

Mobility Hub Presentation

By

Tom O'Malley

CORAL GABLES MOBILITY HUB

DEVELOPMENT REVIEW COMMITTEE SUBMITTAL
245 ANDALUSIA AVE.

Kimley»Horn



Coral Gables Mobility Hub | October 8, 2021

Gensler

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Level
1
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Property information

Street address of the subject property: _____ 245 Andalusia Avenue _____

Property/project name: _____ Coral Gables Mobility Hub _____

Current land use classification(s): _____ Commercial High Rise Intensity _____

Current zoning classification(s): _____ MX3 _____

Proposed land use classification(s) (if applicable): _____ SAME _____

Proposed zoning classification(s) (if applicable): _____

Previous use(s)/current use(s) of the property/building(s): Parking Garage

Proposed use(s) of the property/building(s): Parking Garage, Retail, Public Event rooftop

Size of property (square feet/acres) _____ 34,941 SF _____

Total non-residential (i.e., commercial, office, etc.) floor area (total square feet/FAR): approx 350,000 SF__

Total number of residential units per acre and total number of unit's _____ none _____

Estimated cost of the existing/proposed building/project: _____ \$30.8M _____

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

____ Board of Architects Concept Review submitted 21 Sept for review October 7, 2021 _____

Project Legal Description: Lot(s): _____ Lots 29-42 _____

Block(s): _____ Block 2 _____

Section(s): _____ Coral Gables Craft Sec PB 10-40 _____

Listing of all folio numbers for subject property:


03-4117-005-0400



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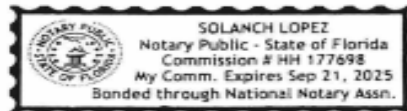
Property Owner(s) Signature: 	Property Owner(s) Print Name: Peter Iglesias, City Manager
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: City Hall of Coral Gables, 405 Biltmore Way, Coral Gables, Florida 33134	
Telephone: (305) 460-5202	Fax:
Email: piglesias@coralgables.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of Oct. 2021 by

Peter J. Iglesias
(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced

City of Coral Gables Parking Lot Revenues

FY G1 - 210 Spaces

2018	\$ 823,623.56
2019	\$ 754,122.89
2020	\$ 626,661.87
2021	\$ 848,741.15

FY G4 - 275 Spaces

2018	\$ 525,462.92
2019	\$ 589,761.27
2020	\$ 612,401.01
2021	\$ 435,265.92

REVENUE / EXPENSE REVIEW

Term : 30 years

Interest Rate : 4%

G-1 Est GROSS revenue 2021 = \$1,000,000

Example	Construction Cost	Ann. Financial Cost	Annual Gross Revenue	Annual Shortfall
A..	\$31,000,000	\$1,800,000	\$1,000,000	(\$800,000)
B...	\$40,000,000	\$2,300,000	\$1,000,000	(\$1,300,000)

When including operating expenses, i.e., maintenance, cleaning, lighting, etc, the Annual Shortfall increases by the value of the operating expenses.

Funds from other sources will be tapped to cover the G-1 Mobility Hub revenue shortfall.

Over 2 years ago, the architectural firm of Duany Plater-Zyberk made a presentation to the city where they made a comment that there was sufficient parking available in the Miracle Mile area.

Current G-1 Parking Spaces: 210 spaces

Mobility Hub offers: 622 spaces +412 spaces or
(Approximately 200% increase
in parking spaces)

Fact:

Monday, Nov 8, at 1045am:

G-1 had 162 parking spaces available or 75% vacancy.

There is no demonstrated need to construct a new building with 622 spaces when only 60 are currently in use.

Why is CG spending money to:

- Demolish a parking garage that already satisfies the needs of the commercial community it serves?
- Create an unnecessary parking surplus
- Build a facility that City Manager Peter Iglesias has publicly stated will have diminished utilization in the future
- Financially burden the citizens of CG with a facility creating negative financial payback

In view of the high cost and the financial burden this project places on the Coral Gables residents

and

The fact that there is sufficient parking in the Miracle Mile area no additional parking is required.

We urge you to

VOTE AGAINST THIS PROJECT

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2019-96

A RESOLUTION APPROVING THE GENERAL BUSINESS TERMS AND AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH CORAL GABLES CITY CENTER, LLC (CGCC) FOR THE REDEVELOPMENT OF MUNICIPAL PARKING GARAGES 1 AND 4 (“G1” AND “G4”) IN WHICH CGCC PROPOSES A PUBLIC PRIVATE-PARTNERSHIP TO PROVIDE AN IMPROVED PARKING STRUCTURE WHERE THE CITY WILL RETAIN OWNERSHIP OF THE PUBLIC PARKING COMPONENT IN G1 AND ALLOW CGCC TO BUILD A RESIDENTIAL MIXED-USE PROJECT IN G4 COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD, BUT ONLY IF THE CITY DOES NOT BREAK GROUND IN ORDER TO BUILD A PARKING GARAGE TO REPLACE G1 BY OCTOBER 1, 2022; AND GRANTING CGCC A ONE-TIME RIGHT OF FIRST REFUSAL, FOR A PERIOD NOT TO EXCEED 25 YEARS, TO PURCHASE THE SITE WHERE G4 IS LOCATED, SHOULD THE CITY PROCEED WITH BUILDING A NEW STRUCTURE TO REPLACE G1.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF MARCH, A.D., 2019.

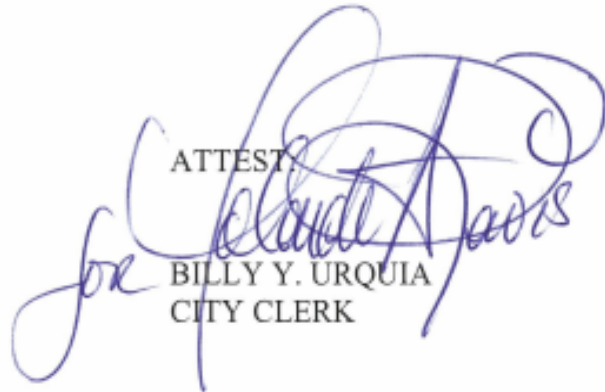
(Moved: Quesada / Seconded: Keon)

(Yeas: Mena, Quesada, Keon, Valdes-Fauli)

(Majority: (4-1) Vote)

(Nays: Lago)

(Agenda Item: I-4)

ATTEST

BILLY Y. URQUIA
CITY CLERK

APPROVED:



RAUL VALDES-FAULI
MAYOR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


MIRIAM SOLER RAMOS
CITY ATTORNEY

Please explain the :

- Meaning of Resolution 2019 - 96
- Current Status of Reso 2019 - 96
- How Reso 2019 - 96 relates to the Mobility Hub
- Reasons for the Yeah /Nay vote
- Applicability today....