

**From:** [zully pardo](#)  
**To:** [Lago, Vince](#); [Mena, Michael](#); [Jorge L. Fors, Jr.](#); [Menendez, Kirk](#); [Anderson, Rhonda](#); [Urquia, Billy](#)  
**Subject:** Commission Meeting November 9th, 2021 agenda item F-7 21-3306 Mobility Hub (parking garage 1)site plan approval  
**Date:** Monday, November 8, 2021 7:42:20 AM

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

Jaime and Zully Pardo  
49 Campina Court  
Coral Gables, Fl 33134

Dear City of Coral Gables Commissioners,

We wish to express our apprehension with respect to the mammoth ultramodern design of the proposed mobility hub. It is out of context and inharmonious for the area in question. The proposal is especially intrusive, towering over historic Miracle Theatre and our Main Street. The design is inconsistent with the aesthetic goals of our community.

On this note, here's an alternative. In keeping with George Merrick's vision of lush open green spaces and the City's commitment to that end, commission a living green (plant designed) parking structure,

Such a design would offer an aesthetically pleasing solution which is not only compatible with our innovative planning and development goals but provide a positive environmental impact in an urban setting.

We respectfully request that the mobility hub site plan be denied and alternatives be considered. Let us preserve the aesthetic character of our City.

Sincerely,  
Jaime and Zully Pardo  
305-803-1506

\*\*\*please read into the record\*\*\*

Sent from my iPhone

**From:** JACKSON RIP HOLMES  
**To:** Lago, Vince; Mena, Michael; Jorge L. Fors, Jr.; Iglesias, Peter; Ramos, Miriam; Urquia, Billy; slesnickj@hotmail.com; marlinebbert@yahoo.com; wkerdyk1@gmail.com; edevalle@gmail.com; Pino, Ernesto; Granell, Chelsea; raul.mas@outlook.com; info@gablesinsider.com; letters@thecoralgablesmagazine.com; MTrowbridge@coralgableschamber.org; garyalanruse@att.net; grant@communitynewspapers.com; erodriguez@wfor.cbs.com; mgillen222@aol.com; DonSlesnick@scclp.com; areinhardt@shopcoralgables.com; msfg11@gmail.com; nick@threefoldcafe.com; info@creativewedding.com; ladoradamiami@gmail.com; esnowboat@aol.com; legendabridals@bellsouth.net; amoregables@gmail.com; rick@wellgroomedgentleman.com; thebeachcruzy@aol.com; Trias, Ramon; leonkellner@comcast.net; savecoralgables@gmail.com; CoralGablesNeighbors@gmail.com; gordons360@aol.com; karelia.m.carbonell@gmail.com; Anderson, Rhonda; Menendez, Kirk; ariel@arielfernandez.com; rdeb@registerco.com; thomas@snookadr.com; dwinker@dwrlc.com; rosi@rosiborroto.com; jmoscowitz@moscowitz.com; brett.gillis@gmail.com; Juan Carlos Diaz-Padron; Jim Berlin  
**Subject:** Coral Gables Mobility parking Hub -- A Dream Come True at 245 Andalusia,...  
**Date:** Friday, November 12, 2021 5:20:39 PM

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<https://youtube.com/shorts/kZfzfkW9jIo?feature=share>

Sent from my iPhone

**From:** [mervol@aol.com](mailto:mervol@aol.com)  
**To:** [Urquia, Billy](#)  
**Subject:** Fwd: Mobility Hub design  
**Date:** Thursday, November 11, 2021 2:27:36 PM

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From: mervol@aol.com  
To: vlago@coralgables.com  
Sent: 11/11/2021 2:23:02 PM Eastern Standard Time  
Subject: Mobility Hub design

Mr. Mayor:

I would like to add my voice to the discussion about the design suitability of the proposed Coral Gables Mobility Hub, aside from any structural issues relating to the screening of the parking decks.

A pivotal issue influencing opinions about the proposed building is that of "harmony" and a Board of Architects commitment to upholding certain architectural traditions within the City's built environment. This pledge involves several key factors that I believe should be considered before making any final judgment about the Mobility Hub's design.

1. **Scale.** The scale (or size) of the proposed building is admittedly larger than most of the surrounding buildings. But a look at similarly outsized structures around the City reveals many such instances of large buildings cohabiting with smaller (as well as older) neighboring buildings -- The Colonnade Hotel, 2525 Ponce and The Plaza Coral Gables to name but a few examples. Co-existence can thus be said to be one of the defining characteristics of the City's architectural heritage.
2. **Location.** The location (or context) of the proposed building matters -- especially as it relates to functionality and the way people inhabit and traverse the City. A centrally located parking facility that is ev-friendly would not only serve a unique contextual purpose, but would also position Coral Gables as a city in touch with the future, not just the past. With regard to the adjacent 1948 Miracle Theater, a cutting-edge parking facility within easy walking distance would surely be a welcome amenity for the theater-going public.
3. **Style.** Our 1920s Mediterranean Revival buildings and public spaces remain the stylistic bedrock of Coral Gables. As the owner of an historically designated 1927 Coral Gables home, I am fully supportive of the preservation of our remaining landmarks, while simultaneously recognizing that "harmony" is really about compatibility and the way that different styles can exist in pleasing combinations. Consider the Luminaire building at 2331 Ponce or the Sarria building at 1001 Ponce -- both designed in stark contrast to surrounding buildings, yet both contributing to the harmonious character of the streetscape. Cookie-cutter formulaic design, in my opinion, is the antithesis of George Merrick's concept of a dynamic City Beautiful.

Respectfully submitted,  
Bruce Fitzgerald

**From:** [Rip Holmes](#)  
**To:** [Lago, Vince](#); [Mena, Michael](#); [Jorge L. Fors, Jr.](#); [Anderson, Rhonda](#); [Menendez, Kirk](#); [Iglesias, Peter](#); [Ramos, Miriam](#); [Urquia, Billy](#)  
**Cc:** [sergio\\_bakas@gensler.com](mailto:sergio_bakas@gensler.com); [Elaine DeValle, Political Cortadito CG](#); [Ariel Fernandez](#); [Miami's Community News; Herald Andres Vignucci](#) [avignucci@MiamiHerald.com](mailto:avignucci@MiamiHerald.com)  
**Subject:** I support the the retail stores and 10 story parking garage at 245 Andalusia!, Jackson Rip Holmes, adjoining owner  
**Date:** Sunday, November 7, 2021 12:46:48 PM

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Sent from my iPhone

**From:** [Mary E Burke](#)  
**To:** [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Lago, Vince](#); [Mena, Michael](#); [Menendez, Kirk](#); [Urquia, Billy](#)  
**Cc:** [Kautz, Kara](#)  
**Subject:** Mobility Hub building project  
**Date:** Saturday, November 6, 2021 8:55:13 AM

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Dear Members of the Coral Gables City Commission,

Please refrain from diluting the beauty of our city. That which makes us unique and sought after as a place to live and work is being destroyed. Most historic major US cities: such as Savannah, Charleston, Alexandria, Annapolis, and Philadelphia are protected. They remain not only lovely places to live, but also thrive as flourishing economic hubs. Something they all have in common is historic preservation, no huge multistoried buildings and low inner-city traffic. To preserve these elements I am expressing 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 to the "architectural beauty and harmony" of Merrick's city. It encroaches on the view shed of 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 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.

Mary E. Burke  
1243 Asturia Ave Coral Gables, FL 33134

**From:** [Jim Berlin](#)  
**To:** [Urquia, Billy](#)  
**Subject:** Mobility Hub  
**Date:** Tuesday, November 9, 2021 1:11:06 PM

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Mr Urquiza,

I submit my disapproval of the modern design. I support a change and new meeting to present benefits to Gables Residents.

Thank You, James Berlin  
737 Tivadabo ave, 33143

Sent from my iPhone

**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 7:54:08 PM

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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.

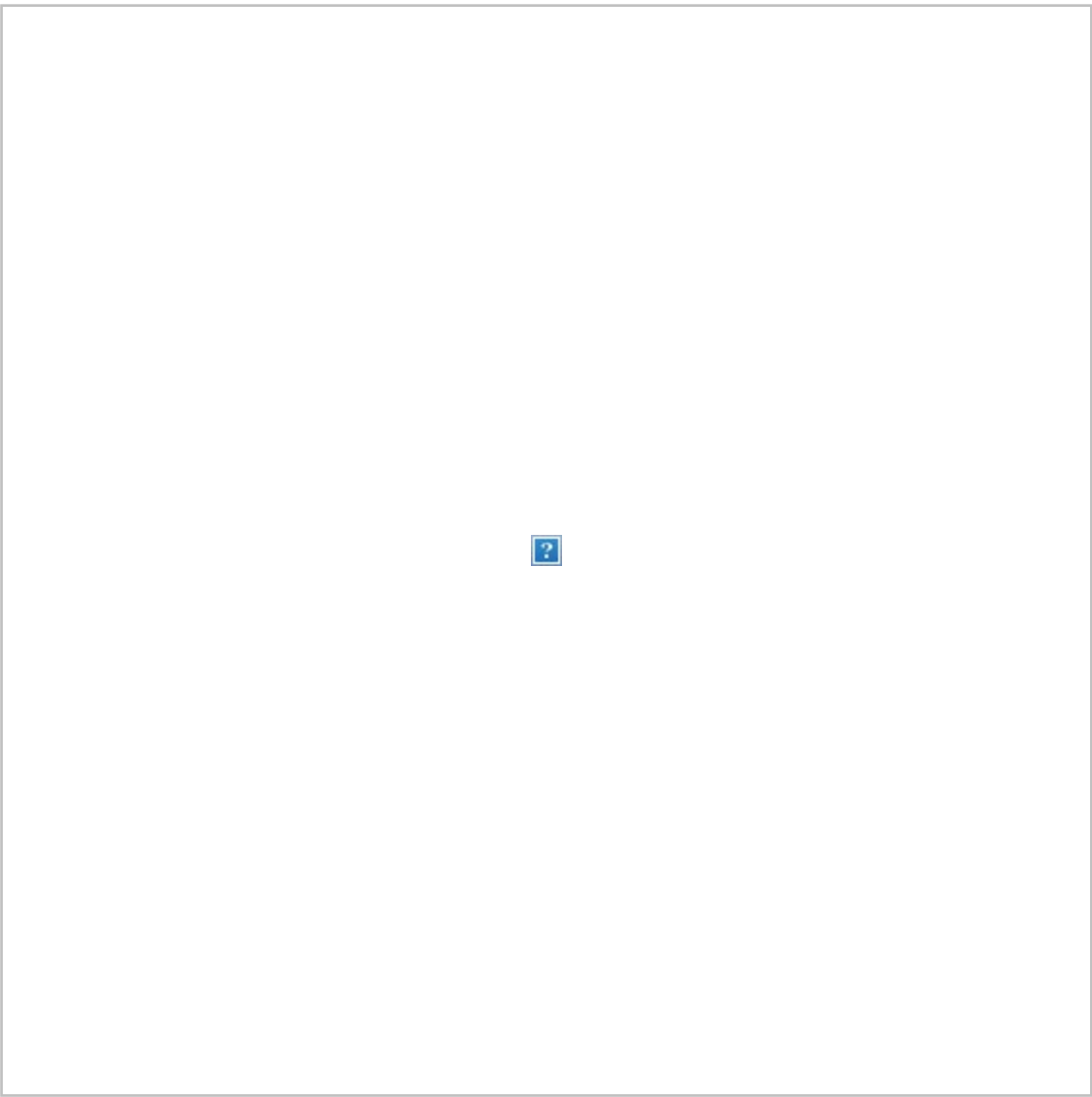
It is also **a dangerous design** with a wide open ramp supported by wires as a barrier. A scary scenario for any driver.

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.

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## **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

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## **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/>*

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2.

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

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**LETTERS SHOULD BE SENT TO:**

[randerson@coralgables.com](mailto:randerson@coralgables.com)

[jfors@coralgables.com](mailto:jfors@coralgables.com)

[vlago@coralgables.com](mailto:vlago@coralgables.com)

[mmena@coralgables.com](mailto:mmena@coralgables.com)

[kmenendez@coralgables.com](mailto:kmenendez@coralgables.com)

[burquia@coralgables.com](mailto: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]

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# YOUR COMMENTS COUNT!

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*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](http://www.historiccoralgables.org)*

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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](#).



**From:** [Diana Vidal](#)  
**To:** [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Lago, Vince](#); [Mena, Michael](#); [Menendez, Kirk](#); [Urquia, Billy](#); [Commission Aides](#)  
**Subject:** Opposition to Site Plan for Transportation Hub on Andalusia between Le Jeune and Salzedo  
**Date:** Monday, November 8, 2021 10:05:15 PM

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Coral Gables City Commission

This letter is to express opposition to the \$40 million transportation hub site plan proposed for the block of Andalusia between Le Jeune and Salzedo.

The proposed project is contrary to the Board of Architects' mission of preserving the character and style of Coral Gables. It is incompatible with the architecture and intended scale of the city as envisioned by its creator George Merrick and enjoyed by generations of families for almost 100 years.

The current garage is designed to blend in with the surroundings in a tasteful and understated manner. The disproportionate structure that is being proposed to replace the garage would loom over Miracle Mile and obstruct the beautiful open sky along Andalusia, in the center of an area intended to be a charming small town shopping district.

Its design is in direct conflict with section 10-105 of the Coral Gables zoning code pertaining to the requirement that garages must be screened and integrated. It is also a dangerous design with wide open car ramp supported only by wires for barriers.

Therefore it is necessary to submit this objection to the Coral Gables Commission and request that the resolution to grant approval for the transportation hub be denied.

Sincerely  
The Vidal Family  
301 Alesio Avenue

**From:** [Tillett Jim](#)  
**To:** [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Lago, Vince](#); [Mena, Michael](#); [Menendez, Kirk](#); [Urquia, Billy](#)  
**Subject:** Please reject the Mobility Hub Site plan as proposed  
**Date:** Saturday, November 6, 2021 4:39:44 PM  
**Attachments:** [pastedGraphic.tiff](#)

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Dear members of the Coral Gables City Commission,

I am very concerned about the proposed mobility hub site plan. This structure is contrary to the BOA mission of preserving the traditional character of our Coral Gables community. It is also incompatible with George Merrick's vision of a city of "architectural beauty and harmony." Furthermore, it encroaches on the view of our historic Miracle Theater. It is also in direct conflict with section 10-105 of the zoning code requiring the screening and integration of parking garages.

As a concerned citizen who cares deeply about the preservation of the character, scale, and beauty of our unique city, I urge you to deny a site plan approval of a mobility hub located at the site of Parking Garage 1.

Thank you,



Jim Tillett  
1243 Asturia Avenue  
Coral Gables, FL 33134  
[jimtillett@gmail.com](mailto:jimtillett@gmail.com)  
M: 305-773-1459



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# The Most Dangerous Things You Should Never Do in Parking Garages and Lots

by Tegan Watson [in](#) on June 21, 2021

When we think of **car safety**, we will often picture **advanced safety features** and careful driving. However, it is important to also consider your safety when entering and leaving your vehicle. According to FBI data from **Crime Data Explorer**, parking garages and lots are the third most common location of violent crimes in the United States. Here's what you should know about the dangers of these areas, as well as tips for staying safe.

## The dangers of garages and parking lots



**WISN 12 NEWS**   
@WISN12News 

Tonight on **#WISN 12 News** at 10.  
Local nurses fear for their safety after  
2 hospital parking garage attacks.  
The one **security feature** they say



**From:** [Norma E Arenas](#)  
**To:** [Lago, Vince](#); [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Mena, Michael](#); [Menendez, Kirk](#)  
**Cc:** [Urquia, Billy](#)  
**Subject:** SAY NO TO THE HUB AS PROPOSED  
**Date:** Monday, November 8, 2021 7:47:47 PM

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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 to the "architectural beauty and harmony" of Merrick's city. It encroaches on the view shed of historic Miracle Theater. 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 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.***

**PLEASE ADHERE TO ZONING CODE SEC. 10-105 & REJECT THE MOBILITY HUB SITE PLAN AS PROPOSED.**

Thank you.

Norma Arenas

1231 Madrid St., Coral Gables, FL 33134

**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 barrier.

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.

PUBLIC

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