

Garcia, Cynthia

From: Debra Register <rdeb@registerco.com>
Sent: Monday, August 23, 2021 4:14 PM
To: Lago, Vincente; Anderson, Rhonda
Cc: Sue; Tom O'Malley; Brett Gillis; Maria Cruz; Pat Nolan; City Clerk
Subject: I do not agree with the below resolution F-9 relating to the Venera project

Importance: High

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F-9: A Resolution of the City Commission of the City of Coral Gables, Florida amending Resolution No. 2018-148 approving the mixed-use site plan for the project on the property legally described as Lots 11 through 25, Block 203, Coral Gables Riviera Section 14 (1500 Venera Avenue, 1515 San Remo Avenue, and 1537 San Remo Avenue), Coral Gables, Florida to allow for certain off-site improvements at the intersection of Red Road, Madruqa, and Venera to be completed before the final certificate of occupancy instead of before the first certificate of occupancy or temporary certificate of occupancy.

"Pursuant to Resolution No. 2018-148, the City Commission approved a mixed-use project located at 1500 Venera Avenue. Resolution No. 2018-148 contains a number of conditions, including that certain right-of-way and public realm improvements must be completed prior to the issuance of a temporary certificate of occupancy ("TCO"). The property owner submitted a written request to amend Resolution No. 2018-148 to allow for the right-of-way improvements at the intersection of Red Road, Madruqa, and Venera to be completed prior to the issuance of the final certificate of occupancy instead of prior to the TCO due to certain design challenges associated with the geometry of the three-way intersection and the use by delivery trucks to Whole Foods that need to maneuver through there. The proposed resolution would amend Resolution No. 2018-148 to move the requirement that the right[1]of-way improvements at Red Road, Madruqa, and Venera be completed prior to the issuance of the final certificate of occupancy, instead of prior to TCO."

All improvements should be completed prior to TCO. The developer knew what the conditions were when the development was approved and should have included these improvements in the construction time table and adjusted for COVID. The conditions for the improvements are not going to improve over time and once the project gets a TCO and the apartments are occupied there will be more traffic than presently exist. Please vote NO.

Our office is located in the area of the Venera project and the traffic and congestion continues to get worse. Once the Publix project begins and the Venera is allowed to have their TCO the business owners, patrons of the businesses, homeowners surrounding this project are going to incur major traffic and parking issues.

The second phase of this project hasn't even started and now the property is up for sale. Not requiring the second phase to start before any CO was given was a mistake and who knows when the second phase will ever be built or a different project will be submitted for approval by the commission.

Again, please vote NO tomorrow.

Thank you.

Debra Register

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