

SAVAGE ∞ LEGAL

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Exhibit G

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Paul@SavageLegal.Com

January 31, 2018

BY EMAIL (rtrias@coralgables.com)

Ramon Trias, Planning and Zoning Director
City of Coral Gables
Development Services Department
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Proposed Project Referred to as “Venera” at 1500 Venera Avenue and 1515 San Remo Avenue (the “Project”)

Dear Director Trias:

I am writing on behalf of San Remo Office Associates, LLC, the owner of the property located at 1537 San Remo Avenue, to formally withdraw all objections previously lodged against the Project.

My client reached an amicable resolution of its issues by way of a sale of its property to Mas San Remo Coral Gables, LLC, an entity related to the Project Applicants, which resolution is contingent upon the City’s approval of the Application and Project in its present form.

San Remo Office Associates, LLC, hereby formally withdraws its prior objections to the Application and Project, with the qualification that if the City’s ultimate approval is materially changed from that which is presently reflected in the pending Application, San Remo Office Associates, LLC reserves all rights and ability to object to the Application.

Sincerely,



Paul C. Savage, Esq.

cc: Mario Garcia Serra, Esq.

BOCA RATON
FT. LAUDERDALE
JACKSONVILLE
KEY LARGO
MIAMI
ORLANDO
PALM BEACH



STUART
TALLAHASSEE
TAMPA
VERO BEACH
WEST PALM BEACH
WINTER PARK

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

MEMORANDUM

TO: Mr. Ramon Trias, Planning and Zoning Director, City of Coral Gables
FROM: Mario J. Garcia-Serra, Esq.
IN RE: Venera Project / 1500 Venera - 1515 San Remo / Summaries of Project Design Evolution and Neighborhood Outreach
DATE: January 19, 2018

Provided below are summaries of how the Venera project's design and program have evolved over time with input and direction from City staff as well how the project team has responded to concerns from the neighboring property owner at 1537 San Remo and the Riviera Neighborhood Association:

Project Design Evolution / City Input

- The initial Development Review Committee application for the proposal was submitted on September 9, 2016, after a few months of meetings with the City's Planning Department. A rendering of the initial design is attached as Exhibit "A" to this memo. The project is an expansion of the 1500 Venera project which was previously approved unanimously by the City Commission
- The Development Review Committee meeting took place on September 30, 2016. At that meeting, concerns were raised by both the Planning Director and the City Architect regarding the project's scale, design, and aesthetics. Modifications to the project were made in response.
- The project was reviewed by the City's Board of Architects four times on the following Board meeting dates: January 26, 2017, March 16, 2017, May 25, 2017, and August 24, 2017. Between the second and third meetings of the Board of Architects, the project was essentially redesigned in its entirety. A rendering of the redesigned plan is attached as Exhibit "B".
- The revised project design was well received by both City staff and the Board of Architects which granted preliminary design review unanimously.

- The Planning Department recommended approval of the project to the City's Planning and Zoning Board which also unanimously recommended approval of the project at its October 11, 2017, meeting with slightly modified conditions to provide for (1) a \$50,000 developer contribution towards area planning and public realm improvements in addition to the \$75,000 contribution already proffered for multi-modal mobility contributions, (2) the extension of streetscape improvements along the South side of San Remo and the North side of Venera for the length of the project site, and (3) to study how to improve the SW corner of the project including the loading area.
- As is indicated above, the project has gone through an extensive City review process and has been responsive to all comments received as is evidenced by the unanimous support it has received at every point in the development review approval process thus far.
- Of particular importance to note is that the project's proposed density of 175 units is considerably below the maximum of 207 units which would be permitted pursuant to the land use and zoning designations being requested which are already in existence in the area surrounding the project site. The project's proposed density was initially discussed with City staff, has stayed constant throughout the approval process, and has never been raised as a concern by any City staff, outside consultant, or Board.

Riviera Neighborhood Association

- Representatives of the Riviera Neighborhood Association (RNA) attended the first neighborhood meeting for the project on August 22, 2017, and expressed tentative support for the project.
- Subsequently, objections were raised by the RNA regarding (1) density / traffic, (2) the adequacy of the parking provided, and (3) the potential for shadows being cast on Riviera Neighborhood Park. A request was also made to accommodate RNA Board and general membership meetings in the multipurpose room of the new development.
- The project team held two meetings with RNA representatives on October 5, 2017, and October 9, 2017. Various City representatives were present at each of these meetings including Planning Director Ramon Trias and Parking Director Kevin Kinney.
- The concerns regarding shadows being cast on Riviera Park were adequately addressed by shadow studies which indicated only relatively minor increases in the shadow being cast at 6pm in the evening when longer shadows are inevitable anywhere and by the fact that the proposed height of the project is the same as the maximum presently permitted, 97 feet.
- The Developer has already proffered the use of the project's multipurpose room for RNA meetings once a month contingent upon the RNA otherwise supporting the project.

- With regards to the adequacy of parking, Parking Director Kevin Kinney has confirmed that the parking provided is sufficient to serve the proposed uses. He did note that a medical office if proposed would require more parking. No medical office use is proposed and, if one were to be proposed in the future, it would require a separate conditional use approval from the City Commission. Based on input from Director Kinney, the Developer also proffered to do the following with regards to parking: (1) prohibit the assignment of parking so as to maximize the efficient utilization of the parking garage, (2) provide an employee parking plan which will ensure that employees of commercial tenants are provided parking in the project's parking garage, (3) in the event of restaurant valet parking, agree that the valet parking spaces would need to be provided within the project's parking garage. All of these measures are intended to minimize the possibility of parking overflowing off site. This proffer has not been accepted by the RNA.
- The RNA continues to oppose the increase in residential density (42 units) which would result from the project approvals. The concern is primarily grounded in the belief that increased density would further complicate rush hour traffic as well as the belief that all projects should comply with existing land use and zoning designations.
- It is important to note that only half of the project site is being proposed to be rezoned and the proposed rezoning is to the Commercial designation which already exists to the North, West, and South of the project site. Failure to approve the requested rezoning would result in reverse spot zoning.
- The traffic congestion experienced during the peak hours is primarily a result of traffic emanating from outside of the City. The proposed increase in density has been analyzed by both the Developer's and the City's traffic consultants and they have confirmed that the project complies with the applicable traffic concurrency regulations and best practices. Indeed, the only long term solution to the areas traffic problem is to have more mixed use and transit oriented development, such as the Venera project, which would represent the only residential use within the otherwise very urbanized area bounded by US-1, Sunset Road, and Riviera Park.

1537 San Remo

- The principal of the corporate entity which owns the neighboring property at 1537 San Remo is Ms. Lani Kahn-Drody. Ms. Kahn-Drody's real estate brokerage office occupies the building on the site.
- While Ms. Kahn-Drody has previously expressed objections to the Venera project, we have engaged in discussions with her and have reached agreement regarding the acquisition of her property. Accordingly, Ms. Kahn-Drody will be withdrawing her objections to the project.

Mr. Ramon Trias, Planning and Zoning Director, City of Coral Gables

January 19, 2018

Page 4

As you can see from the above summaries, City staff has reviewed this project extensively and worked with the project team very closely to develop a project which the City's professional staff and boards support strongly. Additionally, considerable efforts have been made to address the concerns of both the RNA and Ms. Kahn-Drody with concessions and changes being made when reasonable and justified and pursuant to the guidance of City staff and Boards. The project review process for the Venera project has thus far been an example of how professional input and guidance in response to reasonable neighborhood concerns can be utilized to improve a project. The Developer has been very cooperative throughout this process and is in agreement that the project should now proceed to the City Commission for final review.

MIA_ACTIVE 4689744.4

From: Roberta Neway
To: Planning
Subject: Applications re 1500 Venera Avenue and 1515 San Remo Avenue, Coral Gables, FL
Date: Tuesday, October 10, 2017 1:21:32 PM

Hello,

I cannot attend the meeting tomorrow night; however, I would like to request that the Planning and Zoning Board delays making a decision on these applications until the applicant, the City, and residents in this area have resolved the following:

- **Traffic:** The traffic in this area is currently horrendous, and as a pedestrian who frequently crosses the subject streets, I assure you that traffic laws are not respected, and enforcement of traffic laws, if it occurs at all, is insufficient.

In fact, the three 'yield to pedestrian' markers that were recently put up were knocked down within a day or two of installment.

Until the City and, perhaps, the developer improve the existing conditions through traffic calming and/or strict enforcement, no increase in density in this area should be considered.

- **Walkability Along Sidewalks:** I attended the informational session held by the applicant a month or two ago, and, in my opinion, they did not grasp the importance of having vehicular entrances and exits that are pedestrian friendly.

'Blind' entrances/exits for vehicles that cannot be seen by pedestrians walking along the sidewalk until they are in front of the actual driveways are dangerous and discourage walking. The entrance/exit for Whole Foods on San Remo is not pedestrian friendly, and I have seen near-misses here several times.

Also, there is currently a wide space for deliveries existing on Venera for the Whole Food building, and I believe the applicant has the same plan for this project (albeit, this would be on Venera). Many times drivers use the sidewalk of the Whole Foods delivery entrance to make a u-turn (driving along the sidewalk for a ways), and delivery drivers also drive along the sidewalk rather than making a sharp and careful turn into this area. I know vehicles need to service buildings, but there should be a 'tight' entrance, visible in advance to pedestrians. Sidewalks are not roadways and developers should not treat them as such.

In short, unless vehicular entrances/exits are planned with pedestrians in mind, this project will add significantly to the poor walking conditions that currently exist along these two streets that should be pedestrian friendly.

- **Riviera Park:** The park needs to be protected and maintained.

This specific project faces Riviera Park, and I am afraid that with the need for more parking, the City will eventually decide to put in angle parking around the entire park (taking away actual park land). This was done along the San Remo side of the park, and it has only benefited Riviera School and Riviera Nursing Home. I assure you it is not pleasant walking down this side of the park while motorists sit in their cars, engines running, texting and/or waiting to pick up their children from school. In addition, this parking arrangement has made biking down San Remo impossible due to the ease with which motorists on both sides of the street can reverse onto the narrow street.

With more density, these angle parking spaces will be used more frequently making this small, but important, stretch of sidewalk more unpleasant and this section of the street more dangerous.

City of Coral Gables
Planning and Zoning Board Meeting

Wednesday, October 11, 2017

PZ Agenda Items Nos. 6-7 (“Venera” 1515 San Remo Avenue)

Adjacent Owner San Remo Office Associates Submissions and Exhibits (1537 San Remo)

Description	Document	Tab No.
Mail Out Notice List	Formal Radius Mail Out List Submitted by Applicant dated October 28, 2016 and Property Appraiser Data for Property at 1537 San Remo	1.
Selected Staff Analysis	Staff Analysis for Comprehensive Plan Map Amendment, Zoning Code Map Amendment, and Mixed-Use Site Plan, Selected Page 10	2.
Selected Staff Analysis	Staff Analysis for Comprehensive Plan Map Amendment, Zoning Code Map Amendment, and Mixed-Use Site Plan, Selected Page 12	3.
Formal Objection	Letter to Planning Director, dated September 1, 2017	4.
Letter of Objection	Letter of Objection from Property Owner at 6635 Nervia Street	5.
Letter of Objection	Letter of Objection from Property Owner at 1131 Manati (Antonio Friguls)	6.
Exhibit Boards	Composite Exhibit Boards	7.
	A. Applicant Plan Page A-5.11	
	B. Required Site Plan Edits and Revisions	



Florida Real Estate Decisions, Inc.



October 28, 2016

City of Coral Gables
Building & Zoning
405 Biltmore Way
Coral Gables, Florida 33134

Re: Property Owners List
Within 1,500 feet of:

30 54 41
CORAL GABLES RIVIERA SEC 14
2ND REV PB 28-32
LOTS 11 THRU 16 INC
&
VILLA SAN REMO CONDO
LOTS 17 THRU 24 BLK 203
1500 VENERA AVE
1515 SAN REMO AVE

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,500 feet of the subject property listed above.* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

Maureen E. Hudson

Maureen E. Hudson

cc: Jennifer Fine, Esq.
GUNSTER
Brickell World Plaza
600 Brickell Avenue, Ste 3500
Miami, Florida 33131

Number of Labels: 518

*ONLY PROPERTIES LOCATED WITHIN CITY OF CORAL GABLES.

16375 N.E. 18th Avenue
Suite 300
Miami, FL 33162
(305) 757-6884

1500 West Cypress Creek Rd.
Suite 409
Ft. Lauderdale, FL 33309
(954) 761-9003

12161 Ken Adams Way
Suite 110-SS
West Palm Beach, FL 33414
(561) 798-4423

WWW.FREDIFL.COM



0341300090870
1551 MADRUGA AVE
CORAL GABLES RIVIERA SECTION 14 2ND REV
PB 28-32 ALL BLK 200
LOT SIZE 2500 SQUARE FEET

CITY OF CORAL GABLES
405 BILTMORE WAY
CORAL GABLES, FL 33134-5717

0341300090880
1550 MADRUGA AVE
30 54 41 CORAL GABLES RIVIERA SEC 14 2ND
REV PB 28-32 LOTS 1-2 & 3 BLK 201
LOT SIZE 33000 SQ FT

TAMARINDO LLC
C/O MAZZEI REALTY SERVICES INC
1550 MADRUGA AVE STE 150
CORAL GABLES, FL 33146-3016

0341300090910
1500 MONZA AVE
CORAL GABLES RIVIERA SEC 14 2ND REV
PB 28-32 LOTS 4 THRU 9 BLK 202
LOT SIZE 30311 SQ FT

BAPTIST HEALTH SOUTH FLORIDA INC
6855 RED RD 600
CORAL GABLES, FL 33143

0341300090920
1501 VENERA AVE
CORAL GABLES RIVIERA SEC 14 2ND REV
PB 28-32 LOTS 10 THRU 15 BLK 202
LOT SIZE 31603 SQ FT

PARK PLACE CENTRE LLC
901 PONCE DE LEON BLVD STE 505
CORAL GABLES, FL 33134-3070

0341300091180
1537 SAN REMO AVE
30 54 41 CORAL GABLES RIVIERA SECTION 14
2ND REV PB 28-32 LOT 25 BLK 203
LOT SIZE 50.000 X 104

SAN REMO OFFICE ASSOC REALTY LLC
80 SW 8TH ST STE 2400
MIAMI, FL 33130-3013

0341300091240
6801 RED RD
CORAL GABLES RIVIERA SECTION 14 2ND REV
PB 28-32 LOTS 1 THRU 8 & 38 THRU 40
BLK 204
LOT SIZE 55000 SQ FT

BAPTIST HEALTH SOUTH FLORIDA INC
6855 SW 57TH AVE STE 500
MIAMI, FL 33143-3623

0341300091310
1540 SAN REMO AVE
CORAL GABLES RIVIERA SEC 14 2ND REV
PB 28-32
LOTS 9 THRU 12 BK 204
LOT SIZE 20000 SQ FT

BAPTIST HEALTH S FL INC
6855 SW 57TH AVE STE 600
MIAMI, FL 33143-3518

0341300091320
1500 SAN REMO AVE
C GABLES RIVIERA SEC 14 2ND REV PB 28-32
LOTS 13 THRU 28 BLK 204
LOT SIZE 78826 SQ FT

BAPTIST HEALTH SOUTH FLORIDA INC
6855 SW 57TH AVE STE 600
MIAMI, FL 33143-3518



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/11/2017

Property Information	
Folio:	03-4130-009-1180
Property Address:	1537 SAN REMO AVE Coral Gables, FL 33146-3008
Owner	SAN REMO OFFICE ASSOC REALTY LLC
Mailing Address	1537 SAN REMO AVENUE CORAL GABLES, FL 33146 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,108 Sq.Ft
Lot Size	5,200 Sq Ft
Year Built	1960



Assessment Information			
Year	2017	2016	2015
Land Value	\$650,000	\$468,000	\$468,000
Building Value	\$10,000	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$660,000	\$478,000	\$478,000
Assessed Value	\$525,800	\$478,000	\$478,000

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$134,200		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$525,800	\$478,000	\$478,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$660,000	\$478,000	\$478,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$525,800	\$478,000	\$478,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$525,800	\$478,000	\$478,000

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>

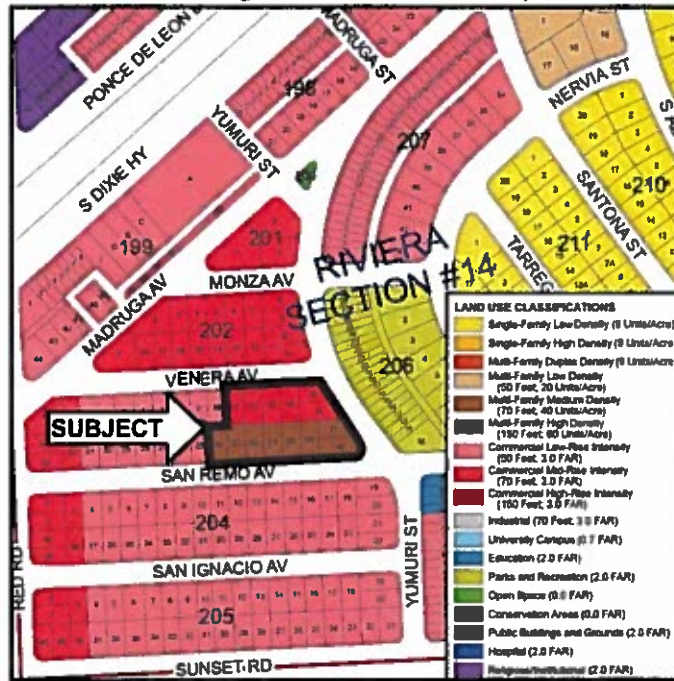
Version:

4. APPLICATION REQUESTS

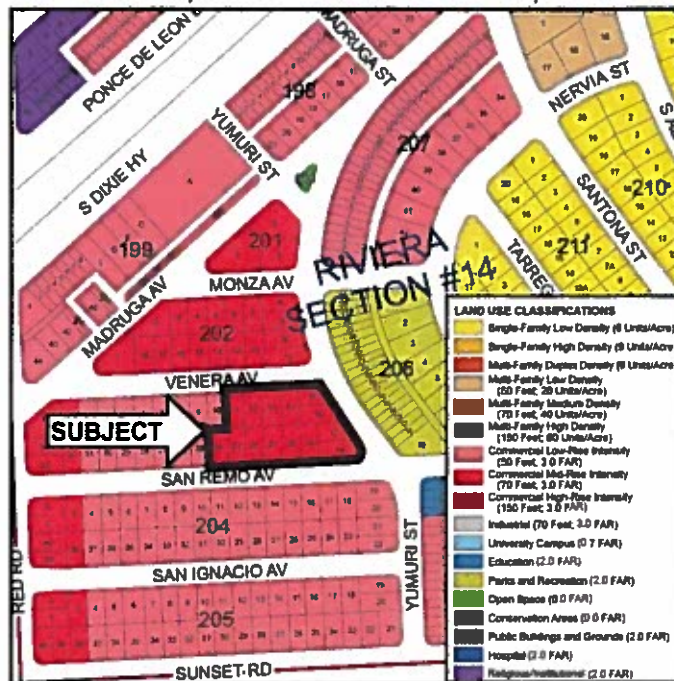
1. Future Land Use Map Amendment

A comparison of the property's existing Future Land Use Map designations and the Applicant's requested designation is shown on the following mapping:

Existing Future Land Use Map

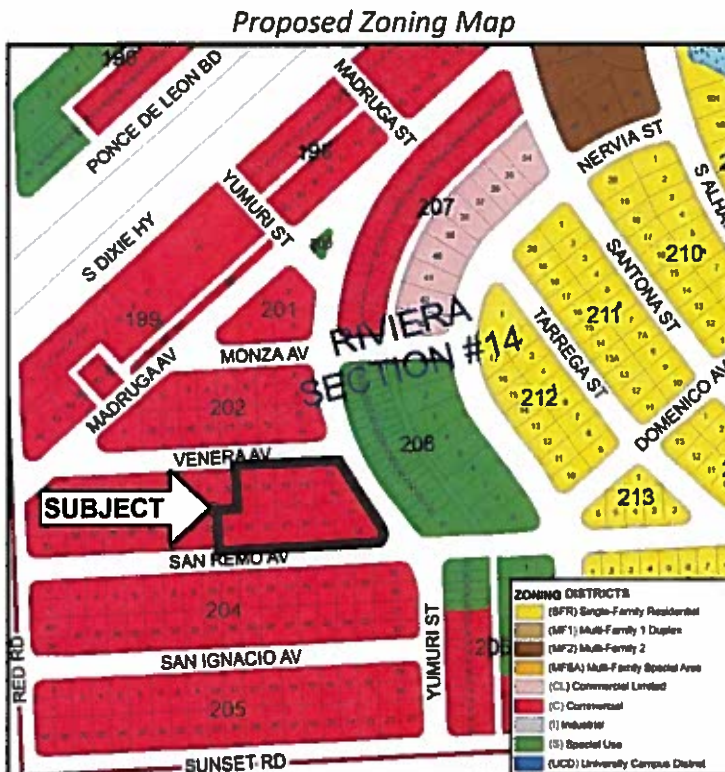
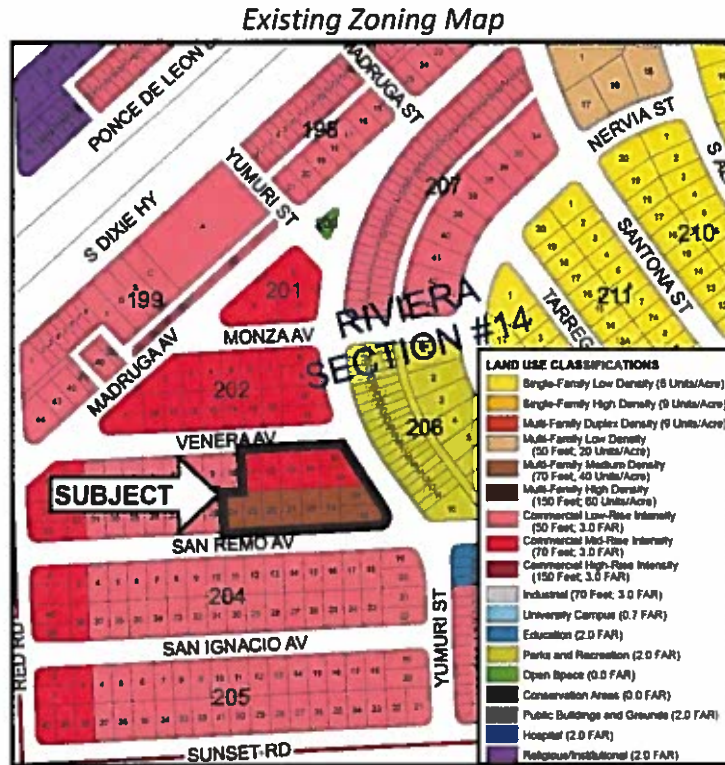


Proposed Future Land Use Map



2. Zoning Code Map Amendment

A comparison of the property's existing Zoning Map designation and the Applicant's requested Zoning Map designation is shown on the following mapping:



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2121 PONCE DE LEON BOULEVARD, SUITE 900
CORAL GABLES, FLORIDA 33134
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Paul C. Savage
Tel. 305.444.7188
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Paul@SavageLegal.Com

September 1, 2017

BY EMAIL (rtrias@coralgables.com)

Ramon Trias, Planning and Zoning Director
City of Coral Gables
Development Services Department
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Proposed Project Referred to as "Venera" at 1500 Venera Avenue and 1515 San Remo Avenue

Dear Director Trias:

I am writing on behalf of San Remo Office Associates, LLC, the owner of the multi-generational Coral Gables family businesses of Lowell International Realty and Lowell Homes, and owner of the *adjacent* property to the immediate West of the Project, located at 1537 San Remo Avenue. The pending application seeks, with one fell swoop, three distinct critical approvals: (1) Small Scale Comprehensive Plan Amendment; (2) Zoning Code Map Amendment; and (3) Mixed Use Site Plan Approval. The applicants apparently seek to repeat their prior successful suite of similar approvals already obtained for 1500 Venera Avenue, which property is closer to U.S. 1 and faces the block of parcels and businesses that front U.S. 1. But for the reasons set forth below, we respectfully request that the Planning and Zoning Department recommend denial or continuance of the pending application because the present application is not within the requirements of the City of Coral Gables Comprehensive Plan and Zoning Code.

The applicant's analysis of the Code-based criteria for the application, when read carefully, is self-referential and conclusory. Contrary to the applicant's theme that the existing Future Land Use Map and Zoning designations are an accident of history that need to be corrected, the existing zoning treatment is the last bastion of transition and buffering in an area that was expressly designed to "transition," decelerate and buffer the commercial areas and uses at The Shops at Sunset Place and Whole Foods, on the West end of San Remo Avenue, and William J. Kerdyk Jr. and Family Park (the "Park"), the Riviera Day School (the "School") and single-family homes (the "Neighborhood"), on the East end.

The applicant points to the most intense and commercial buildings in the area to the West as precedents for its requests (even though their building will be even higher) — while ignoring entirely the transition to the Park and the residential Neighborhood to the East — as justification to maximize height, double density, and add commercial use all the way to the end of San Remo Avenue to its terminus on Yumuri Street and the Park.

While the applicant benefits by rushing a combination of three significant development approvals through together, the governing Code requires that each be taken and analyzed, in turn.

I. Small Scale Comprehensive Plan Amendment: The Pending Application Fails to Satisfy the City's Governing Standards for Comprehensive Plan Text and Map Amendments.

For the benefit of the expansion of their single project on Venera Avenue, the applicants ask the City to amend its most important land development regulation. As the "constitution" of the City's land development regulations, the City's Comprehensive Plan serves as the City's highest source of land development regulation. *E.g., Citrus County v. Halls River Development*, 8 So. 3d 413, 420 (Fla. 5th DCA 2009) ("The comprehensive plan is similar to a constitution for all future development within the governmental boundary."). The City's Comprehensive Plan is a creature of statute. *See* §163.3161, *et. seq.*, Fla. Stat. (2016) (Community Planning Act). The City's Comprehensive Plan is in fact required by statute. §163.3167(2), Fla. Stat. (2016) ("Each local government shall maintain a comprehensive plan."). The State's Community Planning Act provides in the legislative intent recitations: "It is the intent of this act that adopted comprehensive plans shall have the legal status set out in this act and that no public or *private development shall be permitted* except in conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in conformity with this act." §163.3161(6), Fla. Stat. (2016) (emphasis added). The enumerated elements in the Comprehensive Plan are required by statute (although not particular provisions, which are locally enacted). *E.g.,* §163.3177, Fla. Stat. (2016).

The project as proposed is presently *inconsistent* with the City's Comprehensive Plan, and is thus unlawful without amendment. The pending application for Small Scale Comprehensive Plan Amendment should be denied as it does not satisfy the Code based criteria for Comprehensive Plan Amendment set out in Section 3-1506 of the Zoning Code, each of which criteria are discussed next.

1. Criterion: Whether it specifically advances any objective or policy of the Comprehensive Plan.

In its Comprehensive Plan Analysis, the applicant points to Goal FLU-1 and Objective FLU-1.1 to state that the proposed amendment will make the City a "placemaker" and provide a "pedestrian friendly environment which encourages residents to leave their cars behind and walk to the nearby commercial and retail areas." What the applicant fails to point out, however, is that the existing Plate No. 11 of the Future Land Use Map *already* classifies this property as Residential Multi-Family Medium Density. This allows for up to 40 units per acre, or 50 units per acre, with architectural incentives. *See* Future Land Use Element at Policy FLU-1.1.2, at page 1.

The amendment is not necessary to further Goal FLU-1 and Objective FLU-1.1, as the applicant enjoys ample residential development rights, allowing it to place residential units near the Whole Foods and other commercial areas. What the applicant *actually* seeks is to bring more cars and congestion by changing the Future Land Use Map to Commercial Mid-Rise Intensity, and bring 30,000 square feet of retail to the end of San Remo and adjacent to the Park. The application actually destroys the Goals and Objectives instead of protecting "neighborhoods," "open spaces and natural resources" and "restoring and protecting the natural environment."

The applicant next points to Objective FLU-1.7 which discourages the “proliferation of urban sprawl” and to encourage “future infill and redevelopment.” The proposed project does redevelop an infill area, but again, the existing Future Land Use Map Classification allows for ample redevelopment of the existing parcel, all while appropriately buffering the Park, School, and Neighborhood from encroachment by commercial use.

The applicant offers up Policy FLU-1.9.1 as being furthered by its application, but this Policy goes to the “central business district,” which is in *downtown Coral Gables*, and inapplicable to the subject parcel.

Next, the applicants inexplicably point to Objective FLU-1.12 and Policy FLU-1.12.1 which call for dutiful City “enforcement” of the *existing Zoning Code* and “development and maintenance regulations.” It is impossible to see how a request to amend and repeal the referenced Zoning Code and development regulations can be said to further this Objective and Policy to preserve and enforce them.

Goal DES-1 and Policy DES-1.1.1 call for design that is “livable” and compatible with “surrounding development, public spaces and open spaces.” Contrary to the self-congratulatory remarks of the applicant, bringing 30,000 square feet of new commercial use to the doorstep of the Park, School and Neighborhood is *incompatible* with the surrounding development, as well as public spaces and open spaces. Too much is being asked of the Park and Neighborhood and surrounding surface streets, all of which are presently overstressed with commercial traffic. Overflow traffic already streams through the Neighborhood due to stacking and congestion due to Whole Foods and other large businesses.

Policy DES-1.1.1 and Policy DES-1.1.2 is aimed at the City’s responsibility to provide for guidelines and standards via the City’s Zoning Code. The applicant claims to be dedicated to following these development regulations, while they are in the process of repealing and changing them to accommodate their own commercial designs and expansion of the development approvals previously secured on Venera Avenue.

The Goals, Objectives and Policies of the Mobility chapter of the Comprehensive Plan are listed next in the applicant’s analysis. These Goals, Objectives and Policies call for the reduction of the impact of “vehicular traffic on the environment, and residential streets in particular.” While the Chapter does encourage infill development and even mixed-use development, all of the infill and traffic reduction policies can be readily accomplished with the *existing* Residential Multi-Family Medium Density Land Use Classification. It is hard to imagine what commercial services are needed at this location beyond the Shops at Sunset Place, the businesses fronting U.S. 1, downtown South Miami, and Whole Foods. There is absolutely no substantive reason provided to justify changing our City’s Land Use “Constitution” for the applicant’s desired mixed-use project.

Finally, the applicant points to the Green Chapter of the Comprehensive Plan to claim that the sustainability provisions are furthered by the inclusion of a paseo walkway in the design. Again, there is *nothing* in the current Future Land Use Map Classification keeping the applicant from building a significant residential building or buildings, which can feature a pedestrian paseo or other pedestrian path in furtherance of these policies. There is nothing in this discussion that

supports the amendment of the Comprehensive Plan to double the density and allow commercial use to the end of San Remo Avenue.

Far from satisfying the Comprehensive Plan's Policies and Objectives, the application directly contravenes many which are not mentioned in the application. The next section lists those provisions which are actually undermined by the pending application.

2. Criterion: Whether it is internally consistent with Comprehensive Plan.

For this criterion, the applicant simply recites: "The Project is internally consistent with the Comprehensive Plan." The applicant does not mention, much less analyze, the following important Goals, Objectives and Policies of the Comprehensive Plan:

Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:

- Surrounding land use compatibility.*
- Historic resources.
- Neighborhood Identity.*
- Public Facilities including roadways.
- Intensity/Density of the use.*
- Access and parking.
- Landscaping and buffering.

* * * *

Objective FLU-1.11. *Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high-quality character of the residential neighborhoods.*

* * * *

Objective FLU-1.14. The City shall enforce Zoning Code provisions which *continue to preserve and improve the character of neighborhoods.*

* * * *

Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses *consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.*

Future Land Use Element, City of Coral Gables Comprehensive Plan (emphases added).

Bringing commercial uses and increased density to the end of San Remo Avenue fronting the Park, School and Neighborhood is *inconsistent* with the foregoing provisions, all of which charge the City to protect, “preserve” and buffer neighborhoods and “preserve” neighborhood character. The existing residential buildings and residential zoning treatment allow for a distinct step-down and transition from the commercial uses on the West end of San Remo to the Park, School and Neighborhood on the East end. The pending application actively contravenes the Comprehensive Plan’s Objectives and Policies by seeking to double density and add commercial uses does not “preserve” or maintain “overall low density” to preserve the Neighborhood.

3. Criterion: Its effect on the level of service of public infrastructure.

The applicant again touts the pedestrian friendly nature of the project and its proximity “to the nearby commercial and retail area.” But the proposed amendment is *not* required to allow for a residential development that encourages walking to nearby commercial and retail areas. The applicant is well able to accomplish this goal with the *existing* Future Land Use Map Classification.

4. Criterion: Its effect on environmental resources.

The applicant makes no mention of the Park and open spaces near the Park, School and Neighborhood.

5. Criterion: Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.

The applicant explains that young families will be able to move into a residential multi-family development as opposed to the customary single-family home. This is again irrelevant to the amendment sought. The current Future Land Use Map Classification allowing for Residential Multi-Family Medium Density can accomplish this goal without *doubling* density for this parcel and adding 30,000 of newly-authorized commercial use. This Criterion for Comprehensive Plan Text and Map Amendments is *not* satisfied.

For all of the foregoing reasons, the pending application for Small Scale Comprehensive Plan Amendment should be denied or continued.

II. Amendment to Zoning Map Under Section 3-1404 of the Zoning Code.

1. Criterion: It is consistent with the Comprehensive Plan.

The applicant’s analysis of the first prong of the Code based criteria of the Zoning Map amendment is entirely self-referential and conclusory, as it merely assumes a successful amendment of the Comprehensive Plan and then recites that the Zoning Map change complies with the Comprehensive Plan, *as amended*.

First, the applicant’s analysis assumes that the requested Comprehensive Plan Amendment already passed and then concludes that the zoning change is in fact “consistent” with the Comprehensive Plan and Future Land Use Map Designation. While the City has for years taken

the Comprehensive Plan Amendment and Zoning Code Map Amendment as companion items, the old saw that “we’ve always done it this way” does not make it right. The rezoning requested for a single distinct parcel, 1515 San Remo Avenue, is a quasi-judicial undertaking and proceeding. *E.g., Board of County Commissioners of Brevard County v. Snyder*, 627 So. 2d 469, 474-475 (Fla. 1993) (“rezoning actions which have an impact on a limited number of persons or property owners are quasi-judicial action.”). It is a factual and legal impossibility for the applicant to put on the record substantial competent evidence that the application is consistent with a Comprehensive Plan provision that does not yet exist or has not yet been changed. The applicant cannot truthfully now assert that the requested zoning change is “consistent” with the existing Comprehensive Plan.

The combined and rushed hybrid procedure is not only in violation of quasi-judicial proceeding requirements as set forth by the Florida Supreme Court, but it cuts off and chills public input and participation in the City’s application of critical public policies, and thus also violates the Governance Element of the City’s Comprehensive Plan, which provides in pertinent part:

Goal GOV-1. Provide effective governance to City of Coral Gables citizenry, property owners, business owners and stakeholders advancing the City Commission’s mission and vision.

Objective GOV-1.1. Provide ample and effective opportunities for public participation at all levels of City of Coral Gables governance and decision-making.

Policy GOV-1.1.1. Strengthen strategies and processes to promote effective opportunities for public participation at all levels of City governance and decision-making.

Policy GOV-1.1.2. Promote public outreach and participation including but not limited to the following: workshops; public meetings; *public hearings*; neighborhood meetings; electronic mailings; regular mailing; newspaper advertisements; property posting; City webpage posting.

Governance Chapter of the Comprehensive Plan (emphasis added).

Turning to the actual question of Comprehensive Plan consistency under Section 3-1404(A)(1) and (2)(d), just as discussed in detail above, the pending application actually undermines and destroys important public policy goals set out in our Comprehensive Plan. Moreover, all of these policies are readily furthered by a new residential development under the *existing* zoning treatment, without the need to double density and add commercial uses.

2. **Criterion: Will provide a benefit to the City in that it will achieve two or more of the following objectives: (a) Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius**

As far as Section 3-1404(A)(2) going to mobility, the proposed map change will *not* “improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius.” As was noted at the neighborhood meeting held on the Project on the evening of August

22, 2017, the traffic on San Remo already stacks at peak hours and is generally congested throughout the day. The Project's Traffic Engineer explained that the Project will rely on inbound traffic to the Project by way of turns onto Madruga and Venera from Red Road (the intersection between the Whole Foods entrance and the rear of the Wendy's property), and thus avoid additional congestion on San Remo and the Park area. This imagined access onto Venera Avenue from Red Road flies in the face of on-the-ground reality, as any resident knows that the intersection of Red Road and U.S. One is one of the most clogged areas in our community and that it is practically impossible to turn onto Madruga, particularly if arriving from North bound U.S. One. *See Exhibit A.*

The overall number of units and additional cars presented by the Comprehensive Plan and Zoning change sought by the applicant will further clog San Remo Avenue with vehicles and provides additional reasons why the applicant's requests must be denied.

- 3. Criterion: Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.**

For several reasons, the requested zoning district boundary change will materially diminish the market value of adjacent and nearby properties in contravention of this criterion.

Destruction of transition. The applicant casts the existing zoning treatment of Multi-Family 2 (MF2) District as a hole-in-the-donut aberration that is ripe to be fixed. But in fact, the existing MF2 designation is exactly what is intended and needed here as we approach the Park and the residential neighborhood to the East: "The purpose of the Multi-Family 2 (MF2) District is to accommodate various forms of multi-family housing to meet the housing needs of a diverse community, *while ensuring that there is a transition to single-family and duplex neighborhoods which protects the integrity of those neighborhoods.*" §4-103(A), City of Coral Gables Zoning Code (emphases added).

The applicant points out that the existing Future Land Use Map and Zoning designation allows for a building up to 97 feet high, with architectural incentives, and provides up to 50 units per acre, with architectural incentives. *See Future Land Use Element at Policy FLU-1.1.2 at page 1.* The applicant seeks to expand these ample existing development rights for no better reason than its own maximum pecuniary benefit. Instead of building a residential structure that would serve the Code's wise purpose of *transitioning* from the commercial downtown area to the Park and residential neighborhood, the applicant seeks to *double* the density to 105 units per acre along San Remo Avenue, as well as feature 30,000 square feet of commercial use in the Project. Despite this dramatic request to change the City's governing regulations to accommodate this large mixed-use project, the applicant has not even given lip service to, much less actually offered, any identified *public benefit* to the City and the nearby residents in exchange for the City's amendment of its own laws which, with the stroke of a pen will confer millions of dollars of development rights and benefits upon the applicant.

The Project as presented will have a total of 175 units and 30,000 of commercial retail space. This is far and away much more density than what is contemplated by the Code and what

is appropriate for a transitional area to the Park and residential homes. The applicant prefers to discuss the requested increase as across all of the parcels, but as for the property facing San Remo that is presently zoned Multi-Family 2 District and for which the applicant seeks rezoning to Commercial Mid-Rise, the density will double.

According to the applicant's legal counsel at the Neighborhood meeting, the change in Floor Area Ratio on the property along San Remo will be increased from approximately 2.25 to 3.5. This is too much density, adding too many units and vehicles to a community already over-stressed with traffic. Our existing Comprehensive Plan and Zoning regulatory treatment wisely provides for some transition along San Remo as you move from the downtown core toward the Park. See Exhibits B and C. The application nullifies the concept of transition by building the most intense building possible all the way to the last lot on East end of San Remo Avenue.

Truck Service Area and On-Street Parking. The Applicant's Site Plan for the Project depicts the garbage truck and building service area immediately adjacent to my client's property and business. This will result in my client being hemmed in by the ramp entrance to Whole Foods to the immediate West (already an existing traffic stacking nightmare requiring special police direction at peak hours) and the Project's garbage and other truck service areas to the immediate North. My client is already suffering demonstrable adverse impacts from the continuous dump of traffic from the Whole Foods building, and should not have to face the addition of insult to injury by suffering on the other property line from the Project's garbage and other service truck access area to the immediate East.

We unfortunately have daily examples within the City showing that, despite all of the reassurances at the time of Site Plan approval, when large delivery box-type trucks are faced with a tight internal service alley or loading dock area, they resort to simply parking in the middle of the street, which in this case, will be directly in front of my client's business. While the existing application should be denied in all respects, any future iteration of this Project must relocate the garbage truck and service area further away from my client's property line, to avoid the foregoing adverse impacts.

Moreover, the current Site Plan depicts tree bulb outs directly in front of my client's business, thus destroying important on-street parking needed by my client. Any proposed project along San Remo must maintain and preserve important on-street parking so critical to the survival of local businesses like my client.

In conclusion, the present zoning of the subject parcel along San Remo allows for *ample* development rights for a large, lucrative *residential* building near the Park, without need of having the City change its Comprehensive Plan and Future Land Use Map to accommodate commercial uses and a steep increase in density, all of which contravenes the Comprehensive Plan and Zoning Code by destroying the transitional step down to the Park, School and Neighborhood already in place.

As you consider this project, I urge you to "read against the grain" and test the assertions of the applicant and seriously weigh whether: the current zoning treatment is *inappropriate* as a transition and buffer along the East end of San Remo; the applicant has demonstrated or offered

Director of Planning and Zoning

September 1, 2017

Page 9

any public benefit for the modification of our Comprehensive Plan and Future Land Use Map; and whether the additional adverse impacts of density and traffic can be absorbed by this already over-stressed community and Park. Based upon all the foregoing, I respectfully assert that these questions are answered in the negative, and urge you to recommend denial or continuance of the applicant's application for site plan approval and requests to change the Comprehensive Plan and Future Land Use Map to accommodate this single large rental project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul C. Savage", written in a cursive style.

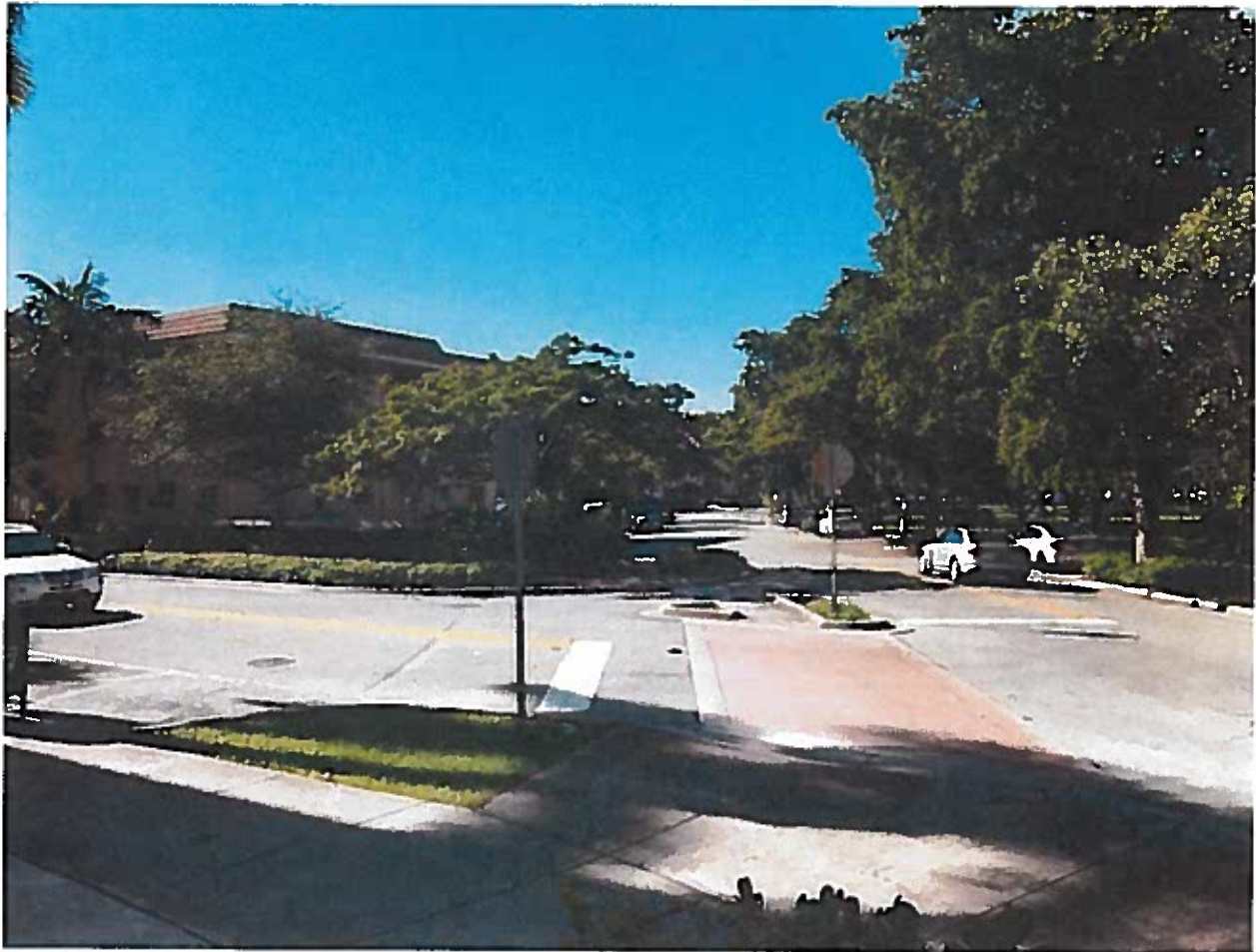
Paul C. Savage, Esq.

EXHIBIT A



Traffic Stacking at San Remo and Red Road, August 30, 2017.

EXHIBIT B



San Remo Avenue and Yumuri Street, August 28, 2017.

EXHIBIT C



Yumuri Street, August 28, 2017.

Attention:

The Honorable Mayor Raul Valdes-Fauli
rvaldes-fauli@coralgables.com

**City Manager Cathy Swanson-
Rivenbark**
cswanson@coralgables.com

**The Honorable Vice Mayor Patricia
Keon**
pkeon@coralgables.com

**Planning and Zoning Director Ramon
Trias**
rtrias@coralgables.com

**The Honorable City Commissioner Vince
Lago**
vlago@coralgables.com

**The Honorable City Commissioner
Michael Mena**
mmena@coralgables.com

**The Honorable City Commissioner
Frank C. Quesada**
fquesada@coralgables.com

**Re: Venera Project located at 1500 Venera and 1515 San Remo across from the
William H. Kerdyk Jr. and Family Park and Riviera Day School**

Dear Honorable Mayor, Vice Mayor, City Commission, City Manager and Planning and
Zoning Director:

I am a Coral Gables resident/business owner. I just learned with alarm about the
above-referenced project that is seeking Planning and Zoning Board approval at 6:00 PM on
October 11th.

The project being proposed will bring too much density and commercial use that
is not cohesive to the spirit and character of our neighborhood. It is closer to the park and
residences, yet is taller and more massive than the commercial buildings to the West such
as Whole Foods. Further, it will clog our neighborhood streets with even more traffic and
congestion and devalue our property.

There is no transition or step-down along San Remo as this looming project approaches
our beloved William H. Kerdyk Jr. and Family Park and Riviera Day School, and residences.

The proposed increase in density of 175 apartment units (many 1 bedrooms) plus
30,000 square feet of new commercial retail space adjacent to the residential park area is a
total mismatch for our neighborhood. The existing zoning in place gradually reduces intensity
along San Remo as you approach the Park and the single-family homes beyond.

October 9, 2017

Attention:

The Honorable Mayor Raul Valdes-Fauli
rvaldes-fauli@coralgables.com

City Manager Cathy Swanson-Rivenbark
cswanson@coralgables.com

The Honorable Vice Mayor Patricia Keon
pkeon@coralgables.com

Planning and Zoning Director Ramon Trias
rtrias@coralgables.com

The Honorable City Commissioner Vince Lago
vlago@coralgables.com

The Honorable City Commissioner Michael Mena
mmena@coralgables.com

The Honorable City Commissioner Frank C. Quesada
fquesada@coralgables.com

Re: Venera Project located at 1500 Venera and 1515 San Remo across from the William H. Kerdyk Jr. and Family Park and Riviera Day School

Dear Honorable Mayor, Vice Mayor, City Commission, City Manager and Planning and Zoning Director:

I am a Coral Gables resident owner since 1977. This letter is in regards to the request presented by the above-referenced project seeking Planning and Zoning Board approval at 6:00 PM on October 11th.

My point of view is that developers should be held to use their property according to the same existing zoning standards and land-use limitations as any other Coral Gables residential property owner.

I am sure if I were to come before the Planning and Zoning Board seeking approval to build a 4-story single family residence in my lot at 1131 Manati Ave, I will be laughed-at by all of you and sent home. What then would be your position to allow 175 units when "as-of-right" the property owner can build just 133 units? These 42 extra units may represent an added \$8.4 million to the developer (@ \$200K min. each unit).

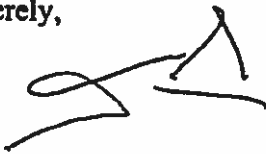
There is not much I can expect to change from the incremental traffic resulting from the new additional 133 units "currently permitted by right" to be built on these properties; all I can expect from you is that this project be built "as-of-right" and in compliance

with all other building and zoning code. If there is any commercial area allowed, again, there is nothing I could ask to prevent them from developing what they are entitled to build.

Again, there is only financial benefit to the developer and no public benefit to justify the granting of their request.

I hope all members of the Planning and Zoning Board will take my comments into consideration and stand ready to protect our neighborhoods by enforcing all Zoning regulation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Antonio Friguls', written over a horizontal line.

Antonio Friguls
1131 Manati Ave
Coral Gables, Florida 33146
tfriguls@comcast.net



SAN REMO AVE. CONTEXT ELEVATION



VENERA AVE. CONTEXT ELEVATION



YUMURI STREET CONTEXT ELEVATION

PROPOSED DESIGN IN CONTEXT WITH NEIGHBORHOOD



Additional landscaped bulb-outs

Additional landscaped bulb-outs

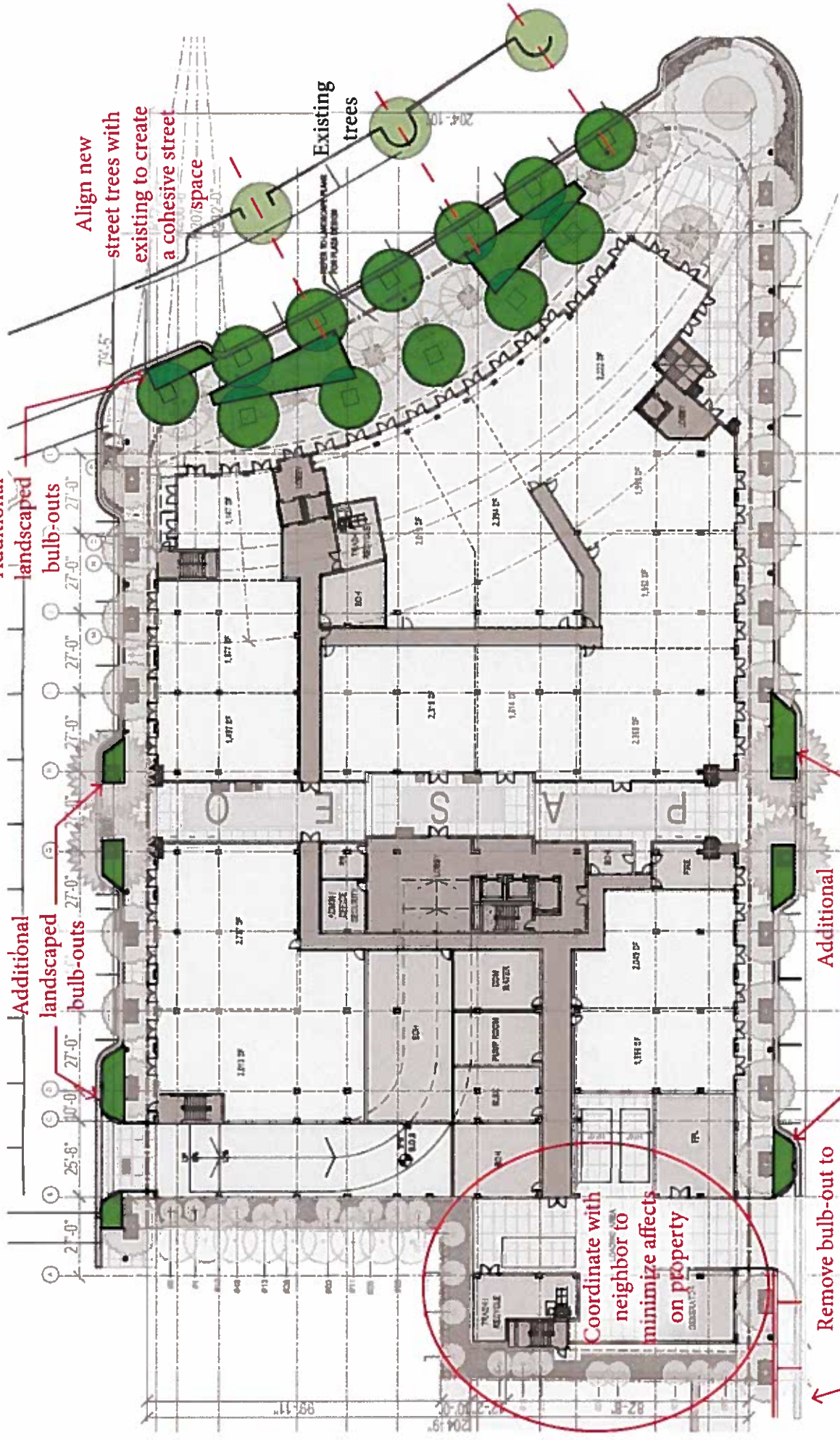
Additional landscaped bulb-outs

Align new street trees with existing to create a cohesive street space

Existing trees

Coordinate with neighbor to minimize affects on property

Remove bulb-out to transition to existing street design and allow for additional on-street parking



Lauren Dowlen
1460 Cecilia Ave.
Coral Gables, FL 33146

City of Coral Gables Planning and Zoning Board Members
Ramon Trias, Planning and Zoning Director


October 11, 2017

Dear Board Members and Mr. Trias,

My name is Lauren Dowlen and I live at 1460 Cecilia Avenue, and I work at 1537 San Remo Avenue, in Coral Gables, Florida. The neighborhood where I work, shop for groceries, take my children to the park and for ice cream, eat at restaurants and run errands is a beautiful, thriving, and convenient area to work and play.

However I believe it is wrong to re-zone the property as proposed on Venera Avenue. Too much density would taint the neighborhood. I do not believe it is George Merrick's vision to see such a zoning change for building height and density at this particular corner of Coral Gables. A beautiful new, yet constrained, single-family residential and mixed-use building would be a perfect fit for the property, but 125-ft high monstrous development so close to the Kerdyk Park is not appropriate. Please delay the approval of this project so that the developer, the Board and the community might discuss a proposal best suited for the neighborhood and the City of Coral Gables.

Respectfully,


Lauren Dowlen

City of Coral Gables
Planning and Zoning Board Meeting

Wednesday, October 11, 2017

PZ Agenda Items Nos. 6-7 ("Venera" 1515 San Remo Avenue)

My name is Lani Kahn Drody and I live at 10615 Lakeside Drive in Coral Gables. I own the office building located at 1537 San Remo Avenue also in Coral Gables immediately adjacent and to the West of the Applicant's property. I have been a resident of Coral Gables for most of my life. In 2006, I served as the first female president of the Builders Association of South Florida and sat on the Board of the National Association of Homebuilders. In 2001, I was voted Builder of the Year by the BASF. In 2003, I served on the Coral Gables Property Advisory Board. I currently sit on the Board of Governors of the Miami Association Board of Realtors. My father and I own Lowell Homes and Lowell International Realty based out of Coral Gables. I tell you all of this so you understand that real estate and Coral Gables are in my blood. I am not an "anti-growth" person, but I am a "smart-growth" advocate.

In 2010, I purchased our office building on San Remo off market specifically because I loved the street, the low and mid-rise nature of the neighborhood and it's proximity to a nice residential neighborhood and park. It very much mirrored our business and the clientele we serve.

Today, I am here to voice my objection to the proposed Venera project. While I am by no means objecting to a redevelopment of the site, the density and scale of what is being proposed is ludicrous and not representative of "smart growth".

San Remo Avenue is at its maximum capacity of traffic currently. It bears the load of traffic frequenting the Shops of Sunset, Sunset Office Plaza, Baptist Health, Riviera Day School, and the Riviera Nursing Home. Currently, the San Remo Plaza building (which includes Whole Foods) hires an off duty officer to direct traffic out of its parking garage (adjacent to my building) in the late afternoons. Loading trucks frequently block our parking lot as they maneuver short term parking to access the Breast Center and Medical office suites in Plaza San Remo. Traffic in the mornings and evenings stacks all the way up to Yumuri. We have had to wait to even pull out of my office at certain points of the day. The applicant's desire to double the density in this neighborhood by putting 175 rental units (mainly 1 bedrooms) and over 31,000 square feet of commercial retail space is overwhelming for the property and the neighborhood.

Further, I would like to point out several inconsistencies in the application:

1. The applicant's statement on page 2 of their application says" ...Amending the Future Land use Map to change the land use designation of this Property to Commercial Mid-Rise Intensity will make it consistent with the land use designations of the adjacent properties." This statement is totally false. The only adjacent property to it with the Commercial Mid-Rise Intensity designation is the one the applicant owns and successfully changed to this land use designation a few years ago. The other adjacent properties are all LOW-rise intensity allowing for 50 feet of height.

I'd like to make the point that while the applicant claims he has the 125' of height he proposes "as of right", he does NOT have the right to the density he requests. Currently, his residential mid-rise zoning allows for 70' of height plus bonuses and 40 units per acre of density. The ONLY reason the applicant seeks the Mid- Rise instead of keeping it

Residential Multi-Family Medium Density (land use) and Multi-Family 2 District (zoning) (which is more consistent with the area) is so that he can cram all 175 units he wants into his building.

2. The traffic study contemplates 172 units and 30,025 square feet of commercial space. The latest version of the applicant's plans specify 175 dwelling units and 31,741 square feet of RETAIL. Further, the traffic study states on page 10 in section 2.5 "It should be noted that the eastbound approach of the Red Road and San Remo Avenue intersection is a private driveway and was not included in the intersection capacity analysis." It is crazy that the traffic study fails to contemplate eastbound traffic that dumps directly onto our street. This is the one way street that runs from US1 through the Shops of Sunset utilizes the traffic light there and empties onto Red Road. Even though it may be private, cars drive through it and they should be counted in the traffic analysis. Also, the traffic analysis only measures morning and evening traffic and does not contemplate how daytime RETAIL traffic will impact the area. The entire traffic study needs to be tweaked and analyzed further.

Finally, in addition to my concerns about the character of the neighborhood, I have some significant concerns about how specifically the building will adversely affect our business. In addition to the added traffic, the applicant is proposing to place his dumpster, loading dock and generator next to my property. The vibrations, large vehicles and smells associated with this equipment will be a detriment to our property, our employees and the clientele we serve. Despite our requests and the urging of the Planning and Zoning Department to move this equipment, the developer has proffered no revised plans for us to consider. Furthermore, the retail and residential density will exceed the capacity of the municipal street parking that my clientele currently enjoys. Our customers won't be able to park and visit our building with the ease they have currently.

Therefore, I ask the Planning and Zoning Board to defer this application so that the applicant can garner more community input and address these serious concerns.

October 11, 2017

Planning and Zoning Board
City of Coral Gables
405 Biltmore way,
Coral Gables, FL 33134
Ref: 1500 Venera Avenue and 1515 San Remo Avenue

To whom it may concern,

My name is Liliana A Quintero and I live at 120 South Prospect Drive in Coral Gables, Florida. I work at Lowell International Realty LLC, located at 1537 San Remo Avenue, Coral Gables.

I would like to join all those who spoke against this proposed project and rezoning. I am against this high density project (development referenced above) and all hardships it will bring to this Coral Gables area, making it even more difficult to park and drive due to the traffic increase it will generate, resulting in a not very enjoyable experience for our clients or any of the residents in the vicinity.

I hope you take into consideration our thoughts and concerns .

Sincerely yours,


Liliana A Quintero

Attention:

The Honorable Mayor Raul Valdes-Fauli
rvaldes-fauli@coralgables.com

**City Manager Cathy Swanson-
Rivenbark**
cswanson@coralgables.com

**The Honorable Vice Mayor Patricia
Keon**
pkeon@coralgables.com

**Planning and Zoning Director Ramon
Trias**
rtrias@coralgables.com

**The Honorable City Commissioner Vince
Lago**
vlago@coralgables.com

**The Honorable City Commissioner
Michael Mena**
mmena@coralgables.com

**The Honorable City Commissioner
Frank C. Quesada**
fquesada@coralgables.com

**Re: Venera Project located at 1500 Venera and 1515 San Remo across from the
William H. Kerdyk Jr. and Family Park and Riviera Day School**

Dear Honorable Mayor, Vice Mayor, City Commission, City Manager and Planning and
Zoning Director:

I am a Coral Gables resident/business owner. I just learned with alarm about the
above-referenced project that is seeking Planning and Zoning Board approval at 6:00 PM on
October 11th.

The project being proposed will bring too much density and commercial use that
is not cohesive to the spirit and character of our neighborhood. It is closer to the park and
residences, yet is taller and more massive than the commercial buildings to the West such
as Whole Foods. Further, it will clog our neighborhood streets with even more traffic and
congestion and devalue our property.

There is no transition or step-down along San Remo as this looming project approaches
our beloved William H. Kerdyk Jr. and Family Park and Riviera Day School, and residences.

The proposed increase in density of 175 apartment units (many 1 bedrooms) plus
30,000 square feet of new commercial retail space adjacent to the residential park area is a
total mismatch for our neighborhood. The existing zoning in place gradually reduces intensity
along San Remo as you approach the Park and the single-family homes beyond.


The existing zoning allows for tall multi-family residential and affords plenty of opportunity for responsible redevelopment. As such there is no reason to change our Zoning laws just so the developer can add more units plus 30,000 square feet of entirely new commercial use, all so close to our neighborhood. There is no public benefit to justify changing our Zoning laws.

Please alert the members of the Planning and Zoning Board to my opposition to this Comprehensive Plan and zoning change, and please include this letter of opposition into the Board package and record of the upcoming hearing.

As our elected officials charged with protecting our neighborhoods by enforcing our Zoning regulations, I hope that you will do everything in your power to protect our Park and neighborhood and deny the developer's request to add more density and commercial use.

Sincerely,

Name: Magdalena Sonville

Signature: 

Address:

1561 Catalonia Avenue

Coral Gables, Florida 33134

Email Address:

Msonville@aol.com

From: [Trias, Ramon](#)
To: ["Blair Sonville"](#)
Cc: [Valdes-Fauli, Raul](#); [Keon, Patricia](#); [Lago, Vince](#); [Mena, Michael](#); [Quesada, Frank](#); [Swanson-Rivenbark, Cathy](#); [Garcia, Jennifer](#)
Subject: RE: Venera Project
Date: Tuesday, September 26, 2017 1:22:05 PM

Thank you for your email.

We will forward your comments to the Planning and Zoning Board members.

We appreciate your interest in this project. Please do not hesitate to contact me should you have additional comments.

Ramon Trias

From: Blair Sonville [<mailto:bsonville@lowellinternationalrealty.com>]
Sent: Tuesday, September 26, 2017 12:52 PM
To: Trias, Ramon
Cc: Valdes-Fauli, Raul; Keon, Patricia; Lago, Vince; Mena, Michael; Quesada, Frank; Swanson-Rivenbark, Cathy; garcia4@coralgables.com
Subject: Venera Project

Dear Director Trias,

I am a former Coral Gables resident, work at Lowell International Realty on San Remo, and have in-laws that are long-standing Coral Gables residents. My Broker, Lani Kahn Drody, shared the news of the Venera Project and I am shocked that this is something our great city would consider.

The proposed project will bring too much density and commercial use that is not cohesive to the spirit and character of our neighborhood. It is closer to the park and residences, yet is taller and more massive than the commercial buildings to the West such as Whole Foods. Further, it will clog our neighborhood streets with even more traffic and congestion and devalue our property.

There is no transition or step-down along San Remo as this looming project approaches our beloved William H. Kerdyk Jr. and Family Park and Riviera Day School, and residences.

The proposed increase in density of 175 apartment units (many 1 bedrooms) plus 30,000 square feet of new commercial retail space adjacent to the residential park area is a total mismatch for our neighborhood. The existing zoning in place gradually reduces intensity along San Remo as you approach the Park and the single-family homes beyond.

The existing zoning allows for tall multi-family residential and affords plenty of opportunity for responsible redevelopment. As such there is no reason to change our Zoning laws just so the developer can add more units plus 30,000 square feet of entirely new commercial use, all so close to our neighborhood. There is no public benefit to justify changing our Zoning laws.

Please alert the members of the Planning and Zoning Board to my opposition to this Comprehensive Plan and zoning change, and please include this letter of opposition into the Board package and record of the upcoming hearing.

I hope that you will do everything in your power to protect our Park and neighborhood and deny the developer's request to add more density and commercial use.

Thank you for your time and attention to this matter.

Sincerely,
Blair Sonville

--

Blair Sonville
Sales Associate

1537 San Remo Av. Coral Gables, FL 33146
☎ 305.520.5420 | ☎ 305.989.5381
www.lowellinternationalrealty.com



Lani Drody <lkdrody@lowellinternationalrealty.com>

Fw: Applications re 1500 Venera Avenue and 1515 San Remo Avenue, Coral Gables, FL

2 messages

Roberta Neway <robertajn@att.net>
 Reply-To: Roberta Neway <robertajn@att.net>
 To: "lkdrody@lowellinternationalrealty.com" <lkdrody@lowellinternationalrealty.com>

Wed, Oct 11, 2017 at 1:32 PM

Here it is (please feel free to use any bit that you think might be useful)

----- Forwarded Message -----

From: Roberta Neway <robertajn@att.net>
To: "planning@coralgables.com" <planning@coralgables.com>
Sent: Tuesday, October 10, 2017 1:21 PM
Subject: Applications re 1500 Venera Avenue and 1515 San Remo Avenue, Coral Gables, FL

Hello,

I cannot attend the meeting tomorrow night; however, I would like to request that the Planning and Zoning Board delays making a decision on these applications until the applicant, the City, and residents in this area have resolved the following:

- **Traffic:** The traffic in this area is currently horrendous, and as a pedestrian who frequently crosses the subject streets, I assure you that traffic laws are not respected, and enforcement of traffic laws, if it occurs at all, is insufficient.

In fact, the three 'yield to pedestrian' markers that were recently put up were knocked down within a day or two of installment.

Until the City and, perhaps, the developer improve the existing conditions through traffic calming and/or strict enforcement, no increase in density in this area should be considered.

- **Walkability Along Sidewalks:** I attended the informational session held by the applicant a month or two ago, and, in my opinion, they did not grasp the importance of having vehicular entrances and exits that are pedestrian friendly.

'Blind' entrances/exits for vehicles that cannot be seen by pedestrians walking along the sidewalk until they are in front of the actual driveways are dangerous and discourage walking. The entrance/exit for Whole Foods on San Remo is not pedestrian friendly, and I have seen near-misses here several times.

Also, there is currently a wide space for deliveries existing on Venera for the Whole Food building, and I believe the applicant has the same plan for this project (albeit, this would be on Venera). Many times drivers use the sidewalk of the Whole Foods delivery entrance to make a u-turn (driving along the sidewalk for a ways), and delivery drivers also drive along the sidewalk rather than making a sharp and careful turn into this area. I know vehicles need to service buildings, but there should be a 'tight' entrance, visible in advance to pedestrians. Sidewalks are not roadways and developers should not treat them as such.

In short, unless vehicular entrances/exits are planned with pedestrians in mind, this project will add significantly to the poor walking conditions that currently exist along these two streets that should be pedestrian friendly.

- **Riviera Park:** The park needs to be protected and maintained.

This specific project faces Riviera Park, and I am afraid that with the need for more parking, the City will eventually decide to put in angle parking around the entire park (taking away actual park land). This was done along the San Remo side of the park, and it has only benefited Riviera School and Riviera Nursing Home. I assure

10/11/2017

Lowell International Realty Mail - Fw: Applications re 1500 Venera Avenue and 1515 San Remo Avenue, Coral Gables, FL

you it is not pleasant walking down this side of the park while motorists sit in their cars, engines running, texting and/or waiting to pick up their children from school . In addition, this parking arrangement has made biking down San Remo impossible due to the ease with which motorists on both sides of the street can reverse onto the narrow street.

With more density, these angle parking spaces will be used more frequently making this small, but important, stretch of sidewalk more unpleasant and this section of the street more dangerous. The City needs to find a way to mitigate this situation and keep it from getting worse before allowing more density in this area.

- **Time for Construction:** Any applicant anywhere in our City should not be allowed to develop anything until they have submitted plans for safe and convenient passage for pedestrians, bicyclists, and motorists during construction and guaranteed a reasonable timeline for construction.

The abuse of a public sidewalk that has occurred and is still occurring on Sunset due to the construction of the Bacardi building has been a violation of pedestrian rights, and I am at a loss to understand why the City has allowed it. I think that, most likely, the City did not require any timeline from the developer, and this has been resulted in unnecessary inconvenience and more dangerous conditions for all.

Thank you for your time and consideration.

Sincerely,
Roberta Neway
1236 South Alhambra Circle
Coral Gables, FL 33146
305.450.5324

Lani Drody <lkdrody@lowellinternationalrealty.com>
To: Roberta Neway <robertajn@att.net>

Wed, Oct 11, 2017 at 1:38 PM

Thank you so much! This is super!

Lani Kahn Drody
Lowell International Realty
Broker | President

1537 San Remo Av. Coral Gables, FL 33146
O 305.520.5420 | C 305.216.1550
www.lowellinternationalrealty.com

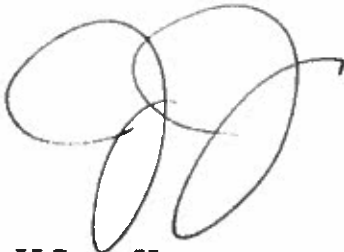
[Quoted text hidden]

JJ Snow Hansen
1430 Plasentia Avenue
Coral Gables, Florida 33134
(305) 608-8750

To Whom It May Concern:

My name is JJ Snow Hansen and I am a lifelong Coral Gables resident. I work at Lowell International Realty located at 1537 San Remo Avenue in Coral Gables. I am opposed to the increased density proposed by the Venera applicant because of the hardships it will place on our workplace and our clientele's experiences interacting with us. San Remo Avenue and the surrounding neighborhood is lovely but the traffic is already an issue. I am pro-development for projects that will improve our "City Beautiful". The Venera project, however, will have the opposite effect.

Thank you for your consideration,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

JJ Snow Hansen

CARLA R. OLIVARES
Operations Manager
LOWELL INTERNATIONAL REALTY, LLC
1537 San Remo Ave
Coral Gables, FL 33146
754-777-3988

To whom it may concern:

My name is Carla R. Olivares I live at 105 NE 12 Ave Apt. 3, Hallandale Beach, and I work at Lowell International Realty, LLC., located at 1537 San Remo Avenue in Coral Gables. I am opposed to the increased density proposed by the Venera applicant and the hardships it will place on our workplace and our clientele's experiences interacting with us. San Remo Avenue and the surrounding neighborhood are beautiful and charming and I'd like to see it stay that way.

Thank you for your consideration.


Carla R. Olivares

October 11, 2017

Planning and Zoning Board
City of Coral Gables
405 Biltmore way,
Coral Gables, FL 33134
Ref:1500 Venera Avenue and 1515 San Remo Avenue

To whom it may concern,

My name is Liliana A Quintero and I live at 120 South Prospect Drive in Coral Gables, Florida. I work at Lowell International Realty LLC, located at 1537 San Remo Avenue, Coral Gables.

I would like to join all those who spoke against this proposed project and rezoning. I am against this high density project (development referenced above) and all hardships it will bring to this Coral Gables area, making it even more difficult to park and drive due to the traffic increase it will generate, resulting in a not very enjoyable experience for our clients or any of the residents in the vicinity.

I hope you take into consideration our thoughts and concerns .

Sincerely yours,


Liliana A Quintero

Venera Statement - please send and I will read...

Gillian Gaggero <gaggero@bellsouth.net>
To: Lani Drody <lkdrody@lowellinternationalrealty.com>

Wed, Oct 11, 2017 at 4:04 PM

Hi Loni,

Sorry I cannot make the meeting tonight. Please read the following statement.

We have lived in Coral Gables for 26 years and at [1154 Alfonso Avenue](#) for the last 19 years. We are horrified that projects continue to be approved and built in the city of Coral Gables that are not within the parameters of the Coral Gables Zoning Code. My husband and I adamantly oppose what we know about the Venera project presently because it does not comply with the density requirements of the Coral Gables Zoning Code. Please defer your vote on this project until such time as the developer has revised the project to allow for 133 units or less, that which the code allows, and until such time as the residents and business owners effected by the project have had time to review it in its entirety.

Truly Yours,

Gillian Gaggero-Gazzolo and Alvaro Gazzolo

From: Lani Drody [mailto:lkdrody@lowellinternationalrealty.com]
Sent: Wednesday, October 11, 2017 3:36 PM
To: Gillian Gaggero <gaggero@bellsouth.net>
Subject: Venera Statement - please send and I will read...

Lani Kahn Drody
Lowell International Realty
Broker | President

1537 San Remo Av. Coral Gables, FL 33146

☎ 305.520.5420 | ☎ 305.216.1550
www.lowellinternationalrealty.com



Virus-free. www.avast.com

October 10, 2017

Mayor Raul Valdes-Fauli,
rvaldesfauli@coralgables.com

Vice Mayor Patricia Keon
pkeon@coralgables.com

City Commissioner Vince Lago
vlago@coralgables.com

Commissioner Michael Mena
mmena@coralgables.com

**City Manager Cathy Swanson-
Rivenbark**
cswanson@coralgables.com

**Planning and Zoning Director
Ramon Trias**
rtrias@coralgables.com

Re: Venera Project located at 1500 Venera and 1515 San Remo across from the William H. Kerdyk Jr. and Family Park and Riviera Day School

To all City Officials:

As a Coral Gables resident, I am highly disappointed to learn how the City continues to consider and subsequently approve projects that make huge adjustments to current city code. These zoning changes bring extreme density, traffic, parking and many other major problems for the residents!

These projects are NOT cohesive nor in character to the to the spirit of our neighborhoods. Developers are building higher, denser and closer to our parks and residences with your permission. When I purchased my Coral Gables home over ten years ago, I was assured current codes and covenants would protect our home values. The over-development in our city is having adverse effects.

In particular, the current Venera project, (just like the Paseo project in the Riviera neighborhood) will loom over our parks and homes. The proposed increase in density of 175 apartment units (many 1 bedrooms hinting at student rental units) plus 30,000 square feet of new commercial retail space adjacent to the residential park area is completely out of character for our neighborhood. The existing zoning allows for tall multi-family residential and affords plenty of opportunity for responsible redevelopment. As such there is no reason to change our Zoning laws just so the developer can add more units plus 30,000 square feet of entirely new commercial use, all so close to our neighborhood. There is no public benefit to justify changing our Zoning laws.

Please note my vehement opposition to this Comprehensive Plan and zoning change, for the Venera project and please include this letter of opposition into the Board package and record of the upcoming hearing.

As our elected officials charged with protecting our neighborhoods by enforcing our Zoning regulations, I expect you to protect residents rights over developers pockets.

Javier & Lillian Polit

My statement for the meeting tonight

Suzanne Santos <ssantos@lowellinternationalrealty.com>

Wed, Oct 11, 2017 at 5:12 PM

To: Lani Drody <lkdrody@lowellinternationalrealty.com>, Carrie Foote <cfoote@lowellinternationalrealty.com>

My name is Suzanne Santos and I live at [6700 sw 69 Avenue](#). A scheduling commitment has made it impossible for me to attend tonight's meeting but i want to be sure my opinion opposing the proposed increased density goes on record.

I work at Lowell International Realty located at [1537 San Remo Avenue](#) in Coral Gables. I am opposed to the increased density proposed by the Venera applicant because of the following reasons:

1. Our clientele must already deal with congested traffic conditions when visiting our office and increased density would magnify this situation. This places a hardship on our company's business, employees, and of course our clients.
2. The elegant charm of San Remo Avenue and the surrounding neighborhood is central and foundational to the identities of the small businesses that flourish in such an atmosphere. The effects of Increased density will erode both the characteristics that are hallmarks of the areas' aesthetic appeal and create unpleasant congestion on already saturated streets and parking lots.



CFN 2003R0453244
OR Bk 21396 Pgs 3191 - 3192; (2pgs)
RECORDED 07/03/2003 15:50:25
DEED DOC TAX 30,750.00
SURTAX 23,062.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by:

MARK R. STARKMAN, ESQ.
PACKMAN NEUWAHL & ROSENBERG
1500 San Remo Avenue
Suite 125
Coral Gables, Florida 33146

Parcel I.D. No. 03-4130-009-1100

[Space Above This Line for Recording Data Only]

WARRANTY DEED

This Warranty Deed is made and executed the 15th day of July, 2003 by, SAN REMO APARTMENTS, INC., a Florida corporation, hereinafter called the "Grantor" to CG SAN REMO APARTMENTS, a Florida general partnership, whose post office address is 80 S.W. 8th Street, Suite 1870, Miami, Florida 33130, of the County of MIAMI-DADE, State of Florida, hereinafter called the "Grantee".

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee its successors and assigns, all that certain land situate in MIAMI-DADE County, Florida, to-wit:

Lot 17 through 24, Block 203 OF SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART FOURTEEN, according to the Plat thereof, as recorded in Plat Book 28, at Page 32 of the Public Records of MIAMI-DADE County, Florida.

This conveyance is subject to: taxes and assessments for 2003, which are not yet due and payable and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; and conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:

SAN REMO APARTMENTS, INC.
a Florida corporation

[Signature]
#1 Witness Signature
RICHARD MCDLOCK

By: [Signature]
HENRY DREVICH, President

Address: 1515 San Remo Avenue, Apt. E-9
Coral Gables, Florida 33146

#1 Witness Print Name
[Signature]


#2 Witness Signature

MARK R. STARKMAN
#2 Witness Print Name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of July, 2003, by HENRY DREVICH, a President of SAN REMO APARTMENTS, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced a driver's license or _____ (other) as identification.

My Commission Expires:

 Mark R Starkman
My Commission DD043757
Expires September 28, 2005

[Signature]
NOTARY PUBLIC
y:\wpdata\starkman\4536\warranty deed blank.doc



CFN 2005R0886760
 OR Bk 23706 Pgs 2163 - 2164; (2pgs)
 RECORDED 08/22/2005 13:51:42
 DEED DOC TAX 1,435.80
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

WARRANTY DEED

THIS WARRANTY DEED made and executed the 2nd day of August, 2005, by CG SAN REMO APARTMENTS, a Florida general partnership having its principal place of business at 80 S.W. 8th Street, #1870, Miami, Florida 33130, hereinafter called the Grantor, to SIDNEY LOWELL KAHN IV, a married man and SUSAN M. KAHN, a married woman as tenants in common whose address is 1465 Willow Lake Drive, Charlottesville, Virginia 22902 hereinafter called the Grantees:

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Miami-Dade County, Florida, viz:

Unit E-7, of VILLA SAN REMO CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 23355 at Pages 3786-3895 of the Public Records of Miami-Dade County, Florida.

Folio No.: 03 4130 009 1100

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

CG SAN REMO APARTMENTS,
 a Florida general partnership

By: LOWELL AT SAN REMO, INC.,
 a Florida Corporation
 Partner

Print Name: LOWELL AT SAN REMO, INC.

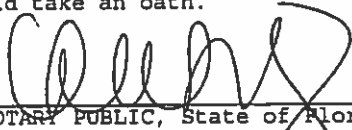
 Print Name: SUSAN L. SERRATS

By:
 SUSAN L. SERRATS,
 Vice-President
 80 S.W. 8th Street, #1870
 Miami, Florida 33130

2

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

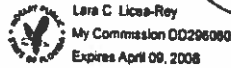
The foregoing instrument was acknowledged before me this 2nd
day of August, 2005 by SUSAN L. SERRATS, Vice-President, LOWELL AT
SAN REMO, INC., a Florida corporation partner of CG SAN REMO
APARTMENTS, a Florida general partnership, on behalf of said
Corporation. She is personally known to me or has produced her
license as identification and did take an oath.



NOTARY PUBLIC, State of Florida

My Commission Expires:

Print Name:



RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
Victor H. De Yurre, Esq.
1221 Brickell Avenue
9th Floor
Miami, Florida 33131



CFN 2017R0225271
 OR BK 30504 Pgs 2667-2668 (2Pgs)
 RECORDED 04/21/2017 14:11:20
 DEED DOC TAX \$2,128.20
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by and
 After Recording Return to:

Barry D. Lapidis, Esq.
 Berger Singerman LLP
 1450 Brickell Avenue, Suite 1900
 Miami, Florida 33131

Property Appraiser's Folio No.:
 03-4130-033-0420

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 5 day of July, 2016 from SIDNEY LOWELL KAHN, IV, a married man, whose mailing address is 68 Eaglebrook Drive, Somers, CT 06071 and SUSAN M. KAHN, a married woman, whose mailing address is 10520 Lakeside Drive, Coral Gables, FL 33156 ("Grantor") to SHOMA SAN REMO, LLC, a Delaware limited liability company, with an address at 3470 N.W. 82 Avenue, Suite 988, Doral, Florida, 33122 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Miami-Dade County, Florida and fully described as follows:

Unit E-7 of Villa San Remo Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 23355 Page 3786, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Subject property is not the homestead property of SIDNEY LOWELL KAHN, IV nor contiguous to his homestead property. SIDNEY LOWELL KAHN, IV resides at 68 Eaglebrook Drive, Somers, CT 06071.

Subject property is not the homestead property of SUSAN M. KAHN nor contiguous to her homestead property. SUSAN M. KAHN resides at 10520 Lakeside Drive, Coral Gables, FL 33156.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2016 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) conditions, reservations, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

7199259-1

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES

Reanna New
Print Name: Reanna New

Miranda Carter
Print Name: Miranda Carter

Steve Dunn
Print Name: STEVE DUNN

Carla Olivares
Print Name: CARLA OLIVARES

GRANTOR

Sidney Lowell Kahn IV
SIDNEY LOWELL KAHN, IV

Susan M. Kahn
SUSAN M. KAHN

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 5 day of JULY, 2016 by SIDNEY LOWELL KAHN, IV, who [] is personally known to me or [] who produced Photo as identification.

My commission expires:



STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 5 day of JULY, 2016 by, SUSAN M. KAHN who [] is personally known to me or [] who produced Photo as identification.

My commission expires:



Susan Serrats
NOTARY PUBLIC, State of FLORIDA
Print name: SUSAN SERRATS

Susan Serrats
NOTARY PUBLIC, State of FLORIDA
Print name: SUSAN SERRATS

PARTNERSHIP REGISTRATION STATEMENT

FILED

- 1. C G San Remo Apartments, a Florida General Partnership
2. Florida / Miami-Dade
3. 57-1175242
4. 5727 S. Lewis Ave. Suite 640 Tulsa, Oklahoma 74105
5. 1515 San Remo Ave. Coral Gables, Florida 33146

(Street Address of Principal Office in Florida, if applicable)

6. In accordance with s. 620.8105(1)(c)(1 & 2), Florida Statutes, required partner information is provided in one of the following options:

- Attached is a list of the names and mailing addresses of ALL partners and Florida Registration Numbers, if other than individuals, or:
The name and street address of the agent in Florida who shall maintain a list of the names and addresses of all partners:

NAME & FLORIDA STREET ADDRESS OF FLORIDA AGENT

IF OTHER THAN INDIVIDUAL, FLORIDA REGISTRATION NUMBER

If any of the partners are other than individuals, its entity name and Florida Registration Number must be listed below:

Table with 2 columns: Partner Entity Name, Florida Document Number. Rows include Lowell at San Remo, Inc. and Martcon I, LLC.

The execution of this statement as a partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Signed this 10th day of November, 2003

Signatures of TWO Partners:

Handwritten signatures of S. Lawrence Kahn III and W. Scott Martin.

Typed or printed names of partners signing above: Lowell at San Remo, Inc. a Florida Corporation S. Lawrence Kahn III, President; Martcon I, LLC, a Florida Limited Liability Company W. Scott Martin, President

Table with 2 columns: Fee Type, Amount. Rows include Filing Fee (\$50.00), Certified copy (\$52.50 optional), Certificate of Status (\$ 8.75 optional).

JUN. 26. 2003 6:43AM

NO. 741 P. 6/9

JUN. 25. 2003 4:54PM GREENBERG TRAUIG

NO. 076 P. 2 of 2

P03000070747

**Florida Department of State
Division of Corporations
Public Access System**

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H03000220845 9))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

**To: Division of Corporations
Fax Number : (850) 205-0382**

**From: Account Name : GREENBERG TRAUIG (ORLANDO)
Account Number : 103731001374
Phone : (407) 418-2435
Fax Number : (407) 420-5909**

03 JUN 26 AM 8:10
FILED
SECRETARY OF STATE
TALLAHASSEE FL 32399

FLORIDA PROFIT CORPORATION OR P.A.

Lowell at San Remo, Inc.

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$87.50

JG 6/26

FILED
JUN 26 AM 8:10
CLERK OF DISTRICT COURT
MILWAUKEE WISCONSIN

**ARTICLES OF INCORPORATION
OF
LOWELL AT SAN REMO, INC.**

ARTICLE I - NAME

The name of this corporation is **LOWELL AT SAN REMO, INC.**

ARTICLE II - INITIAL PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the initial principal place of business of the corporation is: 80 S.W. 8th Street, Suite 1870, Miami, Florida 33130. The initial mailing address of the corporation is: 80 S.W. 8th Street, Suite 1870, Miami, Florida 33130.

ARTICLE III - AUTHORIZED SHARES

The maximum number of shares of stock that the corporation is authorized to have outstanding at any one time is One Thousand (1,000) shares of common stock having a par value of One Dollar (\$1.00) per share.

ARTICLE IV - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the corporation is: 80 S.W. 8th Street, Suite 1870, Miami, Florida 33130, and the initial registered agent of the corporation at that address is: S. Lawrence Kahn, III.

ARTICLE V - DIRECTORS

The name and address of the initial Director of this corporation, who shall hold office the first year of the corporation's existence or until his successor is elected, is:

<u>Name</u>	<u>Address</u>
S. Lawrence Kahn, III	80 S.W. 8 th Street, Suite 1870 Miami, Florida 33130

ARTICLE VI - INCORPORATOR

The name and address of the incorporator is as follows:

<u>Name</u>	<u>Address</u>
S. Lawrence Kahn, III	80 S.W. 8 th Street, Suite 1870, Miami, Florida 33130

JUN. 26. 2003 6:44AM

NO. 741 P. B/9

JUN. 25. 2003⁸ 4:54PM LOWGREENBERG TRAUIG

48033778652

NO. 076.03/04 P. 4, 327

EO3000220845 9

ARTICLE VII - INDEMNIFICATION

The corporation shall, to the fullest extent permitted by the laws of Florida, including, but not limited to Section 607.0850 of the Florida Business Corporation Act, as the same may be amended and supplemented from time to time, indemnify any and all directors and officers of the corporation.

IN WITNESS WHEREOF, the undersigned does hereby execute this instrument this 25 day of June, 2003.

By: 
S. Lawrence Kahn, III,
Incorporator

EO3000220845 9

JUN. 25. 2003 6:44AM

NO. 741 P. 9/9

JUN. 25. 2003 4:55PM LOWGREENBERG TRAUIG

+9086778850

NO. 076 P. 5
04/06 127

H03000220845 9

**FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to Section 48.091 and Section 607.0601, Florida Statutes, the following is submitted:

That **LOWELL AT SAN REMO, INC.**, desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of incorporation, at 80 S.W. 8th Street, Suite 1870, Miami, Florida 33130, has named **S. Lawrence Kahn, III** as its agent to accept service within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the Corporation named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida Business Corporation Act, relative to the proper and complete performance of my duties as registered agent.

Date: June 25, 2003



S. Lawrence Kahn, III

FILED
03 JUN 26 AM 8:10
CLERK OF STATE
TALLAHASSEE, FLORIDA

Entered into the record
by Mario Garcia Serra at
PZB Meeting of 10 11 17.

PROFESSIONAL
BANK 

October 11, 2017

Mr. Anibal Duarte-Viera
201 Sevilla Avenue
Coral Gables, FL 33134

RE: 1500 Venera / 1515 San Remo

Dear Mr. Duarte-Viera,

We have reviewed the project's renderings and, as your neighbor, Professional Bank is delighted that such a wonderful mixed use project will be located in such close proximity to our San Remo office.

As you know, one of our branches is located at 1567 San Remo which is approximately 150 feet from the subject project. Please be advised that we have no opposition to said project and welcome the improvements and enhancements to the area.

Sincerely,



Abel L. Iglesias
President
Chief Executive Officer