



City of Coral Gables  
CITY COMMISSION MEETING  
August 24, 2021

**ITEM TITLE:**

**Resolution.** A Resolution of the City Commission of the City of Coral Gables, Florida amending Resolution No. 2018-148 approving the mixed-use site plan for the project on the property legally described as Lots 11 through 25, Block 203, Coral Gables Riviera Section 14 (1500 Venera Avenue, 1515 San Remo Avenue, and 1537 San Remo Avenue), Coral Gables, Florida to allow for certain off-site improvements at the intersection of Red Road, Madruga, and Venera to be completed before the final certificate of occupancy instead of before the first certificate of occupancy or temporary certificate of occupancy.

**BRIEF HISTORY:**

Pursuant to Resolution No. 2018-148, the City Commission approved a mixed-use project located at 1500 Venera Avenue. Resolution No. 2018-148 contains a number of conditions, including that certain right-of-way and public realm improvements must be completed prior to the issuance of a temporary certificate of occupancy (“TCO”). The property owner submitted a written request to amend Resolution No. 2018-148 to allow for the right-of-way improvements at the intersection of Red Road, Madruga, and Venera to be completed prior to the issuance of the final certificate of occupancy instead of prior to the TCO due to certain design challenges associated with the geometry of the three-way intersection and the use by delivery trucks to Whole Foods that need to maneuver through there.

The proposed resolution would amend Resolution No. 2018-148 to move the requirement that the right-of-way improvements at Red Road, Madruga, and Venera be completed prior to the issuance of the final certificate of occupancy, instead of prior to TCO.

**ATTACHMENT(S):**

1. Draft Resolution
2. Resolution No. 2018-148
3. Letter Request dated August 9, 2021