



City of Coral Gables

Public Works Department

2800 SW 72nd Avenue
Miami, Florida 33155

To: Peter J. Iglesias, P.E., City Manager

From: Melissa De Zayas, P.E., Assistant Director of Public Works – Transportation

Date: May 28, 2026

Subject: 520 University Drive – Traffic Impact Study

Staff at Public Works, Parking, Community Recreation, and City Clerk Office reevaluated the parking needs in the immediate area as it relates to election voting needs at the library and high activity at the Youth Center and potential impacts from nearby Christ Journey Church. The subject property was found to not be needed for overflow parking.

A Traffic Impact Study is required for a proposed development that will generate fifty (50) or more added (new) peak hour two-way trips to or from the site during the adjacent roadway's peak hours or the development's peak hours. Since no additional parking is being created as part of the project, no new vehicle trips will be generated.

Additionally, the project will not modify the intersections or roadway geometry, and no changes to the traffic patterns are anticipated.

Based on the scope of the project, no Traffic Impact Study is required.