

City of Coral Gables City Commission Meeting
Agenda Item 2-1
October 26, 2021
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Planning and Zoning Director, Ramon Trias

Public Works Director, Hermes Diaz

Public Speaker(s)

Agenda Item 2-1 [Start: 9:41 a.m.]

A Resolution of the School Community Relations Committee urging the City Commission to require a traffic study for Gables Village that includes Somerset Academy, if one has not yet been performed.

Mayor Lago: Let's move forward to item 2-1.

City Attorney Ramos: 2-1 is a Resolution of the School Community Relations Committee urging the City Commission to require a traffic study for Gables Village that includes Somerset Academy, if one has not yet been performed.

Mayor Lago: Good morning.

Planning and Zoning Director Trias: Good morning. Mayor, I really appreciate this question because it allows me to explain something that happens a lot. The current number of units in that project is 52. The proposed is 48. So clearly traffic impact is going to be less.

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Mayor Lago: Okay. So can we talk about that really quickly.

Planning and Zoning Director Trias: Sure.

Mayor Lago: So, currently how many units are on the site right now? – or how many dwellings?

Planning and Zoning Director Trias: 52.

Mayor Lago: 52. So, we are actually going to reduce the size of the dwelling units, the density.

Planning and Zoning Director Trias: Yes. The number of the units goes to 48, so its reduced, yes.

Mayor Lago: Okay. So, this would be an additional cost if we were to do a traffic study of how much would it be?

Public Works Director Diaz: Our current code requires a traffic study when the project is more than 50 trips.

Mayor Lago: But I'm trying to make a point here.

Public Works Director Diaz: Oh, you mean the cost?

Mayor Lago: Yes.

Public Works Director Diaz: It depends - \$10,000 maybe.

City Manager Iglesias: Probably about \$20,000.

Public Works Director Diaz: 20.

City Manager Iglesias: \$20 to \$30,000.

Planning and Zoning Director Trias: And Mayor, obviously you know what the answer is going to be. There is going to be less traffic once the project is implemented than today.

Public Works Director Diaz: The current trip generation report we have on record which was for iteration of the project that had a slightly higher number of units was for one additional trip, and obviously, the project is going to be reduced in size slightly, so we don't expect the...

Mayor Lago: It's a 10 percent reduction.

Public Works Director Diaz: That's right. So we don't expect the impact to be of any significance.

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Planning and Zoning Director Trias: And this is really important because a lot of people think that any time there's a project proposed there is more traffic. That usually is not the case, because there is already development in a city like ours. So that's where the difference comes in. In this case, clearly there is going to be a decrease in traffic.

Commissioner Anderson: Well, I might add one other thing. The parking arrangement will be greatly improved, so instead of cars backing out into the street to be able to move, they'll be going in and out of a driveway area, so that will create fewer chances for accidents.

Planning and Zoning Director Trias: Very good point. Currently, all the parking happens in the right-of-way, more or less, the proposed parking arrangement is within the site.

Mayor Lago: Okay. Does the Commission want to take any action in regards to the resolution, if not, we're moving forward?

City Clerk Urquia: Mr. Mayor the Chairperson for the School Community Relations Committee is on Zoom.

Mayor Lago: Perfect. Let's have the Chair speak. Mr. Chairman how are you, good morning. The floor is yours.

City Clerk Urquia: He's not unmuting. He's not unmuting sir.

Mayor Lago: Do you want to move onto the next item? We can always come back. You want to wait another 10 seconds maybe?

City Clerk Urquia: It is not allowing him to unmute. I'm not sure.

City Manager Iglesias: Mayor, if I may say that when we deal with concurrency now, traffic is something that would stop construction. So that was done many years ago and when they realized that concurrency, certainly for water or sewer or power or things that you need, in a building is still there. The issue of concurrency for traffic was removed at that time, because it would have stopped construction basically. And so, when we ask for a traffic study is really, we are in the grid, so we truly don't need a traffic study for a volumetric perspective. We look at it just to make the project as efficient as possible within the area. So, the concurrency requirements in the grid do not make the traffic study required. We just do it; I think from an efficiency perspective for ingress and egress. How do you locate the parking and everything else the best of that particular project? I just want to say that concurrency does not require a traffic study.

Commissioner Menendez: I have a question for, I don't know, whoever is here representing the project or the administration. Has the group behind the project, have they had discussions at all with the school Principal, the Assistant Principal, just to at the very least introduce themselves and explain what the project is about, because I read in the proposed resolution, it talks about dialogue,

opportunities, and I just want to make sure at the very least, even if its not related to traffic that the two parties at least open up lines of communication.

Planning and Zoning Director Trias: That's a very good idea. We'll forward that comment.

Mayor Lago: Mr. Clerk, do we have any – have we made some headway in regards to speaking.

City Clerk Urquia: We have not.

Mayor Lago: We are still having issues. Is it our issue?

City Clerk Urquia: He says he's unable to unmute on that end, but we've made him co-host, we've done everything we could to allow him.

Mayor Lago: Okay. We can always come back to it.

Commissioner Anderson: Or you could dial in maybe.

Mayor Lago: Does he want to dial in?

City Clerk Urquia: That's what we are doing now.

Mayor Lago: Okay. Perfect. Well let's move onto item 2-2.