

From: [John Llano](#)
To: [Iglesias, Peter](#); [Lago, Vince](#); [Mena, Michael](#); [Jorge L. Fors, Jr.](#); [Anderson, Rhonda](#); [Menendez, Kirk](#); [Ramos, Miriam](#); [Urquia, Billy](#)
Subject: "Mobility Hub"
Date: Tuesday, November 30, 2021 11:09:18 AM

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

Dear Mayor, Vice-Mayor, Commissioners,

I am writing, as a Coral Gables resident/owner, to oppose the "mobility hub" proposal. This building is too large and doesn't reflect the design aesthetic as envisioned by George Merrick. I am born and raised in Miami-Dade County and have always admired Coral Gables. I've admired Coral Gables for its charm, architecture and (what I thought) strict building codes. I find the "mobility hub" to be a large vulgar structure that does not maintain any of the charm that Coral Gables is known for. I am very disappointed in the direction that I see Coral Gables headed. I saw this when I lived in Miami Beach and it was one of the main reasons I left. Please oppose this "mobility hub."

Thank you for taking the time to consider my thoughts.

Regards,

John Llano
1805 Ponce De Leon Blvd
Coral Gables, FL 33134
(305) 321-6717

From: [Carol Smith](#)
To: [Urquiza, Billy](#)
Subject: Denial of Mobility Hub Site Plan
Date: Tuesday, December 7, 2021 7:58:04 AM

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

Dear Mr. Urquiza,

Please do all that you can to preserve the character and beauty of our beloved city, Coral Gables. I encourage you and all members of the City Commission to also be mindful of the safety of our citizens when making your decisions. Visitors to our city deserve nothing less.

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. 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.

Carol Mobley Smith
824 Galiano St.
Coral Gables, FL 33134

From: [Diana Vidal](#)
To: [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Lago, Vince](#); [Mena, Michael](#); [Menendez, Kirk](#); [Urquia, Billy](#); [Commission Aides](#)
Subject: Letter of Opposition to the Proposed Large Scale Garage on Andalusia between Le Jeune and Salzedo
Date: Thursday, December 2, 2021 2:38:37 PM

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

Dear Coral Gables Mayor and City Commissioners

This letter is to express opposition to the \$40 million large scale garage site plan which is contrary to the Board of Architects' mission of preserving the character and scale of Coral Gables.

The proposed project is incompatible with the intended architectural style and scale of the city, as documented in countless historic photographs by William A. Fishbaugh and described in detail by the beloved historian Arva Moore Parks in her extraordinary biography of George E. Merrick, that includes detailed descriptions of the profound scholarship conducted by Mr. Merrick and his team in the process of creating Coral Gables.

It encroaches on the view shed and sight lines of the historic Miracle Theater and looms over the small shops on Miracle Mile, all created with the intention of providing the community with a quaint and charming shopping district.

In addition it is in direct conflict with section 10-105 of the Coral Gables 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 only by wires as the barrier for automobiles.

As the result of following the proposal for this large scale garage closely, it is necessary to request that the resolution granting site plan approval to this project (ie. the structure being called the mobility hub) and intended to replace the current small scale garage on Andalusia between Le Jeune and Salzedo be denied.

Thank you for your kind attention
The Vidal Family
301 Alesio Avenue

From: [Jim Berlin](#)
To: [Lago, Vince](#); [Anderson, Rhonda](#); [Menendez, Kirk](#); [Jorge L. Fors, Jr.](#); [Mena, Michael](#); [Iglesias, Peter](#); [Urquia, Billy](#)
Subject: Mobility Hub an eyesore
Date: Monday, December 6, 2021 7:50:59 PM

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

Mr. Mayor, Commissioner's, City Mngr & Clerk

I regret that at last weeks Sunshine meeting that no serious changes were made to the design of the tall bright Mobility Hub. This parking garage is not compatible with the desired Gables downtown look. I request that you consider the strong objections of most Gables residents and revise the design to be more practice and useful. Thanks,
Jim Berlin 737 Tibidabo

Sent from my iPhone

From: [Jim Berlin](#)
To: [Lago, Vince](#); [Anderson, Rhonda](#); [Mena, Michael](#); [Jorge L. Fors, Jr.](#); [Menendez, Kirk](#); [Iglesias, Peter](#); [Urquia, Billy](#)
Subject: Mobility Hub
Date: Tuesday, November 30, 2021 10:03:32 AM

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

Good morning Mr. Mayor, Gables Commissioners, & City Mngr.

I witnessed the last Commission meeting and understood but was disappointed with the vote to proceed with the Mobility Hub initially as designed. I will be at the monthly scheduled Sr Advisory Board mtg at 4pm Dec 2 and will miss the Sunshine session on this new garage. I submit my desire for a less bright design such as Comm. Anderson suggested with greenery or other more standard exterior. I await your action. Thanks,
Jim Berlin, 737 Tibidabo.

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@scllp.com; areinhardt@shopcoralgables.com; msfgl11@gmail.com; nick@threecfoldcafe.com; info@creativewedding.com; ladoradamiami@gmail.com; esnowboat@aol.com; leggendabridals@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
Cc: Parking Mobility Hub Sergio Bakas Bakas; Mobility Hub Gensler Shamim Ahmadzadegan; Mile Mobility Hub. Weitz, Dennis Gallagher, Michael Thomas; Mile Mobility Hub. Weitz, Dennis Gallagher, Michael Thomas; Kinney, Kevin
Subject: Mobility Hub. SAFETY from crime beats other considerations,...
Date: Sunday, December 5, 2021 12:50:27 PM

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

1. Former City Historic Preservation Director Donna Spain says George Merrick did NOT plan nor envision the downtown to be Mediterranean. That was residential areas only.
2. Critics of the Gensler design -- TRANSPARENT WELL LIT -- I E SAFE -- are ignoring or deriding SAFETY?!
3. The US FBI says parking garages and lots are the 3rd most dangerous property type in our country. <https://www.motorbiscuit.com/most-dangerous-things-should-never-do-parking-garages-lots/>

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.

<https://crime-data-explorer.app.cloud.gov/pages/explorer/crime/crime-trend>

<https://www.google.com/search?q=women+are+afraid+of+parking+garages&ie=UTF-8&oe=UTF-8&hl=en-us&client=safari>

4. The new Miami Federal Courthouse and FBI Building are made of GLASS.
https://en.wikipedia.org/wiki/Architectural_glass

This is a simple question. Do critics want predominantly female shoppers using the Mobility parking Hub to be criminally assaulted and/or murdered?

If not, we need to approve the TRANSPARENT WELL LIT -- SAFE Gensler design.

Who wants to insist on far less safe designs, and be responsible for female parkers being seriously injured and/or murdered by criminals lurking in darkness?

Sincerely,

Jackson Rip Holmes

Sent from my iPhone

From: [Elvira Freire-Santamaria](#)
To: [Lago, Vince](#); [Mena, Michael](#); [Jorge L. Fors, Jr.](#); [Anderson, Rhonda](#); [Menendez, Kirk](#)
Cc: [Urquia, Billy](#)
Subject: Mobility Hub
Date: Monday, December 6, 2021 7:17:50 AM

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

Good Morning members of the Commission.

I watched attentively the Mobility Hub Sunshine Meeting held last Thursday. Please don't let usual minority of discontented residents sway your decision on the architecture of the mobility hub or the concept of the project. I'm elated that it finally appears that Coral Gables is moving towards the 21st century. I completely agree with Venny Torre's comments that historic building in juxtaposition to modern buildings exist successfully throughout the country with buildings that are much older and with greater historic significance. In this case the juxtaposition is not even an abutting one, as the 1950s vintage low slung commercial buildings that would be the hub's neighbors are truly unremarkable in any historical context. The juxtaposition is one with the excessive Mediterranean architecture throughout the city, some of which is good. In most cases, though it is poorly executed with many examples present. Adding arches, featuring arcades, and sticking Mediterranean elements on a building's exterior does not make it Mediterranean. Moreover, It does not necessarily render quality architecture. We need to move forward and become current to foster sustainable architecture and have the City continue to thrive in the coming years.

I heard of the online the petition signed by 900 residents. Online petitions are not serious. They are impossible to validate and at times are even irrelevant to the true context of the issue under petition. A petition showing the project in proper context would certainly garner support from a significant portion of the constituency. Unfortunately, it is a small number of vocal discontents that speak louder than the rest of our community. Please don't accept this as the voice of the community.

Mediterranean architecture is not meant to be executed on a parking garage. We already have examples in the city. They are failed hackneyed architectural expressions of the Mediterranean concept. Please don't repeat these mistakes again.

Most importantly, and what the discontents conveniently want to forget, is that Merrick didn't intend for miracle mile to be Mediterranean.

I support the architecture of this building.

Sincerely,

Elvira Freire-Santamaria
47 San Sebastian Avenue

From: [Steven Littlehale](#)
To: [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Lago, Vince](#); [Mena, Michael](#); [Menendez, Kirk](#); [Urquia, Billy](#); [steven littlehale](#)
Subject: No to Mobility Hub please
Date: Monday, December 6, 2021 7:51:54 AM

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,
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. 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.
Steve Littlehale 501 Alcazar Ave

Steve

From: Karelia Carbonell
To: JACKSON RIP HOLMES
Cc: Iglesias, Peter; dwinker@dwrlc.com; grant@communitynewspapers.com; Mile Mobility Hub. Weitz. Dennis Gallagher. Michael Thomas; DonSlesnick@scllp.com; leonkellner@comcast.net; nick@threefoldcafe.com; rosi@rosiborroto.com; thomas@snookadr.com; Pino, Ernesto; Mena, Michael; savecoralgables@gmail.com; slesnickj@hotmail.com; Urquia, Billy; raul.mas@outlook.com; Trias, Ramon; amoregables@gmail.com; brett.gillis@gmail.com; rdeb@registerco.com; erodriguez@wfor.cbs.com; Kinney, Kevin; gordons360@aol.com; legendabridals@bellsouth.net; ladoradamiami@gmail.com; Menendez, Kirk; Ramos, Miriam; Jorge L. Fors, Jr.; Juan Carlos Diaz-Padron; areinhardt@shopcoralgables.com; rick@wellgroomedgentleman.com; Mile Mobility Hub. Weitz. Dennis Gallagher. Michael Thomas; Lago, Vince; Granell, Chelsea; Parking Mobility Hub Sergio Bakas Bakas; Mobility Hub Gensler Shamim Ahmadzadegan; info@creativewedding.com; info@gablesinsider.com; CoralGablesNeighbors@gmail.com; msfgl11@gmail.com; edevale@gmail.com; marlinebbert@yahoo.com; letters@thecoralgablesmagazine.com; ariel@arielfernandez.com; garyalanruse@att.net; Jim Berlin; wkerdyk1@gmail.com; mgillen222@aol.com; Anderson, Rhonda; MTrowbridge@coralgableschamber.org; jmoscowitz@moscowitz.com; esnowboat@aol.com; thebeachcruzy@aol.com
Subject: Re: Mobility Hub. SAFETY from crime beats other considerations,...
Date: Sunday, December 5, 2021 11:08:03 PM

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

1. Former City Historic Preservation Director Donna Spain says "George Merrick did NOT plan nor envision the downtown to be Mediterranean. That was residential areas only."

With all due respect...please cite the source where Ms Spain arrives at that conclusion. Thank you.

The source I cite regarding Merrick's planned city states, "The business community is made up of banks...architects, retailers...and many others. The original architecture for these buildings was Spanish...there is a concerted effort at present to go back to the original concepts and preserve the image of a true Mediterranean style city."

[George E. Merrick and Coral Gables, Florida by Kathryn Ashley, 1985]

4. This is a simple question. Do critics want predominantly female shoppers using the Mobility parking Hub to be criminally assaulted and/or murdered?

As a female critic of the mobility hub, please do not use gender as a tactic. Thank you.

Respectfully submitted,
Karelia

On Dec 5, 2021 12:50 PM, "JACKSON RIP HOLMES" <holmesrip2@aol.com> wrote:

1. Former City Historic Preservation Director Donna Spain says George Merrick did NOT plan nor envision the downtown to be Mediterranean. That was residential areas only.

2. Critics of the Gensler design -- TRANSPARENT WELL LIT -- I E SAFE -- are ignoring or deriding SAFETY?!

3. The US FBI says parking garages and lots are the 3rd most dangerous property type in our country. <https://www.motorbiscuit.com/most-dangerous-things-should-never-do-parking-garages-lots/>

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.

<https://crime-data-explorer.app.cloud.gov/pages/explorer/crime/crime-trend>

<https://www.google.com/search?q=women+are+afraid+of+parking+garages&ie=UTF-8&oe=UTF-8&hl=en-us&client=safari>

4. The new Miami Federal Courthouse and FBI Building are made of GLASS.

https://en.wikipedia.org/wiki/Architectural_glass

This is a simple question. Do critics want predominantly female shoppers using the Mobility parking Hub to be criminally assaulted and/or murdered?

If not, we need to approve the TRANSPARENT WELL LIT -- SAFE Gensler design.

Who wants to insist on far less safe designs, and be responsible for female parkers being seriously injured and/or murdered by criminals lurking in darkness?

Sincerely,

Jackson Rip Holmes

Sent from my iPhone

From: [Urquia, Billy](#)
To: [Garcia, Cynthia](#)
Subject: FW: Mobility Hub Financial Rev 07Dec21.docx
Date: Wednesday, December 8, 2021 4:43:50 PM
Attachments: [Mobility Hub Financial Rev 07Dec21.docx](#)

Something else to add to the public comments.

From: Thomas OMalley <outlook_E972C14003AFA927@outlook.com>
Sent: Tuesday, December 7, 2021 9:32 AM
To: Urquia, Billy <burquia@coralgables.com>; Lago, Vince <vlago@coralgables.com>; coralgablesneighbors@gmail.com; gordons360@aol.com; Jose Amezaga <jpaw1403@gmail.com>; omalleytfo@bellsouth.net; mrayberlin@aol.com; rdeb@registerco.com; thebeachcruzy@aol.com; javierb@banoslawfirm.com
Subject: Mobility Hub Financial Rev 07Dec21.docx

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

Hi Billy....

Sorry this is so late, but I just received information yesterday that CG paid Genslar \$2M for the architectural plans and had to adjust some figures.

And ...I have a "time definite" event with my granddaughters in Sarasota this afternoon so unfortunately I cannot make the meeting and present this myself.....

The below is reference to the Mobility Hub agenda today...

I have a couple of questions that I would like to ask the Commissioners:

Is it true that the rooftop park will have artificial grass?

Will the plants around the rooftop park be plastic as well?

....

And I don't know how you can do it....you have the skills – I do not.....I would like the presentation that I sent to you to be part of the record.

Pls display and read the dialogue...or someone read the dialogue.

Thank you very much...

....

Again...sorry...

Tom

Sent from [Mail](#) for Windows

Mobility Hub

Revised Estimated Financials

Coral Gables has increased the parking rates for G1 and G4 by \$.50 per hour in Y2021.

Gross revenue improvement = approx. \$450,000

It has been reported that the Genslar has been paid \$2,000,000 for the architectural plans for the Parking Garage, which increases the overall cost to \$44,000,000.

A cost of capital must be assigned to the total costs.

Based on known estimated projections from Coral Gables:

Building Cost	\$44,000,000
---------------	--------------

Y2022 Gross Revenues	\$ 1,800,000
----------------------	--------------

NOI	\$ 1,037,000
-----	--------------

Debt Service	\$ 2,226,072
--------------	--------------

P / (L) for 1 st Year	(\$ 1,189,072)
----------------------------------	-----------------

The financial review of the parking structure should be conducted as a stand-alone business opportunity and not the beneficiary of the transferring of funds from other entities or projects to financially justify the new building.

Coral Gables should not “Rob Peter to pay Paul”.

The estimated rule of thumb for this project:

Every increase of	Gross Revenue of \$450,000
produces	Net Revenue of \$300,000 ..

Based on the CG's current timing of \$0.50 rate increase every 4 years:

Breakeven occurs in approx. years 16 - 20.

Overall project profitability occurs in roughly year 30+.

Nobody builds anything with 30 years payback.

Any recession, pandemic or other catastrophic event would cause a deterioration in the profitability.

Mr. Torre is correct.

Parking garages should be money machines (not a quote).

To make this project financially reasonable without burdening the residents of Coral Gables,

Coral Gables needs to either:

- A...Increase revenue

- B...Decrease expenses

Lastly

Beauty is in the eyes of the beholder.

While the architects, developers and others opine on how beautiful this building will be,

My comment is that it is “ quite unsightly” !

Can something be done to improve the aesthetics and the size and the profitability?

Thank you...

