

CITY OF CORAL GABLES



The City Beautiful™

MEMO

TO: Ramon Trias
Assistant Director for Planning

DATE: March 3, 2022

FROM: Hermes Diaz
Public Works Director

SUBJECT: Codina Regency Residences
Alley Vacation Request
Traffic Impact Study

On behalf of the City of Coral Gables Public Works Department, this memorandum serves as a notice of “No objection” to the alley vacation request submitted on September 3, 2021 by Mr. Joe Jimenez on behalf of the applicant C/LE Jeune, LLC. The alley requested for vacation is described as the 300 foot portion of the east-west alley in Block 10 of Coral Gables Craft Section. Please note that this “No objection” is contingent upon the approval of the alley vacation ordinance currently under development and satisfaction of all conditions listed in said ordinance; and on the relocation of the existing utilities including the sewer main located in the alley. The currently proposed easement does not meet the minimum clearance requirements for the sewer main installation.

The trip generation study prepared by the Applicant’s consultant has yielded less than 50 added new peak hour two-way trips to or from the site, thus per City Ordinance 2018-09 an independent traffic impact study is not required. However, the proposed improvements along Salzedo Street will require a traffic study due to the proposed elimination of a travel lane.

Should you have any questions regarding this matter, please do not hesitate to contact Mr. Paul Rodas, City Engineer & Permit Section Manager, at 305-460-5048 or via e-mail at prodas@coralgables.com.

c: Alberto Parjus, Assistant City Manager
Jose Olivo, P.E., Deputy Director
Paul Rodas, P.E., City Engineer & Permit Section Manager