally, the latest weekly volume adjustment factors were obtained from FDOT. A weekly volume adjustment factor for Miami-Dade County south corresponding to the dates of the counts is 0.99. However, for a more conservative analysis, this rate was not applied to adjust the raw traffic counts to average weekly conditions. The morning and afternoon peak time period volumes are summarized in Appendix B. Existing turning movement counts at the intersections are shown in Exhibit 2.

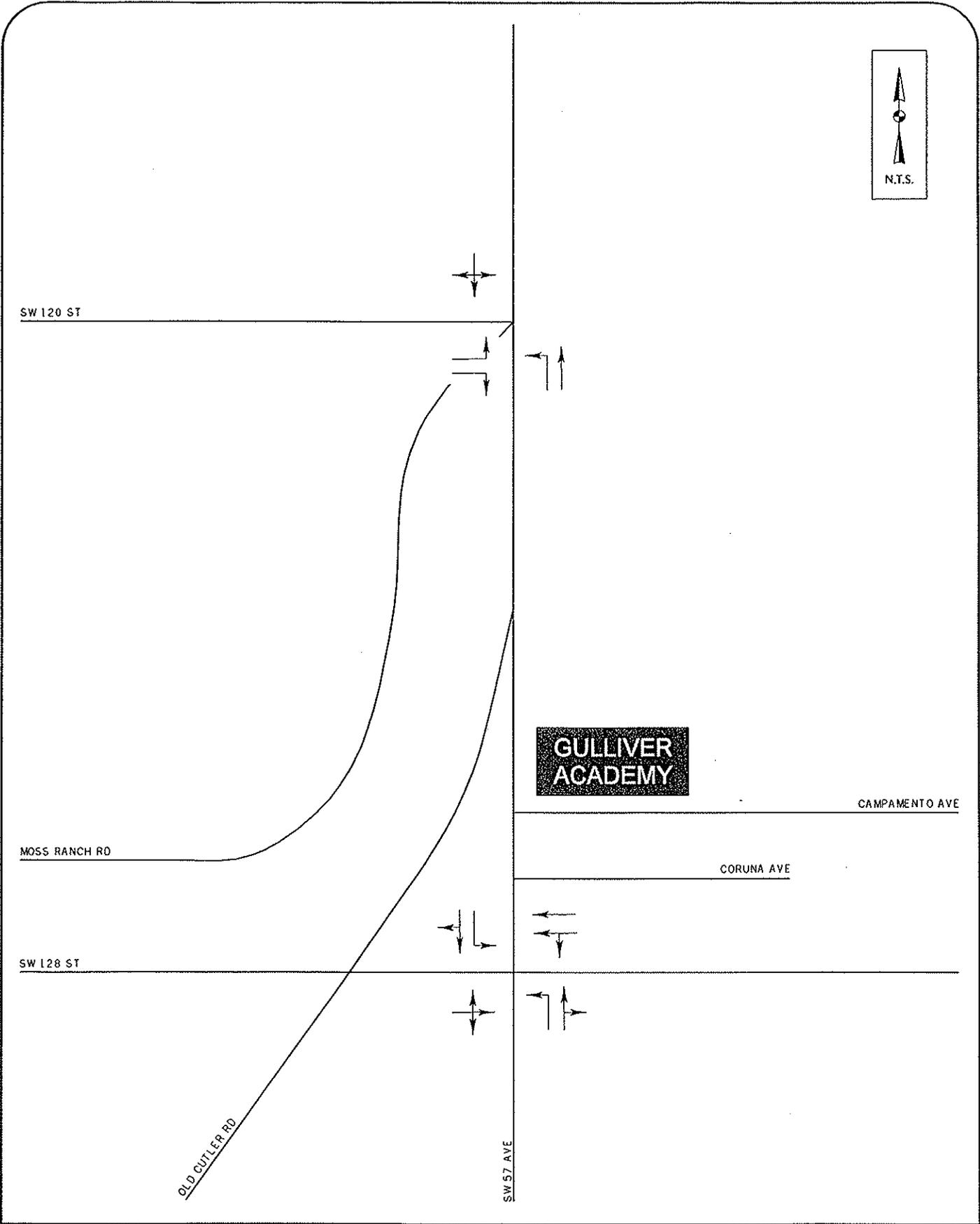
## 2.3 Intersection Data

Signal timing data was obtained from Miami-Dade County for the analyzed signalized intersections in this study. This information was used for the signal phasing and timing required for the intersection capacity analysis. A field survey was conducted to obtain the intersection lane configurations to be used in the intersection analysis. Exhibit 3 shows the existing lane configurations at the analyzed intersections. Signal timings are provided in Appendix B.



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	PROJECT: <b>GULLIVER ACADEMY</b>	TITLE: <b>EXISTING AM AND PM          PEAK HOUR TRAFFIC VOLUMES</b>	EXHIBIT No. <b>2</b>
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DATE: 04/20/2004  
DRAWN BY: [illegible]



PROJECT:  
**GULLIVER ACADEMY**

TITLE:  
**LANE CONFIGURATION**

EXHIBIT No.  
**3**

## 2.5 Intersection Capacity Analysis

The Highway Capacity Software (HCS), based on procedures of the 2000 Highway Capacity Manual was used to perform intersection capacity analysis at the analyzed intersections. Exhibit 4 shows the resulting LOS for existing conditions for morning and afternoon peak conditions. All the intersections analyzed meet the city's LOS standards. However, minor signal timing adjustments are recommended at the intersection of Old Cutler Road / SW 120 Street to alleviate the eastbound left turn morning delay, which is not associated with Gulliver Academy traffic. Intersection capacity analysis worksheets included in Appendix C.

**Exhibit 4**  
**Existing Intersection Capacity Analysis**  
**Weekday AM and PM Peak Hour Conditions**

Intersection	Signalized/ Unsignalized	Level of Service	
		AM	PM <sup>1</sup>
Old Cutler Road / SW 120 Street	S	C <sup>2</sup>	B
Old Cutler Road / SW 128 Street	S	C	B

<sup>1</sup> Peak Pickup Hour (3-4 PM)  
<sup>2</sup> Minor Signal timing adjustments

Source: David Plummer & Associates

## 2.6 Roadway Capacity Analysis

Roadway capacity is the maximum number of vehicles that can pass through a given point during a specific time period under prevailing roadway and traffic control device conditions. ARTPLAN software developed by the Florida Department of Transportation (FDOT), that takes into account specific roadway characteristics, was used to determine the level of service (LOS) for Old Cutler Road. LOS is a qualitative assessment of a road's operating conditions and is represented by the letters A through F, where A is free flow (best condition) and F is the most congested condition.

The analysis of existing traffic conditions was performed for AM and PM peak hour conditions. The roadway link analysis summary is provided in Exhibit 5. Old Cutler Road currently operates within the city's level of service standard, LOS E, adopted in their Comprehensive Plan.

**Exhibit 5**  
**Existing Roadway Capacity Analysis**  
**Weekday AM and PM Peak Hour Conditions**

Roadway	Limits	Direction	Number of Lanes	AM PK Volume	PM PK Volume	AM PK LOS	PM PK LOS <sup>1</sup>
Old Cutler Road	North of Gulliver Academy	NEB	1LU	1200	777	B	B
		SWB	1LU	765	950	C	C

<sup>1</sup> Peak Pickup Hour (3-4 PM)

Source: David Plummer & Associates

## 2.7 Driveway Volume Comparison

In 1997, GA undertook a traffic study that included traffic counts at the school's driveways during the dropoff and pickup periods (see Appendix E). As part of this traffic study, DPA has conducted traffic counts during the same time periods at the school's driveways. The purpose of this was to compare the traffic counts collected at the school's driveways in 1997 and in 2010 to determine if GA's volumes have remained stable given the capped enrollment.

In 1997, enrollment was 1,050 students. In 2010, enrollment is 985 students. The expectation would be that 2010 traffic volumes at GA's driveways are relatively stable but may be slightly less due to fewer students enrolled.

A summary of this comparison is presented in Exhibit 6 (see Exhibits 7 and 8 for more detail):

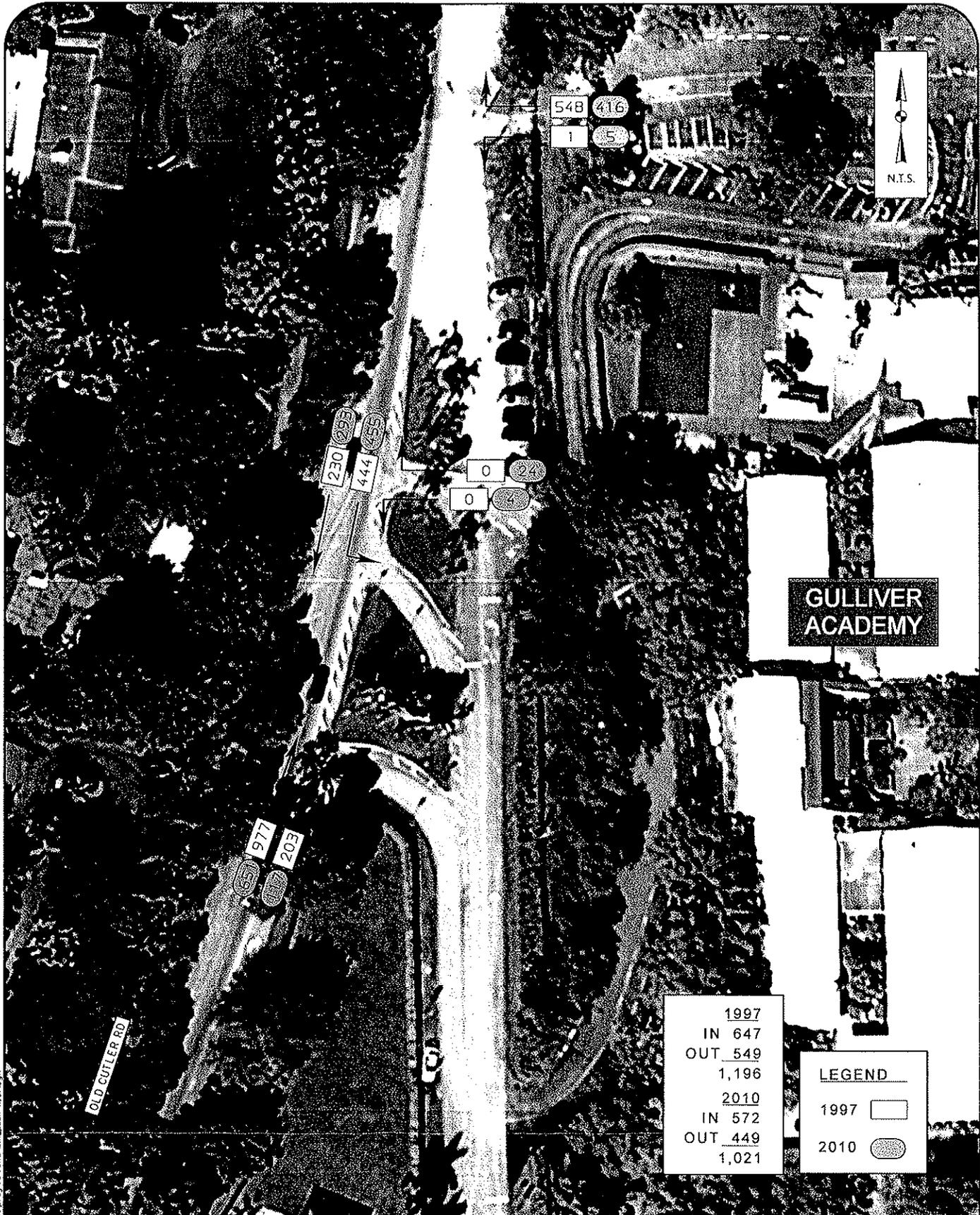
**Exhibit 6**  
**Two-Way Traffic Volumes at the Gulliver Academy Driveways**

	1997	2010	CHANGE
AM Dropoff Period (vph)	1,196	1,021	-15%
PM Pickup Period (vph)	680	612	-10%

Note: vph is vehicles per hour.

Source: David Plummer & Associates

This comparison shows that GA's traffic volumes have stayed relatively stable since 1997 during the critical dropoff and pickup hours. In fact, the 2010 traffic volumes at GA's driveways are lower than expected given student enrollment is only 7% less compared to the student enrollment in 1997. Since the driveway volumes have been stable for the last 13 years, any increase in traffic congestion on the roadway system near the school is not related to GA, but due to other developments and normal traffic growth.



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OLD BUTLER RD

GULLIVER ACADEMY

1997	
IN	647
OUT	549
	1,196
2010	
IN	572
OUT	449
	1,021

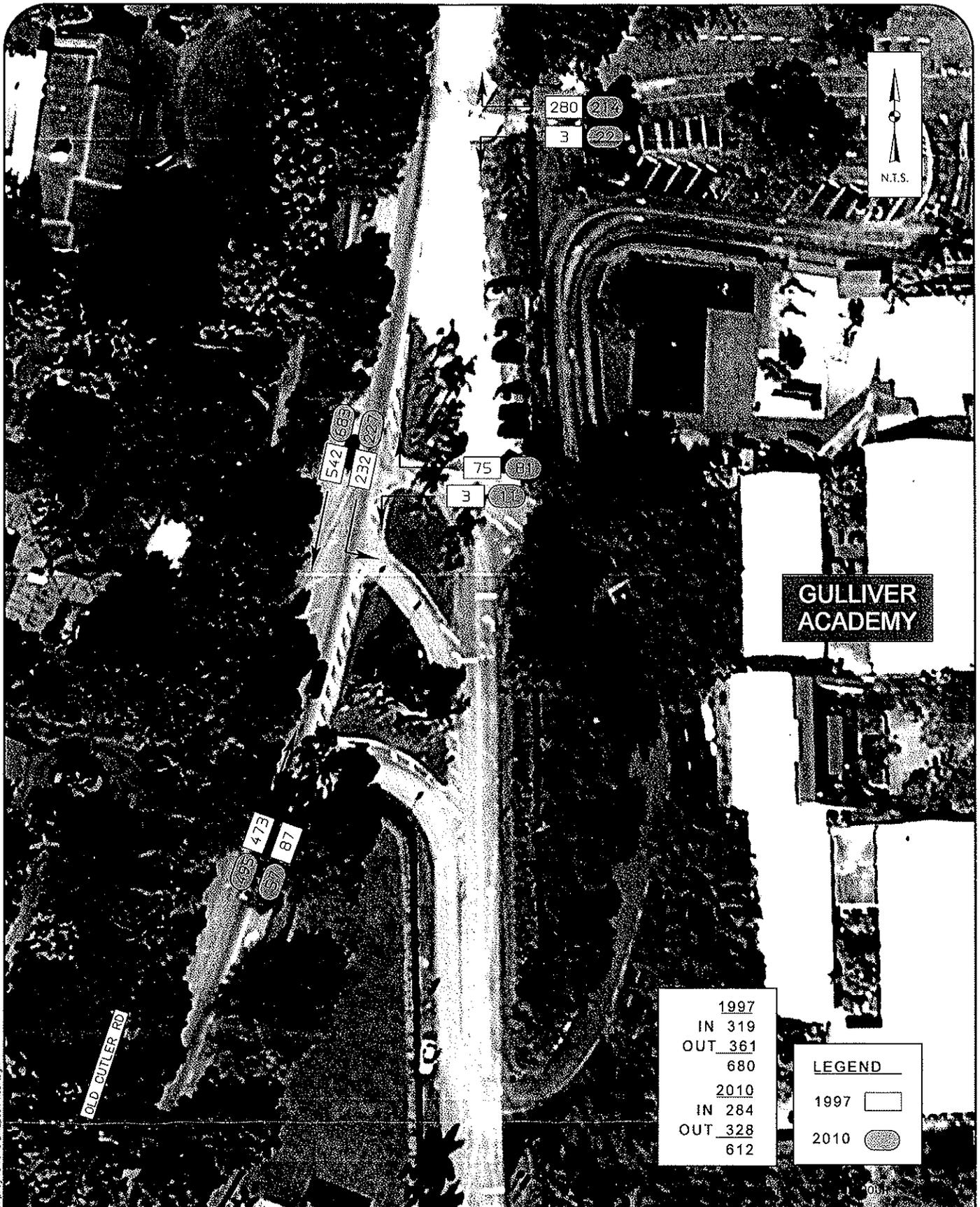
LEGEND	
1997	
2010	



PROJECT:  
**GULLIVER ACADEMY**

TITLE:  
**AM PEAK HOUR TRAFFIC  
 1997 AND 2010**

EXHIBIT No.  
**7**



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	PROJECT: <b>GULLIVER ACADEMY</b>	TITLE: <b>PM PEAK HOUR TRAFFIC          1997 AND 2010</b>	EXHIBIT No. <b>8</b>
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### 3.0 DROPOFF / PICKUP EVALUATION

In 2006, DPA undertook an extensive evaluation of the dropoff and pickup operations of Gulliver Academy. Many recommendations were made to the Academy to improve the access, circulation, safety, and operations of this procedure. The dropoff and pickup schedule by grade is shown in Exhibit 9.

**Exhibit 9**  
**Dropoff and Pickup Schedule by Grade**

Grade	DROPOFF	PICKUP	
	M - F	M, T, Th, F	Wednesday
Morning Care	7:30 AM	-----	-----
Grades 5-8	8:00 AM	3:20 PM	2:30 PM
Grades 2-4	8:10 AM	3:00 PM	2:15 PM
Grade 1	8:10 AM	2:45 PM	2:00 PM
PK, JK, SK	8:20 AM	2:30 PM <sup>1</sup>	1:45 PM

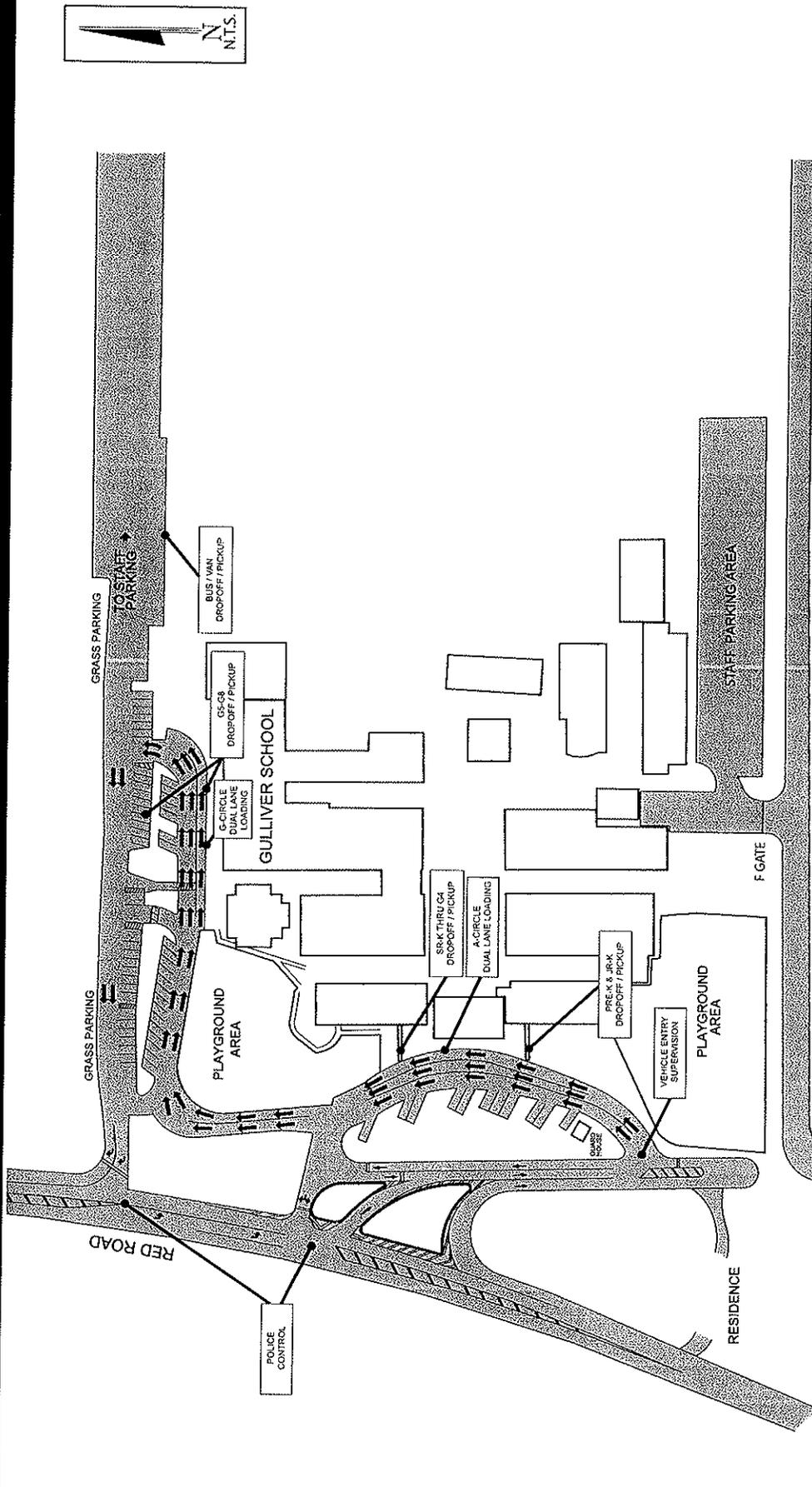
<sup>1</sup> Pre-K also has a 12:20 PM pickup

Source: Gulliver Academy

DPA has been in the field observing traffic patterns, ingress to the site, internal circulation, egress from the site, and the dropoff and pickup operations (see Exhibit 10 for the existing dropoff and pickup operations at Gulliver Academy). The 2006 DPA dropoff and pickup recommendations that have been implemented by the Academy include the following:

- All dropoff and pickup occurs on passenger side only.
- Parents are not permitted to leave their vehicles unattended while in the dropoff and pickup service areas.
- Control is in place at the entry and exit points of the dropoff and pickup locations with Gulliver security personnel.

# OPERATIONS EXISTING CONDITIONS



- Two lanes are used to queue vehicles at A-circle and G-circle.
- When A-circle pickup is completed, those lanes are used as additional queuing area for G-circle.
- Late arriving parents at A-circle are permitted to park in designated A-drive parking spaces.
- The exit at A-Circle is closed during the G-Circle dropoff period.
- A color-coded student identification card is required for pickup of all students.
- During the actual loading process, a teacher or security person remains several vehicles into the queue calling student names over the two-way radio system to the designated teacher who then uses a megaphone to call students to the loading area.
- Police officers control the southbound Old Cutler Road (OCR) traffic entering the site during the dropoff and pickup periods.
- Police officers control the exiting movements from the north driveway onto OCR. Outbound traffic during the dropoff period is only allowed to turn northbound onto OCR.
- Police officers control of the OCR / SW 120 Street signalized intersection during the pickup period.
- A sidewalk was installed leading from the A-drive to the G-drive which permits safe pedestrian passage to either the A-drive or G-drive from the parking area.
- The interior drive leading from A-drive to G-drive was widened improving traffic flow and allowing additional vehicles to queue on campus thereby reducing the number of vehicles queuing on OCR to enter the campus.
- New pavement markings were installed on the A-drive.
- The student waiting area in the A-drive was expanded and paved which allows for increased supervision in the student pre-loading and assembling area for pick-up.
- A fence was installed along the edge of the first third of the A-drive sidewalk which requires parents to move vehicles forward in the queue during pickup.
- The “triangle” area located off-campus west of the Academy adjacent to OCR was landscaped by Gulliver which closed this area to offsite parking.

The improvements to the access, circulation, and dropoff and pickup operations of Gulliver Academy since 2006 have been substantial. Like most schools, there is a period of approximately 15 to 20 minutes during the dropoff and pickup periods where some congestion occurs. The off-duty police officers do a tremendous job minimizing the duration of the traffic congestion. The following are additional recommendations to dropoff and pickup operations:

- Supervisors assisting with the dropoff and pickup operations should wear a safety vest.
- During the pickup period, consider having Grades 3 and 4 use the G-Circle to make better use of the existing queuing area. G-Circle is currently unused during the pickup period until Grades 5-8 are dismissed.

Based on discussions with the off-duty police officers and field observations, additional off-site improvements should be considered. Off-campus parking and walk-ups, especially along OCR, should not be allowed. Any parent that wants to walk their child to their classroom should be required to park on campus.

The “triangle” area located off-campus west of the Academy and adjacent to OCR has been landscaped by Gulliver. This, along with the construction staging for the Coral Gables force main project, has been a parking deterrent.

Parents are now parking off-campus north of the exit driveway (and north of the “triangle”) from the Academy on the east side of OCR. Parents are then walking their children from OCR onto campus. Walking along this section of OCR, especially for children, is not desirable from a safety standpoint. Further, these parked vehicles are eventually backing out onto OCR creating vehicular safety and operational concerns. One off-duty police officer stated that off-campus parking is their main concern with the dropoff and pickup operations. Field observations revealed approximately 15 vehicles were parked on the east side of OCR at any one time with passengers destined for the Academy campus.

GA is doing a commendable job with the internal dropoff and pickup operations. Major Scott Massington (Coral Gables Police Department), in a memorandum dated September 3, 2009, recognized that the new improvements to the dropoff and pickup operations have been beneficial. In this memo, Major Massington also discusses the safety and operations concerns with the Gulliver parents parking on the east side of OCR adjacent to the Academy and walking their children to campus. The following is recommended to help prevent off-campus parking and walk-ups to the Academy campus:

1. Install raised curbing along the “triangle area” to physically discourage parking in that location. Install “NO PARKING” signs, so that the violators can be ticketed. Install landscaping in this area.
2. Install raised curbing on the east side of OCR north of the exit driveway. Install “NO PARKING” signs, so that violators can be ticketed. Install landscaping in this area.

OCR is a county arterial with a state historic highway designation. Installing raised curb on the east side of OCR will have drainage implications. Any “modifications” to OCR, including the recommendations above, will be subject to approval from the state and Miami-Dade County (MDC). Assistance from the city to obtain these approvals may be required. If the recommended improvements are not approved by the state and/or MDC; the city, state, MDC, and Gulliver should work together to determine an alternative solution to prevent off-site parking on the east side of OCR in order to improve the operations and safety of this corridor during the dropoff and pickup periods.

## 4.0 CONCLUSIONS

An assessment of the existing traffic operations and level of service on Old Cutler Road, as well as an evaluation of GA's dropoff and pickup operations, was performed in accordance with the traffic study methodology agreed to with the city of Coral Gables. The intersections and the link analyzed meet the city's LOS standards. However, minor signal timing adjustments are recommended at the intersection of Old Cutler Road / SW 120 Street to alleviate the eastbound left turn morning delay, which is not associated with Gulliver Academy traffic. GA's driveway traffic volumes in 1997 and 2010 have remained relatively stable (actually lower) during the critical dropoff and pickup hours. Since the driveway volumes have been stable for the last 13 years, any increase in traffic congestion on the roadway system near the school is not related to GA, but due to other developments and normal traffic growth. No increase in enrollment beyond 1,162 students combined with a minimal number of new employees, makes the additional vehicular impacts de minimis. However, recommendations have been made to further improve the Academy's dropoff and pickup operations.

# **Appendix A**

## **Site Plan**



**Appendix B**  
**Data Collection**  
Traffic Volumes  
Signal Timings

# Traffic Volumes



## TURNING MOVEMENT COUNTS

Project Name: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Observer: \_\_\_\_\_

Gulliver Academy  
 Old Cutler Road / SW 128 Street  
 David Plummer and Associates

Project Number: 10118  
 Count Date: 4/22/2010  
 Day of Week: Thursday

TIME INTERVAL	Old Cutler Road						SW 128 Street						GRAND TOTAL		
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND					
	L	T	R	L	T	R	L	T	R	L	T	R			
07:15 AM	0	229	7	1	66	14	81	9	9	2	20	1	13	40	54
07:30 AM	0	225	6	1	71	14	86	25	19	2	46	2	17	20	39
07:45 AM	3	122	1	2	34	7	43	25	17	4	46	8	19	23	50
08:00 AM	4	115	7	1	38	10	49	14	12	2	28	1	27	16	44
08:15 AM	6	126	4	8	73	9	90	1	12	1	14	15	17	14	46
08:30 AM	1	149	8	3	76	24	103	2	11	3	16	2	13	21	36
08:45 AM															

### AM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL	Old Cutler Road						SW 128 Street						GRAND TOTAL		
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND					
	L	T	R	L	T	R	L	T	R	L	T	R			
07:15 AM	7	691	21	5	209	45	259	73	57	10	140	12	76	99	187
PEAK HOUR FACTOR	0.76			0.63			0.76			0.87			0.81		

## TURNING MOVEMENT COUNTS

Project Name: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Observer: \_\_\_\_\_

Gulliver Academy  
 Old Cutler Road / North Gulliver Driveway  
 David Plummer and Associates

Project Number: 10118  
 Count Date: 4/22/2010  
 Day of Week: Thursday

TIME INTERVAL	Old Cutler Road						North Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
07:15 AM	0	0	0	0	127	0	0	0	0	0	0	0	1	0	22	23
07:30 AM	0	0	0	0	200	0	0	0	0	0	0	0	1	0	100	101
07:45 AM	0	0	0	0	227	0	0	0	0	0	0	0	2	0	160	162
08:00 AM	0	0	0	0	173	0	0	0	0	0	0	0	0	0	125	125
08:15 AM	0	0	0	0	143	0	0	0	0	0	0	0	2	0	31	33
08:30 AM	0	0	0	0	116	0	0	0	0	0	0	0	3	0	15	18
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### AM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL	Old Cutler Road						North Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
07:30 AM	0	0	0	0	743	0	0	0	0	0	0	0	5	0	416	421
PEAK HOUR FACTOR	N/A			0.82			N/A			0.65			0.75			

## TURNING MOVEMENT COUNTS

Project Name: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Observer: \_\_\_\_\_

Gulliver Academy  
 Old Cutler Road / Center Gulliver Driveway  
 David Plummer and Associates

Project Number: 10118  
 Count Date: 4/22/2010  
 Day of Week: Thursday

TIME INTERVAL	Old Cutler Road						Center Gulliver Driveway						GRAND TOTAL					
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND								
	L	T	R	L	T	R	L	T	R	L	T	R		TOTAL				
07:15 AM - 07:30 AM	0	0	0	44	84	0	0	0	0	0	0	0	0	128	0	0	0	128
07:30 AM - 07:45 AM	0	0	0	118	83	0	0	0	0	0	0	0	0	201	0	0	0	201
07:45 AM - 08:00 AM	0	0	0	174	55	0	0	0	0	0	0	0	0	229	0	0	0	229
08:00 AM - 08:15 AM	0	0	0	109	64	0	0	0	0	0	0	0	0	173	0	0	0	173
08:15 AM - 08:30 AM	0	0	0	54	91	0	0	0	0	0	0	4	0	145	4	0	24	173
08:30 AM - 08:45 AM	0	0	0	14	105	0	0	0	0	0	0	0	0	119	0	12	12	131

### AM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL	Old Cutler Road						Center Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R		TOTAL		
07:30 AM - 08:30 AM	0	0	0	455	293	0	748	0	0	0	0	4	0	24	28	776
PEAK HOUR FACTOR	N/A			0.82			N/A			0.25			0.85			

## TURNING MOVEMENT COUNTS

**Project Name:** Gulliver Academy  
**Location:** Old Cutler Road / South Gulliver Driveway  
**Observer:** David Plummer and Associates

**Project Number:** 10118  
**Count Date:** 4/22/2010  
**Day of Week:** Thursday

TIME INTERVAL	Old Cutler Road						South Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
07:15 AM   07:30 AM	0	264	8	0	84	0	84	0	0	0	0	0	0	0	0	356
07:30 AM   07:45 AM	0	186	59	0	83	0	83	0	0	0	0	0	0	0	0	328
07:45 AM   08:00 AM	0	125	31	0	55	0	55	0	0	0	0	0	0	0	0	211
08:00 AM   08:15 AM	0	153	23	0	64	0	64	0	0	0	0	0	0	0	0	240
08:15 AM   08:30 AM	0	187	4	0	91	0	91	0	0	0	0	0	0	0	0	282
08:30 AM   08:45 AM	0	212	2	0	105	0	105	0	0	0	0	0	0	0	0	319

### AM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL	Old Cutler Road						South Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
07:30 AM   08:30 AM	0	651	117	0	293	0	293	0	0	0	0	0	0	0	0	1,061
PEAK HOUR FACTOR	0.71			0.70			N/A			N/A			N/A			0.81

## TURNING MOVEMENT COUNTS

**Project Name:** Gulliver Academy **Project Number:** 10118  
**Location:** Old Cutler Road / SW 120 Street **Count Date:** 4/20/2010  
**Observer:** David Plummer and Associates **Day of Week:** Tuesday

TIME INTERVAL	Old Cutler Road						SW 120 Street						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
02:15 PM   02:30 PM	7	92	0	0	121	20	18	0	15	0	0	0	0	0	0	273
02:30 PM   02:45 PM	14	149	0	0	137	22	14	0	13	0	0	0	0	0	0	349
02:45 PM   03:00 PM	15	99	0	0	141	27	17	0	23	0	0	0	0	0	0	322
03:00 PM   03:15 PM	29	142	0	0	156	25	28	0	34	0	0	0	0	0	0	414
03:15 PM   03:30 PM	25	116	0	0	207	26	29	0	38	0	0	0	0	0	0	441
03:30 PM   03:45 PM	55	177	0	0	224	28	18	0	26	0	0	0	0	0	0	528
03:45 PM   04:00 PM	51	153	0	0	211	39	17	0	25	0	0	0	0	0	0	496

### PM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL	Old Cutler Road						SW 120 Street						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
03:00 PM   04:00 PM	160	588	0	0	798	118	92	0	123	0	0	0	0	0	0	1,879
PEAK HOUR FACTOR																0.89



## TURNING MOVEMENT COUNTS

**Project Name:** Gulliver Academy **Project Number:** 10118  
**Location:** Old Cutler Road / North Gulliver Driveway **Count Date:** 4/22/2010  
**Observer:** David Plummer and Associates **Day of Week:** Thursday

TIME INTERVAL	Old Cutler Road						North Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
02:15 PM   02:30 PM	0	0	0	0	163	0	0	0	0	0	0	0	0	0	3	166
02:30 PM   02:45 PM	0	0	0	0	210	0	0	0	0	0	0	0	3	0	20	233
02:45 PM   03:00 PM	0	0	0	0	182	0	0	0	0	0	0	0	1	0	16	199
03:00 PM   03:15 PM	0	0	0	0	197	0	0	0	0	0	0	0	1	0	14	212
03:15 PM   03:30 PM	0	0	0	0	225	0	0	0	0	0	0	0	3	0	39	267
03:30 PM   03:45 PM	0	0	0	0	228	0	0	0	0	0	0	0	6	0	81	315
03:45 PM   04:00 PM	0	0	0	0	238	0	0	0	0	0	0	0	12	0	80	330

### PM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL	Old Cutler Road						North Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
03:00 PM   04:00 PM	0	0	0	0	888	0	0	0	0	0	0	0	22	0	214	236
PEAK HOUR FACTOR	N/A			0.93			N/A			0.64			0.85			

## TURNING MOVEMENT COUNTS

**Project Name:** Gulliver Academy **Project Number:** 10118  
**Location:** Old Cutler Road / Center Gulliver Driveway **Count Date:** 4/22/2010  
**Observer:** David Plummer and Associates **Day of Week:** Thursday

TIME INTERVAL	Old Cutler Road						Center Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
02:15 PM	0	0	0	25	138	0	0	0	0	0	0	0	0	0	2	165
02:30 PM	0	0	0	35	178	0	0	0	0	0	0	0	4	0	28	245
02:45 PM	0	0	0	42	141	0	0	0	0	0	0	0	1	0	21	205
03:00 PM	0	0	0	57	141	0	0	0	0	0	0	0	5	0	44	247
03:15 PM	0	0	0	66	162	0	0	0	0	0	0	0	1	0	3	232
03:30 PM	0	0	0	49	185	0	0	0	0	0	0	0	1	0	20	255
03:45 PM	0	0	0	55	195	0	0	0	0	0	0	0	4	0	14	268

### PM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL	Old Cutler Road						Center Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
03:00 PM	0	0	0	227	683	0	0	0	0	0	0	0	11	0	81	1,002
PEAK HOUR FACTOR	N/A			0.91			N/A			0.47			0.93			

## TURNING MOVEMENT COUNTS

**Project Name:** Gulliver Academy **Project Number:** 10118  
**Location:** Old Cutler Road / South Gulliver Driveway **Count Date:** 4/22/2010  
**Observer:** David Plummer and Associates **Day of Week:** Thursday

TIME INTERVAL	Old Cutler Road						South Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
02:15 PM   02:30 PM	0	114	5	0	138	0	0	0	0	0	0	0	0	0	0	257
02:30 PM   02:45 PM	0	97	9	0	178	0	0	0	0	0	0	0	0	0	0	284
02:45 PM   03:00 PM	0	113	12	0	141	0	0	0	0	0	0	0	0	0	0	266
03:00 PM   03:15 PM	0	131	12	0	141	0	0	0	0	0	0	0	0	0	0	284
03:15 PM   03:30 PM	0	116	13	0	162	0	0	0	0	0	0	0	0	0	0	291
03:30 PM   03:45 PM	0	127	19	0	185	0	0	0	0	0	0	0	0	0	0	331
03:45 PM   04:00 PM	0	121	13	0	195	0	0	0	0	0	0	0	0	0	0	329

### PM PEAK HOUR TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

TIME INTERVAL	Old Cutler Road						South Gulliver Driveway						GRAND TOTAL			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND						
	L	T	R	L	T	R	L	T	R	L	T	R				
03:00 PM   04:00 PM	0	495	57	0	683	0	0	0	0	0	0	0	0	0	0	1,235
PEAK HOUR FACTOR	0.95			0.88			N/A			N/A			N/A		0.93	

## 24-HOUR COUNTS

Project Name: Gulliver Academy  
 Location: Old Cutler Road North of Gulliver Academy  
 Observer: Traffic Survey Specialists, Inc.

Project No.: 10118  
 Count Date: Average

BEGIN TIME	NORTHBOUND					TOTAL
	1st 1/4	2nd 1/4	3rd 1/4	4th 1/4		
12:00 AM	6	4	6	8		24
01:00 AM	5	2	2	2		12
02:00 AM	1	1	5	2		9
03:00 AM	2	1	2	4		9
04:00 AM	4	6	8	12		29
05:00 AM	23	28	47	64		162
06:00 AM	106	175	240	286		806
07:00 AM	299	295	305	298		1,198
08:00 AM	302	258	233	216		1,008
09:00 AM	238	205	203	173		820
10:00 AM	166	153	164	137		619
11:00 AM	134	130	130	135		528
12:00 PM	122	118	122	120		482
01:00 PM	116	119	113	131		479
02:00 PM	116	131	175	180		603
03:00 PM	183	164	221	209		777
04:00 PM	190	155	158	152		655
05:00 PM	145	150	140	126		561
06:00 PM	115	113	121	111		461
07:00 PM	103	98	69	63		333
08:00 PM	58	47	46	50		201
09:00 PM	53	43	43	40		179
10:00 PM	32	40	25	23		120
11:00 PM	20	14	12	16		61
<b>24-HOUR TOTAL</b>						<b>10,136</b>

BEGIN TIME	SOUTHBOUND					TOTAL
	1st 1/4	2nd 1/4	3rd 1/4	4th 1/4		
12:00 AM	24	19	17	15		75
01:00 AM	9	10	8	9		36
02:00 AM	5	7	2	3		17
03:00 AM	2	4	3	2		10
04:00 AM	1	3	4	3		11
05:00 AM	5	4	6	11		26
06:00 AM	18	30	24	38		110
07:00 AM	54	125	220	253		652
08:00 AM	167	132	109	106		514
09:00 AM	77	79	73	72		300
10:00 AM	69	71	87	78		305
11:00 AM	91	79	92	91		353
12:00 PM	96	106	108	98		408
01:00 PM	119	119	122	143		503
02:00 PM	152	158	190	218		718
03:00 PM	244	258	232	216		950
04:00 PM	232	260	240	233		965
05:00 PM	240	247	249	241		977
06:00 PM	244	247	251	237		979
07:00 PM	192	189	164	153		698
08:00 PM	130	126	111	105		472
09:00 PM	98	91	82	91		362
10:00 PM	60	65	59	48		232
11:00 PM	45	45	36	25		151
<b>24-HOUR TOTAL</b>						<b>9,825</b>

TWO-WAY TOTAL	
99	
48	
27	
19	
40	
188	
916	
1,850	
1,523	
1,120	
924	
881	
890	
982	
1,321	
1,727	
1,620	
1,538	
1,440	
1,031	
673	
541	
351	
212	
<b>24-HOUR TOTAL</b>	<b>19,961</b>

### DAILY TRAFFIC COUNT SUMMARY

#### NORTHBOUND

AM Peak Hour: Time: 07:15 AM Volume: 1,201  
 PM Peak Hour: Time: 03:15 PM Volume: 784

AM Peak Hour: Time: 07:30 AM Volume: 772  
 PM Peak Hour: Time: 05:45 PM Volume: 983

#### NORTHBOUND AND SOUTHBOUND

AM Peak Hour:	Time: <u>07:15 AM</u>	Volume: <u>1,965</u>
	K-factor: <u>9.8%</u>	PHF: <u>0.89</u>
	D-factor: <u>61.1% NB</u>	
PM Peak Hour:	Time: <u>03:00 PM</u>	Volume: <u>1,727</u>
	K-factor: <u>8.7%</u>	PHF: <u>0.95</u>
	D-factor: <u>55.0% SB</u>	

### 24-HOUR COUNTS

Project Name: Gulliver Academy  
 Location: Old Cutler Road North of Gulliver Academy  
 Observer: Traffic Survey Specialists, Inc.

Project No.: 10118  
 Count Date: 04/20/10  
 Day of Week: Tuesday

BEGIN TIME	NORTHBOUND				TOTAL
	1st 1/4	2nd 1/4	3rd 1/4	4th 1/4	
12:00 AM	4	3	5	5	17
01:00 AM	5	0	2	3	10
02:00 AM	2	0	5	1	8
03:00 AM	3	2	4	0	9
04:00 AM	4	2	7	10	23
05:00 AM	20	31	53	68	172
06:00 AM	102	170	244	288	804
07:00 AM	303	292	308	302	1,205
08:00 AM	296	255	238	219	1,008
09:00 AM	246	219	200	160	825
10:00 AM	160	142	154	139	595
11:00 AM	133	113	114	127	487
12:00 PM	137	113	122	107	479
01:00 PM	108	99	111	121	439
02:00 PM	94	97	165	136	492
03:00 PM	175	165	238	224	802
04:00 PM	200	166	162	149	677
05:00 PM	132	168	146	132	578
06:00 PM	113	116	115	101	445
07:00 PM	95	81	73	55	304
08:00 PM	53	33	46	32	164
09:00 PM	48	39	45	37	169
10:00 PM	27	29	15	19	90
11:00 PM	12	12	10	15	49
<b>24-HOUR TOTAL</b>					<b>9,851</b>

BEGIN TIME	SOUTHBOUND				TOTAL
	1st 1/4	2nd 1/4	3rd 1/4	4th 1/4	
12:00 AM	23	16	20	18	77
01:00 AM	7	8	7	7	29
02:00 AM	3	7	2	2	14
03:00 AM	1	0	4	1	6
04:00 AM	0	2	1	4	7
05:00 AM	1	4	7	10	22
06:00 AM	15	29	21	38	103
07:00 AM	47	121	219	261	648
08:00 AM	174	150	111	98	533
09:00 AM	64	67	75	70	276
10:00 AM	67	68	89	62	286
11:00 AM	95	77	100	99	371
12:00 PM	84	91	117	97	389
01:00 PM	116	91	96	124	427
02:00 PM	131	154	150	225	660
03:00 PM	252	292	251	210	1,005
04:00 PM	211	254	241	253	959
05:00 PM	261	253	248	237	999
06:00 PM	239	235	246	228	948
07:00 PM	174	190	182	161	707
08:00 PM	142	120	109	103	474
09:00 PM	84	65	63	74	286
10:00 PM	44	68	46	41	199
11:00 PM	35	37	33	20	125
<b>24-HOUR TOTAL</b>					<b>9,550</b>

TWO-WAY TOTAL
94
39
22
15
30
194
907
1,853
1,541
1,101
881
858
868
866
1,152
1,807
1,636
1,577
1,393
1,011
638
455
289
174
<b>19,401</b>

### DAILY TRAFFIC COUNT SUMMARY

#### NORTHBOUND

AM Peak Hour: Time: 07:00 AM Volume: 1,205  
 PM Peak Hour: Time: 03:30 PM Volume: 828

AM Peak Hour: Time: 07:30 AM Volume: 804  
 PM Peak Hour: Time: 02:45 PM Volume: 1,020

#### NORTHBOUND AND SOUTHBOUND

AM Peak Hour: Time: 07:15 AM Volume: 1,973  
 K-factor: 10.2% PHF: 0.88  
 D-factor: 60.7% NB  
 PM Peak Hour: Time: 03:00 PM Volume: 1,807  
 K-factor: 9.3% PHF: 0.92  
 D-factor: 55.6% SB

## 24-HOUR COUNTS

Project Name: Gulliver Academy  
 Location: Old Cutler Road North of Gulliver Academy  
 Observer: Traffic Survey Specialists, Inc.

Project No.: 10118  
 Count Date: 04/21/10  
 Day of Week: Wednesday

BEGIN TIME	NORTHBOUND					TOTAL
	1st 1/4	2nd 1/4	3rd 1/4	4th 1/4		
12:00 AM	8	6	3	8	25	
01:00 AM	5	5	3	1	14	
02:00 AM	0	1	7	3	11	
03:00 AM	1	1	1	5	8	
04:00 AM	4	7	6	15	32	
05:00 AM	21	27	44	61	153	
06:00 AM	101	175	248	289	813	
07:00 AM	304	299	314	302	1,219	
08:00 AM	318	249	215	216	998	
09:00 AM	223	180	178	181	762	
10:00 AM	167	153	171	127	618	
11:00 AM	124	144	136	133	537	
12:00 PM	97	119	114	131	461	
01:00 PM	112	132	114	152	510	
02:00 PM	145	185	201	245	776	
03:00 PM	181	157	170	180	688	
04:00 PM	176	163	140	132	611	
05:00 PM	134	138	120	121	513	
06:00 PM	110	122	115	112	459	
07:00 PM	119	91	55	70	335	
08:00 PM	54	54	50	53	211	
09:00 PM	50	41	37	48	176	
10:00 PM	37	40	30	22	129	
11:00 PM	20	11	11	18	60	
<b>24-HOUR TOTAL</b>					<b>10,119</b>	

BEGIN TIME	SOUTHBOUND					TOTAL
	1st 1/4	2nd 1/4	3rd 1/4	4th 1/4		
12:00 AM	18	15	10	13	56	
01:00 AM	10	11	3	9	33	
02:00 AM	3	7	2	3	15	
03:00 AM	2	5	2	2	11	
04:00 AM	1	4	7	5	17	
05:00 AM	7	1	6	10	24	
06:00 AM	20	32	21	39	112	
07:00 AM	55	126	242	243	666	
08:00 AM	156	112	107	118	493	
09:00 AM	85	81	74	67	307	
10:00 AM	74	69	84	96	323	
11:00 AM	70	80	95	91	336	
12:00 PM	103	131	113	91	438	
01:00 PM	115	131	162	172	580	
02:00 PM	188	152	232	237	809	
03:00 PM	245	228	213	196	882	
04:00 PM	213	247	223	201	884	
05:00 PM	224	249	254	243	970	
06:00 PM	254	248	267	241	1,010	
07:00 PM	183	197	145	144	669	
08:00 PM	135	141	113	110	499	
09:00 PM	103	86	90	107	386	
10:00 PM	66	70	63	46	245	
11:00 PM	44	41	43	26	154	
<b>24-HOUR TOTAL</b>					<b>9,919</b>	

TWO-WAY TOTAL
81
47
26
19
49
177
925
1,885
1,491
1,069
941
873
899
1,090
1,585
1,570
1,495
1,483
1,469
1,004
710
562
374
214
<b>20,038</b>

### DAILY TRAFFIC COUNT SUMMARY

#### NORTHBOUND

AM Peak Hour: Time: 07:15 AM Volume: 1,233  
 PM Peak Hour: Time: 02:15 PM Volume: 812

AM Peak Hour: Time: 07:15 AM Volume: 767  
 PM Peak Hour: Time: 05:45 PM Volume: 1,012

#### NORTHBOUND AND SOUTHBOUND

AM Peak Hour:	Time: <u>07:15 AM</u>	Volume: <u>2,000</u>
	K-factor: <u>10.0%</u>	PHF: <u>0.90</u>
	D-factor: <u>61.7% NB</u>	
PM Peak Hour:	Time: <u>02:30 PM</u>	Volume: <u>1,726</u>
	K-factor: <u>8.6%</u>	PHF: <u>0.90</u>
	D-factor: <u>54.6% SB</u>	

## 24-HOUR COUNTS

Project Name: Gulliver Academy  
 Location: Old Cutler Road North of Gulliver Academy  
 Observer: Traffic Survey Specialists, Inc.

Project No.: 10118  
 Count Date: 04/22/10  
 Day of Week: Thursday

BEGIN TIME	NORTHBOUND					TOTAL
	1st 1/4	2nd 1/4	3rd 1/4	4th 1/4		
12:00 AM	7	4	10	10		31
01:00 AM	6	2	2	2		12
02:00 AM	2	1	3	3		9
03:00 AM	1	0	2	6		9
04:00 AM	3	8	10	12		33
05:00 AM	28	26	44	63		161
06:00 AM	114	179	228	280		801
07:00 AM	291	295	294	291		1,171
08:00 AM	291	269	245	214		1,019
09:00 AM	245	217	231	179		872
10:00 AM	172	163	166	144		645
11:00 AM	144	132	140	144		560
12:00 PM	132	123	129	121		505
01:00 PM	128	127	113	119		487
02:00 PM	110	112	159	160		541
03:00 PM	192	170	256	222		840
04:00 PM	193	137	172	176		678
05:00 PM	170	143	155	124		592
06:00 PM	123	102	134	120		479
07:00 PM	95	121	78	65		359
08:00 PM	67	55	43	64		229
09:00 PM	61	50	46	34		191
10:00 PM	32	50	30	28		140
11:00 PM	29	18	14	14		75
<b>24-HOUR TOTAL</b>						<b>10,439</b>

BEGIN TIME	SOUTHBOUND					TOTAL
	1st 1/4	2nd 1/4	3rd 1/4	4th 1/4		
12:00 AM	31	26	20	14		91
01:00 AM	10	11	14	10		45
02:00 AM	10	8	1	4		23
03:00 AM	2	6	3	3		14
04:00 AM	2	3	3	1		9
05:00 AM	6	6	6	14		32
06:00 AM	19	28	30	38		115
07:00 AM	60	127	200	254		641
08:00 AM	170	135	110	102		517
09:00 AM	81	89	69	79		318
10:00 AM	65	77	88	76		306
11:00 AM	109	80	81	83		353
12:00 PM	100	96	95	106		397
01:00 PM	126	135	108	134		503
02:00 PM	137	167	189	191		684
03:00 PM	234	254	232	243		963
04:00 PM	272	278	257	245		1,052
05:00 PM	235	239	246	242		962
06:00 PM	240	258	239	241		978
07:00 PM	220	180	165	154		719
08:00 PM	112	118	110	103		443
09:00 PM	107	123	93	92		415
10:00 PM	70	56	67	58		251
11:00 PM	56	57	33	28		174
<b>24-HOUR TOTAL</b>						<b>10,005</b>

TWO-WAY TOTAL	
122	
57	
32	
23	
42	
193	
916	
1,812	
1,536	
1,190	
951	
913	
902	
990	
1,225	
1,803	
1,730	
1,554	
1,457	
1,078	
672	
606	
391	
249	
<b>24-HOUR TOTAL</b>	<b>20,444</b>

### DAILY TRAFFIC COUNT SUMMARY

#### NORTHBOUND

AM Peak Hour: Time: 07:00 AM Volume: 1,171  
 PM Peak Hour: Time: 03:15 PM Volume: 841

AM Peak Hour: Time: 07:30 AM Volume: 759  
 PM Peak Hour: Time: 04:00 PM Volume: 1,052

#### NORTHBOUND AND SOUTHBOUND

AM Peak Hour:	Time: <u>07:15 AM</u>	Volume: <u>1,922</u>
	K-factor: <u>9.4%</u>	PHF: <u>0.88</u>
	D-factor: <u>60.9% NB</u>	
PM Peak Hour:	Time: <u>03:00 PM</u>	Volume: <u>1,803</u>
	K-factor: <u>8.8%</u>	PHF: <u>0.92</u>
	D-factor: <u>53.4% SB</u>	

# Signal Timings



TOD Schedule Report for 5763: Red Rd&SW 120 St

Active Phase Bank: Phase Bank

Phase	Walk			Don't Walk	Min Initial			Yeh Ext	Max Limit			Max 2	Yellow	Red				
	1	2	3		1	2	3		1	2	3							
1 NBL	0	0	0	0	5	5	5	2	2	2	7	5	5	10	5	5	3	0
2 SBT	0	0	0	0	16	16	16	1	1	1	35	115	130	0	120	36	4	1
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 NBT	0	0	0	0	16	16	16	1	1	1	35	115	130	0	120	36	4	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 EBT	0	0	0	0	7	7	7	2.5	2.5	2.5	15	28	28	30	14	15	4	1

Last In Service Date:

Permitted Phases	12345678
Default	12--6-8
External Permit 0	-2--6-8
External Permit 1	-2--6-8
External Permit 2	-2--6-8

Current TOD Schedule	Plan	Green Time								Ring Offset	Offset		
		1	2	3	4	5	6	7	8				
5	Free	70	5	40	0	0	0	0	0	48	0	12	34
10	Free	70	7	37	0	0	0	0	0	47	0	13	24
11	Free	70	5	37	0	0	0	0	0	45	0	15	24
15	Free	70	5	40	0	0	0	0	0	48	0	12	26

Local TOD Schedule	Time	Plan	DOW
0000	Free	Su	S
0000	Free	M T W Th F	S
0100	Free	Su	S
0530	Free	M T W Th F	S
0600	Free	Su	S
0600	5	M T W Th F	S
0645	Free	M T W Th F	S
0700	15	Su	S
0730	Free	M T W Th F	S
0845	Free	M T W Th F	S
0900	11	M T W Th F	S
1345	10	M T W Th F	S
1430	11	W	S
1530	Free	M T W Th F	S
1900	15	M T W Th F	S
2200	Free	Su M T W Th F	S

TOD Schedule Report for 5763: Red Rd&SW 120 St

Current Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	4---	MTWThF
0600	TOD OUTPUTS	---	MTWThF
0645	TOD OUTPUTS	---1	MTWThF
0800	TOD OUTPUTS	---3	MTWThF
0900	TOD OUTPUTS	---	MTWThF
1530	TOD OUTPUTS	---2	MTWThF
1900	TOD OUTPUTS	---	MTWThF
2200	TOD OUTPUTS	---4	SuMTWThFS

Local Time of Day Function

Time	Function	Settings *	Day of Week
0000	TOD OUTPUTS	4---	Su
0000	TOD OUTPUTS	4---	MTWThF
0600	TOD OUTPUTS	---	MTWThF
0645	TOD OUTPUTS	---1	MTWThF
0700	TOD OUTPUTS	---	Su
0800	TOD OUTPUTS	---3	MTWThF
0900	TOD OUTPUTS	---	MTWThF
1530	TOD OUTPUTS	---2	MTWThF
1900	TOD OUTPUTS	---	MTWThF
2200	TOD OUTPUTS	---4	SuMTWThFS

\* Settings

- Blank - FREE - Phase Bank 1, Max 1
- Blank - Plan - Phase Bank 1, Max 2
- 1 - Phase Bank 2, Max 1
- 2 - Phase Bank 2, Max 2
- 3 - Phase Bank 3, Max 1
- 4 - Phase Bank 3, Max 2
- 5 - EXTERNAL PERMIT 1
- 6 - EXTERNAL PERMIT 2
- 7 - X-PED OMIT
- 8 - TBA



TOD Schedule Report for 4418: Old Cutler & SW 128 St

Active Phase Bank: Phase Bank 1

Phase	Walk			Don't Walk			Veh Ext			Max Limit			Max 2			Yellow			Red		
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
1 NBL	0	0	0	0	0	0	5	5	5	2	2	2	5	5	10	10	5	10	3	0	0
2 SWT	16	16	16	9	9	9	16	16	16	1	1	1	35	26	35	0	26	35	4	0.7	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 WBT	7	7	7	8	8	8	7	7	7	2.5	2.5	2.5	12	16	15	16	16	15	4	0.5	0
5 SBL	0	0	0	0	0	0	5	5	5	2	2	2	5	5	10	10	5	10	3	0	0
6 NET	16	16	16	9	9	9	16	16	16	1	1	1	35	26	35	0	26	35	4	0.7	0
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8 EBT	7	7	7	8	8	8	7	7	7	2.5	2.5	2.5	12	16	15	16	16	15	4	0.5	0

Last In Service Date: unknown

Permitted Phases

Default	12345678
External Permit 0	12-456-8
External Permit 1	-2-4-6-8
External Permit 2	-2-4-6-8

Current TOD Schedule	Plan	Green Time								Ring Offset	Offset	
		1	2	3	4	5	6	7	8			
5	Free	70	10	32	0	16	5	37	0	16	0	54
6	Flash	80	10	42	0	16	5	47	0	16	0	2
7	Flash	100	5	67	0	16	10	62	0	16	0	37
8	Free	80	10	42	0	16	5	47	0	16	0	2
10	Free	70	5	37	0	16	5	37	0	16	0	59
11	5	70	5	37	0	16	5	37	0	16	0	59
15	6	70	10	32	0	16	10	32	0	16	0	54
16	15	80	10	42	0	16	5	47	0	16	0	2
18	16	80	10	42	0	16	5	47	0	16	0	2

Local TOD Schedule

Time	Plan	DOW
0000	Free	Su
0000	Flash	M T W Th F
0100	Flash	Su
0530	Free	M T W Th F
0600	Free	Su
0600	5	M T W Th F
0645	6	M T W Th F
0700	15	Su
0730	16	M T W Th F
0800	8	M T W Th F
0845	18	M T W Th F
0900	11	M T W Th F
1345	10	M T W Th F
1430	11	W
1530	7	M T W Th F
1900	15	M T W Th F
2200	Free	Su M T W Th F

TOD Schedule Report for 4418: Old Cutler & SW 128 St

Current Time of Day Function

Time	Function	Settings*	Day of Week
0000	TOD OUTPUTS	-----1	Su M T W Th F S
0530	TOD OUTPUTS	-----1	M T W Th F
0600	TOD OUTPUTS	-----1	M T W Th F
2200	TOD OUTPUTS	-----1	Su M T W Th F S

Local Time of Day Function

Time	Function	Settings*	Day of Week
0000	TOD OUTPUTS	-----1	Su M T W Th F S
0100	TOD OUTPUTS	-----1	Su
0530	TOD OUTPUTS	-----1	M T W Th F
0600	TOD OUTPUTS	-----1	Su
0600	TOD OUTPUTS	-----1	M T W Th F
0700	TOD OUTPUTS	-----1	Su
2200	TOD OUTPUTS	-----1	Su M T W Th F S

\* Settings

- Blank - FREE - Phase Bank 1, Max 1
- Blank - Plan - Phase Bank 1, Max 2
- 1 - Phase Bank 2, Max 1
- 2 - Phase Bank 2, Max 2
- 3 - Phase Bank 3, Max 1
- 4 - Phase Bank 3, Max 2
- 5 - EXTERNAL PERMIT 1
- 6 - EXTERNAL PERMIT 2
- 7 - X-PED OMIT
- 8 - TBA

**Appendix C**  
**Intersection Capacity Analysis**  
**Worksheets**

# **Existing Conditions**

HCS+: Signalized Intersections Release 5.21

Analyst: DPA  
 Agency:  
 Date:  
 Period: Existing AM Peak Hour  
 Project ID: Gulliver Academy - 10118  
 E/W St: SW 120 Street

Inter.: Old Cutler Rd/SW 120 St  
 Area Type: All other areas  
 Jurisd: Coral Gables, FL  
 Year : 2010  
 N/S St: Old Cutler Road

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	0	1	0	0	0	1	1	0	0	1	0
LGConfig	L		R				L	T			TR	
Volume	305		102				164	941			549	43
Lane Width	12.0		12.0				12.0	12.0			12.0	
RTOR Vol			10									0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	
Thru					Thru	A	A	
Right		A			Right			
Peds					Peds			
WB Left					SB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		28.0				5.0	115.0	
Yellow		4.0				3.0	4.0	
All Red		1.0				0.0	1.0	

Cycle Length: 161.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	308	1770	1.10	0.17	147.5	F		
R	275	1583	0.37	0.17	59.6	E	127.2	F
Westbound								
Northbound								
L	548	1770	0.33	0.78	6.0	A		
T	1423	1863	0.74	0.76	12.3	B	11.3	B
Southbound								
TR	1317	1844	0.50	0.71	10.5	B	10.5	B

Intersection Delay = 33.1 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.21

Analyst: DPA  
 Agency:  
 Date:  
 Period: Existing AM Peak Hour w Imp  
 Project ID: Gulliver Academy - 10118  
 E/W St: SW 120 Street

Inter.: Old Cutler Rd/SW 120 St  
 Area Type: All other areas  
 Jurisd: Coral Gables, FL  
 Year : 2010  
 N/S St: Old Cutler Road

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	0	1	0	0	0	1	1	0	0	1	0
LGConfig	L		R				L	T			TR	
Volume	305		102				164	941			549	43
Lane Width	12.0		12.0				12.0	12.0			12.0	
RTOR Vol			10									0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	A				NB Left	A	A	
Thru					Thru	A	A	
Right	A				Right			
Peds					Peds			
WB Left					SB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	43.0				5.0	100.0		
Yellow	4.0				3.0	4.0		
All Red	1.0				0.0	1.0		

Cycle Length: 161.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	473	1770	0.72	0.27	58.6	E	55.8	E
R	423	1583	0.24	0.27	46.5	D		
Westbound								
Northbound								
L	448	1770	0.41	0.68	17.5	B		
T	1250	1863	0.84	0.67	25.0	C	23.9	C
Southbound								
TR	1145	1844	0.57	0.62	18.7	B	18.7	B

Intersection Delay = 28.5 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.21

Analyst: DPA

Inter.: Old Cutler Rd/SW 128 St

Agency:

Area Type: All other areas

Date:

Jurisd: Coral Gables, FL

Period: Existing AM Peak Hour

Year : 2010

Project ID: Gulliver Academy - 10118

E/W St: SW 128 Street

N/S St: Old Cutler Road

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	1	0	0	1	1	1	1	0	1	1	0
LGConfig	LTR			LT R			L	TR		L	TR	
Volume	73	57	10	12	76	99	7	691	21	5	209	45
Lane Width	12.0			12.0			12.0	12.0		12.0	12.0	
RTOR Vol	0			10			0			0		

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	A				NB Left	A	A	A
Thru	A				Thru	A	A	
Right	A				Right	A	A	
Peds					Peds			
WB Left	A				SB Left	A	A	
Thru	A				Thru		A	
Right	A				Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	16.0				5.0	5.0	42.0	
Yellow	4.0				3.0	0.0	4.0	
All Red	1.0				0.0	0.0	1.0	
Cycle Length: 81.0 secs								

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
LTR	235	1189	0.73	0.20	41.6	D	41.6	D
Westbound								
LT	349	1767	0.31	0.20	28.3	C	28.5	C
R	313	1583	0.35	0.20	28.7	C		
Northbound								
L	792	1770	0.01	0.74	3.2	A		
TR	1076	1854	0.82	0.58	18.6	B	18.4	B
Southbound								
L	261	1770	0.02	0.58	10.3	B		
TR	940	1813	0.33	0.52	11.6	B	11.5	B

Intersection Delay = 20.9 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.21

Analyst: DPA  
 Agency:  
 Date:  
 Period: Existing PM Peak Hour  
 Project ID: Gulliver Academy - 10118  
 E/W St: SW 120 Street

Inter.: Old Cutler Rd/SW 120 St  
 Area Type: All other areas  
 Jurisd: Coral Gables, FL  
 Year : 2010  
 N/S St: Old Cutler Road

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	0	1	0	0	0	1	1	0	0	1	0
LGConfig	L		R				L	T			TR	
Volume	92		123				160	588		798	118	
Lane Width	12.0		12.0				12.0	12.0		12.0		
RTOR Vol			12									0

Duration 0.25 Area Type: All other areas  
 Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	
Thru					Thru	A	A	
Right		A			Right			
Peds					Peds			
WB Left					SB Left			
Thru					Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	28.0				5.0	115.0		
Yellow	4.0				3.0	4.0		
All Red	1.0				0.0	1.0		

Cycle Length: 161.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	308	1770	0.33	0.17	59.0	E	60.0	E
R	275	1583	0.45	0.17	60.8	E		
Westbound								
Northbound								
L	379	1770	0.47	0.78	8.1	A		
T	1423	1863	0.46	0.76	7.2	A	7.4	A
Southbound								
TR	1307	1830	0.79	0.71	18.3	B	18.3	B

Intersection Delay = 18.5 (sec/veh) Intersection LOS = B

HCS+: Signalized Intersections Release 5.21

Analyst: DPA  
 Agency:  
 Date:  
 Period: Existing PM Peak Hour  
 Project ID: Gulliver Academy - 10118  
 E/W St: SW 128 Street

Inter.: Old Cutler Rd/SW 128 St  
 Area Type: All other areas  
 Jurisd: Coral Gables, FL  
 Year : 2010  
 N/S St: Old Cutler Road

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	1	0	0	1	1	1	1	0	1	1	0
LGConfig	LTR			LT R			L	TR		L	TR	
Volume	23	58	10	26	36	50	22	457	27	79	611	19
Lane Width	12.0			12.0			12.0	12.0		12.0	12.0	
RTOR Vol	0			5			0			0		

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left	A	A	
Thru	A				Thru		A	
Right	A				Right		A	
Peds					Peds			
WB Left		A			SB Left	A	A	
Thru		A			Thru		A	
Right		A			Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	16.0				5.0	37.0		
Yellow	4.0				3.0	4.0		
All Red	1.0				0.0	1.0		

Cycle Length: 71.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
LTR	380	1687	0.27	0.23	23.0	C	23.0	C
Westbound								
LT	361	1602	0.19	0.23	22.5	C	22.4	C
R	357	1583	0.14	0.23	22.2	C		
Northbound								
L	338	1770	0.07	0.66	7.6	A		
TR	963	1847	0.56	0.52	12.2	B	12.0	B
Southbound								
L	460	1770	0.19	0.66	6.1	A		
TR	966	1854	0.72	0.52	15.8	B	14.7	B

Intersection Delay = 14.9 (sec/veh) Intersection LOS = B

**Appendix D**  
**ARTPLAN Worksheets**

**AM Peak Hour**

# ARTPLAN 2002 Conceptual Planning Analysis

## Description/File Information

<b>Filename</b>	W:\10\10118 \\rc\ArtPlan\NB\AP_Old Cutler Road AM.xml	<b>Date Prepared</b>	5/6/2010		
<b>Program</b>	ARTPLAN	<b>Version</b>	5.2.0		
<b>Analyst</b>	DPA	<b>Agency</b>		<b>District</b>	Coral Gables, FL
<b>Arterial Name</b>	Old Cutler Road	<b>Begin Intersection</b>	SW 128 St	<b>End Intersection</b>	SW 120 St
<b>Study Period</b>	K100	<b>Peak Direction</b>	Northbound		
<b>User Notes</b>	Existing AM Peak Hour (NB)				

## Facility Data

Roadway Variables		Traffic Variables		Control Variables		Multimodal Variables	
<b>Area Type</b>	Urbanized	<b>AADT</b>	19961	<b>Arrival Type</b>	4	<b>Paved Shoulder/Bike Lane</b>	No
<b>Class</b>	2	<b>K</b>	0.098	<b>Signals/Mile</b>	2.00	<b>Outside Lane Width</b>	Typical
<b>Posted Speed</b>	35	<b>D</b>	0.61	<b>Cycle Length</b>	161	<b>Pavement Condition</b>	Typical
<b># Thru Lanes</b>	2	<b>PHF</b>	0.89	<b>Through g/C</b>	0.77	<b>Sidewalk</b>	Yes
<b>Median Type</b>	None	<b>% Turns Excl. Lanes</b>	15	<b>Control Type</b>	Semiactuated	<b>Sidewalk/Roadway Separation</b>	Typical
<b>Left Turn Lanes</b>	Yes	<b>% Heavy Vehicles</b>	2			<b>Sidewalk/Roadway Protective Barrier</b>	No
		<b>Base Sat Flow Rate</b>	1900			<b>Obstacle to Bus Stop</b>	No
		<b>Local Adj. Factor</b>	1			<b>Bus Freq</b>	1
		<b>Adjusted Sat Flow Rate</b>	1770			<b>Bus Span Of Service</b>	15

### Automobile Segment Data

Segment #	Cycle Length	g/C	Arr. Type	% Turns	# Dir. Lanes	Length	AADT	Hourly Vol.	FFS	Median Type
1 (to SW 120 St)	161	0.77	4	15	1	0.5303	20074	1200	35	None

### Automobile LOS

Segment #	Thru Mvmt Flow Rate	v/c	Control Delay	Int. Approach LOS	Speed (mph)	Segment LOS	
1 (to SW 120 St)	1146	0.84	2.87	A	28.2	B	
Arterial Length		0.5	Auto Speed		28.2	Auto LOS	B

### Automobile Service Volume Tables

Lanes	A	B	C	D	E
<b>Hourly Volume In Peak Direction</b>					
1	**	1240	1500	1570	1600
2	**	2790	2980	3150	3210
3	**	4250	4480	4730	4810
4	**	5690	5980	6300	6410
*	**	1240	1500	1570	1600
<b>Hourly Volume In Both Directions</b>					
2	**	2020	2450	2580	2630
4	**	4570	4890	5160	5260
6	**	6960	7340	7750	7890
8	**	9320	9800	10330	10510
*	**	2020	2450	2580	2630
<b>Annual Average Daily Traffic</b>					
2	**	20700	25000	26300	26800
4	**	46700	49900	52700	53600
6	**	71000	74900	79000	80500
8	**	95100	100000	105400	107300
*	**	20700	25000	26300	26800

### Multimodal Segment Data

Segment #	Pave Shldr /Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to SW 120 St)	No	Typical	Typical	Yes	Typical	No	No	1	15

### Pedestrian SubSegment Data

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to SW 120 St)	100			Yes			Typical				No	

### Multimodal LOS

Segment #	Bicycle LOS		Pedestrian LOS						Bus LOS	
	Segment	Score	1	2	3	Segment	Score	Segment	Adj.Bus	
1 (to SW 120 St)	E	4.53	E			E	4.87	F	0.89	
	Bicycle LOS	4.53	E			Pedestrian LOS	4.87	E	Bus LOS .89	F

## MultiModal Service Volume Tables

### Bicycle

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	**	**	**	**
2	**	**	**	**	**
3	**	**	**	**	**
4	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**

### Pedestrian

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	**	**	**	**
2	**	**	**	**	**
3	**	**	**	**	**
4	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**

## Bus

	A	B	C	D	E
<b>Lanes</b>	<b>Buses Per Hour In Peak Direction</b>				
2	>7.00	>5.00	>=4.00	>=3.00	>=2.00
<b>Lanes</b>	<b>Buses in Study Hour in Peak Direction (Daily)</b>				
2	>7.00	>5.00	>=4.00	>=3.00	>=2.00

\* Service Volumes for the specific facility being analyzed, based on # of lanes from the segment data screen.

\*\* Cannot be achieved using table input value defaults.

\*\*\* Not applicable for that level of service letter grade. See generalized tables notes for more details.

\*\*\*\* Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

# ARTPLAN 2002 Conceptual Planning Analysis

## Description/File Information

<b>Filename</b>	W:\10\10118 rc\ArtPlan\SB\AP_Old Cutler Road AM.xml	<b>Date Prepared</b>	5/6/2010		
<b>Program</b>	ARTPLAN	<b>Version</b>	5.2.0		
<b>Analyst</b>	DPA	<b>Agency</b>		<b>District</b>	Coral Gables, FL
<b>Arterial Name</b>	Old Cutler Road	<b>Begin Intersection</b>	SW 120 St	<b>End Intersection</b>	SW 128 St
<b>Study Period</b>	K100	<b>Peak Direction</b>	Northbound		
<b>User Notes</b>	Existing AM Peak Hour (SB)				

## Facility Data

Roadway Variables		Traffic Variables		Control Variables		Multimodal Variables	
<b>Area Type</b>	Urbanized	<b>AADT</b>	19961	<b>Arrival Type</b>	4	<b>Paved Shoulder/Bike Lane</b>	No
<b>Class</b>	2	<b>K</b>	0.098	<b>Signals/Mile</b>	2.00	<b>Outside Lane Width</b>	Typical
<b>Posted Speed</b>	35	<b>D</b>	0.61	<b>Cycle Length</b>	81	<b>Pavement Condition</b>	Typical
<b># Thru Lanes</b>	2	<b>PHF</b>	0.89	<b>Through g/C</b>	0.59	<b>Sidewalk</b>	Yes
<b>Median Type</b>	None	<b>% Turns Excl. Lanes</b>	2	<b>Control Type</b>	Semiactuated	<b>Sidewalk/Roadway Separation</b>	Typical
<b>Left Turn Lanes</b>	Yes	<b>% Heavy Vehicles</b>	2			<b>Sidewalk/Roadway Protective Barrier</b>	No
		<b>Base Sat Flow Rate</b>	1900			<b>Obstacle to Bus Stop</b>	No
		<b>Local Adj. Factor</b>	1			<b>Bus Freq</b>	1
		<b>Adjusted Sat Flow Rate</b>	1770			<b>Bus Span Of Service</b>	15

### Automobile Segment Data

Segment #	Cycle Length	g/C	Arr. Type	% Turns	# Dir. Lanes	Length	AADT	Hourly Vol.	FFS	Median Type
1 (to SW 128 St)	81	0.59	4	2	1	0.5303	12797	765	35	None

### Automobile LOS

Segment #	Thru Mvmt Flow Rate	v/c	Control Delay	Int. Approach LOS	Speed (mph)	Segment LOS	
1 (to SW 128 St)	842	0.81	11.15	B	25.9	C	
<b>Arterial Length</b>		<b>0.5</b>	<b>Auto Speed</b>		<b>25.9</b>	<b>Auto LOS</b>	<b>C</b>

### Automobile Service Volume Tables

Lanes	A	B	C	D	E
<b>Hourly Volume In Peak Direction</b>					
1	**	550	960	1020	1070
2	**	1190	1940	2050	2130
3	**	1840	2910	3080	3200
4	**	2480	3880	4100	4260
*	**	550	960	1020	1070
<b>Hourly Volume In Both Directions</b>					
2	**	900	1580	1680	1750
4	**	1950	3170	3360	3490
6	**	3010	4770	5040	5240
8	**	4060	6360	6730	6990
*	**	900	1580	1680	1750
<b>Annual Average Daily Traffic</b>					
2	**	9200	16100	17100	17800
4	**	19900	32400	34300	35700
6	**	30700	48700	51500	53500
8	**	41500	64900	68600	71300
*	**	9200	16100	17100	17800

### Multimodal Segment Data

Segment #	Pave Shldr /Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to SW 128 St)	No	Typical	Typical	Yes	Typical	No	No	1	15

### Pedestrian SubSegment Data

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to SW 128 St)	100			Yes			Typical				No	

### Multimodal LOS

Segment #	Bicycle LOS		Pedestrian LOS						Bus LOS		
	Segment	Score	1	2	3	Segment	Score	Segment	Adj.Bus		
1 (to SW 128 St)	D	4.34	D			D	3.79	E	1.05		
	Bicycle LOS	4.34	D			Pedestrian LOS	3.79	D	Bus LOS	1.05	E

## MultiModal Service Volume Tables

### Bicycle

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	**	**	**	**
2	**	**	**	**	**
3	**	**	**	**	**
4	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**

### Pedestrian

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	**	**	**	**
2	**	**	**	**	**
3	**	**	**	**	**
4	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**

## Bus

	A	B	C	D	E
<b>Lanes</b>	<b>Buses Per Hour In Peak Direction</b>				
2	>6.00	>4.00	>=3.00	>=2.00	>=1.00
<b>Lanes</b>	<b>Buses in Study Hour in Peak Direction (Daily)</b>				
2	>6.00	>4.00	>=3.00	>=2.00	>=1.00

\* Service Volumes for the specific facility being analyzed, based on # of lanes from the segment data screen.

\*\* Cannot be achieved using table input value defaults.

\*\*\* Not applicable for that level of service letter grade. See generalized tables notes for more details.

\*\*\*\* Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

**PM Peak Hour**

# ARTPLAN 2002 Conceptual Planning Analysis

## Description/File Information

<b>Filename</b>	W:\10\10118 \rc\ArtPlan\NB\AP_Old Cutler Road PM.xml	<b>Date Prepared</b>	5/6/2010		
<b>Program</b>	ARTPLAN	<b>Version</b>	5.2.0		
<b>Analyst</b>	DPA	<b>Agency</b>		<b>District</b>	Coral Gables, FL
<b>Arterial Name</b>	Old Cutler Road	<b>Begin Intersection</b>	SW 128 St	<b>End Intersection</b>	SW 120 St
<b>Study Period</b>	K100	<b>Peak Direction</b>	Northbound		
<b>User Notes</b>	Existing PM Peak Hour (NB)				

## Facility Data

Roadway Variables		Traffic Variables		Control Variables		Multimodal Variables	
<b>Area Type</b>	Urbanized	<b>AADT</b>	19961	<b>Arrival Type</b>	4	<b>Paved Shoulder/Bike Lane</b>	No
<b>Class</b>	2	<b>K</b>	0.087	<b>Signals/Mile</b>	2.00	<b>Outside Lane Width</b>	Typical
<b>Posted Speed</b>	35	<b>D</b>	0.55	<b>Cycle Length</b>	161	<b>Pavement Condition</b>	Typical
<b># Thru Lanes</b>	2	<b>PHF</b>	0.95	<b>Through g/C</b>	0.77	<b>Sidewalk</b>	Yes
<b>Median Type</b>	None	<b>% Turns Excl. Lanes</b>	21	<b>Control Type</b>	Semiactuated	<b>Sidewalk/Roadway Separation</b>	Typical
<b>Left Turn Lanes</b>	Yes	<b>% Heavy Vehicles</b>	2			<b>Sidewalk/Roadway Protective Barrier</b>	No
		<b>Base Sat Flow Rate</b>	1900			<b>Obstacle to Bus Stop</b>	No
		<b>Local Adj. Factor</b>	1			<b>Bus Freq</b>	1
		<b>Adjusted Sat Flow Rate</b>	1770			<b>Bus Span Of Service</b>	15

### Automobile Segment Data

Segment #	Cycle Length	g/c	Arr. Type	% Turns	# Dir. Lanes	Length	AADT	Hourly Vol.	FFS	Median Type
1 (to SW 120 St)	161	0.77	4	21	1	0.5303	12998	777	35	None

### Automobile LOS

Segment #	Thru Mvmt Flow Rate	v/c	Control Delay	Int. Approach LOS	Speed (mph)	Segment LOS	
1 (to SW 120 St)	646	0.47	1.04	A	30	B	
<b>Arterial Length</b>		<b>0.5</b>	<b>Auto Speed</b>		<b>30.0</b>	<b>Auto LOS</b>	<b>B</b>

### Automobile Service Volume Tables

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	1410	1710	1730	***
2	**	3200	3430	3450	***
3	**	4870	5140	5180	***
4	**	6530	6860	6900	***
*	**	1410	1710	1730	***
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	2550	3110	3140	***
4	**	5810	6230	6270	***
6	**	8860	9350	9410	***
8	**	11870	12480	12550	***
*	**	2550	3110	3140	***
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	29400	35700	36100	***
4	**	66800	71600	72100	***
6	**	101800	107500	108200	***
8	**	136400	143400	144200	***
*	**	29400	35700	36100	***

### Multimodal Segment Data

Segment #	Pave Shldr /Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to SW 120 St)	No	Typical	Typical	Yes	Typical	No	No	1	15

### Pedestrian SubSegment Data

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to SW 120 St)	100			Yes			Typical			No		

### Multimodal LOS

Segment #	Bicycle LOS		Pedestrian LOS			Bus LOS				
	Segment	Score	1	2	3	Segment	Score	Segment	Adj.Bus	
1 (to SW 120 St)	D	4.31	D			D	3.69	E	1.05	
	Bicycle LOS	4.31	D	Pedestrian LOS		3.69	D	Bus LOS	1.05	E

## MultiModal Service Volume Tables

### Bicycle

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	**	**	**	**
2	**	**	**	**	**
3	**	**	**	**	**
4	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**

### Pedestrian

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	**	**	**	**
2	**	**	**	**	**
3	**	**	**	**	**
4	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**

## Bus

	A	B	C	D	E
<b>Lanes</b>	<b>Buses Per Hour In Peak Direction</b>				
2	>6.00	>4.00	>=3.00	>=2.00	>=1.00
<b>Lanes</b>	<b>Buses in Study Hour in Peak Direction (Daily)</b>				
2	>6.00	>4.00	>=3.00	>=2.00	>=1.00

- \* Service Volumes for the specific facility being analyzed, based on # of lanes from the segment data screen.
- \*\* Cannot be achieved using table input value defaults.
- \*\*\* Not applicable for that level of service letter grade. See generalized tables notes for more details.
- \*\*\*\* Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

# ARTPLAN 2002 Conceptual Planning Analysis

## Description/File Information

<b>Filename</b>	W:\10\10118 \rc\ArtPlan\SB\AP_Old Cutler Road PM.xml	<b>Date Prepared</b>	5/6/2010		
<b>Program</b>	ARTPLAN	<b>Version</b>	5.2.0		
<b>Analyst</b>	DPA	<b>Agency</b>		<b>District</b>	Coral Gables, FL
<b>Arterial Name</b>	Old Cutler Road	<b>Begin Intersection</b>	SW 120 St	<b>End Intersection</b>	SW 128 St
<b>Study Period</b>	K100	<b>Peak Direction</b>	Northbound		
<b>User Notes</b>	Existing PM Peak Hour (SB)				

## Facility Data

Roadway Variables		Traffic Variables		Control Variables		Multimodal Variables	
<b>Area Type</b>	Urbanized	<b>AADT</b>	19961	<b>Arrival Type</b>	4	<b>Paved Shoulder/Bike Lane</b>	No
<b>Class</b>	2	<b>K</b>	0.087	<b>Signals/Mile</b>	2.00	<b>Outside Lane Width</b>	Typical
<b>Posted Speed</b>	35	<b>D</b>	0.55	<b>Cycle Length</b>	71	<b>Pavement Condition</b>	Typical
<b># Thru Lanes</b>	2	<b>PHF</b>	0.95	<b>Through g/C</b>	0.53	<b>Sidewalk</b>	Yes
<b>Median Type</b>	None	<b>% Turns Excl. Lanes</b>	11	<b>Control Type</b>	Semiactuated	<b>Sidewalk/Roadway Separation</b>	Typical
<b>Left Turn Lanes</b>	Yes	<b>% Heavy Vehicles</b>	2			<b>Sidewalk/Roadway Protective Barrier</b>	No
		<b>Base Sat Flow Rate</b>	1900			<b>Obstacle to Bus Stop</b>	No
		<b>Local Adj. Factor</b>	1			<b>Bus Freq</b>	1
		<b>Adjusted Sat Flow Rate</b>	1770			<b>Bus Span Of Service</b>	15

### Automobile Segment Data

Segment #	Cycle Length	g/C	Arr. Type	% Turns	# Dir. Lanes	Length	AADT	Hourly Vol.	FFS	Median Type
1 (to SW 128 St)	71	0.53	4	11	1	0.5303	19854	950	35	None

### Automobile LOS

Segment #	Thru Mvmt Flow Rate	v/c	Control Delay	Int. Approach LOS	Speed (mph)	Segment LOS
1 (to SW 128 St)	890	0.95	17.25	B	23.4	C
<b>Arterial Length</b>		<b>0.5</b>	<b>Auto Speed</b>		<b>23.4</b>	<b>Auto LOS</b>
						<b>C</b>

### Automobile Service Volume Tables

Lanes	A	B	C	D	E
<b>Hourly Volume In Peak Direction</b>					
1	**	470	1010	1050	***
2	**	1020	2030	2110	***
3	**	1560	3050	3160	***
4	**	2100	4070	4220	***
*	**	470	1010	1050	***
<b>Hourly Volume In Both Directions</b>					
2	**	860	1830	1920	***
4	**	1850	3690	3830	***
6	**	2840	5550	5750	***
8	**	3810	7410	7670	***
*	**	860	1830	1920	***
<b>Annual Average Daily Traffic</b>					
2	**	9900	21000	22000	***
4	**	21300	42400	44100	***
6	**	32600	63800	66100	***
8	**	43800	85100	88100	***
*	**	9900	21000	22000	***

### Multimodal Segment Data

Segment #	Pave Shldr /Bike Lane	Outside Lane Width	Pave Cond	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Obstacle To Bus Stop	Bus Freq	Bus Span Service
1 (to SW 128 St)	No	Typical	Typical	Yes	Typical	No	No	1	15

### Pedestrian SubSegment Data

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to SW 128 St)	100			Yes			Typical				No	

### Multimodal LOS

Segment #	Bicycle LOS		Pedestrian LOS			Bus LOS			
	Segment	Score	1	2	3	Segment	Score	Segment	Adj.Bus
1 (to SW 128 St)	D	4.39	D			D	4.08	E	1.05
	Bicycle LOS	4.39	D	Pedestrian LOS	4.08	D	Bus LOS	1.05	E

## MultiModal Service Volume Tables

### Bicycle

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	**	**	**	**
2	**	**	**	**	**
3	**	**	**	**	**
4	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**

### Pedestrian

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	**	**	**	**
2	**	**	**	**	**
3	**	**	**	**	**
4	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	**	**	**	**
4	**	**	**	**	**
6	**	**	**	**	**
8	**	**	**	**	**
*	**	**	**	**	**

## Bus

	A	B	C	D	E
<b>Lanes</b>	<b>Buses Per Hour In Peak Direction</b>				
2	>6.00	>4.00	>=3.00	>=2.00	>=1.00
<b>Lanes</b>	<b>Buses in Study Hour in Peak Direction (Daily)</b>				
2	>6.00	>4.00	>=3.00	>=2.00	>=1.00

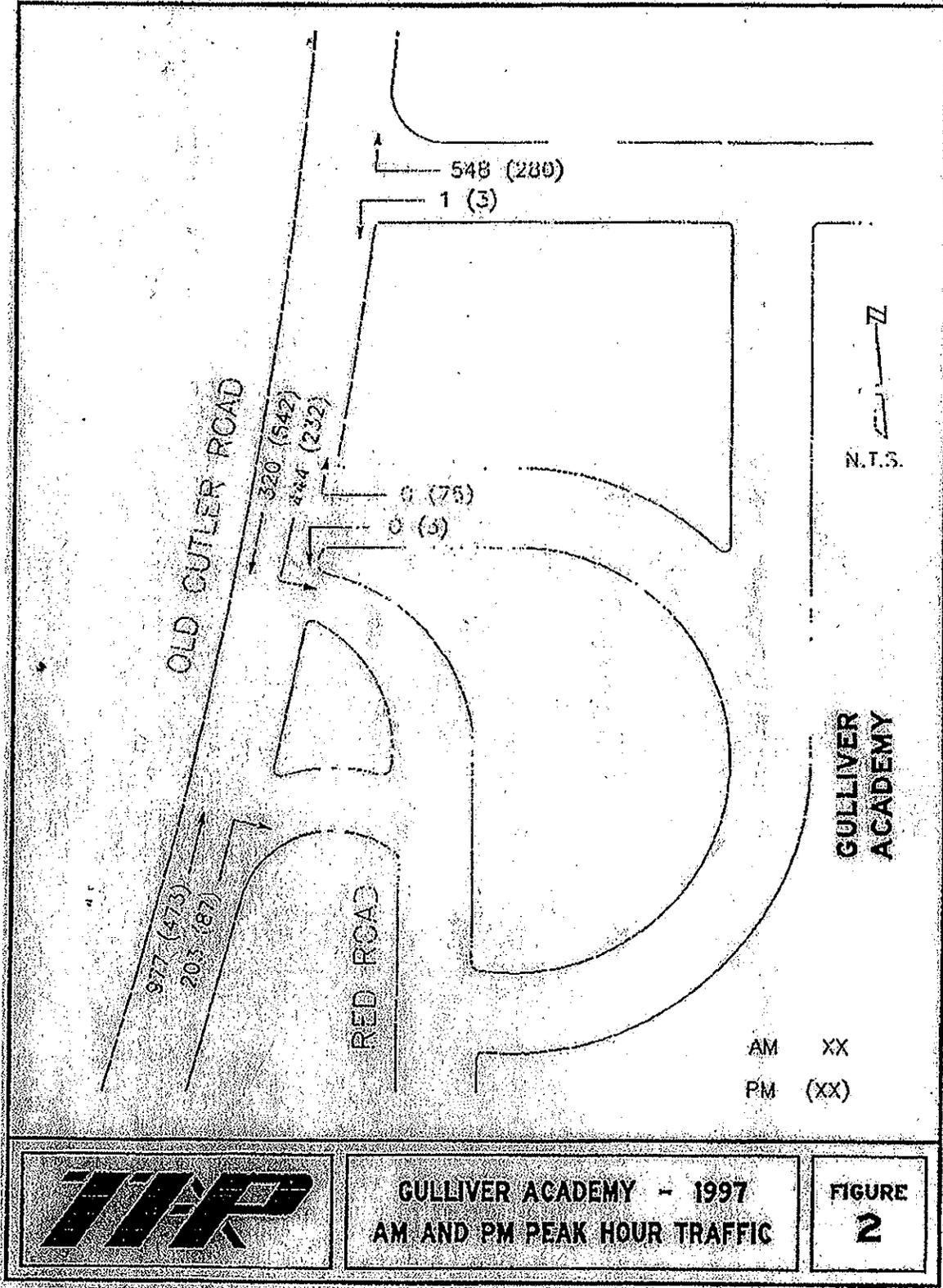
\* Service Volumes for the specific facility being analyzed, based on # of lanes from the segment data screen.

\*\* Cannot be achieved using table input value defaults.

\*\*\* Not applicable for that level of service letter grade. See generalized tables notes for more details.

\*\*\*\* Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

**Appendix E**  
**1997 Gulliver Driveway Volumes**



GULLIVER ACADEMY - 1997  
AM AND PM PEAK HOUR TRAFFIC

FIGURE  
2

# Gulliver Academy On-Campus Traffic Report

A variety of changes were implemented over the past several years to improve on-campus traffic flow during arrival and dismissal times on the Gulliver Academy Campus. The result is a reduction in the impact of Gulliver-related traffic on Old Cutler Road and a safer and more efficient arrival and dismissal procedure on campus.

Presently the approximate number of vehicles that can be "in line" on campus is slightly over 300, inclusive of the small portion of Red Road immediately to the east of the Academy campus which primarily serves Gulliver Academy. Add to this the 100 plus parent-owned vehicles parked on campus during dismissal; the impact of Gulliver-related vehicles on Old Cutler Road is reduced significantly.

Below are highlights of some of the on-campus vehicular traffic changes which have been implemented over the years at Gulliver Academy.

## STAGGERED DROP-OFF AND PICK-UP TIMES

Staggered drop off and pick up times allow for a more even distribution of traffic on the Academy campus which minimizes the impact on Old Cutler Road.

<u>Division (grades)</u>	<u>drop off</u>	<u>classes begin</u>	<u>pick up times</u>	<u>classes end</u>
Primary School (3 year old)	7:45 to 8:30	8:30	12:20 to 12:45	12:20
Primary School (4 and 5 yr old)	7:45 to 8:30	8:30	2:30 to 2:45	2:30
Lower School (grade 1)	7:45 to 8:10	8:10	2:45 to 3:15	2:45
Lower School (grades 2 to 4)	7:45 to 8:10	8:10	3:00 to 3:20	3:00
Middle School (grades 5 to 8)	7:45 to 8:00	8:00	3:20 to 3:45	3:20

Early care for all grade level students  
After School Care for all grade levels

begins at 7:15 a.m.  
ends at 6:00 p.m.

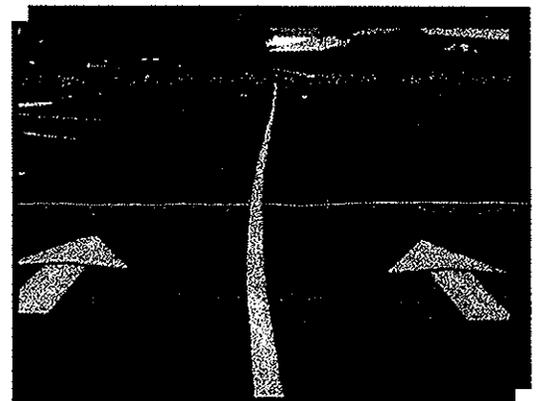
Early dismissal each Wednesday, also staggered, and beginning at 1:45 for Primary School until 2:20 for Middle School, allows time for faculty development and for families to make medical/dental appointments.

## ADDED INTERNAL TRAFFIC LANES

### Additional lane

An additional lane was added to the access road leading from the "A" (east) lot (main entrance) to the "G" (north) circle effectively doubling the number of vehicles waiting in line on campus to pick up Middle School (grade 5 through grade 8) at the end of the day. (figure 1)

Figure 1: Two lanes leading from "A" to "G" drive



Convertible Lanes

The additional lane connecting "A" drive with "G" drive can be converted during the day to allow one-way or two-way traffic for increased security and improved traffic flow entering the campus from and leaving the campus to Old Cutler Road. (figures 2 and 3 below)

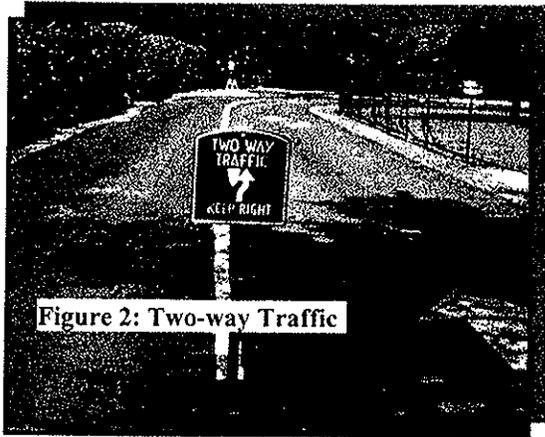


Figure 2: Two-way Traffic

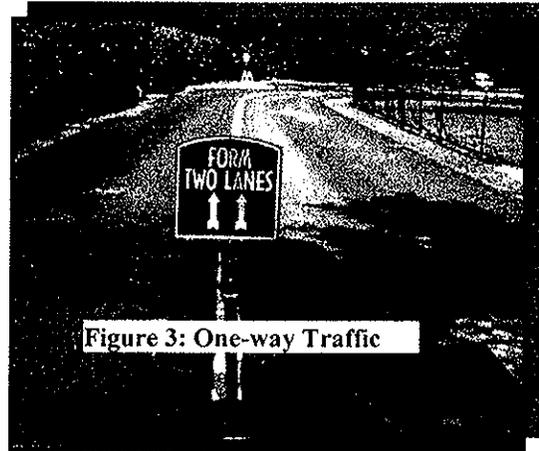
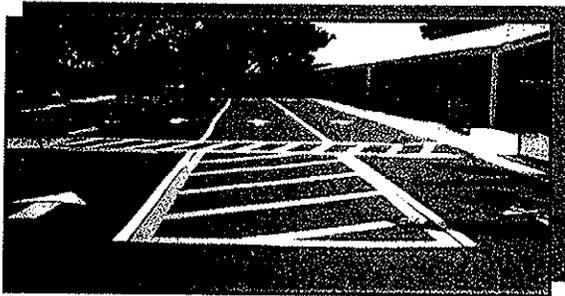


Figure 3: One-way Traffic

Drive-Through Lane

An additional lane, designated for drive-through traffic, allows for three lanes at Primary and Lower School pick-up locations in the "A" (east) lot (figures 6 and 7, below right) and "G" (north) lot for Middle School students (figure 4 and 5, below left). Creation of this third lane provides two lanes of pick up traffic in each of these key pick-up locations. This extra lane also increases the number of vehicles which can be accommodated on campus resultantly reducing Gulliver-related vehicles on adjacent Red and Cutler Roads.



Figures 4 and 5: Three lanes at "G" drive

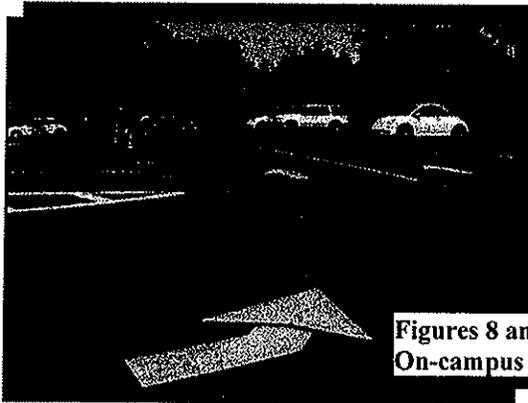


Figures 6 and 7: Three lanes at "A" drive



### Turn-around lane

In order to keep Middle School pick-up traffic moving when students are not ready to be picked up, a "turn-around" lane was created on the north side of the campus. This allows drivers to leave the Middle School pick-up area and return to the pick-up lane while still remaining on campus (*figures 8 and 9 below*).



Figures 8 and 9:  
On-campus Turn-around Lane

### LANE PAINTING

Traffic lanes and lane bumpers were painted in the summer of 2006 to improve traffic flow and clarity on campus during arrival and pick up times. The entire traffic area was resurfaced as well (*figure 10*).



Figure 10: Resurfaced Drives with  
Newly Painted Lines

### "F" (SOUTH) LOT

#### Automatic gate

To reduce the amount of vehicle traffic in and out of the "F" (south) lot entrance (on Campamento in the Gables by the Sea area), an automatic gate was installed. Vehicle access is restricted to employees assigned a parking space in the "F" lot and to delivery vehicles. Vendors are prohibited from making deliveries before 7:30 a.m.

#### Arrival and Dismissal

Student drop-off and pick-up at the "F" lot gate is limited to Gulliver families residing in the Gables by the Sea gated community. Gulliver provides qualified families with written directions for safely using this area. In addition, Gables by the Sea residents are issued permits which are displayed on vehicle windshields granting permission to use the "F" lot gate.

### BUSES AND VANS

Gulliver vans and buses as well as vans contracted by Gulliver parents to provide transportation for their children have been prohibited from using the "F" lot gate. A lane designated for contracted vans has been created on the north side of the property. This lane not only keeps vans out of the general school traffic flow, it also makes the process of loading students on the vans safer.

### SECURITY AND OFF-DUTY POLICE

Off-duty Coral Gables police officers (four) are hired to monitor vehicles arriving and leaving campus during arrival and dismissal times. An officer is also placed at the intersection of 120<sup>th</sup> Street and Old Cutler Road to assist with Old Cutler traffic. Gulliver's Director of Security, Don Moore, (a former Major with the Coral Gables Police) works with the police daily to monitor traffic flow.

### PICK-UP CARDS AND VEHICLE PERMITS

#### Pick-up Cards

To improve safety and efficiency at dismissal time, a color-coded pick-up card system was implemented. Academy families are issued a letter-size card (pink for Primary School, yellow for grade one, blue for grade two through grade four and white for grade five through grade eight), during the summer, prior to the first day of school. Parents are instructed to print, in large black letters, the name of their child along with the grade and room number. The card is placed in the windshield at dismissal. Parents are permitted on campus at the correct dismissal time (as described in the "staggered pick-up times" section on page one) indicated by the color of the card displayed in the windshield. Gulliver security staff members, read the cards and call the name of each student over Gulliver's two-way radio. "Callers" on the other end of the radio broadcast the name of the student over a bull-horn to the group of waiting supervised students. Children are then escorted to waiting cars by security staff. This system allows drivers to remain in vehicles in the pick up lanes which keeps traffic moving (*figures 11 and 12*).

GULLIVER ACADEMY PICK-UP CARD	
Last Name	_____
First Name	_____
RM # _____	Grade _____

- Rules for a Safe and Speedy Dismissal!*
1. *Please pull all the way up in your lane as directed.*
  2. *Wait limits will be imposed in heavy traffic.*
  3. *Please don't arrive too early.*
  4. *Pick-up cards must be displayed in the windshield.*
  5. *All drivers must know whom they are picking up.*
  6. *Prior notice is necessary for special dismissal arrangements.*
- For safety reasons, please do not use cell phones while driving on campus!*

Figures 11 and 12: Front and back of Pick-up Card

#### Vehicle Permits

Providing a safe environment is a priority for Gulliver Schools. As part of this safety effort, every parent is requested to participate in the vehicle identification program. Displaying a permit saves time and increases campus security. Vehicles showing a current permit are allowed to pass through screening at the guard booth, eliminating the need to have vehicle and driver identification information recorded. Since a Gulliver permit is accepted on all Gulliver campuses, a parked vehicle can easily be identified as belonging to a Gulliver family.

Permits are dated, color-coded, and are good for one academic year only. New permits are requested annually. As part of Gulliver School's vehicle identification program, qualified Prep juniors and seniors are issued student permits by the Preparatory Dean.

**TRAFFIC IMPACT OF THE PROPOSED GYMATORIUM**

The new gymatorium building will offer an indoor location for day and evening functions currently taking place outside in the bleacher area or in other indoor locations on the Academy campus (cafeteria, drama room, band room, etc.). In addition, the new building will allow PE classes currently held outdoors, or cancelled in incimate weather, to be held indoors.

Parking needs will not be impacted as a result of the new building since there will not be an increase in the number and size of scheduled events; only a change in venue.

**ACADEMY ENROLLMENT**

Academy enrollment has remained fairly consistent over the years and will not be affected by the construction of new buildings on campus.

		STUDENT COUNT					
		FROM 2001-2006 SCHOOL YEAR					
		ACADEMIC YEAR					
GRADES	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	
PK	30	31	31	33	36	39	
JK	59	61	62	53	53	54	
SK	78	79	70	83	78	73	
1	77	74	71	74	68	72	
2	76	79	75	73	78	72	
3	73	80	78	76	78	82	
4	73	81	82	79	82	82	
5	113	102	111	113	96	105	
6	136	148	151	143	139	124	
7	185	163	137	158	162	145	
8	151	174	168	162	156	168	
<b>GRAND TOTAL</b>	<b>1057</b>	<b>1072</b>	<b>1020</b>	<b>1027</b>	<b>1020</b>	<b>1048</b>	

Otto Paier  
 Risk and Operations Manager  
 Gulliver Schools  
 September 22, 2006



FAX & MAIL

September 1, 2005

Mr. Gary McGraw  
Principal  
Gily McGraw & Architects  
4960 SW 72<sup>nd</sup> Avenue  
Suite 403  
Miami, Florida 33155

**RE: Area Traffic Volumes and Travel Speed**

Dear Mr. McGraw:

In response to a request, Transport Analysis Professionals (TAP) placed traffic volume recording equipment on roadways near Gulliver Academy. As later clarified with you, TAP personnel also measured morning travel times on Old Cutler Road in the vicinity of Gulliver Academy. The volume and travel time/speed data were collected in early August one and two weeks prior to the start of class at Gulliver Academy and again during the week of August 22<sup>nd</sup>, after the school was open. Miami-Dade Public Schools were open during both periods of our data collection.

Traffic Volumes

August traffic volumes with and without Gulliver Academy open for classes are compared at various street and roadway locations in the attached table. Daily traffic is shown on the first table and hourly traffic between 7:00–8:00 AM is shown on the second.

Travel Speed

Morning travel times were recorded along Old Cutler Road for northbound and southbound traffic between 7:15 and 8:15 AM with and without Gulliver Academy open for classes. Travel times were recorded for various segments of Old Cutler Road from Chapman Field Drive (approximately SW 133<sup>rd</sup> Street) on the south to the intersection of Old Cutler Road and Red Road (approximately SW 116<sup>th</sup> Street) on the north. The “before and after” travel times for various segments of Old Cutler Road within these limits are compared on the second series of tables attached. Of particular interest are the travel times for the segment between the signalized intersections of Old Cutler Road from Lugo Avenue to SW 120<sup>th</sup> Street.

The travel time data was converted to overall travel speeds for “before and after” conditions and this data is displayed on the last series of attached tables. As can be seen in the attached tables, Old Cutler speeds are reduced with Gulliver Academy in session.

Mr. Gary McGraw  
September 1, 2005  
Page 2

We intend to explore with you and Gulliver various means to reduce delays to Old Cutler traffic by improving drop off and on-site vehicle storage and queuing areas.

Very truly yours,

TRANSPORT ANALYSIS PROFESSIONALS, INC.

A handwritten signature in black ink, appearing to read "David C. Rhinard". The signature is fluid and cursive, with a large loop at the end.

David C. Rhinard, P.E.  
Principal

RPE/ja/5753  
Attachments

cc: Laura Russo, Esq.

### Daily Traffic Volumes

Locations	Direction	Before	After	Volume Change	% Change
Ave Lugo E/O Old Cutler	EB	2,097	2,502	405	19%
	WB	<u>2,087</u>	<u>2,364</u>	<u>277</u>	<u>13%</u>
	Total	4,184	4,866	682	16%
Ave Campamento E/O Gulliver Ser. Dr.	EB	275	311	36	13%
	WB	<u>257</u>	<u>295</u>	<u>38</u>	<u>15%</u>
	Total	532	606	74	14%
Ave Campamento W/O Gulliver Ser. Dr.	EB	321	409	88	27%
	WB	<u>322</u>	<u>400</u>	<u>78</u>	<u>24%</u>
	Total	643	809	166	26%
Old Cutler Road N/O Ave Lugo	NB	9,452	9,419	-33	<1%
	SB	9,850	<u>11,296</u>	<u>1,446</u>	<u>15%</u>
	Total	19,302	20,715	1,413	7%
Old Cutler Road N/O SW 57 Ave	NB	9,700	10,736	1,036	11%
	SB	<u>10,055</u>	<u>11,791</u>	<u>1,736</u>	<u>17%</u>
	Total	19,755	22,527	2,772	14%

## Hourly Traffic Volumes

Hourly Volume  
7:00 – 8:00 AM

Locations	Direction	Before	After	Change	% Change
Ave Lugo	EB	76	116	40	53%
E/O Old Cutler	WB	<u>168</u>	<u>244</u>	<u>76</u>	<u>45%</u>
	Total	244	360	116	48%
Ave Campamento	EB	18	31	13	72%
E/O Gulliver Ser. Dr.	WB	<u>27</u>	<u>43</u>	<u>16</u>	<u>59%</u>
	Total	45	74	29	64%
Ave Campamento	EB	25	84	59	236%
W/O Gulliver Ser. Dr.	WB	<u>27</u>	<u>38</u>	<u>11</u>	<u>41%</u>
	Total	52	122	70	135%
Old Cutler Road	NB	1,069	1,063	-6	<1%
N/O Ave Lugo	SB	<u>244</u>	<u>276</u>	<u>32</u>	<u>13%</u>
	Total	1,313	1,339	26	2%
Old Cutler Road	NB	1,090	1,191	101	9%
N/O SW 57 Ave	SB	<u>263</u>	<u>642</u>	<u>379</u>	<u>144%</u>
	Total	1,353	1,833	480	35%

Table 3

Old Cutler Road/Red Road Travel Times  
7:15 – 8:15 AM  
(minutes : seconds)

<u>Segment</u>	<u>Before</u>	<u>After</u>	<u>Change</u>
<u>Northbound</u>			
Chapman Field Dr. to Avenue Lugo	1:03	4:01	2:58
Ave Lugo to SW 57 <sup>th</sup> Ave	0:45	1:14	0:29
SW 57 <sup>th</sup> Ave to SW 120 <sup>th</sup> St	1:02	1:23	0:21
SW 120 <sup>th</sup> Street to Old Cutler/Red Road	0:36	0:52	0:16
Overall Segment Chapman Field Drive to Old Cutler/Red Road	3:26	7:30	4:04
Intermediate Segment Ave Lugo to SW 120 <sup>th</sup> St	1:47	2:37	0:50
<u>Southbound</u>			
Old Cutler/Red Road to SW 120 <sup>th</sup> St	0:33	1:26	0:53
SW 120 <sup>th</sup> St to SW 57 <sup>th</sup> Ave	0:35	1:28	0:53
SW 57 <sup>th</sup> Ave to Ave Lugo	0:34	0:39	0:05
Avenue Lugo to Chapman Field Drive	0:42	0:51	0:09
Overall Segment Old Cutler/Red Road to Chapman Field Drive	2:24	4:02	2:00
Intermediate Segment SW 120 <sup>th</sup> Street to Avenue Lugo	1:09	2:07	0:58

"Before" data collected on multiple runs Tuesday, August 16, 2005.  
"After" data collected on multiple runs Tuesday, August 23, 2005.

Table 4

Old Cutler Road/Red Road Overall Travel Speed  
7:15 – 8:15 AM  
(mph)

<u>Segment</u>	<u>Before</u>	<u>After</u>	<u>Change</u>
<u>Northbound</u>			
Chapman Field Dr. to Avenue Lugo	23.7	6:2	17.5
Ave Lugo to SW 57 <sup>th</sup> Ave	23.0	13.9	9.1
SW 57 <sup>th</sup> Ave to SW 120 <sup>th</sup> St	16.5	12.3	4.2
SW 120 <sup>th</sup> Street to Old Cutler/Red Road	25.9	18.2	7.7
Overall Segment Chapman Field Drive to Old Cutler/Red Road	21.8	10.0	11.8
Intermediate Segment Ave Lugo to SW 120 <sup>th</sup> St	19.8	13.1	6.7
<u>Southbound</u>			
Old Cutler/Red Road to SW 120 <sup>th</sup> St	29.1	11.0	18.1
SW 120 <sup>th</sup> St to SW 57 <sup>th</sup> Ave	29.1	11.6	17.5
SW 57 <sup>th</sup> Ave to Ave Lugo	29.9	26.3	3.6
Avenue Lugo to Chapman Field Drive	35.4	29.2	6.2
Overall Segment Old Cutler/Red Road to Chapman Field Drive	31.1	17.0	14.1
Intermediate Segment SW 120 <sup>th</sup> Street to Avenue Lugo	29.5	18.9	10.6

"Before" data collected on multiple runs Tuesday, August 16, 2005.  
"After" data collected on multiple runs Tuesday, August 23, 2005.



MARIAN KRUTULIS  
DIRECTOR

## *Gulliver Academy, Inc.*

12585 RED ROAD  
CORAL GABLES, FLORIDA 33156  
TELEPHONE (305) 665-3593

JOSEPH J. KRUTULIS  
ASSISTANT DIRECTOR

April 28, 1995

Mr. Charles Small  
Dade County Public  
Works Dept.  
Suite 1510  
111 N.W. 1st Street  
Miami, Florida 33128

Re: GABLES-BY-THE-SEA ROAD CLOSING DISTRICT

Dear Mr. Small:

This letter sets forth a summary of the agreement reached among Gulliver Academy, Inc. ("Gulliver"), Dade County ("County") and the City of Coral Gables ("the Gables") regarding the proposed special taxing district for the closure of certain entrances and exits and public road to Gables-By-The-Sea.

Attached to this letter are copies of the "working site plans" concerning the details relating to a closure of Red Road, south of Old Cutler Road to Campamento. It should be noted that our agreement to be included within the district is conditioned upon the agreement by the County and the Gables to complete the matter set forth in this letter.

It is our understanding that the County will provide for the following:

1. FENCE ENCLOSURE.

a) The purchase, installation and maintenance of a black vinyl chain link fence, completely enclosing the eastern and southern boundaries of Gulliver's property. There will be two openings in the fence, one on the east side and one on the south side. These openings will be designated by Gulliver. The County will be responsible for the maintenance and liability relating to the fence.

b) The entrance on the south side of the property will be controlled by a sliding gate. This gate will provide entry to the cafeteria, maintenance and parking area. The County will

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provide Gulliver with the closing mechanism to coordinate with the entry system into the Gables-By-The-Sea district. The County will provide Gulliver with 85 entry cards for this mechanism for use of the administration and faculty. There will be no charge for the first 8 cards, \$10 per card thereafter. Also, there will be a charge for any additional cards requested and/or replacement cards at the same price charged to residents of the district. The County will be responsible for providing special codes on such cards, so that the neighborhood residents' cards will not be able to operate the gate into the Gulliver property.

c) The County and the Gables have indicated that, since the County will be providing the fence on the property line, Gulliver will be permitted to install the sliding gate to complete the enclosure on the property line if needed. Gulliver will be responsible for the purchase, installation and maintenance of the sliding gate on the south side of the property.

2. THE CLOSURE OF RED ROAD AT CAMPAMENTO AND REDESIGN OF RED ROAD SOUTH OF OLD CUTLER ROAD.

a) The County will close off Red Road the juncture where it intersects Campamento Avenue. The County agrees once the ordinance has been passed implementing the road closures it will immediately erect barricades at the Red Road and Campamento intersection and maintain and keep such barricades in place until completion of construction of the permanent barriers.

b) The area between Old Cutler Road and Campamento on Red Road will be re-configured so that Red Road between the northern exit from Gulliver's circular drive to the southern entrance to the Gulliver circular drive will be two lanes in a one-way southerly direction. In this regard, the County will negotiate with the homeowner located west of Red Road close to the southern entrance to the Gulliver property to either close off his driveway or indicate to him that that driveway will only be an entrance area due to the designation of Red Road between the northern entrance to Gulliver "as one way" in the southerly direction.

The County and the Gables will reconfigure, if needed to prevent cross traffic, the two "traffic islands" presently existing and merge them into one which will be directly connected to the Gulliver property as indicated on the "traffic site" plan. The northernmost exit of Gulliver will be widened into two lanes which lanes will be directed into a new "merge/acceleration" lane to be constructed, paved and striped by the County. The County will be responsible for obtaining all permits and zoning for such "merge/acceleration" lanes.

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c) The County will widen the southern portion of Red Road at the south entrance to Gulliver to make a more circular area into the entrance so that more cars can access the entrance. The County will be responsible for installing all proper signs for the entrance way off Old Cutler to prevent access into the area. Such sign shall read "Private-Entrance Way, "No Trucks," "No Through Streets," "No Outlet," etc.

d) The County will plant grass after removing pavement between the permanent barricades at Red Road and Campamento to the southern entrance to Gulliver.

e) The Gables will be responsible for the maintenance of the reconfigured islands as well as the landscaping in the islands and the wall within the islands. In addition, the Gables will be responsible for paving, striping and maintaining the crossed off Red Road area from Old Cutler Road to the southern entrance to Gulliver Academy.

f) Gulliver will be responsible for the maintenance of the actual wall within the island and any lettering on such wall.

3. ADDITIONAL CONSIDERATIONS CONCERNING THE TAXING DISTRICT.

a) In order to accommodate The-Gables-By-the-Sea Taxing District and the desired closure off Red Road at Campamento which limits access to Gulliver Academy, Gulliver will have to incur substantial costs in reconfiguring, repaving and relocating many of its entrance ways, exit ways, driveways and parking areas. In this regard, the Gables has indicated that it will assist Gulliver in expediting whatever permitting will be necessary for such work so that such needed changes can be implemented as soon as possible after such ordinances are passed by the County and the streets are barricaded.

b) Because of the entrance on the southern side of the Gulliver property, Gulliver has agreed to contribute annually to the special assessment district an amount equal to those of four residential units in the area. However, the County has agreed that if Gulliver desires to be removed from the taxing district in the future, it can do so by petitioning the taxing district or by agreeing to eliminate access to Gulliver on the east and south side of the property.

c) Gulliver will provide you with the final detailed traffic site plans indicating these changes within the next two weeks. Such plan will be an integral part of this agreement.

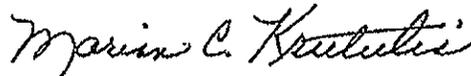
Mr. Charles Small  
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d) It has also been indicated to Gulliver that in the event since the area of Red Road to Campamento will no longer be a public access road, that Gulliver could petition for vacating the easement presently located on the western boundary of the Gulliver property.

e) It is understood that Gulliver's consent to be included within the special district is conditioned on all of the above items being agreed to and complied with by the County and the Gables. In this regard, we request that a copy of this letter be signed by you and the Gables indicating agreement to this letter.

f) In the event a more detailed document is required in order to permanently record such agreements among the public records, it is agreed that such document must incorporate all of these matters.

Sincerely,



Marian C. Krutulis  
President

363668.1

cc: Alberto Delgado  
Engineer Div. Supervisor  
City of Coral Gables

AGREED TO AND ACCEPTED:

DADE COUNTY

By   
Authorized Representative

CITY OF CORAL GABLES

By \_\_\_\_\_  
Authorized Representative

Agenda Item No. 7 (R)

5-2-95

ORDINANCE NO.95-74

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS "GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT" IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF METROPOLITAN DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Dade County Home Rule Amendment to the Florida Constitution (Article VIII, Section 6) grants to the electors of Dade County power to adopt a home rule charter of government for Dade County, Florida, and provides that such charter may provide a method for establishing special taxing districts and other governmental units in Dade County from time to time; and

WHEREAS, the Home Rule Charter adopted by the electors of Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and the governing body of Dade County, shall have the power to establish special purpose districts within which may be provided essential facilities and services, including police protection services, and that all funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only, and that the County Commission shall be the governing body of all such districts; and

WHEREAS, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County Commissioners duly enacted Chapter 18 of the Code of Metropolitan Dade

County, Florida, providing for the creation and establishment of special taxing districts and prescribing the procedures therefor; and

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Metropolitan Dade County, Florida, a petition for the creation of a special taxing district to be known as the "GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT" duly signed by more than 50% of the resident owners of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing security guard services to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

WHEREAS, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Manager who examined it and filed a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code of Metropolitan Dade County, Florida; and

WHEREAS, the County Manager, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners his written report

and recommendations setting forth the boundaries of the proposed special taxing district, the location, nature and character of the security guard services project to be provided and maintained within the proposed district, an estimate of the cost of constructing and maintaining such project, his certification that the proposed project and proposed district conform to the master plan of development for the County, and setting forth his recommendations concerning the need and desirability for the requested project, ~~the ability of the affected property to bear special assessments for financing the cost of maintaining such project,~~ and an estimate of the amount to be assessed against each developed and/or vacant/underdeveloped benefited parcel of property within the proposed district, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Manager attached to such report and recommendations a map or sketch showing the boundaries and location of the proposed district. Such "Report and Recommendations" of the County Manager was filed with the Clerk and transmitted to the Chairperson; and

WHEREAS, it appearing to the Board of County Commissioners from such report of the County Manager and other investigations that the project petitioned for would be of special benefit to all property within the proposed district and that the total amount of the special assessments to be levied would not be in

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excess of such special benefit; the Clerk of the Board certified the place, date and hour for a public hearing on the petition of the property owners and the report and recommendations of the County Manager--said hearing was held on Tuesday,

Copies of said notice of public hearing were duly published in newspapers of general circulation published in Dade County, Florida, and copies thereof were posted in not less than five (5) public places within the proposed district, and copies thereof were mailed to all owners of taxable real property within the boundaries of the proposed district as their names and addresses appear on the latest Dade County tax assessment roll; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, held a public hearing in accordance with the provisions of said Clerk's certificate, at which public hearing all interested persons were afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

WHEREAS, the Board of County Commissioners, upon review and consideration of the report and recommendations of the County Manager and the views expressed by the property owners within the proposed special taxing district, has determined to create and

establish such special taxing district in accordance with the report and recommendations of the County Manager,

WHEREAS, pursuant to the provisions of Chapter 18 of the Metropolitan Dade County Code, the governing body of the City of Coral Gables has by Ordinance No. 3115 consented to the creation and establishment of the special taxing district herein proposed encompassing property within its municipal limits.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. In accordance with the provisions of Chapter 18 of the Code of Metropolitan Dade County, Florida, a special taxing district located partially within the city limits of the incorporated municipality of the City of Coral Gables, and partially within unincorporated Dade County, known and designated as the "GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT" is hereby created and established.

Section 2. The area or boundaries of this proposed special taxing district are as follows:

Portions of Section 13, Township 55 South, Range 40 East, and Sections 17 & 18, Township 55 South, Range 41 East, Dade County, Florida; more particularly described as follows:

Portions of "Avocado Land Company" according to the plat thereof, as recorded in Plat Book

2 at Page 44, being more particularly described as follows:

Lot 7;

And

All of "Amended Plat of Coral Bay Section A" according to the plat thereof, as recorded in Plat Book 57 at Page 97, less Lots 1, 2, 3, 4 and 5 of Block 1;

And

All of "Coral Bay Section B" according to the plat thereof, as recorded in Plat Book 65 at Page 115;

And

All of "Coral Bay Section C" according to the plat thereof, as recorded in Plat Book 65 at Page 147;

And

Portions of "Coral Bay Section B" according to the plat thereof, as recorded in Plat Book 68 at Page 60, being more particularly described as follows:

Blocks 10, 11, 12, 13, 14 and 30;

And

All of "Caravel Estates" according to the plat thereof, as recorded in Plat Book 89 at Page 44;

And

All of "Amended Plat of a Portion of Coral Bay Section C" according to the plat thereof, as recorded in Plat Book 94 at Page 5;

And

All of "Guma Subdivision" according to the plat thereof, as recorded in Plat Book 96 at Page 64;

And

All of "Mar Street Subdivision" according to the plat thereof, as recorded in Plat Book 127 at Page 100;

And

Portions of "Rockdale Estates" according to the plat thereof, as recorded in Plat Book 42 at Page 19, being more particularly described as follows:

The east 370 feet of Tract 1, and the east 435.6 feet of Tract 3;

And

All of "Craigdale Manor" according to the plat thereof, as recorded in Plat Book 94 at Page 46, less Lot 1;

And

All of "Cutler Bay Estates" according to the plat thereof, as recorded in Plat Book 95 at Page 28;

And

All of "Cutler Bay Estates First Addition" according to the plat thereof, as recorded in Plat Book 96 at Page 45;

And

All of "Cutler Bay Estates Second Addition" according to the plat thereof, as recorded in Plat Book 97 at Page 24;

And

All of "Old Cutler Woods" according to the plat thereof, as recorded in Plat Book 108 at Page 11;

And

All of "Warwick Manor First Addition" according to the plat thereof, as recorded in Plat book 111 at Page 47;

And

All of "First Addition to Old Cutler Woods" according to the plat thereof, as recorded in Plat Book 122 at Page 98;

And

All of "Second Addition to Old Cutler Woods" according to the plat thereof, as recorded in Plat book 130 at Page 10;

And

All of "Old Cutler Springs" according to the plat thereof, as recorded in Plat Book 131 at Page 2;

And

All of "Old Cutler Springs First Addition" according to the plat thereof, as recorded in Plat book 133 at Page 52;

All of the above named plats are recorded in the Public Records of Dade County, Florida.

The area and location of this proposed special taxing district are shown on the map or sketch which is made a part hereof by reference.

Section 3. The improvements and services to be provided within this proposed special taxing district will consist of the following:

A safety and sentinel security service initially to consist of unarmed uniformed guards provided by a private security guard company, which may be upgraded to off-duty police officers, continuously operating from

two guardhouses; one located on Lugo Avenue/S.W. 128th Street approximately 300 feet east of Old Cutler Road and one on S.W. 134th Street approximately 150 feet east of Old Cutler Road. The entrance to the community at S.W. 57 Avenue will be closed to vehicular traffic by a barricade just north of Campamento Avenue. Construction of the guardhouses and installation of the barricade will be capital improvement items of this district and will be furnished and installed by the City of Coral Gables through an interlocal agreement to be executed for that purpose. Service will be provided 24 hours per day, 365 days a year.

Section 4. The estimated cost to the property owners for the security guard services including engineering, construction, administrative, billing, collecting and processing for the first year is \$570,000.00, and \$225,000.00 for each year thereafter. The County will advance funds for this program, which sum shall be reimbursed by special assessments. It is estimated that the cost per developed parcel of real property within the proposed district for the first year is \$1,150.00 and \$455.00 for the second and succeeding years. It is estimated that the cost per vacant/underdeveloped parcel of real property within the proposed district for the first year is \$575.00 and \$228.00 for the second and succeeding years.

Section 5. It is hereby declared that said project will be a special benefit to all property within the proposed special taxing district and the total amount of special assessments to be

levied as aforesaid will not be in excess of such special benefit.

Section 6. The County Manager is hereby authorized and directed to take all necessary steps to solicit and receive competitive bids in accordance with established County procedures, and/or, in his discretion, enter into an interlocal agreement or service agreement with off-duty police officers for providing security guard services within the district and to enter into and execute an interlocal agreement to provide for the construction of the guardhouses and installation of gates and barricades. Capital improvements will be furnished and installed by the City of Coral Gables through an interlocal agreement to be executed for that purpose.

Section 7. The County Manager is directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions of Section 18-14 of the Code of Metropolitan Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. In accordance with utilization of the ad valorem tax collection method, if such special assessments are

unpaid, when due, the potential for loss of title to the property exists.

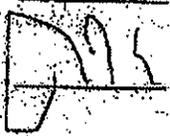
Section 8. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Dade County, Florida, and recorded in the appropriate book of records.

Section 9. The provisions of this Ordinance shall take effect when approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by Resolution.

PASSED AND ADOPTED: MAY 02 1995

Approved by County Attorney as to form and legal sufficiency. RAG

Prepared by:



REPORT AND RECOMMENDATIONS  
ON THE CREATION OF GABLES BY THE SEA  
SECURITY GUARD SPECIAL TAXING DISTRICT  
DADE COUNTY, FLORIDA

As Public Works Director, responsible for the detailed investigation of a duly petitioned for improvement district, the following facts are hereby submitted concerning the creation of "Gables By The Sea Security Guard Special Taxing District."

1. BOUNDARIES OF THIS DISTRICT

The proposed district is located partially within the municipal limits of the City of Coral Gables, Florida, and partially within unincorporated Dade County. Pursuant to Chapter 18 of the Code, Metropolitan Dade County has received approval from the City of Coral Gables to create this special taxing district for security service per ordinance No. 3115 duly passed and executed on January 27, 1995. The boundaries as set forth in the petition are:

Bounded on the North by Campamento,  
Cartagena and Lugo Avenues;  
Bounded on the South by S.W. 136th Street and  
Bella Vista Avenue;  
Bounded on the East by Biscayne Bay;  
Bounded on the West by Old Cutler Road.

Upon review by Public Works Department, the boundaries were modified to include properties located at 12595 Red Road (Gulliver Academy) and at 13301 Old Cutler Road which will benefit from the planned improvement.

A preliminary public meeting was held on March 1, 1995, at Palmetto Middle School, at which time the property owners in attendance were presented the facts pertaining to the boundaries of this district, a description of the service to be provided, its costs and method of paying for the improvement.

Therefore, the boundaries of the "Gables By The Sea Security Guard Special Taxing District" are as follows:

Portions of Section 13, Township 55 South, Range 40 East,  
and Sections 17 & 18, Township 55 South, Range 41 East,  
Dade County, Florida; more particularly described as follows:

Portions of "Avocado Land Company" according to the plat thereof,  
as recorded in Plat Book 2 at Page 44, being more particularly  
described as follows:

Lot 7;

And

All of "Amended Plat of Coral Bay Section A" according to the plat thereof,  
as recorded in Plat Book 57 at Page 97, less Lots 1, 2, 3, 4 and 5 of Block 1;

And

All of "Coral Bay Section B" according to the plat thereof,  
as recorded in Plat Book 65 at Page 115;

And

All of "Coral Bay Section C" according to the plat thereof,  
as recorded in Plat Book 65 at Page 147;

And

Portions of "Coral Bay Section D" according to the plat thereof,  
as recorded in Plat Book 68 at Page 60, being more particularly  
described as follows:

Blocks 10, 11, 12, 13, 14 and 30;

And

All of "Caravel Estates" according to the plat thereof,  
as recorded in Plat Book 89 at Page 44;

And

All of "Amended Plat of a Portion of Coral Bay Section C" according  
to the plat thereof, as recorded in Plat Book 94 at Page 5;

And

All of "Guma Subdivision" according to the plat thereof,  
as recorded in Plat Book 96 at Page 64;

And

All of "Mar Street Subdivision" according to the plat thereof,

as recorded in Plat Book 127 at Page 100;

And

Portions of "Rockdale Estates" according to the plat thereof,  
as recorded in Plat Book 42 at Page 19, being more particularly  
described as follows:

The east 370 feet of Tract 1, and  
the east 435.6 feet of Tract 3;

And

All of "Craigdale Manor" according to the plat thereof,  
as recorded in Plat Book 94 at Page 46, less Lot 1;

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All of "Cutler Bay Estates" according to the plat thereof,  
as recorded in Plat Book 95 at Page 28;

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All of "Cutler Bay Estates First Addition" according to  
the plat thereof, as recorded in Plat Book 96 at Page 45;

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All of "Second Addition to Old Cutler Woods" according to the plat thereof,  
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And

All of "Old Cutler Springs" according to the plat thereof,  
as recorded in Plat Book 131 at Page 2;

And

All of "Old Cutler Springs First Addition" according to the plat thereof,  
as recorded in Plat Book 133 at Page 52;

All of the above named plats are recorded in the Public Records of  
Dade County, Florida.

The boundaries are shown on the attached plan entitled "Gables By The Sea Security Guard  
Special Taxing District" and hereinafter referred to as Exhibit "A."

## 2. DESCRIPTION OF THE SERVICE TO BE PROVIDED

The service as specified by the petition will be a visible safety and sentinel security program,  
initially to consist of unarmed uniformed guards operating from two guardhouses; one located on Lugo  
Avenue /S.W. 128th Street approximately 300 feet east of Old Cutler Road, and one on S.W. 134th  
Street approximately 150 feet east of Old Cutler Road. Also, the entrance to the community at S.W.  
57th Avenue will be closed to vehicular traffic by a barricade just north of Campamento Avenue.

An interlocal agreement between Metropolitan Dade County and the City of Coral Gables will  
be required wherein the City will furnish and install all capital improvements necessary to complete  
the construction of the guardhouses, including road improvements and utilities. The interlocal  
agreement will provide that the County shall reimburse the City for all costs necessary to provide these  
capital improvements.

The City will issue a revocable permit which allows the County to erect traffic control devices  
(gates) at the entrance and exit to the district at the Lugo Avenue guardhouse site. If the City  
determines that the permit should be revoked, the operation of the guardhouses will discontinue after  
the proper notification period and City of Coral Gables public hearing processes have occurred  
pursuant to the terms of the permit.

The guard service will be provided 24 hours per day, 365 days a year. The service level will be reviewed with the district's homeowners association prior to renewal or reletting of a service contract as an integral part of this district's budget process. In the absence of a bona fide homeowners association, service selection will be determined by the Director of the Dade County Public Works Department. This service will be provided by a duly licensed and bonded State of Florida approved security service company or off-duty police officers. The service, as administered by the Dade County Public Works Department, will commence at the earliest practicable time following the creation and establishment of the district by the Dade County Board of County Commissioners and said creation ratified by the electorate at the required subsequent referendum.

### 3. ESTIMATED COST FOR THIS SERVICE

The request made by the petitioners is for a continual unarmed security service as indicated in Section 2 of this report.

The cost estimates are based upon bids recently received from security service companies by the Dade County Public Works Department. For this report, an estimated hourly rate of \$11.00 was used for the stationary guards multiplied by the annual number of hours of service for a total of \$193,000. In addition to the cost for the security service, a capital improvement outlay of \$290,000 is required for the construction of two guardhouses, gates, and road reconstruction.

The cost to provide utility and gate maintenance is estimated to be \$11,000 annually. It will also be necessary for the County to recover the engineering and contract administration costs incurred to establish and maintain the district as provided by Chapter 18 of the Code. This is estimated to be \$15,000 the first year and \$10,000 annually thereafter. Also, it will be necessary for the County to charge the district a fee for handling the billing, advertising, collecting, and processing the monthly invoices to the security service company. This cost, including contingencies, is estimated to be \$61,000 the first year and \$11,000 annually thereafter. Therefore, the first year total cost is estimated to be \$570,000 and the second year total cost is estimated to be \$225,000. The succeeding year's

costs will be determined on an annual basis.

#### 4. PROCEDURE

Prior to commencement of service, the Dade County Board of Commissioners will enter into a contractual agreement with the security service company, wherein it is agreed that Dade County will pay to the security service company, in equal monthly payments, one twelfth of the annual cost now estimated to be \$193,000 or approximately \$16,100 per month.

Each property owner in the district will pay the County, by special assessment on a unit basis, a proportionate share of the total annual cost. The cost will be shown as an itemized portion of the annual ad valorem tax bill.

#### 5. CONFORMITY TO THE MASTER PLAN OF DADE COUNTY

The proposed improvement conforms to and in no way conflicts with the Comprehensive Development Master Plan of Dade County. (Memorandum from Planning Department is attached.)

#### 6. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS IMPROVEMENT

The proposed security program is desirable as evidenced by the property owners' petition. The 1994 net property valuation of \$177,130,000 based on the 1994 Dade County Real Estate Property Cards, is a good indication that the affected property is able to support such assessments as may be required. In my opinion, the proposed improvement will provide special benefits to properties within the district exceeding the amount of special assessments to be levied.

#### 7. ESTIMATE OF ASSESSMENT AGAINST BENEFITTED PROPERTY

The combined estimated annual cost for the security service and other expenses as estimated and indicated in Section 3 is \$570,000 the first year and \$225,000 the second year, with succeeding years' costs determined annually. The cost is to be paid for by special assessment against benefitted properties and is to be apportioned to individual properties within the boundaries of the district on a unit basis. The cost per unit and fraction thereof to be assessed for this service is estimated as follows:

UNIT FACTORS

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
Number of developed lots or parcels assessed as 1 unit x 473	473	473
Vacant/underdeveloped lots or parcels assessed as 1/2 unit x 46	23	23*
<b>Unit Total</b>	<b>496</b>	<b>496</b>

\*To be reviewed annually.

ESTIMATED ANNUAL COSTS

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
<b>Annual Cost of Service</b>	<b>\$193,000</b>	<b>\$193,000</b>
Capital Improvements	290,000	-0-
Engineering & Contract Administrative Cost	15,000	10,000
Advertising, Billing, Collecting, Processing & Election Cost	8,000	1,000
Utilities & Maintenance Expenses	11,000	11,000
Contingencies	53,000	10,000
<b>Estimated Total District Cost</b>	<b>\$570,000</b>	<b>\$225,000</b>

SAMPLE ASSESSMENT

<u>Item</u>	<u>First Year</u>	<u>Second Year</u>
<b>Total Cost To District</b>	<b>\$570,000</b>	<b>\$225,000</b>
Cost Per Developed Lot or Parcel Assessed as One Unit	\$1,150	\$455
Cost Per Vacant/Underdeveloped Lot or Parcel Assessed as 1/2 Unit	\$ 575	\$228

These costs are based on a preliminary estimate of 496 units and will be adjusted from actual experience.

## 8. RECOMMENDATION

It is my recommendation that the referendum required by Chapter 18 of the Code be conducted by the Dade County Elections Department using a mailed ballot. Upon approval by the Board of County Commissioners, the Elections Department will send a summary of the report on this district, a copy of which is attached, to each registered voter living within the district. Upon adoption of the ordinance creating this special taxing district, and the Board of County Commissioners approval of the resolution requiring a referendum to ratify the Board's decision, it is also recommended that the Board adopt the Gables By The Sea Security Guard Special Taxing District Preliminary Special Assessment Roll Resolution. Adoption of this resolution will enable Dade County to reimburse its departments for funds advanced, and to pay to the City of Coral Gables the cost of capital improvements it provides to the District. In the event actual costs are lower than the costs estimated in the ordinance, the Director of the Public Works Department or his designee shall adjust and decrease the unit rate of assessment necessary to provide adequate revenue to cover these expenses. In the event actual costs are higher than the costs estimated in the ordinance, the County Manager shall cause to be prepared a revised preliminary assessment roll and file the same with the Clerk of the Board for a scheduled public hearing to adopt the revised assessment roll. The provisions of this ordinance shall take effect when approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by Resolution. My office will also be available to answer any questions from the public or from your office in regard to the financial and/or engineering facts of this district. We further recommend that you sign the attached report to the Board of County Commissioners after you have reviewed this report and concur with our findings.

- Attachments:
- (1) Copy of Memo from Planning Department
  - (2) Copy of Ordinance from the City of Coral Gables
  - (3) Summary of the Report
  - (4) Plan of Proposed Improvement (Exhibit "A")



## MEMORANDUM

10737-17A MEMORANDUM ONLY

TO: William G. Oliver, Director  
County Clerk Division  
Clerk of the Board  
Attn: Clinton Forbes

DATE: December 22, 1994

SUBJECT: "Gables by the Sea  
Security Guard  
Special Taxing  
District"

FROM: Armando Vidal, P.E.  
Director  
Public Works Department

Pursuant to Chapter 18 of the Code of Metropolitan Dade County, the attached petition requested the creation and establishment of the above captioned special taxing district. Based on the records of the Property Appraiser Department, we have determined that there are:

1. 516 Total parcels of land within boundary area.
2. 385 Total resident owners of property within boundary area.
3. 242 Total resident owners signed the attached petition
4. 63% Percent of resident owners signed the attached petition.
5. \$177,130,472 Net Property Valuation.

Utilizing Homestead Exemption as the basis for the resident owner requirement, this petition does have the required number of signatures and therefore it is valid.

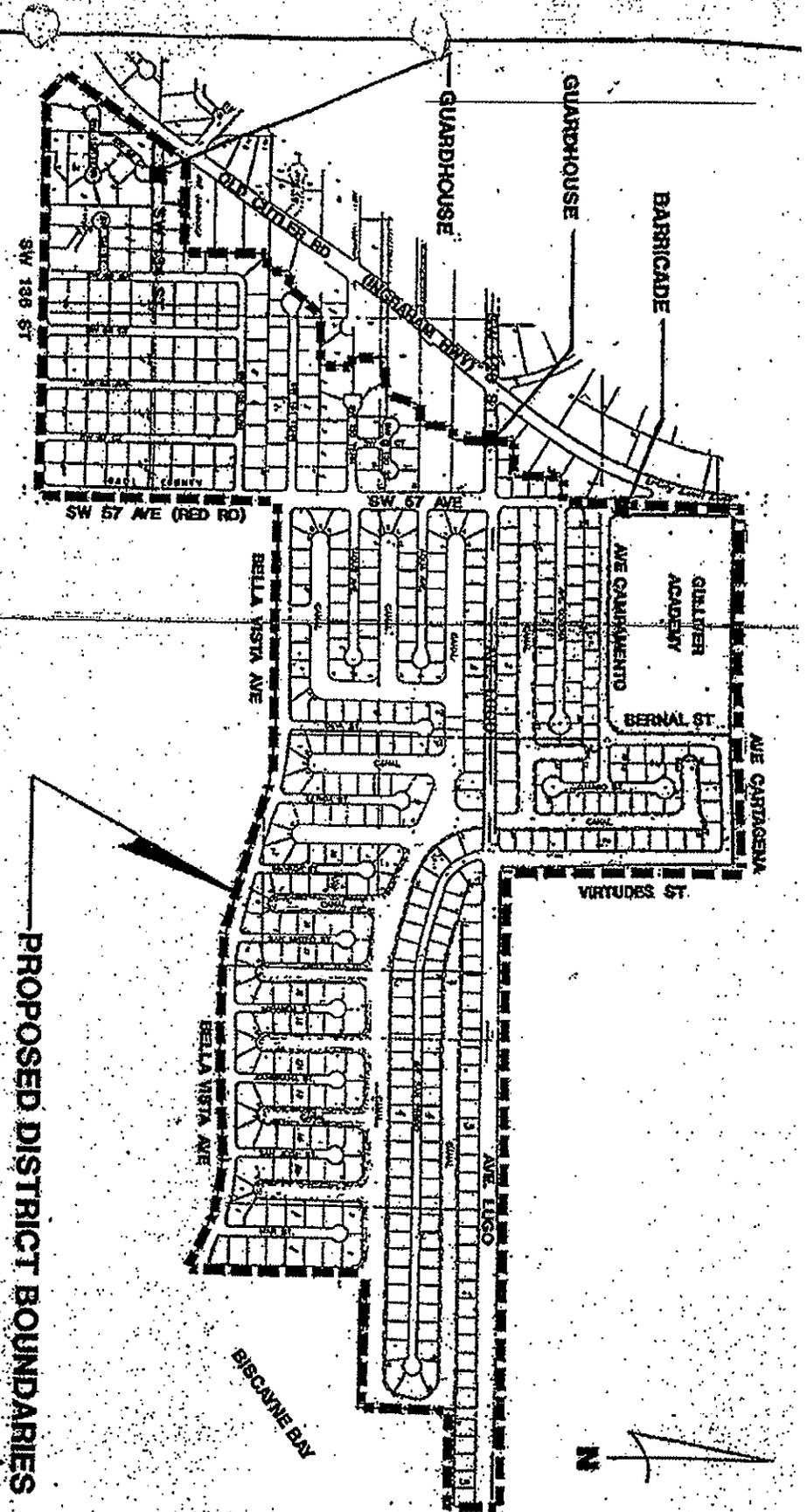
AV:RG:cj

Attachment

SECTION: 18-55-41 / 13-55-40

# GABLES BY THE SEA SECURITY GUARD SPECIAL TAXING DISTRICT

EXHIBIT "A"



PROPOSED DISTRICT BOUNDARIES



UNITED STATES DEPARTMENT OF EDUCATION BLUE RIBBON SCHOOL OF EXCELLENCE  
 Accredited by: Southern Association of Colleges and Schools, Florida Council of Independent Schools, Florida Kindergarten Council, National Independent Private Schools Association

May 22, 1995

Mr. Charles Small  
 Dade County Public  
 Works Dept.  
 Suite 1510  
 111 N.W. 1st Street  
 Miami, Florida 33128

Ref: Addendum to letter dated  
 April 28, 1995

Dear Mr. Small,

I am writing to you in reference to the fence that will be placed on the south and east side of our campus. This fence will restrict our parents from dropping off and picking up our students. This will also eliminate the parking along this area during weekend activities. There will be an access gate on the south side of the campus to be strictly used for delivery services and for faculty entrance. A separate gate on the east side will be available for the maintenance department. When not in use, this gate will remain locked. This fence is necessary to prevent strangers from having access to the neighborhood from our property.

If you have any questions, please feel free to contact my office.

RECEIVED  
 MAY 24 1995

Sincerely,

*John Krutulis*  
 John Krutulis  
 Assistant Director

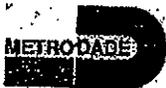
PUBLIC WORKS  
 SPECIAL TAXING DISTRICT

ACADEMY  
 12595 Red Road  
 Coral Gables, Florida 33156  
 (305) 665-6593  
 Fax: (305) 669-1596

PREPARATORY  
 6575 N. Kendall Drive  
 Miami, Florida 33156  
 (305) 666-7937  
 Fax: (305) 665-8791

SOUTH MIAMI CAMPUS  
 8530 S.W. 57 Avenue  
 Miami, Florida 33143  
 (305) 669-5497  
 Fax: (305) 669-1569

## METROPOLITAN DADE COUNTY, FLORIDA



STEPHEN P. CLARK CENTER

PUBLIC WORKS DEPARTMENT  
SPECIAL TAXING DISTRICT DIVISION  
111 NW 1ST STREET 16TH FLOOR  
MIAMI, FLORIDA 33128-1970

June 20, 1995

Ms. Marian Krutulis, Director  
Gulliver Academy, Inc.  
12595 Red Road  
Coral Gables, Florida 33156

Re: Gables by the Sea Security Guard Special Taxing District

Dear Ms. Krutulis:

Please consider this letter an addendum to the summary of the agreement as outlined in your letter dated April 28, 1995.

In consideration for the improvements to be provided by the "Gables By the Sea Security Guard Special Taxing District", Gulliver Academy, Inc. agrees:

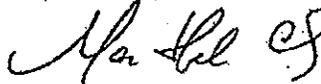
- 1.) That the purpose of the closure of Red Road at Campamento Avenue and the fence enclosure on the south (Campamento Avenue) and east (Bernal Street) sides of Gulliver's property is to prohibit all vehicular and pedestrian traffic into the district through Gulliver's property and to prohibit all vehicular and pedestrian traffic into Gulliver's property from the district except as agreed to and specified in paragraph No. 2.
- 2.) That the south entrance is to be used only for deliveries, maintenance of the school's swale areas, and for ingress/egress of authorized faculty and staff. That Gulliver Academy will take all means necessary to ensure that only authorized personnel use this designated entrance.
- 3.) That the gate on the east side (Bernal Street) is to be used for maintenance purposes only and at all other times is to be chained and locked.

*Hand delivered  
to Delgado (BC)  
7/10/95*

Page 2

4.) Unless agreed upon in advance with Dade County, after consultation with the Boards of any existing homeowners' associations in the district, there will be no additional ingress/egress locations to the south and east sides of Gulliver's property.

Sincerely,



Marie Helene Cohen  
Chief

AGREED TO AND ACCEPTED:  
GULLIVER ACADEMY

By *Marion Krutulis*  
Authorized Representative

CITY OF CORAL GABLES

By \_\_\_\_\_  
Authorized Representative

**RECEIVED**  
JUL - 6 1995

PUBLIC WORKS  
SPECIAL TAXING DISTRICT

METROPOLITAN DADE COUNTY, FLORIDA



STEPHEN P. O'NEAL CENTER

PUBLIC WORKS DEPARTMENT  
SPECIAL TAXING DISTRICT DIVISION  
111 NW 1ST STREET 15TH FLOOR  
MIAMI, FLORIDA 33128-1970

November 18, 1996

Mr. John Krutulis  
Chief Operating Officer  
Gulliver Academy  
6575 N. Kendall Drive  
Miami, Florida 33156

RE: Gables By The Sea Security Guard  
Special Taxing District

Dear Mr. Krutulis:

Our agreement with Gulliver Academy specifies that the Gables by the Sea Security Guard Special Taxing District would provide the mechanism and cards (radio transmitters) to operate the sliding gate Gulliver would install at the rear entrance to the school. In accordance with said agreement, we ordered, upon completion of gate installation, the appropriate gate operation mechanism and the 80 gate cards requested by Gulliver; delivery of same has been confirmed. As you know, these cards will also allow access to your gate through the Lugo Avenue guardhouse when it becomes operational.

As our agreement also provides that Gulliver Academy will be charged for all cards it requests, above and beyond the first 8, at \$10 per card, we would appreciate your issuing a check in the amount of \$720 to the Board of County Commissioners, in payment of 72 cards.

In addition, we require that you provide us with copies of the current automobile registration of each vehicle that is issued a card. This will also be required of residents of the Gables By The Sea Security Guard District to ensure the integrity of the system.

Should you have any questions or need additional information, please do not hesitate to contact me or Bert Carlton of my staff at 375-5604.

Sincerely Yours,

A handwritten signature in cursive script, appearing to read 'Mafie Helene Cohen'.

Mafie Helene Cohen  
Chief

Special Taxing District Division

*11/19/96  
To  
mail*

MHC:BC:cj

## 15. Facility Use

## **GULLIVER ACADEMY FACILITY USE**

### **TYPICAL SCHOOL DAY**

- The chef arrives at 5:30 a.m.; the remainder of the kitchen staff arrives between 6:00 and 7:00 a.m.; the last kitchen staff member leaves at 3:30 p.m.
- A maintenance person arrives at 6:00 a.m.; the remainder of the maintenance staff arrives between 6:30 and 7:30 a.m.; maintenance staff members are on duty until 6:00 p.m.
- Security arrives on campus at 7:00 a.m. Monday through Friday; security is on duty until midnight Monday through Sunday evenings.
- Employees assigned to early morning supervision duty begin at 7:15 a.m.
- Campus is officially open to students from 7:15 until 6:00 p.m.; many students remain on campus until 6:00 p.m. to work with teachers, attend club meetings, or participate in athletics; school activities typically conclude by 6:00 p.m.
- Teachers are contracted to be on campus from 7:30 until 4:00; some arrive as early as 7:00 a.m.; many faculty members remain on campus until 6:00 for tutoring, meetings, coaching, or student club advising
- Parents meet on campus throughout the week to attend monthly Parent Association meetings, Room Parent meetings, or to assist in the classroom; the number of parents who visit varies from zero to 50 parents for the monthly meetings which are held in the mornings; parking for zero to 40 additional vehicles
- Visitors, including applicant parents or current parents, come to the Academy daily; the numbers can vary from zero to 30 plus, depending on the day.

### **COMMUNITY SERVICE**

- Gulliver hosts Special Olympics games at both the Academy and Prep at various times throughout the year; events typically are held on Saturdays between 10:00 a.m. to 2:00 p.m.; the event is attended by approximately 100 people (participants, chaperones, student hosts, and Gulliver teacher/administrator supervisors); parking for about 50 vehicles plus small buses
- Spring Fun Camp is a community service program organized by the Prep IB students and offered to children from area children service agencies; the program is held annually during spring break week daily between 8:00 a.m. and 3:00 p.m.; children are bused to and from the Academy; parking for about 15 people (students and teacher chaperones)
- The Coral Gables Police and Fire Rescue departments have held their Annual Family Picnics at the Academy campus; these events are typically held on a Saturday between 9:00 a.m. and 5:00 p.m.; approximately 50 attendees and parking for 20 vehicles
- YMCA Youth Sports: games are held three or four weekend mornings per semester; typically on Saturday mornings between 10:00 a.m. and noon.; approximately 50 attendees per game (players, staff, and parents); parking typically for 25 vehicles
- Ocaquatics Swim School: swim lessons are offered to the community as well as for Gulliver students; lessons are held after school (ending by 6:00 p.m.) and Saturday mornings (typically between 10:00 a.m. and noon.; approximately 20 to 30 students plus 10 instructors; parking for approximately 15 vehicles
- Athletic clubs are open to the community as well as Gulliver students; clubs practice after school and typically conclude by 6:00 p.m.; some club games are held at the Academy on

Saturdays between 10:00 a.m. and 2:00 p.m. depending on the sport and season; club membership varies from 20 to 50 students, plus coaches. Students are typically dropped-off and picked-up by parents. Clubs for high school age students typically are held at the Prep campus. The swim club and water polo club used to meet at the Academy and have now moved to the new Prep pool facility.

### **COMMUNITY PARTNERS**

- Coral Gables Rotary Club
- Coral Gables Community Foundation
- Coral Gables Woman Club
- Coral Gables Chamber of Commerce
- Ponce Development Association
- Coral Gables Garden Club
- Coral Gables Bar Association
- Coral Gables Board of Realtors
- Coral Gables Police & Fire Associations
- Coral Gables Kiwains Club

### **GULLIVER EVENTS (non-athletic)**

Existing and future non-athletic events currently held at the Academy, or those likely to be relocated to the Academy, if the gym were to be built.

Events are marked:

- “D” for weekday event (i.e. school day Monday through Friday)
- “W” for weekend events typically held on a Saturday
- “N” for events typically held at night (i.e. after 6:00 p.m.) at the Academy
- “A” for events currently held at the Academy which would likely remain at the Academy regardless of whether the gym were to be built
- “R” for events currently held at the Prep campus or Pinecrest Prep campus that would be relocated to the Academy were the gym to be built
- “O” for events currently held at the Prep campus, Pinecrest Prep campus, or other venue that would remain off the Academy campus regardless of whether the gym were to be built

### **August**

- D, A Orientation day for Grade 5 & other new Middle School students; no parents, no additional parking
- D, A Parent Association New Parent Welcome Coffee; approximately 25 to 50 attendees; approximately 20 to 30 vehicles
- N, A New Primary/Lower School Parent Social; approximately 50 attendees and 25 vehicles

### **September**

- N, A Primary School (3, 4, and 5 year old classes) Back to School Night; about 150 parents, teachers, and administrators; parking for approximately 75 vehicles
- N, A Grades 1 through 4 (Lower School) Back to School Night; about 175 parents, teachers, and administrators; parking for approximately 80 vehicles

- N, A Grades 5 & 6 Back to School Night; about 200 attendees; about 200 parents, teachers, and administrators; parking for approximately 100 vehicles
- N, A Grades 7 & 8 Back to School Night; about 200 attendees; about 200 parents, teachers, and administrators; parking for approximately 100 vehicles

### **October**

- N, A Grades 7 & 8 Halloween Dance; parents drop-off and pick-up; approximately 10 parked vehicles for chaperones and security

### **November**

- D, A Primary School Open House for prospective parents; about 75 attendees and parking for approximately 30 additional vehicles
- D, A Lower School Open House for prospective parents; about 100 attendees and parking for approximately 50 additional vehicles
- D, A Middle School Open House for prospective parents; about 150 attendees and parking for approximately 75 additional vehicles
- D, O Grade 8 visit to the Prep, no parents; students are transported to and from the Prep
- D, A Fall Book Fair, five-day daytime event for students to which parents are invited, approximately 25 attendees per day with additional parking for 10 vehicles
- N, A Middle School Fall Drama Department Showcase; held between 7:00 and 9:00 p.m.; approximately 75 attendees; parking for approximately 40 vehicles

### **December**

- D, A Holiday Marketplace; one-day daytime event; parents invited; about 200 attendees; parking for approximately 80 additional vehicles
- W, A New student applicant admissions testing (first of three test dates); typically held on a Saturday morning between 20 a.m. and noon; approximately 100 applicants and their parents; parking for approximately 50 vehicles
- D, A Primary School holiday concerts; approximately 100 attendees; parking for approximately 50 vehicles
- D, R Lower School holiday concerts; approximately 150 attendees parking for approximately 75 vehicles
- N, R Middle School Dance holiday performance held between 7:00 and 9:00 p.m., approximately 75 attendees; parking for approximately 40 vehicles
- N, R Middle School Music holiday concert held between 7:00 and 9:00 p.m., approximately 150 attendees; parking for approximately 75 vehicles
- D, A Grade 8 SSAT test; typically held on a Saturday morning between 10 a.m. and noon, parents drop-off and pick-up their children; parking for approximately 10 vehicles

### **January**

- W, A New student applicant admissions testing (second of three test dates); typically held on a Saturday morning between 10 a.m. and noon; approximately 100 applicants and parents; parking for 50 vehicles

### **February**

- N, A Grades 7 and 8 Valentine's Dance held between 8:00 and 11:00 p.m.; parents drop-off and pick-up; parking for 10 chaperones and security
- W, A New student applicant admissions testing (third of three test dates); typically held on a Saturday morning between 10 a.m. and noon; approximately 100 applicants and parents; parking for approximately 50 vehicles
- N, A Picnic under the Stars, Middle School Science Department; held between 6:00 and 9:00 p.m.; approximately 100 attendees; parking for approximately 50 vehicles

### March

- D, A Grade 6, 7, and 8 Science Showcase; daytime event; parents invited; about 50 attendees
- D, A Spring Book Fair, five-day daytime event for students to which parents are invited, about 25 attendees per day

### April

- N, A Middle School Spring Drama Performance; held between 7:00 and 9:00 p.m.; approximately 75 attendees; parking for approximately 40 vehicles

### May

- D, A Grade 6 World Expo; daytime event; parents invited; about 50 attendees and 25 additional vehicles
- N, A Grades 7 and 8 End-of-Year Dance; held between 8:00 and 11:00 p.m.; parents drop-off and pick-up; parking for approximately 10 vehicles for chaperones and security
- N, R Middle School Dance Spring performance; held between 7:00 and 9:00 p.m., approximately 75 attendees; parking for approximately 40 vehicles
- N, O Middle School Spring concert; held between 7:00 and 9:00 p.m., approximately 200 attendees (typically held at UM)
- N, R Middle School Awards Night; held between 7:00 and 9:00 p.m.; approximately 100 attendees; parking for approximately 50 vehicles

## **ATHLETICS**

Weekend or weeknight athletic events that are typically held at the Academy which would likely remain at the Academy regardless of whether a gym were to be built

- Fall
  - Daily team practices; typically conclude at 6:00 p.m.
  - Middle School Football uses the field approximately four Saturdays during the season for practices from 9 a.m. to noon.
  - Youth Sports fall sports uses the field weekday afternoons until 5:00; plus typically six Saturday morning games
- Winter
  - Middle School Boys Soccer uses the field approximately four Saturdays during their season for practices from 9 to 11 a.m.
  - Middle School Boys Soccer typically hosts two or three soccer games on Saturdays from 10 a.m. to noon, about 60 people
  - Middle School Girls Soccer typically uses the field approximately four Saturdays during their season for practices from 9 to 11 a.m..

- Middle School Girls Soccer typically hosts two or three soccer games on Saturdays from 10 a.m. to noon, about 40 people.
- Spring
  - Varsity Baseball uses the field approximately four Saturdays during their season for practices from 9 a.m. to noon.
  - Middle School Baseball typically hosts two or three games on Saturdays from 10 a.m. to noon, about 60 people
  - Varsity and MS Tennis Teams hold approximately four Saturday practices during their season

Prep teams currently using the Academy for practices and/or games that would likely remain at the Academy regardless of whether the gym were to be built

- Fall: none, now that swimming is at the Prep as this was the only Fall Prep sport that used the Academy facility
- Winter: none, and there are no plans to move any to the Academy in the future
- Spring
  - Baseball (JV and V) total players about 50
  - Tennis (Boys and girls varsity) total players about 25

Night athletic events: none currently held at the Academy as there are no lighted outdoor facilities; there are no plans to provide night lighting at the Academy

Middle School teams that would practice in the Academy gym, rather than continue to be transported to the Gulliver Prep campus:

- Fall
  - Middle School Girls Volleyball, approximately 20 players
  - Middle School Cheerleading, approximately 20 members
- Winter
  - Middle School Boys Basketball, approximately 45 players
  - Middle School Girls Basketball, approximately 45 players
  - Middle School Cheerleading, approximately 20 members
- Spring
  - No change as all outdoor sports for MS would remain at the Academy; none are currently transported to the Prep campus

### **Additional Athletic Activities**

*Question posed to Gulliver Athletics Department: If the Academy gym were built what team-related or special invitational events might be held in this facility that are either 1) currently held in the Prep gym, or 2) currently not held at Gulliver, but likely would be if the Academy gym was built?*

- Possible one-time hosting of Middle School Girls Volleyball Championship for South Florida Middle School League; estimated 150 participants including players and spectators; approximately four hour day-time event; parking for 80 vehicles
- Possible one-time hosting of Middle School Boys Volleyball Championship for South Florida Middle School League; estimated 150 participants including players and spectators; approximately four hour day-time event; parking for 80 vehicles

- Possible one-time hosting of Middle School Boys Basketball Championship for South Florida Middle School League; estimated 200 participants including players and spectators; approximately four hour day-time event; parking for 100 vehicles
- Possible one-time hosting of Middle School Girls Basketball Championship for South Florida Middle School League; estimated 200 participants including players and spectators; approximately four hour day-time event; parking for 100 vehicles