

624 Anastasia Avenue
Somerset Academy Charter School
Preliminary Zoning Analysis for Application for Change of Use,
Conditional Use and Site Plan review

Project Architect: Civica Architects -Rolando Llanes
Development Review Committee Level I: May 7, 2010, 09/16/11
Development Review Committee Level II: May 7, 2010, 09/16/11
Board of Architects: 04/07/11, 08/04/11, 09/01/11
Waste Management approval: Will be required
Historic property: N/A

<i>CODE SECTION/DOCUMENT</i>	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
Legal Description: Lots; 1-18, Block: 116, Coral Gables Section Part 6, PB/PG: 20-1 Site area: 114,282 square feet		
Land-use map, Plate of 6 of 18	Religious/Institutional	Proposing Land-Use to “Community Services & Facilities”
Zoning map, Plate 6 of 18	Special Use District (S)	Special Use-School Use proposing Conditional-Use
Section 4-204. Special Use (S) District.		
	A. Purpose and applicability. The purpose of the Special Use (s) district is to provide a zoning classification which accommodates uses which have the potential of adversely impacting adjacent uses, but which enhance the quality of life of the citizens of the City.	Church Use will remain. Somerset is proffering a reverter clause in association with the requested change in land use from religious institution to Community Services and Facilities. Restrictive covenant would be provided that when the school use ceases to exist the land use of property will revert to Religious Institution.
	C. Conditional Uses. 15. Schools	Planning and Zoning Board review and City Commission approval required.

		<p>Proposed school phasing strategy:</p> <p>Existing school 110 students Phase I increase by 150 students....260 students(proposed new total) Phase II increase by 88 students 348 students(proposed new total) Phase III increase by 88 students 436 students (proposed new final total)</p>
	<p>D. Performance standards:</p> <p>1. Setbacks:</p> <p>a. Front: Twenty-five (25) feet.</p> <p>b. Side: Twenty (20) feet. Side St.: Fifteen (15) feet</p> <p>c. Rear: Five (5) feet.</p> <p>d. Setback from canal, waterway, lake or bay: Thirty-five (35) feet.</p> <p>2. Height: forty-five (45) feet.</p> <p>3. Landscaped open space: Thirty-five (35%) percent minimum.</p>	<p>1a-d. Complies- no change to the building</p> <p>a. Front -Segovia St:24'-10' Front - Riviera St:25'-7' Front- Anastasia Ave.:10'-4'</p> <p>b. Side: n/a Side St.- Cardenas St: 15'34, 10'4 for covered entry</p> <p>c: Rear: n/a d: canal: n/a</p> <p>2. Complies – no change to the building</p> <p>3. Complies – no change to the existing site proposing new hedge at 24"o.c. maximum to maintain visibility. BOA approval required.</p> <p>Existing landscaping is 28.69%</p>

	<p>4. Floor area ratio:</p> <p>a. .35, when adjacent to a single-family residential district.</p>	<p>4a. Complies - no change to the FAR</p> <p>Existing:</p>
Section 5-1105. Landscape requirements		
	<p>A. Public right-of-way. Properties within S zoning districts shall be required to install the improvements.</p>	<p>To be approved by Public Works and Public Service.</p>
Section 5-1403. Parking, driveway, and vehicular use areas: provision, location and setbacks.		
	<p>B. General location.</p> <p>1. Special Use Districts. All required parking in Special Use Districts shall be provided behind buildings, in enclosed garages, and/or in the interior side setback area behind the front building line.</p>	<p>Note: based on survey done by</p> <p>Field Date: 03/23/2011</p>
	<p>C. Setbacks.</p> <p>1. All parts of parking spaces shall be set back from building entrances and exits a distance of at least 3 feet from the outside edge of the open door.</p> <p>5. Vehicular use areas shall be set back:</p> <p>a. sufficient distance to comply with perimeter landscaping and sight triangle requirements; or</p> <p>b. If no perimeter landscaping requirement or sight triangle applies: 18 inches from all property lines.</p>	<p>Complies - existing off-street parking</p>

Section 5-1406. Visibility Triangles		
	<p>A. General.</p> <p>1. Triangles of visibility that are required shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p>	<p>Complies-proposed hedge/shrubs @ 24” o.c. max will maintain visibility, proposed 4’ high decorative fence w/ conc. Columns @ 25’ o.c. max</p>
	<p>B. Ingress and egress driveways in Special Use Districts that connect to streets shall provide triangles of visibility as follows:</p> <p>2. If there is no sidewalk between the property line and the street then the legs of the triangle shall:</p> <p>a. Be 10 feet long; and</p> <p>b. Meet at the point of intersection of a line that extends from the edge of the driveway and a line that extends from the edge of pavement of the abutting street.</p>	<p>Required triangles of Visibility to comply.</p>
Section 5-1409. Amount of required parking.		
<p>Parking analysis reviewed as per plans dated 10-05-2011 by CIVICA Architecture and Urban Design</p> <p>* increase enrollment from 110 students to 436</p>	<p>B. Calculation of parking requirements.</p> <p>Eduardo M. Suarez, Land Surveyor and Mapper No. 6313, Hadonne Professional Land Surveyors and Mappers</p> <p>89 pkg. spaces + 3 spaces in front of dumpster = 92 pkg. spaces.</p> <p>1. One (1) space per FTE, plus one (1) space per four (4) students aged sixteen (16) years or older or older based on maximum capacity.</p>	<p>1. Proposing Grade level: K-8 no required parking for students, only FTE pkg. required. See below:</p>

	<p>Required parking:</p> <p># of FTE's 50 = 50 spaces</p> <p># of students age 16 or older = 0</p> <p>Church/Admin.: 1821.0 sq.ft. (1/300 = 6 pkg. spcs)</p>	<p>Proposed pkg. spaces = 89</p> <p>School staff - 34 Pkg. spaces (34-FTE)</p> <p>Church Admin.: 6 pkg. spaces</p> <p>Visitors: 29 pkg. spaces</p> <p>Access. Spaces: 3 pkg. spaces</p> <p>Delivery van/vehicle: 1 pkg. space</p> <p>Loading zone (minus 3 spaces)</p> <p>Total: 73 pkg. spaces provided</p> <p>Note: 89 pkg. spaces available, however, during drop off and dismissal 73 parking spaces are being provided.</p>
Other		
<p>1. Signage-separate permit. Must obtain Board of Architects approval, first.</p> <p>2. Playgrounds areas: Recreational Equipment(non movable) allowed only on interior side or rear yard only.</p> <p>3. Provide existing open landscape sq. ft and %.</p>	<p>Planning and Zoning Board review and City Commission approval required for proposed/future signage</p>	<p>Proposed onsite traffic plan submitted</p>

Martha Salazar-Blanco, Zoning Official

Date: April 26, 2010, August 23, 2010, January 12, 2011, March 8, 2011, August 16, 2011, November 10, 2011.

