

2. Statement of Use

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The City of Coral Gables issued Somerset Gables a Certificate of Use to operate a school for 110 students (ages 3 – 13) at the University Baptist Church's existing educational building located at 624 Anastasia Avenue. Somerset Gables proposes to increase the number of students from the 110 students currently allowed to a maximum of 735 students. The academic school year 2010-2011 will commence with pre-K 3, pre-K 4, K, 1st and 2nd grades. Once approved, the additional students will fill in grades through 6th, with 7th and 8th grades commencing in the following academic year.

The existing educational facilities at the University Baptist Church can hold more than the requested increase in students. The site plan and floor plans submitted with these applications demonstrate that there is sufficient space both in classrooms and public assembly areas to safely accommodate the requested number of students. The requested number is based on the applicant's ability to control the drop off and pick up times at the school with minimal traffic impact to the surrounding neighborhood streets. An Accumulation Assessment, a Traffic Impact Study and technical memos set forth the basis for the number, address surrounding intersections and respond to issues/concerns that City staff raised in the Development Review Committee meeting and after review of supplemental filings.