SOMERSET ACADEMY

GABLES

A Miami-Dade County Public Charter School
624 Anastasia Avenue
Coral Gables, FL 33134

Miami-Dade County Public Schools
School Board

Ms. Perla Tabares-Hantman, Chair
Dr. Lawrence S. Feldman, Vice-Chair
Dr. Dorothy Bendross- Mindingal
Mr. Carlos L. Curbelo
Mr. Renier Diaz de la Portilla
Dr. Martin S. Karp
Dr. Wilbert "Tee" Holloway
Dr. Marta Perez
Ms. Raquel A. Regalado
Mr. Alberto Carvalho, Superintendent

Somerset Academy, Inc.
Board of Directors

Andreina Figueroa, Chair
David Concepcion
Daniel Diaz
Cindy Hanson
Lourdes Marrero
Carlos Resendez
Hui Fang Huang Su

Suzette Ruiz, Principal

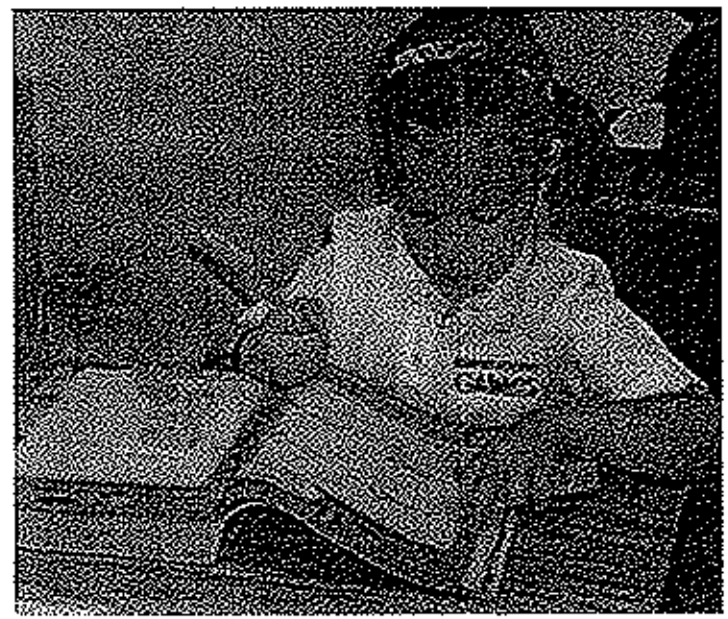
ENTERED AS EXHIBIT Laura Cano AT
THE PLANNING AND ZONING BOARD
ON 04.27.2011
DATE
INITIALS

3

Somerset Academy, Inc.
History & Experience

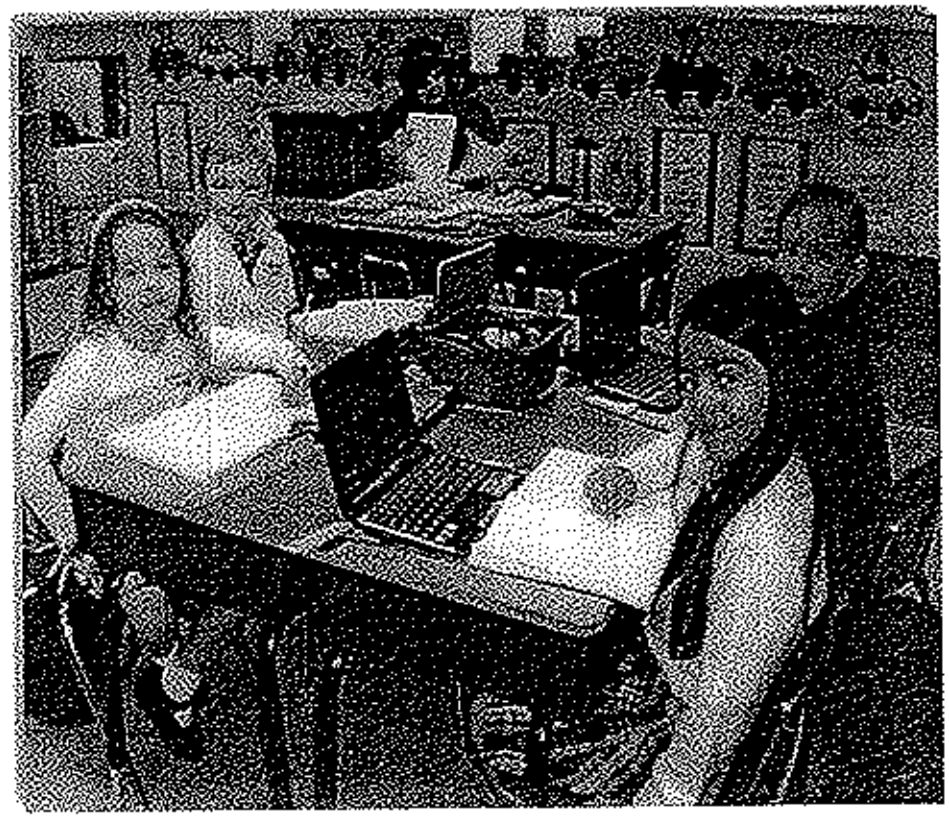
Charter schools are:

- Public schools (tuition free)
- Accountable for academic results
- Required to employ certified and highly-qualified teachers
- Required to participate in state standardized exam
- Required to meet Annual Yearly Progress, under No Child Left Behind



Somerset Academy, Inc.
History & Experience

- Founded in 1997
- High-performing charter schools in Florida and Texas



Somerset Academy, Inc.

History & Experience

The first charter school system in the nation to earn "District" accreditation from the Southern Association of Colleges & Schools (SACS-CASI)

Somerset Academy, Inc.

History & Experience – Florida A+ Accountability Plan

School Name	Points Earned
SOMERSET ACADEMY CHARTER	625
SOMERSET ACADEMY CHARTER MIDDLE SCHOOL	618
SOMERSET ACADEMY CHARTER HIGH SCHOOL	538
SOMERSET ACADEMY (SILVER PALMS)	539
SOMERSET ACADEMY CHARTER ELEMENTARY SCHOOL (SOUTH HOMESTEAD)	422
SOMERSET ACADEMY CHARTER MIDDLE SCHOOL (SOUTH HOMESTEAD)	552
SOMERSET ACADEMY ELEMENTARY SCHOOL SOUTH MIAMI CAMPUS	594
SOMERSET ACADEMY CHARTER MIDDLE SCHOOL SOUTH MIAMI	647
SOMERSET CITY ARTS ACADEMY	495
SOMERSET ACADEMY MIDDLE COUNTRY PALMS	397
SOMERSET ACADEMY HIGH SCHOOL (SOUTH CAMPUS)	524
SOMERSET ACADEMY	536
SOMERSET ACADEMY MIDDLE SCHOOL	606
SOMERSET ACADEMY CHARTER HIGH	556
SOMERSET ARTS CONSERVATORY	582
SOMERSET ACADEMY DAVIE CHARTER	625
SOMERSET ACADEMY EAST PREPARATORY	487
SOMERSET ACADEMY ELEMENTARY (MIRAMAR CAMPUS)	579
SOMERSET ACADEMY MIDDLE (MIRAMAR CAMPUS)	605
SOMERSET NEIGHBORHOOD SCHOOL	452
Average Grade: A	**549**

**Number of points needed to earn an A in the State of Florida - 525

Somerset Academy, Inc.

History & Experience – Florida A+ Accountability Plan

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Somerset Academy, Inc.
History & Experience

Somerset Academy, Inc. compared to Florida's highest performing school districts.

*2008-2009 FCAT Academic Performance

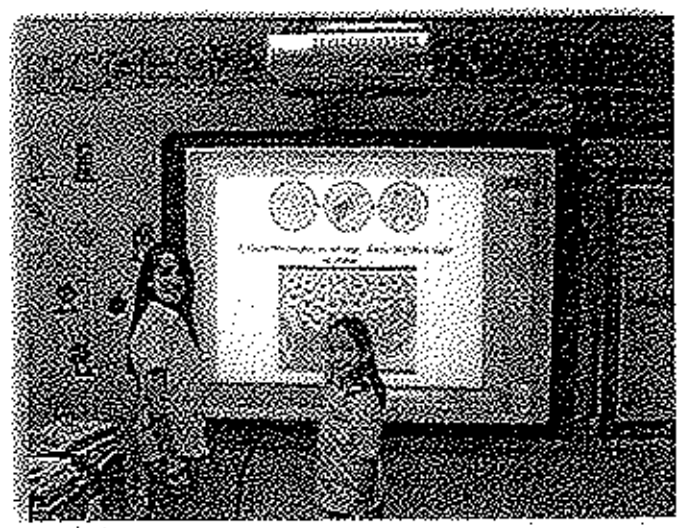
RANK	DISTRICT NAME	POINTS EARNED	GRADE
1	ST. JOHNS	589	A
2	GILCHRIST	585	A
3	BREVARD	583	A
4	SANTA ROSA	581	A
5	SOMERSET	581	A
6	OKALOOSA	578	A
7	MARTIN	575	A
8	SEMINOLE	572	A
9	SARASOTA	565	A
10	MONROE	562	A
11	PALM BEACH	557	A
12	CHARLOTTE	556	A
13	NASSAU	555	A
14	SUMTER	553	A
15	WAKULLA	552	A
16	CLAY	549	A
17	WALTON	546	A
18	INDIAN RIVER	543	A
19	UNION	543	A

Somerset Gables
Educational Program

SOMERSET ACADEMY
GABLES

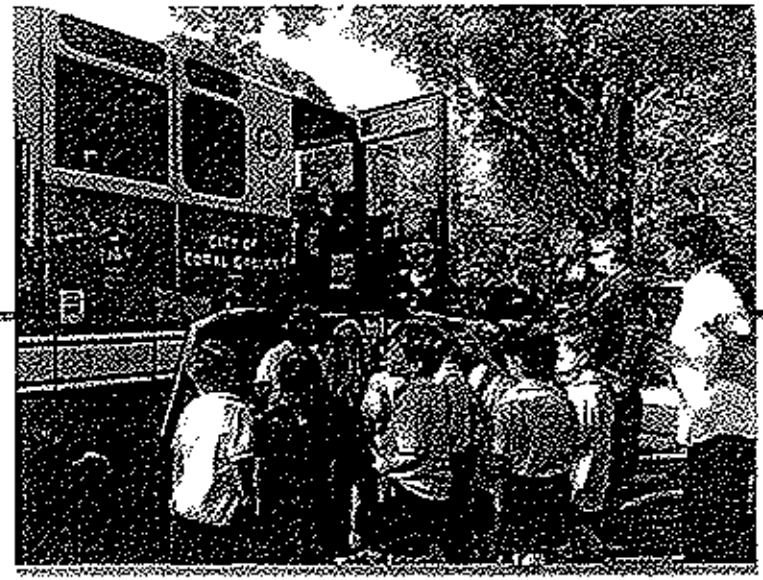
- Dual-language study program
- Parental Contract
  - Volunteer Hours
  - Uniform Policy
  - Code of Student Conduct
- Highly-qualified educators
- Physical education requirements

- Technology-rich classrooms
- Somerset uses high-tech tools and technology to advance student learning:
  - Interactive Promethean Boards
  - Netbook computers
  - Pearson Success, Learning City, Ticket to Read, Accelerated Reader (AR)



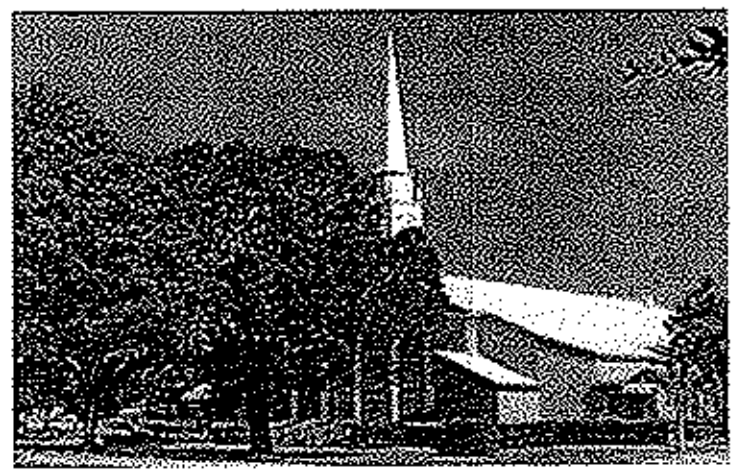
Somerset Academy, Inc.

Reaching Out to Build *Community Support*



- War Memorial Youth Center
- University Baptist Church
- Coral Gables Senior Center
- Coral Gables Chamber of Commerce
- City of Coral Gables Police Department
- City of Coral Gables Fire Department
- Coral Gables Neighborhood School Alliance
- Biltmore Neighborhood Association
- Coral Gables Library

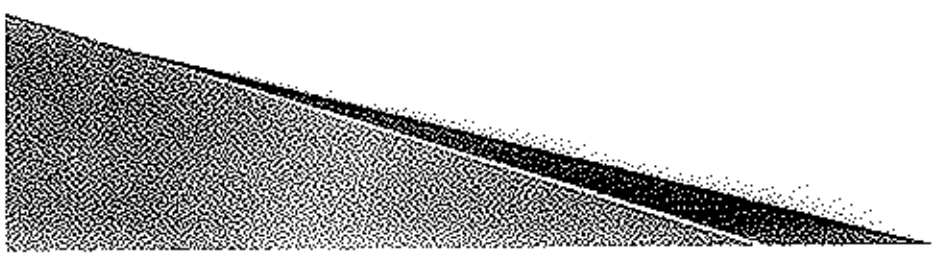
Coral Gables
Neighborhood School Alliance



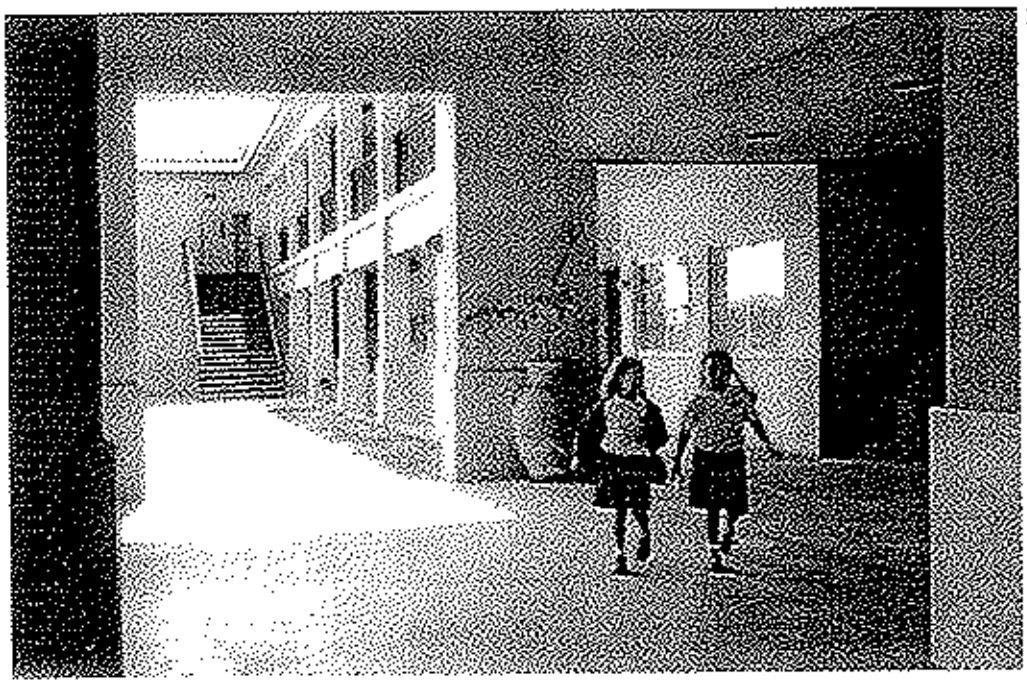
SOMERSET ACADEMY

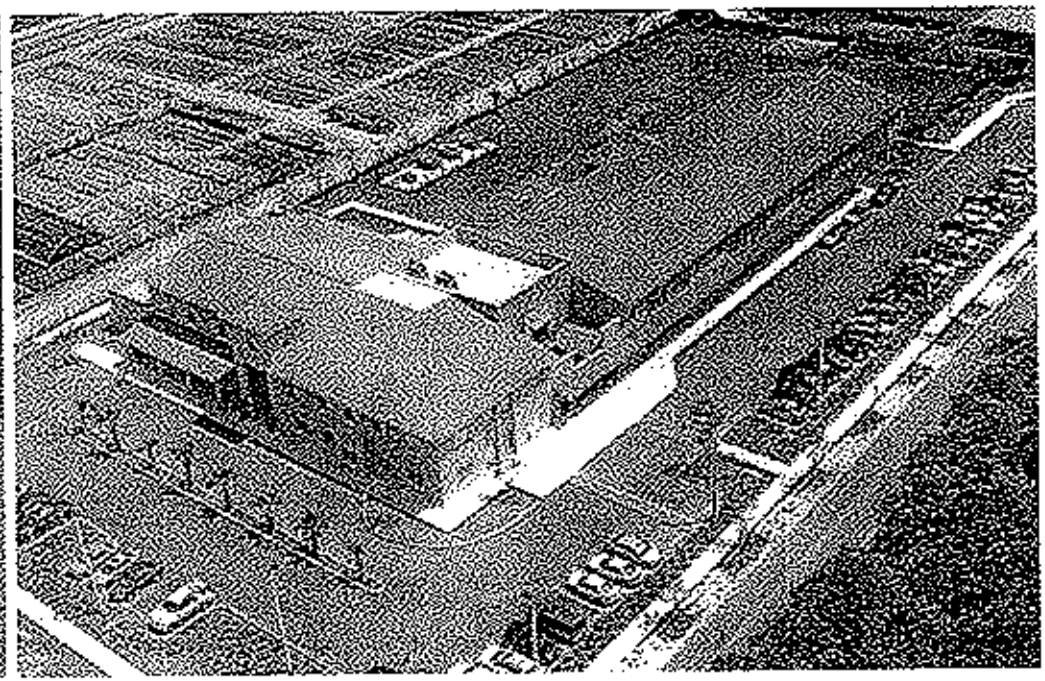
GABLES

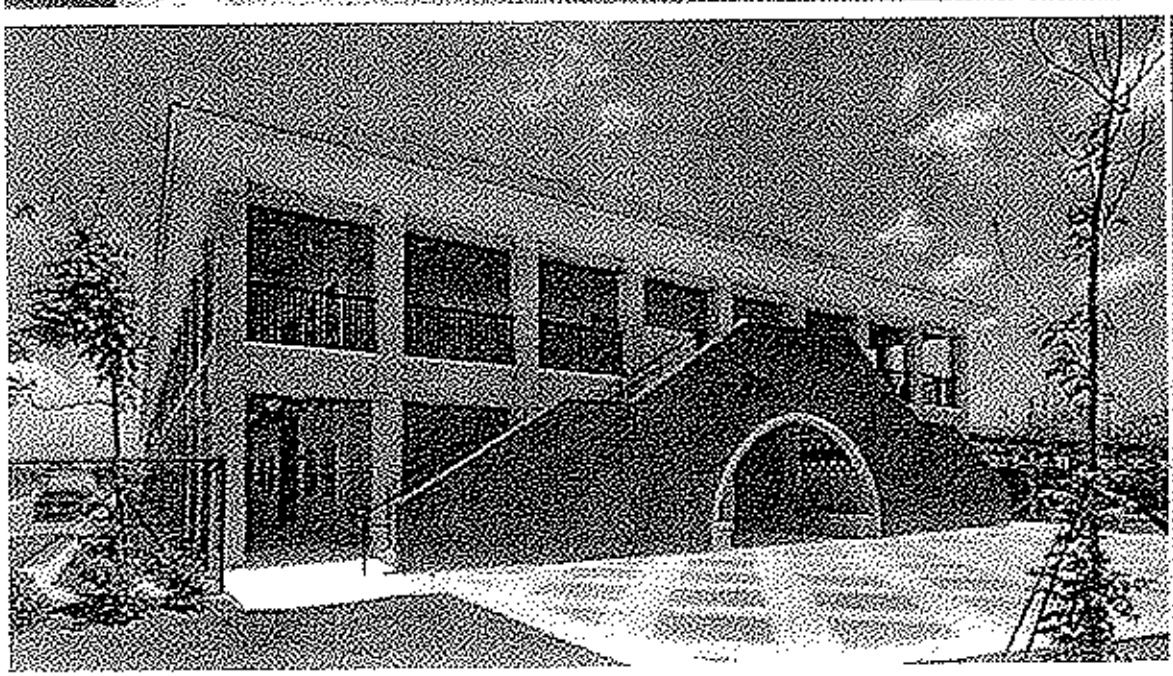
www.somersetgables.com

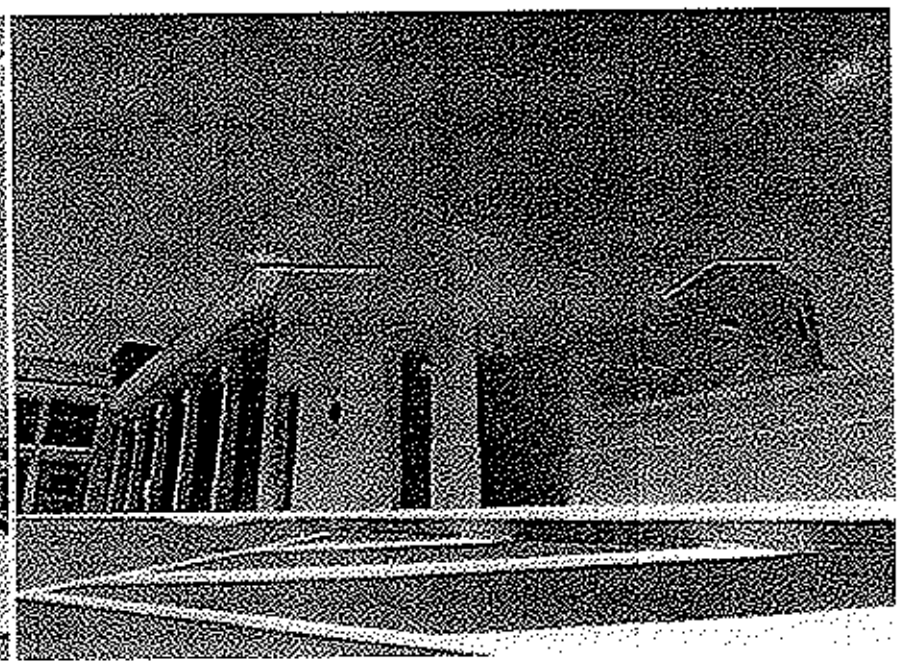


Somerset Academy Schools

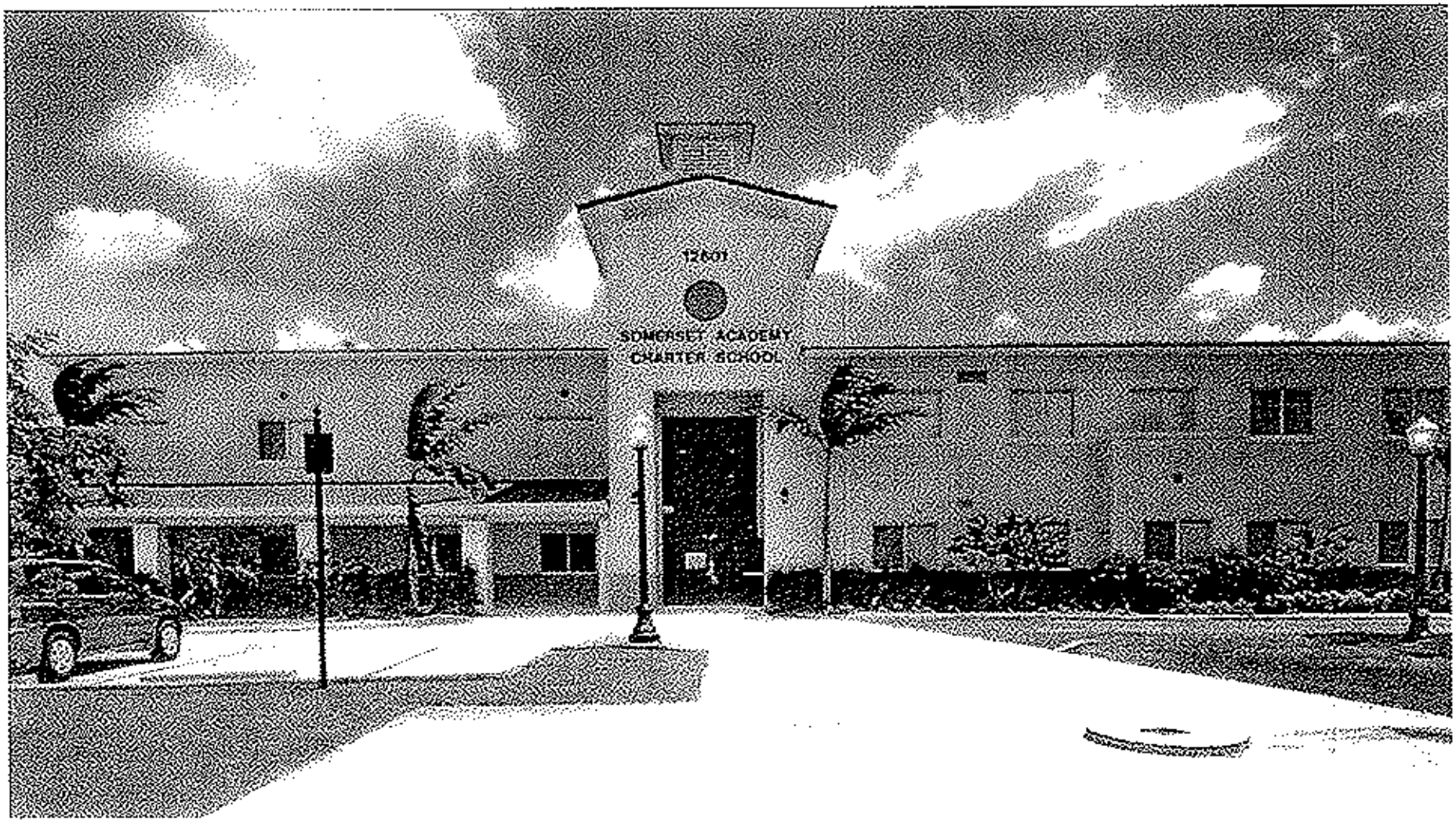






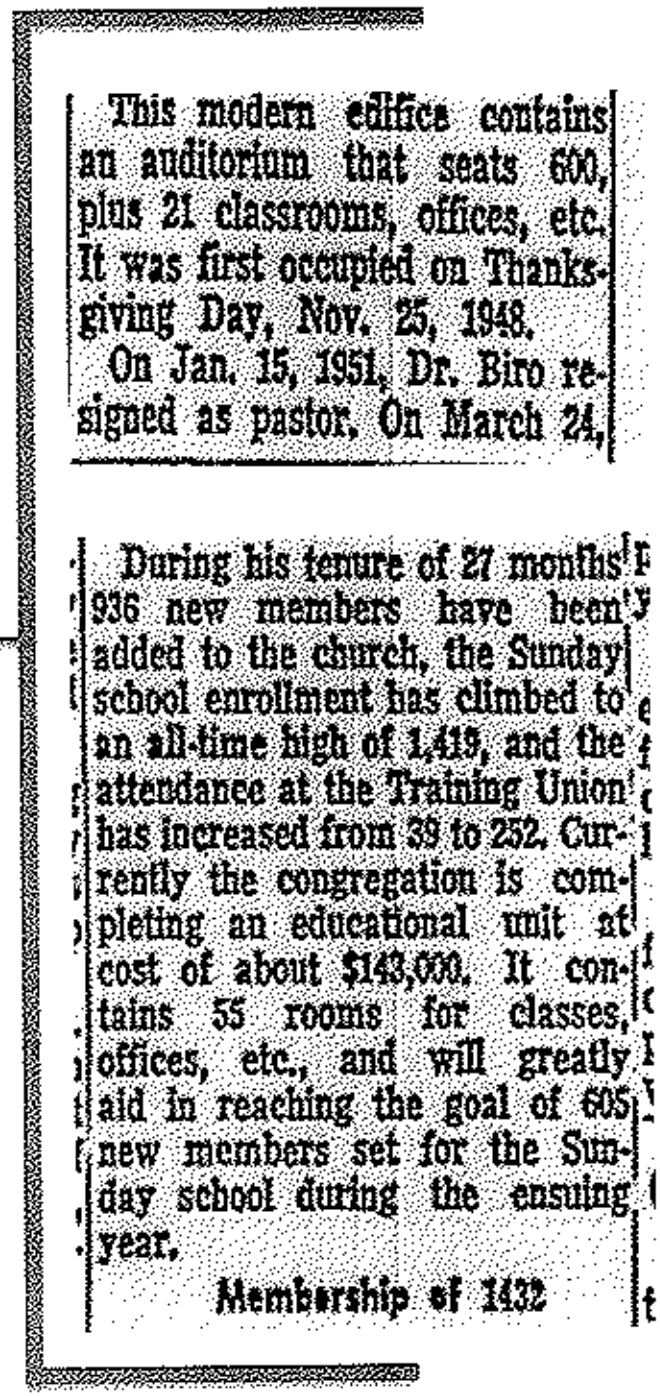


Somerset Academy Schools



UBC History

- UBC is an 84+ year institution in the City of Coral Gables.
- 1939 – Segovia property purchased by UBC.
- 1948 – Building of permanent church and school on Segovia site.
  - 600 seat sanctuary
  - 21 classrooms
- 1953 – Miami News article:
  - 1,419 Sunday School students
  - Training Union attendance = 252
- 1983 – Additions and renovations
  - Sanctuary expanded.
  - Existing classrooms renovated.
  - Addition of new wing of classrooms along the south side.
- Current Programs
  - Over 24 separate year-round programs throughout the week.
  - Over 2,900 users of the church and school in any given week.



This modern edifice contains an auditorium that seats 600, plus 21 classrooms, offices, etc. It was first occupied on Thanksgiving Day, Nov. 25, 1948.

On Jan. 15, 1951, Dr. Biro resigned as pastor. On March 24,

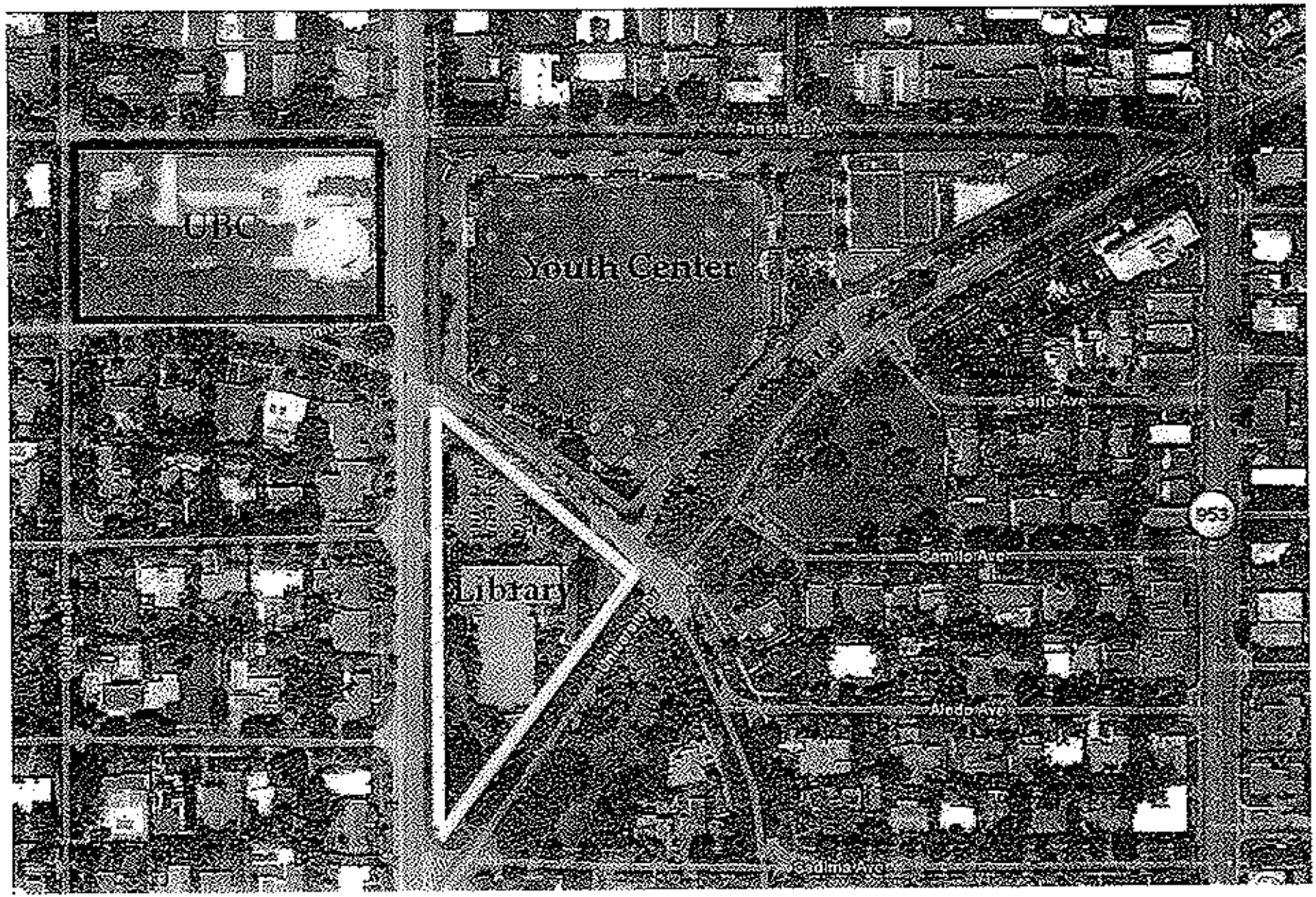
During his tenure of 27 months 936 new members have been added to the church, the Sunday school enrollment has climbed to an all-time high of 1,419, and the attendance at the Training Union has increased from 39 to 252. Currently the congregation is completing an educational unit at cost of about $143,000. It contains 55 rooms for classes, offices, etc., and will greatly aid in reaching the goal of 605 new members set for the Sunday school during the ensuing year.

Membership of 1432

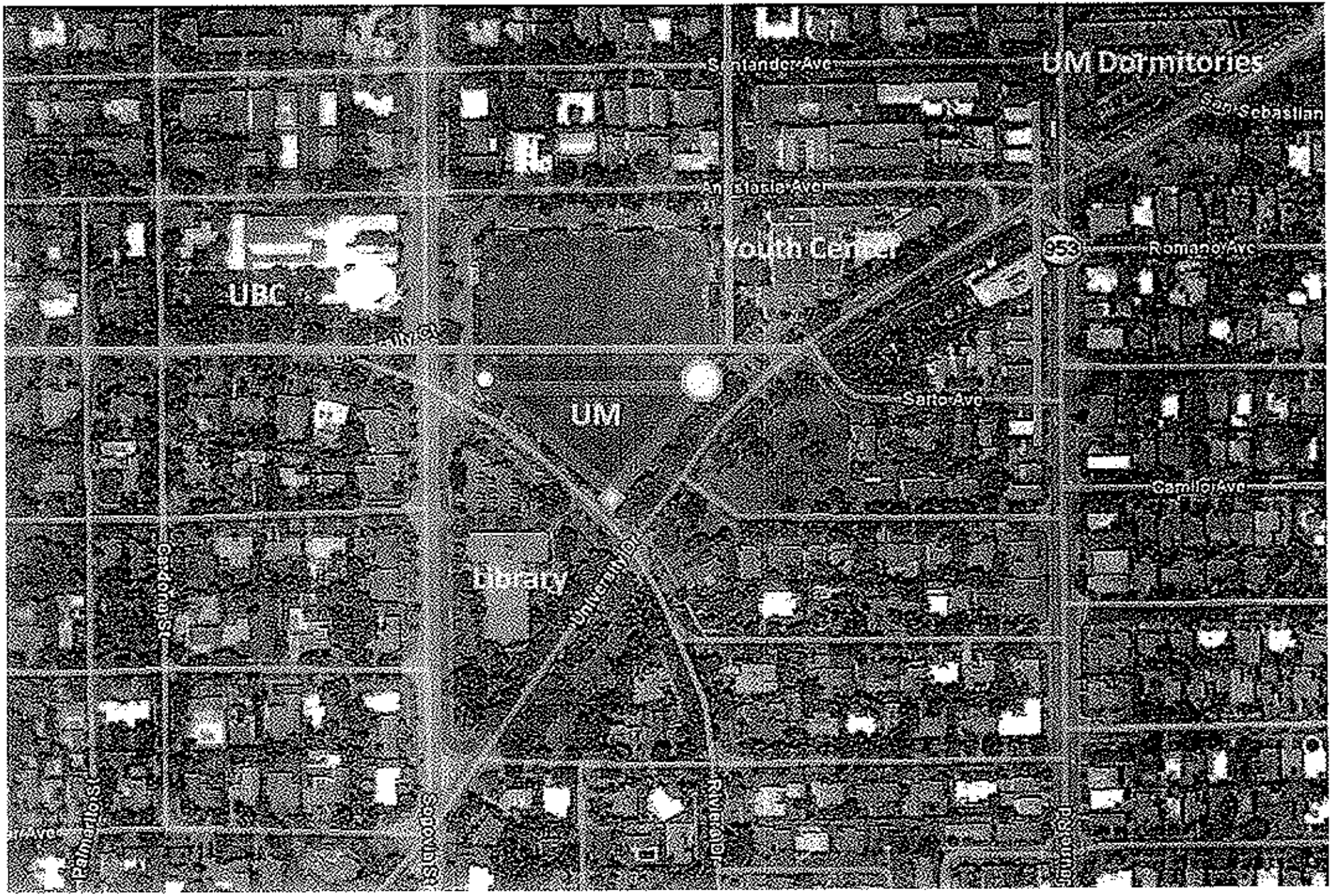
Comprehensive Plan Goals, Objectives and Policies

2.	Policy EDU-1.3.1. Where possible, Miami-Dade County Public Schools should seek sites for future educational facility development which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.	The City supports the location of a school at the University Baptist Church site. This location is consistent with numerous other school and places of worship spread throughout the City as identified on the map on page 25 of this report.

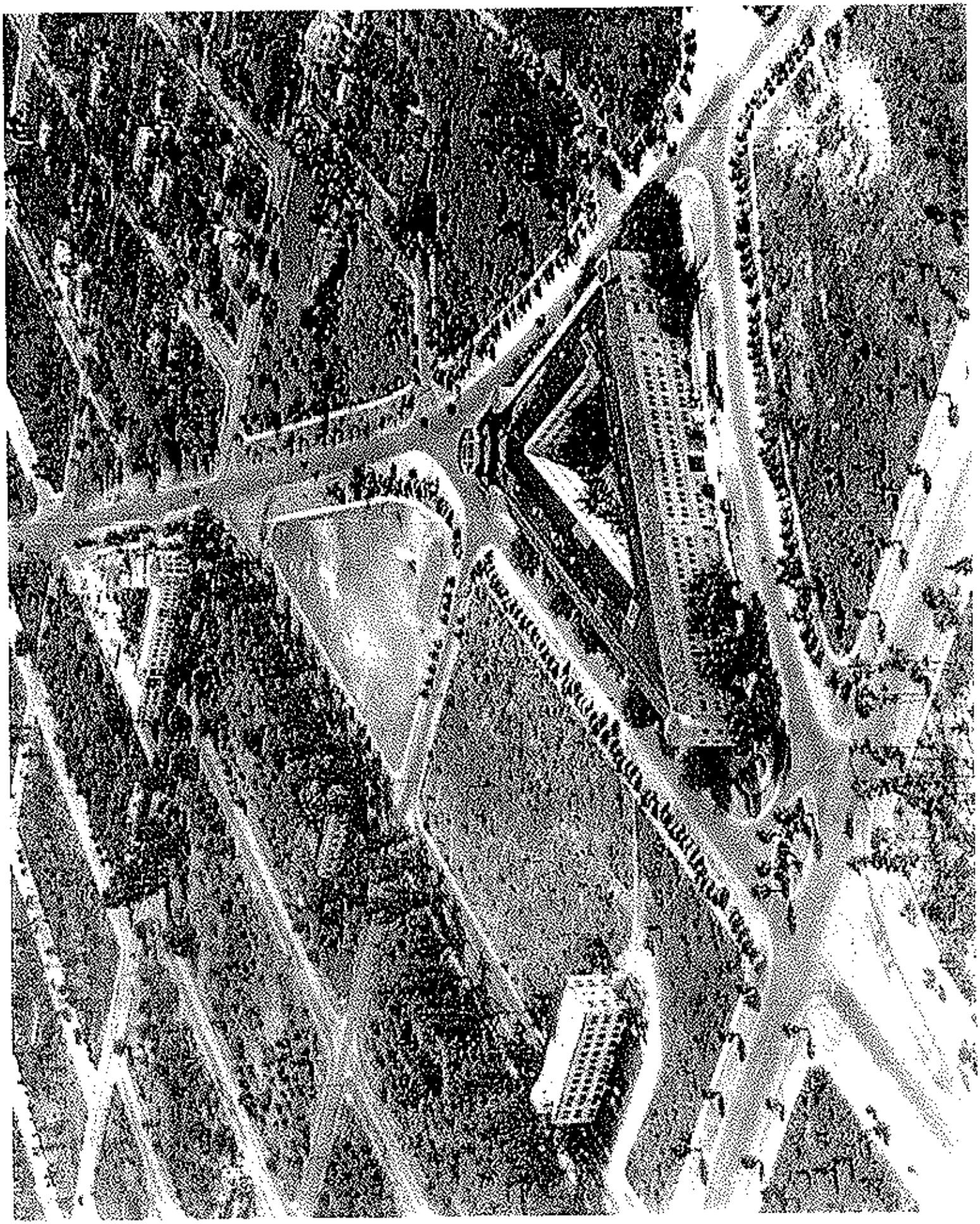
4.	Objective EDU-1.6. The City shall coordinate with Miami-Dade County Public Schools in developing community programs and opportunities to bring the schools and community closer together.	Coral Gables is primarily a residential community with schools, places of worship and other cultural and institutional uses interspersed within residential neighborhoods. The University Baptist Church site includes an existing 110 student school established in 1977 as well as adult and community services.



- Site located on the **EDGE** of a residential neighborhood.
- At a **CIVIC "intersection"** in the City
- At the confluence of **four significant roads** (Segovia, Anastasia, Riviera & University)

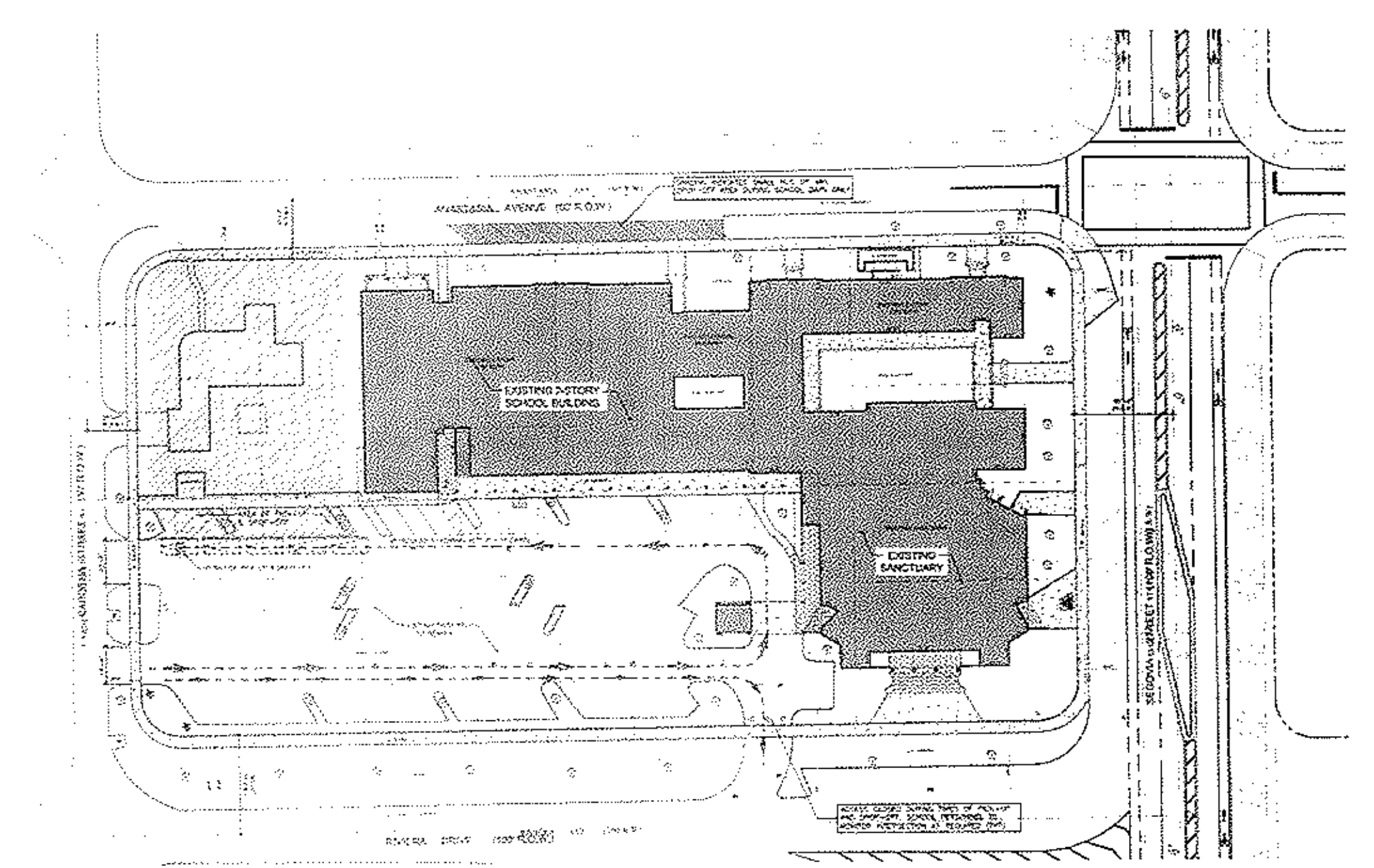


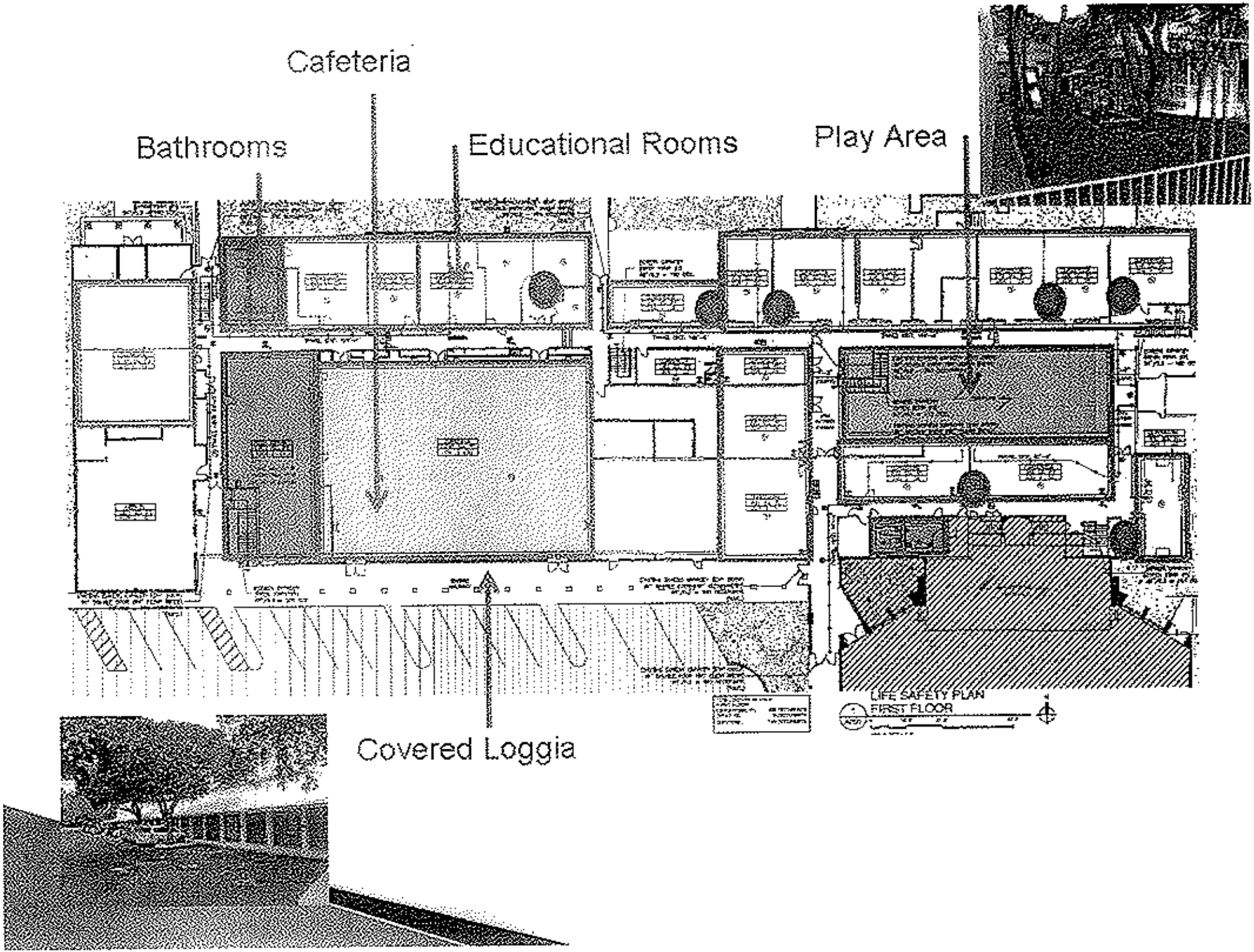
University of Miami Campus 1926 -1968

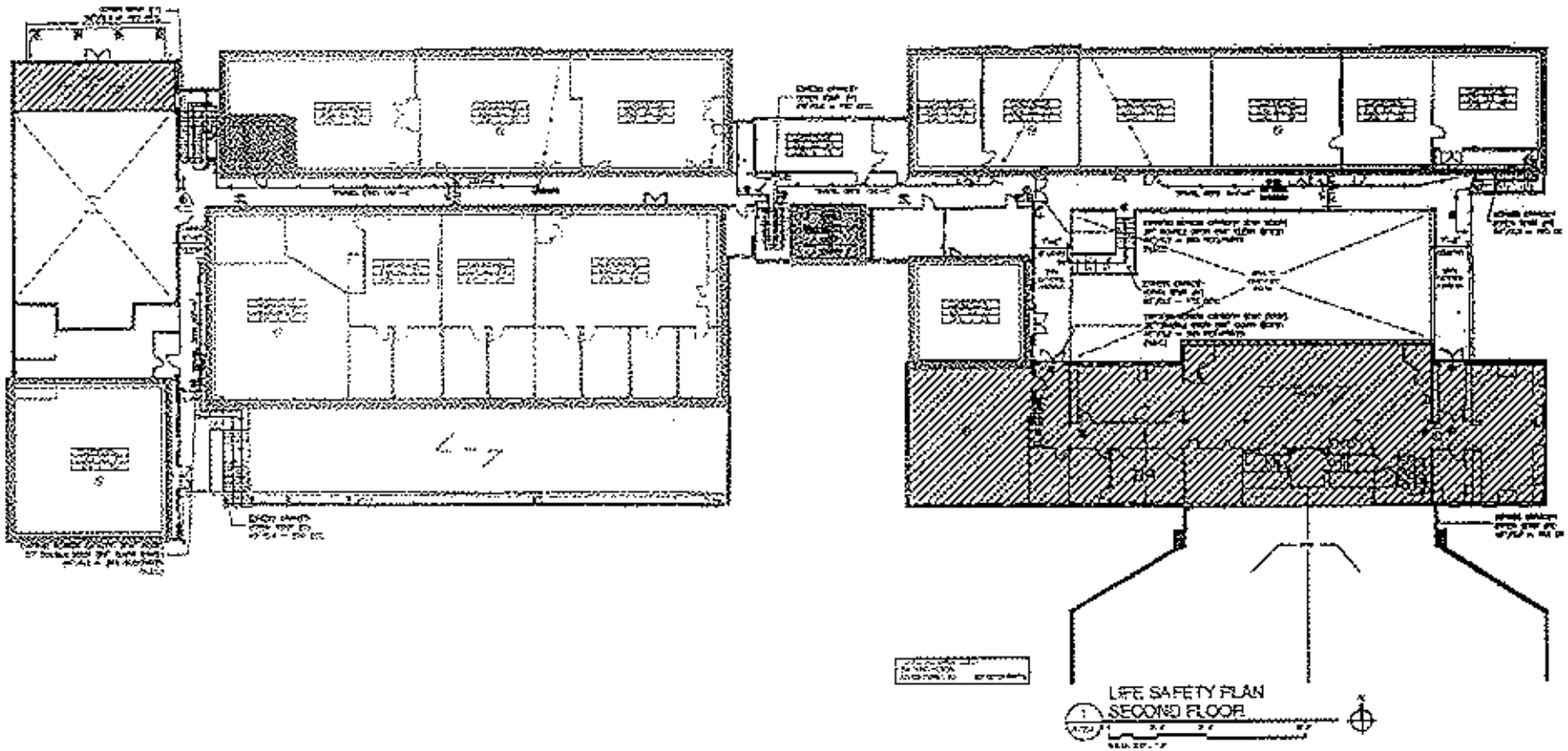


Policy EDU-1.3.1.

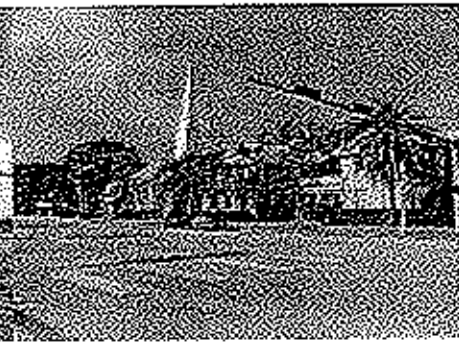
Where possible, Miami-Dade County Public Schools should **seek sites for future educational facility development which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses** for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.


EXISTING 2-STORY
SCHOOL BUILDING
EXISTING
SANCTUARY

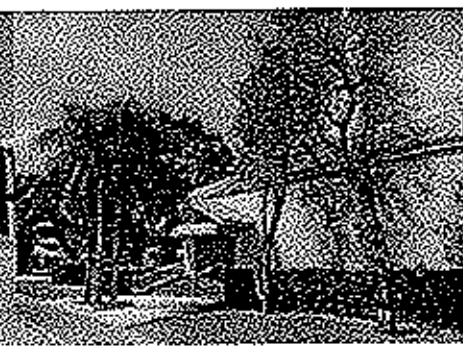

Cafeteria
Bathrooms
Educational Rooms
Play Area
Covered Loggia
LIFE SAFETY PLAN
FIRST FLOOR


LIFE SAFETY PLAN
SECOND FLOOR

VIEW FROM SEGOVIA FACING NW



VIEW FROM SEGOVIA FACING SW



VIEW FROM SEGOVIA FACING SW

VIEW FROM SEGOVIA FACING SW

VIEW FROM SEGOVIA FACING SW

VIEW FROM ANASTASIA FACING SW

VIEW FROM ANASTASIA FACING SE

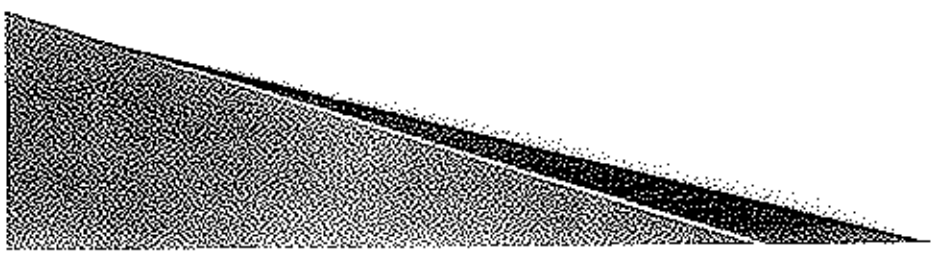
VIEW FROM ANASTASIA FACING SE

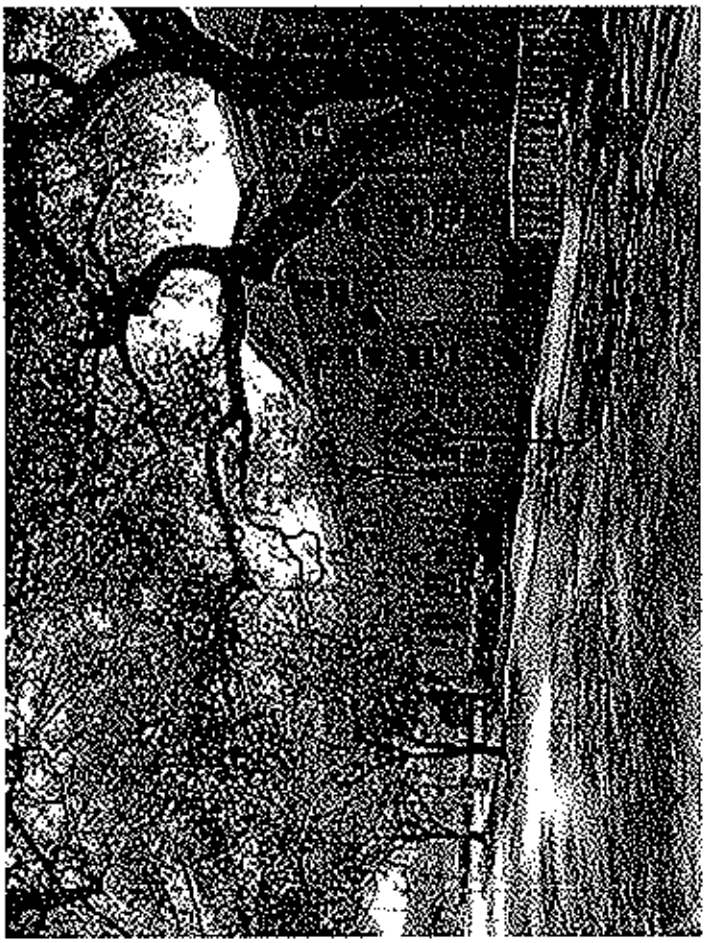
VIEW FROM RIVERA DR. FACING NW

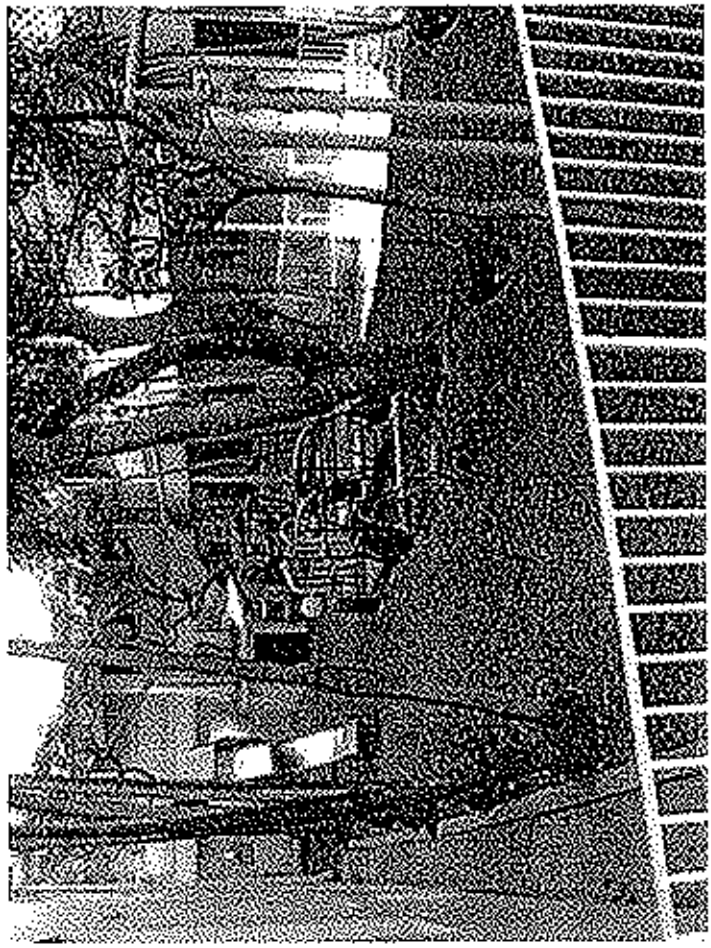
VIEW FROM PARKING FACING N

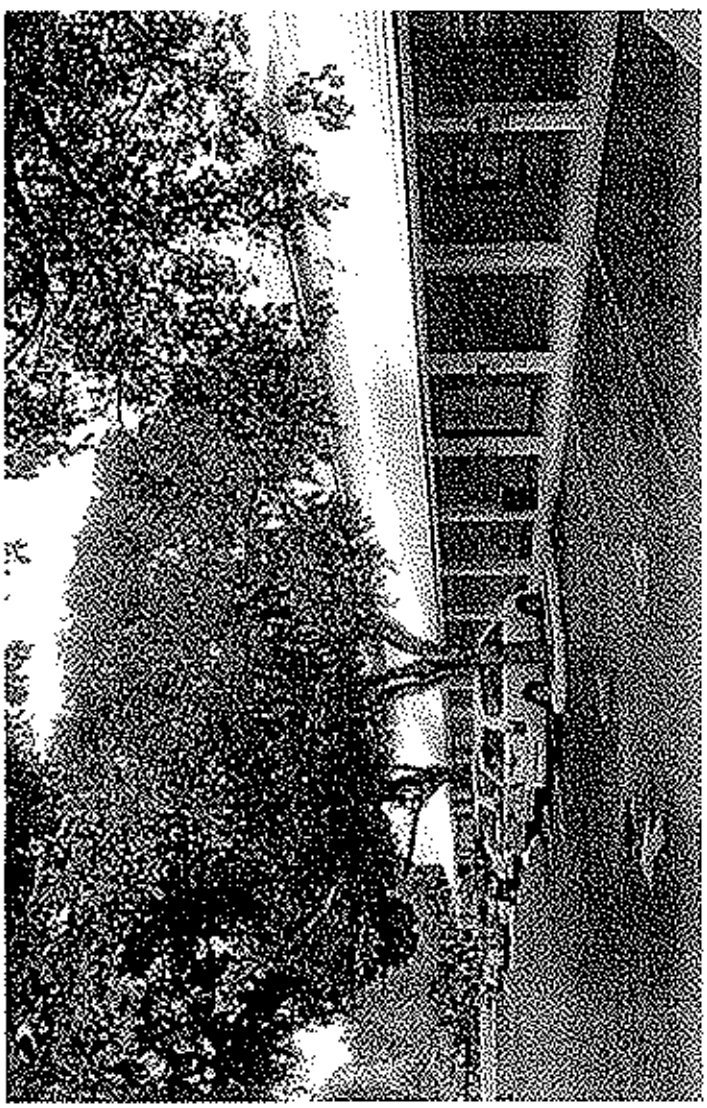
VIEW FROM PARKING FACING NW

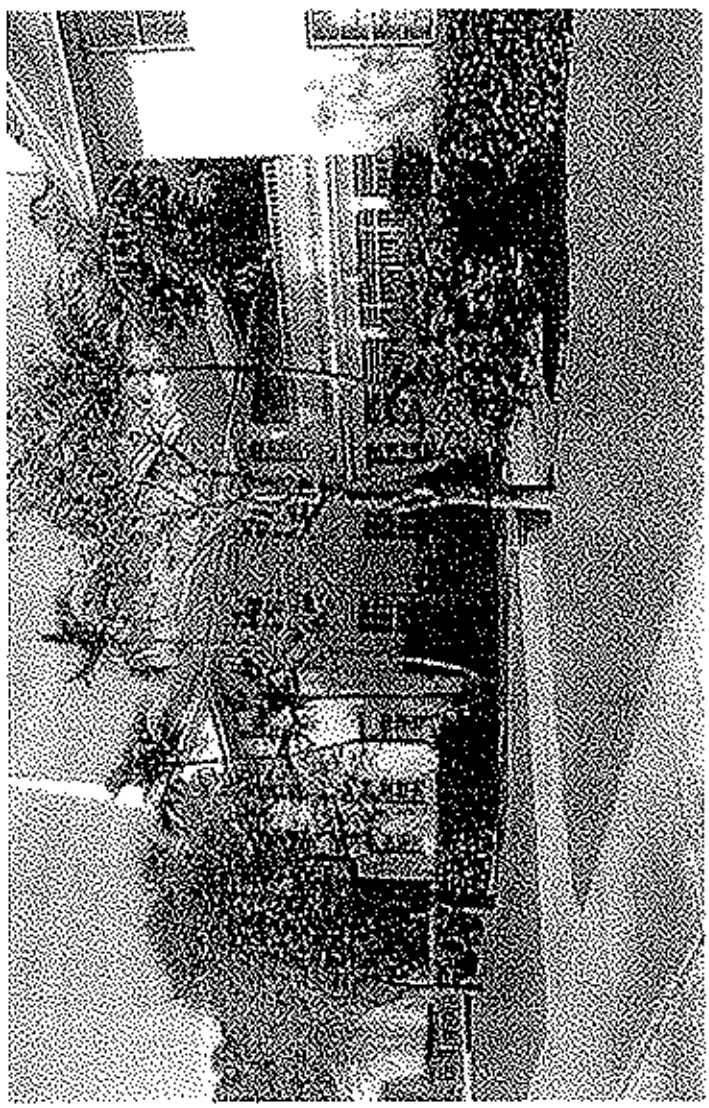
VIEW FROM PLAYGROUND FACING N

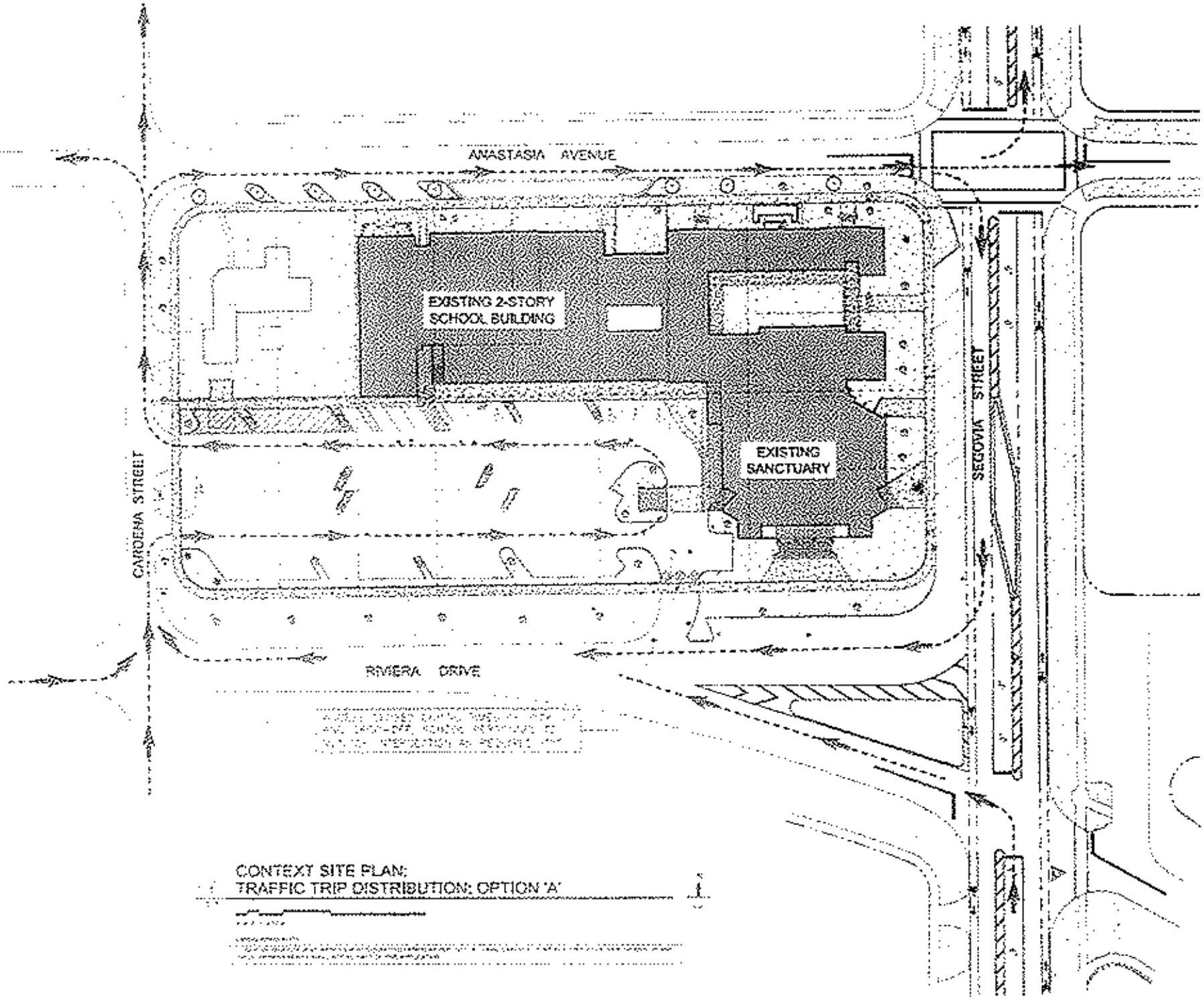












CONTEXT SITE PLAN:
TRAFFIC TRIP DISTRIBUTION: OPTION 'A'

ARRIVAL

Time	Percent of Students	Operation	
7:00 AM - 7:15 AM	2%	First Arrival 7:45 AM (PK - 4)	36%
7:15 AM - 7:30 AM	10%		
7:30 AM - 7:45 AM	30%		
7:45 AM - 8:00 AM	15%	Second Arrival 8:15 AM (5 - 8)	36%
8:00 AM - 8:15 AM	30%		
8:15 AM - 8:30 AM	7%		
8:30 AM - 8:45 AM	3%		
8:45 AM - 9:00 AM	3%		
Total	100%		

DISMISSAL

Time	Percent of Students	Operation	
2:00 PM - 2:15 PM	6%	First Dismissal 2:30 PM (PK - 2)	36%
2:15 PM - 2:30 PM	10%		
2:30 PM - 2:45 PM	20%		
2:45 PM - 3:00 PM	10%	Second Dismissal 3:00 PM (3 - 5)	30%
3:00 PM - 3:15 PM	20%		
3:15 PM - 3:30 PM	10%	Third Dismissal 3:30 PM (6 - 8)	34%
3:30 PM - 3:45 PM	20%		
3:45 PM - 4:00 PM	4%		
Total	100%		

Traffic Analysis

Introduction

- 16 Years Traffic Engineering Experience
- Specializing in Traffic Analysis & Data Collection
- Performed Over 500 Studies since 2003
  - Over 50 School Studies with Data Collection

Background

- Accumulation Assessment -March 25th, 2010
  - Followed MDC Methodology/Forms
- Traffic Impact Study - June 3rd, 2010

Traffic Impacts

- Queuing Data
- Surrogate School – Assumptions
- Level of Service – Segovia Improvements

Background

Accumulation Assessment (March 25th, 2010)

- Surrogate School – Doral Academy
- Collected Queuing Data - Minute by Minute
- 1:30 PM to 4:00 PM
- Determine Peak Stacking Demand
- Apply Surrogate Demand to UBC (AM & PM)
- Results: 735 Students with 2 Arrival & 3 Dismissals
- Presented Analysis at DRC – Requested TIS
- County Accepted Analysis

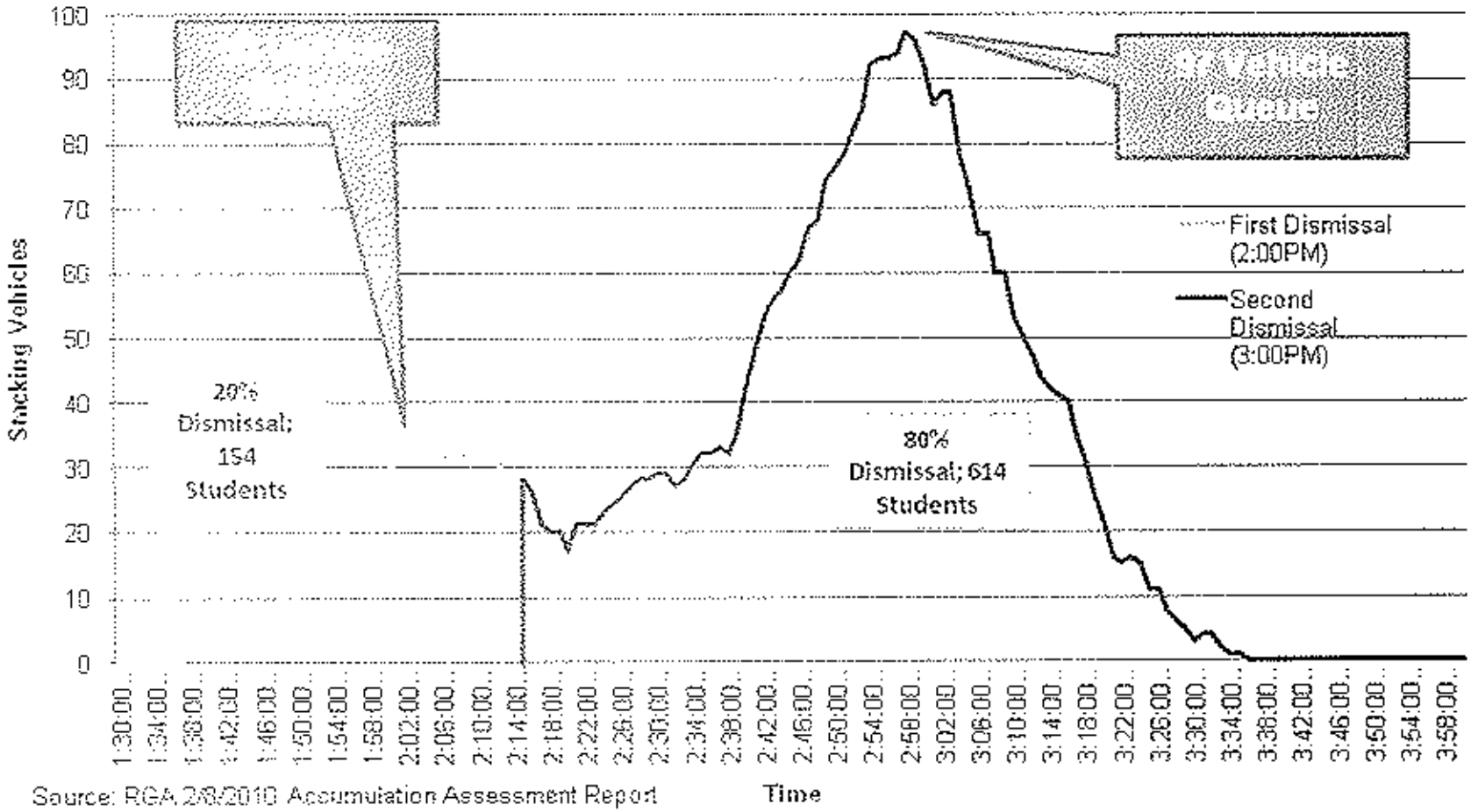
Surrogate School

Doral Academy (Facts & Assumptions)

- 768 Students
- K-5 - Less Siblings than K-8
- Industrial Neighborhood
  - Few Walking Students
- Highest Queuing Demand Identified
- Results: Conservative Analysis

Surrogate Data

Doral Academy Stacking Data
768 Student Dismissal



Source: RGA 2/8/2010 Accumulation Assessment Report

RGA

Richard Garcia & Associates, Inc

Data Application

RGA Analysis

- Utilized Maximum Queue
- UBC – Three equal dismissals (245 Students Ea.)
- Recognized one Small Dismissal, one Large Dismissal
- Large Dismissals account for 80 % (614) Students

RS&H (City) Analysis

- Performed Field Review/Observations
- Utilized information from school **Not Data**
- No Data Collected to Compare
- Assumed Dismissal are: 242, 42 & 484 Students
- Not Corroborated with Our Data
- Using MDC Methodology / Forms
- Results: UBC could provide 585 Students (195x3)

Level of Service

Two Scenarios

- **Scenario A: Traffic Distributes Normally**
- LOS Results are:
  - Existing AM / PM: LOS A
  - Proposed AM / PM: LOS B

- **Scenario B: Traffic Funneled through:**
  - Segovia Street & Anastasia Avenue
- LOS Results are:
  - Existing AM/PM: LOS A
  - Proposed AM: LOS C
  - Proposed PM: LOS B
  - Eastbound LOS can be improved to LOS C (Signal Optimized for School)
  - Includes Segovia Improvements (2 Lanes)
  - RS&H: "Acceptable LOS Threshold"

RGA

Richard Garcia & Associates, Inc

Conclusion

- Site has 31 Vehicle Stacking/Queuing
- Meets 100 % Stacking With 735 Students
- Additional Over-Flow Double Stacking 6 Veh.
- Meets 119.5 % Stacking without Blocking Cardena St.
- Based on RS&H (585 Students)
  - Projects Meets 100 % Stacking
  - 20 % Less Traffic Impacts on Intersections

- Project Meets LOS standard

SOMERSET ACADEMY

GABLES

www.somersetgables.com

info@somersetgables.com