

From: [Karelia Carbonell](#)
To: [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Lago, Vince](#); [Mena, Michael](#); [Menendez, Kirk](#)
Cc: [Urquia, Billy](#); [City Clerk](#)
Subject: November 9th Commission Meeting Item -- REJECT SITE PLAN FOR MOBILITY HUB
Date: Saturday, November 6, 2021 7:54:13 PM

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Coral Gables City Commission,
On behalf of the Historic Preservation Association of Coral Gables, please accept this letter in opposition to the mobility hub site plan as proposed. The **site design is contrary to the BOA mission** of preserving the traditional character of the community. It is **incompatible with the "architectural beauty and harmony"** of Merrick's city as per zoning ordinance #153. It **encroaches on the view shed of the historic** Miracle Theater. And it is in **direct conflict with section 10-105** of the zoning code pertaining to the requirement that parking garages must be screened and integrated.

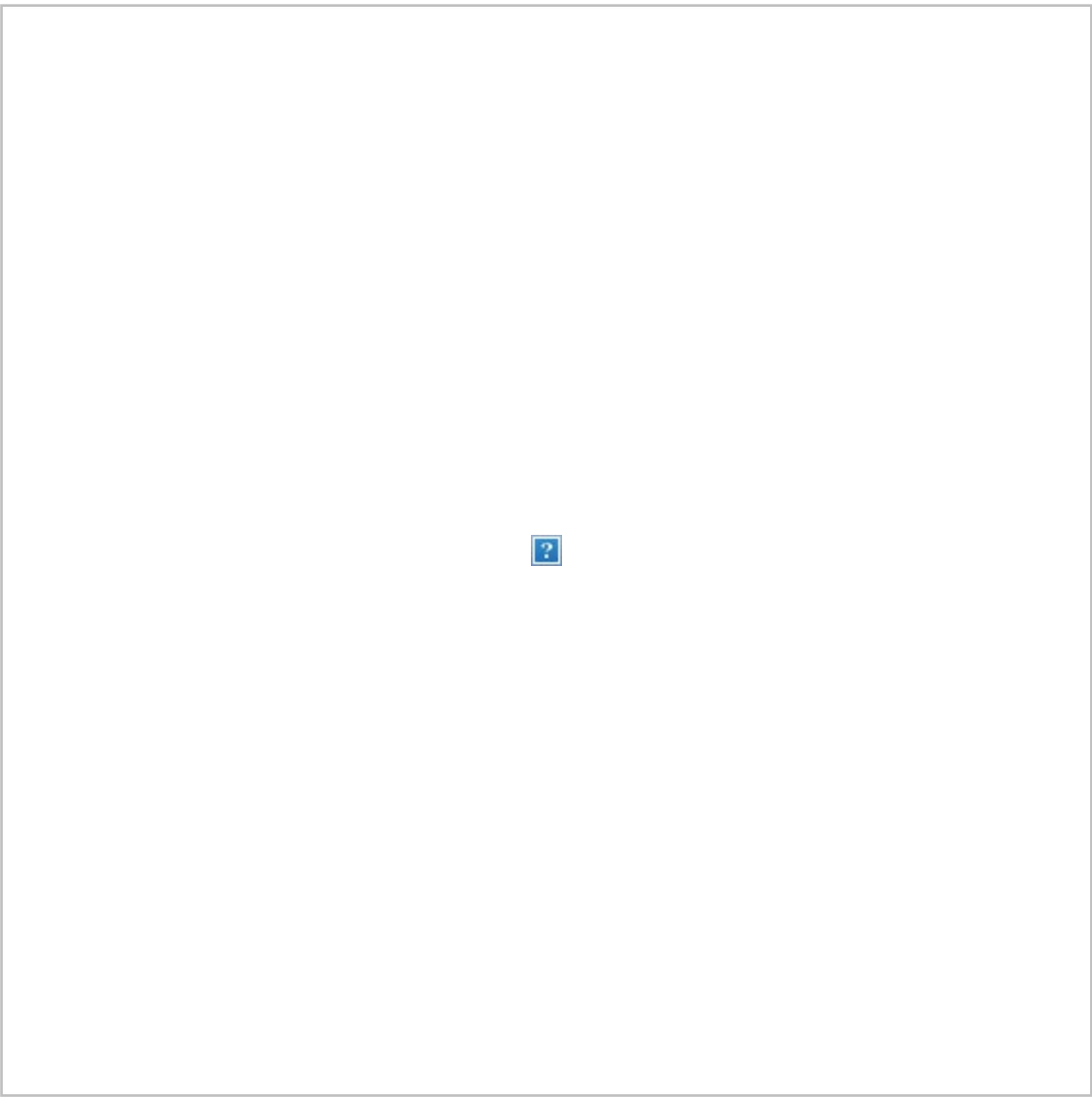
It is also **a dangerous design** with a wide open ramp supported by wires as a barrier. A scary scenario for any driver.

As concerned citizens who have followed this issue closely, we request that the resolution [F.-7. 21-3306] granting Site Plan approval of a mobility hub, located at the site of Parking Garage 1 ***be denied.***

Respectfully submitted,

Karelia Martinez Carbonell, President HPACG

[View this email in your browser](#)



***MEGA MILLION MOBILITY MONOLITH
Towers over Historic Miracle Theater***

&

***Defies the Board of Architect's own mission to "preserve the
traditional aesthetic character of the community."***

The Board of Architects purpose is "to ensure that the City's architecture is consistent with the City's regulations and to preserve the traditional aesthetic character of the community."



THERE IS NO "HARMONY" IN THE HUB
[1930] First Coral Gables Zoning Ordinance #153

"Preserving property values and the general prosperity through the maintenance of a high standard of construction, architectural beauty AND harmony..."

Commission Meeting
Tuesday November 9th
IN-PERSON or ZOOM

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/3054466800>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to

and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 3054466800. If you joined the meeting via telephone, you can "Raise your Hand" by pressing *9.

Time Certain 12:30pm (Agenda Item F-7)

F.-7. 21-3306 A Resolution of the City Commission pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," **granting Site Plan approval of a mobility hub**, located at the site of Parking Garage 1, legally described as Lots 29 to 42, Block 2, Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.City

SAY NO TO THE HUB AS PROPOSED

The proposed mobility hub site plan to replace parking garage #1 will cost upward of \$40 million but the *real* cost will be the loss of the historic architectural harmony of the downtown area.

1. The site plan for the parking hub is in an MF3 zone and goes against zoning code section 10-105 which states that "screening" of structured parking is required.
2. It is not in harmony with the aesthetic character of the community
3. It is an issue of safety due to its wide open ramp design with only wires as barriers.
4. It detracts from the compatibility and harmony of the area

The proposed mobility hub site plan is contrary to the code. It is NOT screened [hidden]. As the plans show, it is a glass and metal structure that imposes on the "aesthetic character of the community," contrary to the BOA mission.

IMPORTANT!
Zoning Code Section 10-105
states that "screening of parking" is required if
building is MF3

Section 10-105. Landscaping, screening, and design.

1. General. Landscaping shall be provided as required by [Article 6](#), Landscape.
2. Screening of integrated structured parking when required. **Screening of parking that is structurally and architecturally integrated into or located under a building is required** when:
 1. The building is in an MF2, **MF3**, MF4, and all MX Districts;
 2. Any part of the area in or under the building that is used for parking (from finished floor to ceiling) is located above established grade and closer than twenty (20) feet to the front building setback line; and
 3. No intervening use (e.g., retail, lobby, etc.) is located between the parking and the front setback line.
3. Parking garage exterior design.
 1. The exterior façades of parking garages shall be designed and improved so that the **use of the building for parking is not readily apparent and shall reflect the architectural character** and exterior finishes of the principal building that is to be served.
 2. Parking garage openings shall be screened from surrounding properties and rights-of-way to minimize visible interior lights and car headlights.
 3. Pipes, conduits, and mechanical systems attached to a garage ceiling shall not be visible from any sidewalk and concealed with decorative screening, as approved by the Board of Architects.
4. Automated parking systems. Automated parking systems shall be located within a structure so that a visual barrier is in place to screen the parking from pedestrian view. The structure shall be subject to all standards that apply to the design and location of parking garages.

1. COMPLETELY OUT OF PLACE & INCOMPATIBLE

"In Coral Gables, a Mediterranean bonus is awarded to architects

and developers who incorporate Spanish-style Mediterranean architecture into their projects. Our city's Mediterranean character was introduced by George Merrick et al. to mimic the old-world charm of Europe. There is nothing Mediterranean at all about this mobility hub. This new building looks like a futuristic, huge monolith, completely out-of-place and wholly incompatible with the surrounding neighborhood. The proposed hub will reside immediately adjacent to the historic landmark, Actor's Playhouse (Miracle Theatre)" <https://gablesinsider.com/opinion-our-city-should-lead-by-example/>

2.

ASK YOUR COMMISSIONER TO ADHERE TO ZONING CODE SEC. 10-105 & REJECT THE MOBILITY HUB SITE PLAN AS PROPOSED.

LETTERS SHOULD BE SENT TO:

randerson@coralgables.com

jfors@coralgables.com

vlago@coralgables.com

mmena@coralgables.com

kmenendez@coralgables.com

burquia@coralgables.com

SAMPLE LETTER:

Dear Members of the Coral Gables City Commission,

I wish to express my concern for the \$40 million mobility hub site plan which is contrary to the BOA mission of preserving the traditional character of the community. It is incompatible with the "architectural beauty and harmony" of Merrick's city. It encroaches on the view shed of the historic Miracle Theater. And it is in direct conflict with section 10-105 of the zoning code pertaining to the requirement that parking garages must be screened and integrated.

It is also a dangerous design with a wide open ramp supported by wires as a barrier. A scary scenario for any driver.

As a concerned citizen who has followed this issue closely, I request that the resolution granting Site Plan approval of a mobility hub, located at the site of Parking Garage 1 ***be denied.***

Thank you.

[Name, Address]

YOUR COMMENTS COUNT!

Founded in 1991, Historic Preservation Association of Coral Gables (HPACG) is a 501c3 nonprofit whose mission is to promote the understanding and importance of historic resources and their preservation. Want to get to know us better? Please visit our website at www.historiccoralgables.org



Copyright © 2021 Historic Preservation Association of Coral Gables, All rights reserved.
You are receiving this email because you have indicated an interest in historic preservation.

Our mailing address is:

Historic Preservation Association of Coral Gables
P.O. Box 347944
Coral Gables, FL 33234

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

