

## **4. Certificate of Use**

CITY OF CORAL GABLES  
BUILDING & ZONING DEPARTMENT  
CERTIFICATE OF USE  
P.O. BOX 141549  
CORAL GABLES, FLORIDA 33114-1549

**PAID**

SOMERSET ACADEMY  
624 ANASTASIA AVE

CORAL GABLES, FL 33134-6404

**COPY**

City of Coral Gables  
Department telephone numbers

Automotive Department	460-5140	Parking Department	460-5540
Building and Zoning Department	460-5235	Parks and Recreation Department	460-5620
City Manager	460-5201	Planning Department	460-5211
Development Department	460-5311	Police Department (non Emergency)	460-1600
Finance Department	460-5276	Public Service	460-5135
Fire Department (non Emergency)	460-1600	Public Works Department	460-5000
Historical Resources Department	460-5093		

<<< RECEIPT FOR CERTIFICATE OF USE FEE >>>

Subject Property Address: 624 ANASTASIA AVE

Certificate # : CU-0000002007

Folio # : 41170040150

Status : Renewed

Exp. Date : 11/05/2011

Amt. Paid : 72.50

Legal

Description: 17 54 41 PB 20-1 CORAL GABLES COUNTRY CLUB  
SEC 6 ALL OF BLK 116 LOT SIZE IRREGULAR -

Business Description : SCHOOL - MAX. 110  
CHILDREN - NO MORE  
THAN 18

**The City of Coral Gables  
Certificate of Use**

DATE ISSUED: 11/06/09

CERTIFICATE NO: CU-000002007

INVOICE NO: 00058540

When approved, this "Certificate of Use" shall serve as a formal verification that the proposed use specified on this certificate is a permitted use at the property specified on this certificate and has been found to meet all of the parking requirements of The City of Coral Gables "Zoning Code", and has also been determined to meet "Concurrency". This "Approval" is based upon the permitted plans on file with The City of Coral Gables and the information provided by the applicant. If the information provided in connection with the application for this "Certificate of Use" is incorrect, or if any work has commenced at the property without the proper approvals and permits, this "Certificate of Use" shall be NULL and VOID.

This "Certificate of Use" is being issued for the following described property:

Street Address: 624 ANASTASIA AVE  
Suite #:   
City: CORAL GABLES  
State: FL  
ZIP Code: 33134-6404

Legal Desc: CORAL GABLES COUNTRY CLUB SEC 6  
ALL OF BLK 116  
LOT SIZE IRREGULAR

Folio Number: 41170040150  
Square Footage:   
Proposed Use: SCHOOL WITH MAX (110) STUDENTS (AGES 3-13); (18) STAFF

Use District: SPECIAL USE DISTRICT  
Land Use Designation: SCHOOLS  
Complies with Use: Y  
Complies with Concurrency: Y  
Complies with Parking: Y

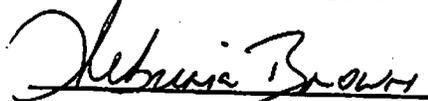
Action: APPROVED

Comments: AS PER DERM - EXISTING SCHOOL WITH MAX (110) STUDENTS & (18) STAFF. ( NOTE: CONCURRENCY - CHANGE OF OPERATOR SAME STUDENT COUNT (118 AGES 3-13) AND (18) STAFF MAX.

This "Certificate of Use" applies only to the above specified proposed use and the above specified property within 180 days from the issuance of this "Certificate of Use". This "Certificate of Use" is valid for a period of one year from the date of issuance and must be renewed on a yearly basis. A Business Tax Application and any permits for any construction, renovation or remodeling work must be obtained prior to the commencement of the use specified in this "Certificate of Use".

SOMERSET ACADEMY  
624 ANASTASIA AVE  
STE  
CORAL GABLES, FL 33134-6404

Expiration Date: 11/05/10

  
Sabrina Brown  
Concurrency Administrator

**TO BE COMPLETED BY ZONING DIVISION**

CLASSIFICATION: School

EXISTING ZONING: S REQUIRED ZONING: S

COMPLIES WITH PARKING REQUIREMENTS OF THE "ZONING CODE": YES, NO

NUMBER OF PARKING SPACES REQUIRED: \_\_\_\_\_ PROVIDED: \_\_\_\_\_

COMPLIES WITH CONCURRENCY: YES, NO

RESTRICTIONS: As per DERM - School with max (110) Students & (18) Staff. (Note: Concurrency - Change of Operator same students = 75 count (18 ages 3-13) and (18) staff max)

CHECKED BY: Blain DATE: 6/22/10

APPROVED FOR CERTIFICATE: ✓

DENIED/REJECTED FOR CERTIFICATE: \_\_\_\_\_

PRIOR USE: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

**TO BE COMPLETED BY BUILDING DIVISION**

BUILDING	
FIRE DEPT	
MECHANICAL	
ELECTRICAL	
PLUMBING	
ZONING	

UPDATED ON 10/13/2009

034170040150  
 624 ANASTASIA XVE  
 WATER - WASD AC# 6430609200  
 SEWER - CORAL GABLES.  
 NO COE.  
 EXISTING SCHOOL WITH 110 STUDENTS  
 & 18 STAFF (TRANSFER)

**TO BE COMPLETED BY D.E.R.M**

2010-06-04083  
 X2010099024

**DERM  
 PLAN REVIEW  
 FINAL  
 APPROVAL**

DEPARTMENT OF ENVIRONMENTAL  
 RESOURCES MANAGEMENT,  
 JOSE M. FRIAS  
 DATE: 6/22/10

MAX 110 STUDENTS & 18 STAFF



Act #58340

**CITY OF CORAL GABLES  
CERTIFICATE OF USE APPLICATION**

<b>OFFICE USE ONLY:</b>	
<b>D.E.R.M.</b>	
<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>

**REMIT TO:**  
BUILDING AND ZONING DEPARTMENT CERTIFICATE OF USE  
P.O. BOX 141549  
CORAL GABLES, FL 33114-1549  
FOR INFORMATION PLEASE CALL (305) 468-5236

THERE IS A SEVENTY-FIVE DOLLAR (\$75) FEE FOR THE PROCESSING OF THE APPLICATION FOR A CERTIFICATE OF USE. (REMIT CHECK PAYABLE TO "CITY OF CORAL GABLES")

**APPLICANT/NAME OF BUSINESS:** Somerset Academy

**NATURE OF BUSINESS:** (GIVE BRIEF DESCRIPTION OF TYPE OF BUSINESS BEING CONDUCTED OR PROPOSED - TYPE OF MERCHANDISE TO BE CARRIED OR NATURE OF SERVICES TO BE RENDERED).

School 110 students (ages 3-13); 18 staff

**PROPOSED LOCATION:** 624 Anastacia Ave., Coral Gables, FL

**SUITE NO.:** \_\_\_\_\_ **ZIP CODE:** 33134

**FOLIO NUMBER(S):** 03-4117-004-0150

**LEGAL DESCRIPTION: LOT(S):** \_\_\_\_\_

**BLOCK(S):** 116

**SECTION:** CORAL GABLES COUNTRY CLUB SECTION SIX

**SQUARE FOOTAGE OF SUITE/SPACE:** 51,431

**PRIOR TENANT OF SUITE/SPACE:** University Baptist Church d/b/a Child Development Center

**CONTACT PERSON:** Suzette Ruiz

**PHONE NO.:** 305-219-8580

I SWEAR THE INFORMATION GIVEN HEREIN IS TRUE AND CORRECT

x   
**APPLICANT SIGNATURE** Andreine Figueroa 6.21.10  
**DATE**