

CITY OF CORAL GABLES  
PLANNING DEPARTMENT

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Exhibit A

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January 18, 2012

VIA E-MAIL

Eric Riel  
Planning Director  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

Re: Somerset Grace Academy Coral Gables Application for Zoning Approvals

Dear Mr. Riel:

Pursuant to our discussion this morning, please be advised that my clients, the Biltmore Neighborhood Association, Inc. ("BNA") and Carlos Carta ("Carta") (collectively "Neighbors") have been meeting with representatives of Somerset Academy, Inc. ("Somerset") regarding the settlement of differences between the parties. One matter discussed with you involves the issue of traffic circulation. The Neighbors has proposed to Somerset a traffic circulation plan whereby the school would implement a two-shift drop-off and pick-up including a right-turn-in and a right-turn-out of school property. You have provided a proposed new language to be included in the city's conditions of approval. The Neighbors and Somerset agree with this language with the following addition:

"7. The Neighbors and Somerset have indicated that an acceptable traffic circulation program would include the following:

A. The school shall utilize one off-duty Coral Gables police officer for the first 30 days of each school year during drop-off and pick-up times. At the end of the 30-day period, the school shall retain the use of a police officer for 30 additional days during the school year on a random basis as determined by the Coral Gables Police Department for the purpose of insuring that traffic conforms with the following:

- 1) All school-related traffic must enter the property by right-turn from Cardena Street (via Segovia Avenue onto Riviera

Drive and right-turn onto Cardena) and exit the property by right-turn only onto Cardena Street and right-turn only onto Anastasia Avenue. Furthermore, no school related traffic shall:

- a. turn left from Cardena Street on to Anastasia Avenue; and
- b. turn left from Anastasia to Cardena.

B. Somerset shall utilize a two-shift program (with a maximum of 140 students in any given shift) for morning drop-off and afternoon pick-up. This program shall be detailed in a report to the city with a copy to Neighbors representatives. If it is documented within the first year of operation by the Neighbors that this program causes stacking and vehicular spill-over into adjacent streets, then the school -- at Neighbors' request -- shall revert no later than the beginning of the next school year to the three-shift program originally proposed to the city.

The city's traffic consultant shall examine this proposal and determine its impact on the surrounding area as part of its analysis."

We would appreciate including this additional language in any additions to the proposed conditions to the city's zoning approval of the conditional use and site plan applications of Somerset.

I am happy to discuss this with you at your earliest convenience.

Sincerely,



W. Tucker Gibbs

cc: Laura Russo, Esq