

Montgomery Botanical Center Plant Conservation Building

Documentation for the
Planning Department
Development Review
Application
City of Coral Gables

Montgomery Botanical Center
11901 Old Cutler Road
Coral Gables, FL 33156

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Planning Department Development Review Application

City of Coral Gables
Planning Department
405 Biltmore Way
Coral Gables, Florida 33134

Telephone: (305) 460-5211
Fax: (305) 460-5327
Email: planning@coralgables.com
Website: www.coralgables.com

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

The undersigned applicant(s)/agent(s) request the following (please check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Amendment to previously approved Ordinance/Resolution | <input type="checkbox"/> Development of Regional Impact – Notice of Proposed Change |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Planned Area Development |
| <input type="checkbox"/> Change of Zoning District | <input type="checkbox"/> Restrictive Covenants and/or Easements |
| <input type="checkbox"/> Comprehensive Land Use Plan Map – Small Scale Amendment | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Comprehensive Land Use Plan Map – Large Scale Amendment | <input type="checkbox"/> Site Plan – Mixed-Use |
| <input type="checkbox"/> Comprehensive Land Use Plan Text Amendment | <input type="checkbox"/> Separation/Establishment of a Building Site |
| <input type="checkbox"/> Conditional Use – Administrative Review | <input type="checkbox"/> Subdivision Review or Tentative Plat |
| <input type="checkbox"/> Conditional Use – Public Hearing Review | <input type="checkbox"/> Transfer of Development Rights Receiving Site Plan Application |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Univ. of Miami Campus Area Development Plan |
| <input type="checkbox"/> Development of Regional Impact | <input type="checkbox"/> Zoning Code Text Amendment |
| | <input type="checkbox"/> Other: _____ |

for the following address 11901 OLD CUTLER ROAD, CORAL GABLES, FL 33156

for a parcel of land/project known as MONTGOMERY BOTANICAL CENTER PLANT CONSERVATION BLDG.

Applicant(s)/Agent(s): M. PATRICK GRIFFITH

Applicant(s)/Agent(s) Mailing Address: 11901 OLD CUTLER ROAD

Telephone: Business (305) 667 3800 x.105 Fax (305) 661 5984

Home (951) 202 6009 Email patrick @ montgomerybotanical.org

Property Owner: MONTGOMERY BOTANICAL CENTER, INC.

Property Owner Mailing Address: 11901 OLD CUTLER ROAD, CORAL GABLES, FL 33156

Telephone: Business (305) 667 3800 Fax (305) 661 5984

Home () _____ Email mbc @ montgomerybotanical.org

Street/property address of the subject property: 11901 OLD CUTLER ROAD

Property name: MONTGOMERY BOTANICAL CENTER

Legal description: Lot(s) 12, 13, 19, 20

Block(s) 2 Section 7, 55-41

Present land use classification(s): RELIGIOUS / INSTITUTIONAL

Present zoning classification(s): SPECIAL USE

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

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

Required supporting information. Applicants are required to schedule a preapplication conference with Planning Department Staff. The items checked below are required to be submitted with this application. Please refer to the Planning Department Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. All correspondence must be submitted in typewritten form. The Planning Department reserves the right to request additional information as necessary. Preliminary Zoning Analysis must be submitted with application.

- ☒ Aerial.
- ☐ Affordable Housing Plan.
- ☐ Amended text (format). Provide the proposed changes of amended text utilizing underlining to denote additions and strikethroughs to denote deletions.
- ☐ Amended text (justification). Provide a typewritten narrative description detailing justification for the request and the purpose of the amendment.
- ☐ Annexation area property owners authorization petition.
- ☒ Application fees.
- ☒ Application representation.
- ☒ Architectural/building elevations.
- ☐ Comprehensive Land Use Plan (CLUP) analysis.
- ☒ Comprehensive Land Use Plan (CLUP) map.
- ☒ Concurrency Impact Statement.
- ☐ Department of Community Affairs Notice of Determination Letter.
- ☒ Landscape plan.
- ☐ Letter of determination. Submit a letter of determination from the Building and Zoning Department Development Review Official (DRO) stating whether or not the subject property is a single building site.
- ☒ Location maps.
- ☐ Massing model/3D computer model.
- ☐ Miami-Dade County Conflict of Interest and Code of Ethics form completed for all application representatives.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Photographs of existing uses/structure(s) and adjacent uses/streetscape.
- ☒ Plat.
- ☐ Property owners list.
- ☒ Property survey.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☒ Site Plan.
- ☒ Statement of use/site plan data summary.
- ☐ Streetscape/Public Realm Plan.
- ☐ Traffic Impact Statement or Traffic Impact Study.
- ☒ Zoning Analysis – Preliminary (approved by Building and Zoning Department).
- ☒ Zoning Map.
- ☐ Other _____

Digital Media Requirements. All correspondence, mapping, charts, etc. associated with new and existing development review applications must be submitted in digital media format. The information shall be provided on compact disc in Adobe Portable Document Format (PDF). The media format requirements are as follows:

- a. Submission of two (2) compact discs (CDs) containing PDF files.
- b. The discs shall be labeled on the top of the CD with the applicant(s) name, project name and date of submittal.
- c. The CD shall contain a "Table of Contents" which identifies all PDF file name(s).
- d. Each document on the CD shall be divided into separate PDF files to avoid the creation of large PDF files (i.e., application for site plan approval, site plan mapping, elevation drawing, etc.).
- e. Maximum PDF file size is 10 Megabytes.
- f. PDF quality. Please ensure that all document information is legible.

Affirmation. (I) (We) affirm and certify to all of the following:

- a. Authorize the applicant(s)/agent(s) identified herein to file this application and act on behalf of the property owner(s).
- b. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
- c. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
- d. Understand that the application, all attachments and fees become a part of the official records of the Planning Department and are not returnable.
- e. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
- f. All representatives of the application have registered with the Miami-Dade County Clerk's office as a lobbyist, in accordance with "Miami-Dade County Code," Section 2-11.1.
- g. Understand that additional costs may be incurred and assessed to applicants as a result of consultant fees paid by City to complete a comprehensive review of submitted applications or supplemental documentation including but not limited to the following consultant services: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees shall be assessed by the Department upon finalization of the application review. Failure to pay the above fees within 60 days of written notification of the City shall result in discontinuance of any further reviews, inspections, approvals, etc. or issuance of a stop work order, as applicable or other appropriate action as permitted under the provisions of the Zoning Code or Code of Ordinances.

Property Owner Name:

Property Owner Signature:

Address:

Telephone:

Fax:

E-mail:

☐ Proof of Ownership (Submit Warranty Deed/Tax Record)

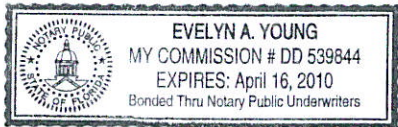
NOTORIZATION

STATE OF FLORIDA/COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____
(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 _____

Contract Purchaser Name:		Contract Purchaser Signature:	
Address:			
Telephone:	Fax:	E-mail:	
<input type="checkbox"/> Copy of executed contract			
NOTORIZATION			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ (Signature of Notary Public – State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant/Agent's Name:		Applicant/Agent's Signature:	
M. PATRICK GRIFFITH		<i>[Signature]</i>	
Address: 11901 OLD CUTLER ROAD			
Telephone: 305 667 3800	Fax: 305 661 5984	E-mail: patrick@montgomerybohmer.com	
Will the applicant be represented by an attorney at public hearing(s)? <input type="checkbox"/> Yes (please provide contact information) <input checked="" type="checkbox"/> No			
NOTORIZATION			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this <u>13</u> day of <u>July</u> , <u>2009</u> , by _____ (Signature of Notary Public – State of Florida)			
			
(Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			



OVERALL SITE PLAN / AERIAL n1s





MONTGOMERY BOTANICAL CENTER

Advancing Research, Conservation, and Education through Scientific Plant Collections
ESTABLISHED 1959

Application Representation

For the purposes of this application to the Planning Department Development Review Application, Montgomery Botanical Center will be represented by:

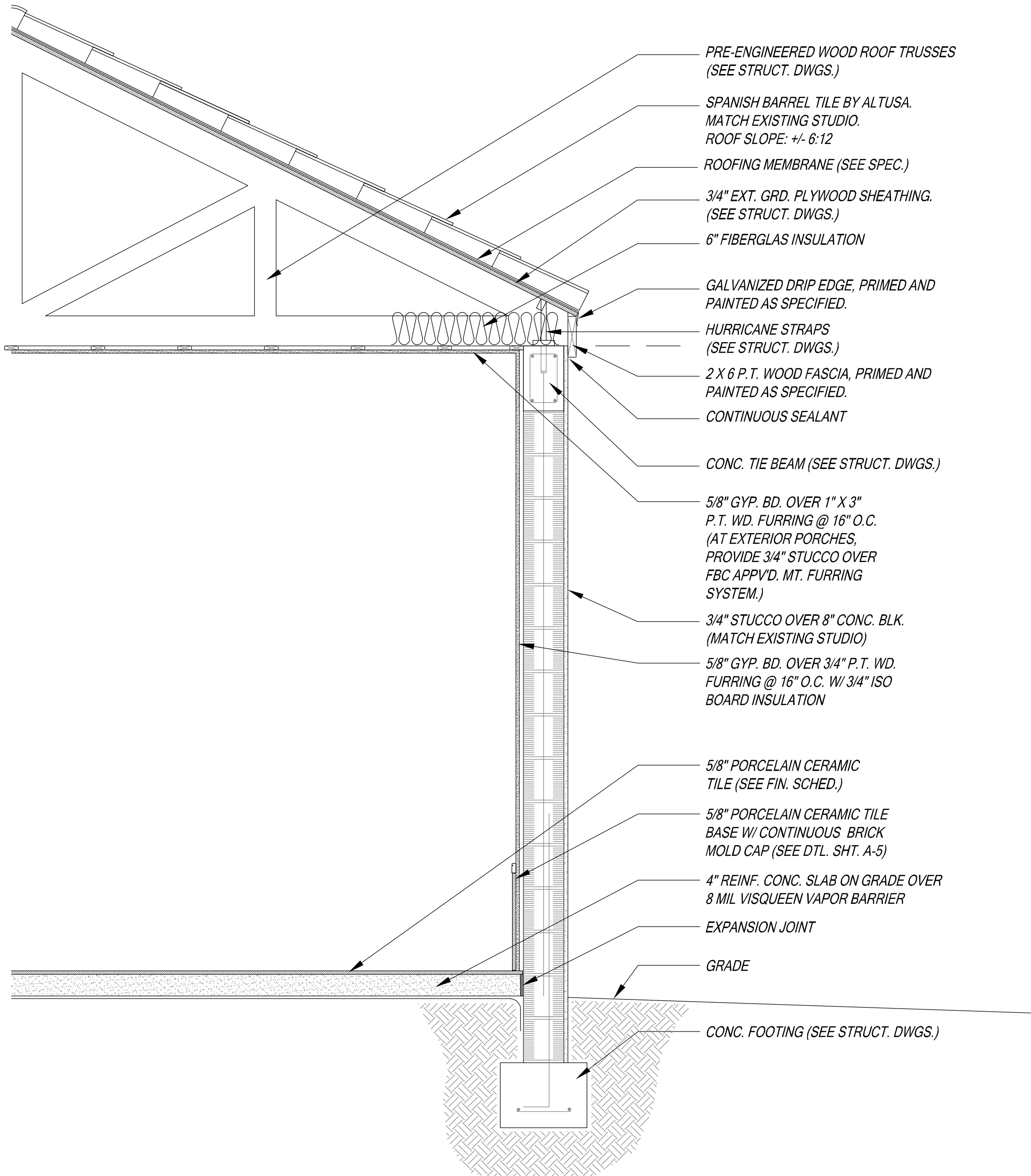
M. Patrick Griffith, Ph.D.
Executive Director

Montgomery Botanical Center

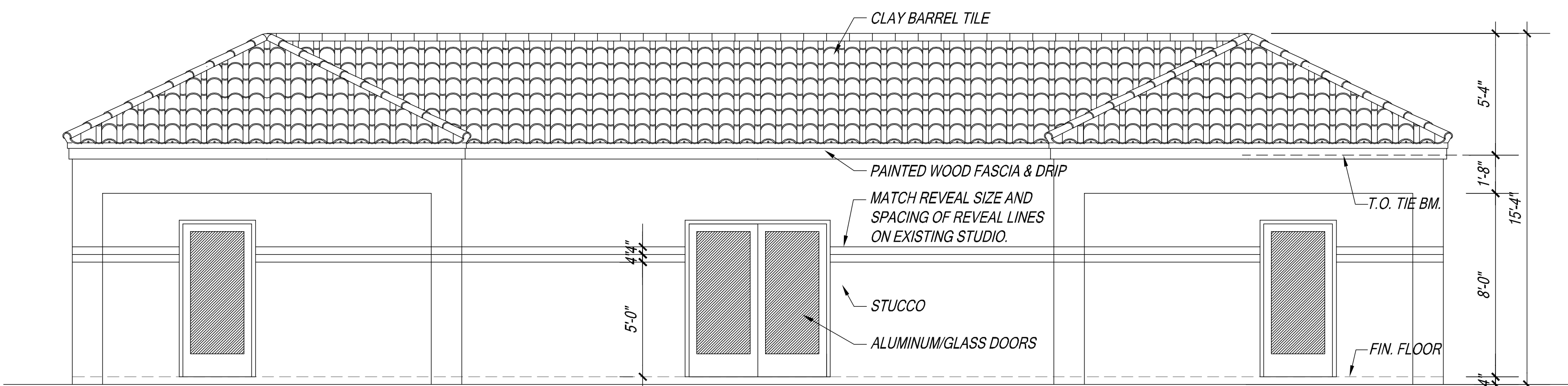
11901 Old Cutler Road
Coral Gables, FL 33156

305-667-3800 ext. 105 (office)
305-661-5984 (fax)
patrick@montgomerybotanical.org

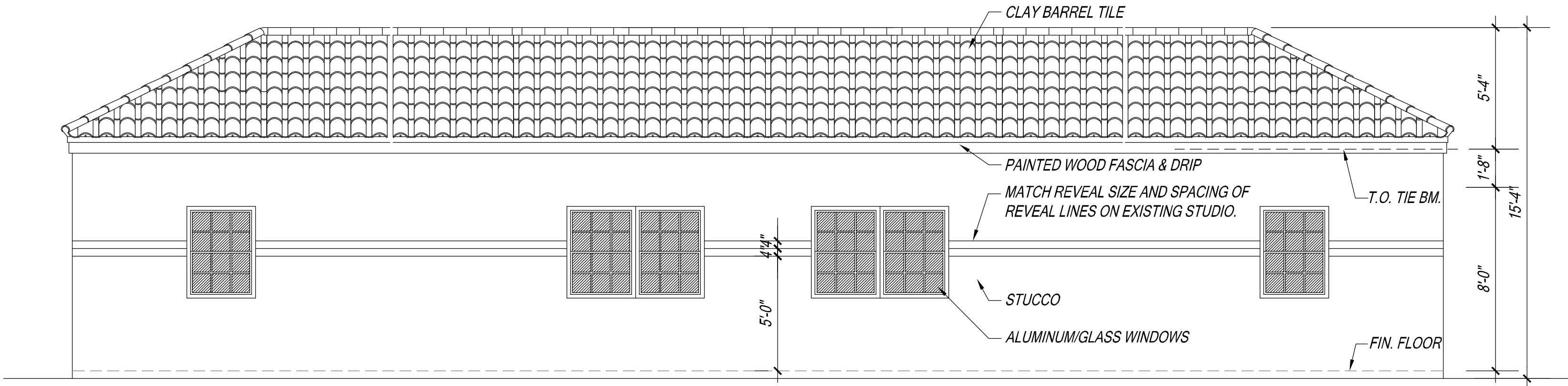
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WALL SECTION 3/4"



NORTH ELEVATION 1/4"



SOUTH ELEVATION 1/4"

ELEVATION NOTES:

WINDOWS: CGI Series 360 Aluminum Single Hung Window with impact glass. White. See Product Approval Information Sheet A-1.

DOORS: CGI Series 450 Outswing Aluminum Door with impact glass. White. See Product Approval Information Sheet A-1.

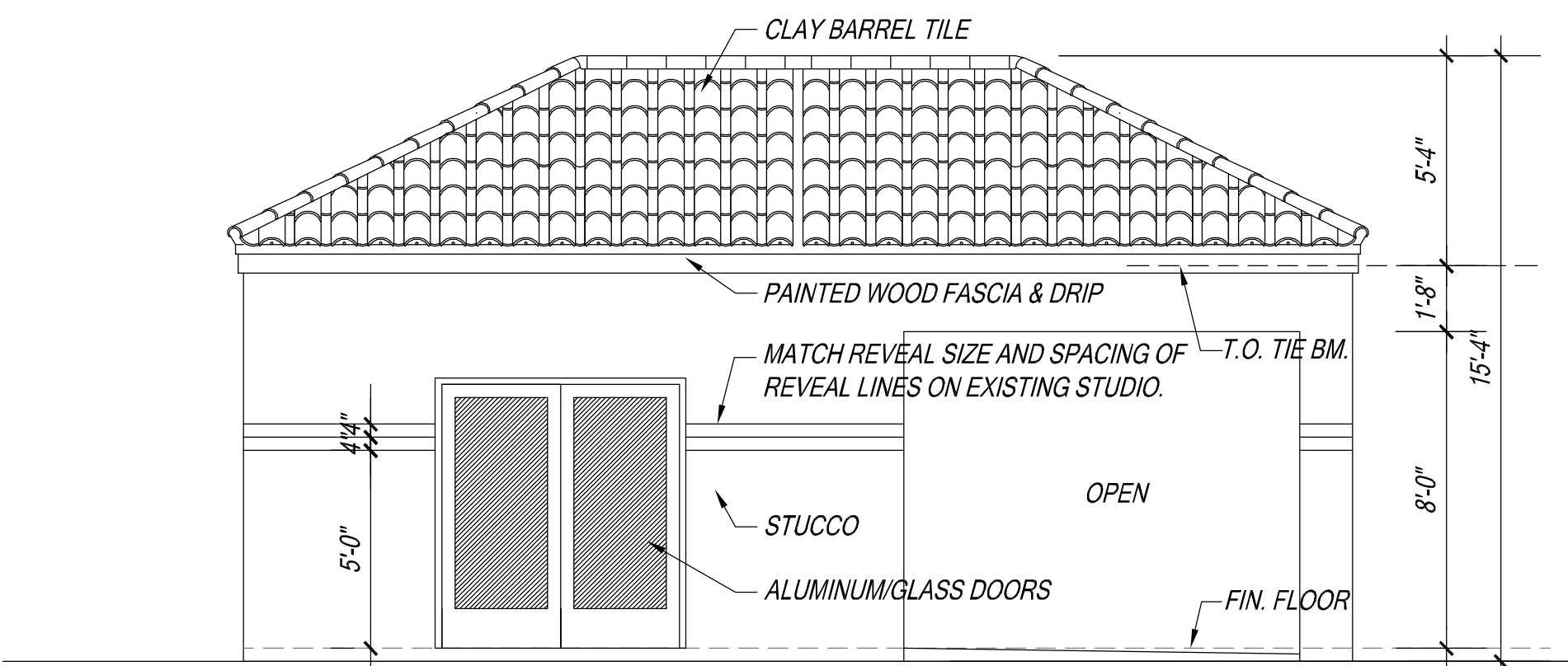
ROOF TILE: ALTUSA BARREL CLAY ROOF TILE. MATCH EXISTING STUDIO. See Product Approval Information Sheet A-1.

PAINT & TRIM: MATCH EXISTING STUDIO

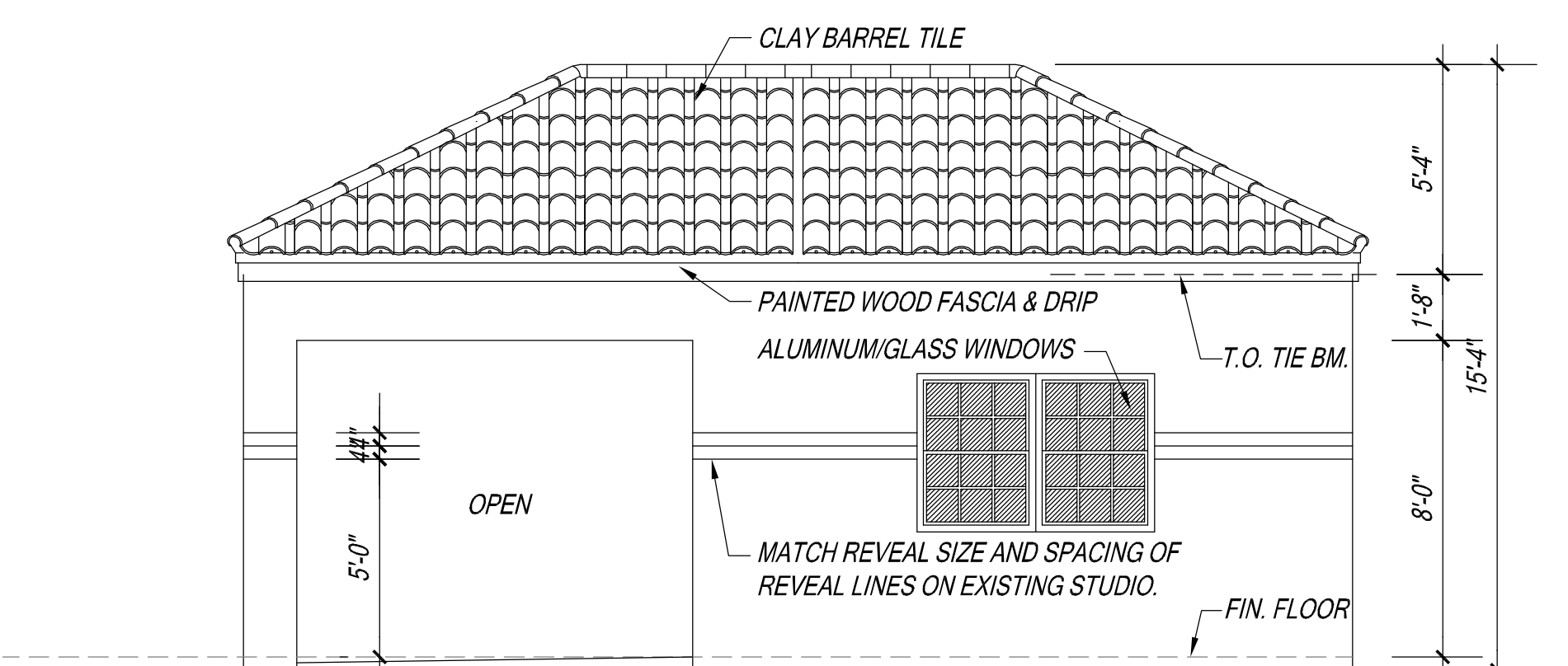
DESIGN WIND PRESSURES:

WINDOWS: +54.6, -59.3

DOORS: +52.3, -56.9



EAST ELEVATION 1/4"



WEST ELEVATION 1/4"



HAYNES SPENCER RICHARDS
Architecture
Interior Design
Planning

8730 S. W. 186 STREET
MIAMI, FLORIDA 33157
TEL 305.663.1471 FAX 786.573.5450
STATE OF FLORIDA NO. AAC000864

Montgomery Botanical Center
Plant Conservation Building

Date: 10 FEB 09
Commission: 0702
Revisions:

Sheet No:

A-4

11901 Old Cutler Road
Coral Gables, Florida 33156

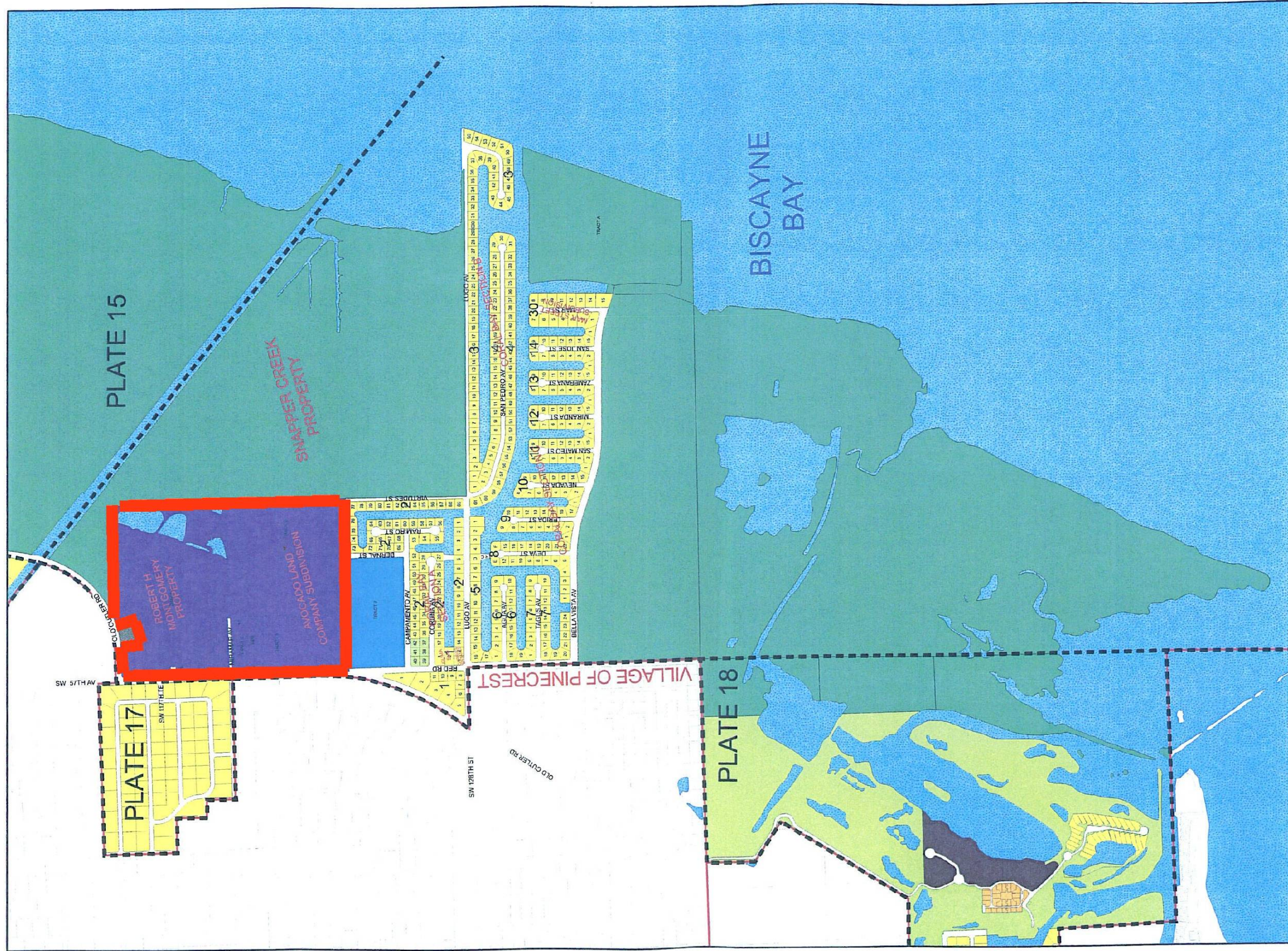


Plate 16 of 18

Land Use Map

City of Coral Gables
Planning Department
January 2009

Land Use Classifications

Commercial Use

- Low-Rise Intensity (4 Stories; 3.0 F.A.R.)
- Mid-Rise Intensity (6 Stories; 3.0 F.A.R.)
- High-Rise Intensity (13 Stories; 3.0 F.A.R.)
- Parks and Recreational Use
- Open Space
- Conservation Areas
- Public Buildings and Grounds

Residential Use (Multi-Family)

- Duplex Density (9 Units/Acre)
- Low Density (4 Stories; 20 Units/Acre)
- Medium Density (6 Stories; 40 Units/Acre)
- High Density (13 Stories; 60 Units/Acre)

Residential Use (Single-Family)

- Low Density (6 Units/Acre)
- High Density (9 Units/Acre)

Industrial Use

- University Use
- Educational Use
- Hospital Use
- Religious/Institutional

Scale: 0 250 500 750 1,000 Feet

North Arrow: N

City of Coral Gables, Florida

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Impact Statement

This Concurrency Impact Statement provides specific information on the availability of public services for a proposed project or change in use. Adequate public services must be available as a prerequisite for the approval of any development order (e.g. any approval, permit, etc., allowing development, construction or a change in use).

This statement is associated with a specific development order application and is subject to the final action taken on that application. If a final action is not taken on the development order associated with the statement within six (6) months from the date of issuance, the statement shall expire. The applicant is advised to consult the City to assure that public services will remain after approval of the development order application.



MONTGOMERY BOTANICAL CENTER
11901 OLD CUTLER RD.
Coral Gables, FL

General Office: 1000 Sq.Ft.
STATUS=P

Date Printed: 5/13/2009
Development Order: 0
Record Number: 3151
Assoc. Demolition Record: 0

Zones:

Trfffc	Fire Protection	Flood Protection	Parks and Recreation
58	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	11	2801	11	OK	Not Within Urban Infill Area
Golf Courses	0	47.41	0.3186500713	OK	
Tennis Courts	0	40.35	3.1864998574	OK	
Racquetball Courts	0	6.23	0.415923	OK	
BASKETBALL Courts	0	15.34	1.367354	OK	
Ball Diamonds	0	6.27	0.855581	OK	
Playing Fields	0	7.27	0.855581	OK	
Swimming Pools	0	3.13	0.09565	OK	
Equipped Playing Areas	0	6.34	0.9565	OK	
Special Recreation Facilities	0	93.84	14.344	OK	
Neighborhood Parks (acres)	0	5.62	3.58575	OK	
Mini Parks (acres)	0	0.97	0.1912	OK	
Open Space (acres)	0	1.53	0.4789	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$125.00
Application Date: 5/13/2009
Expiration Date: November 12, 2009

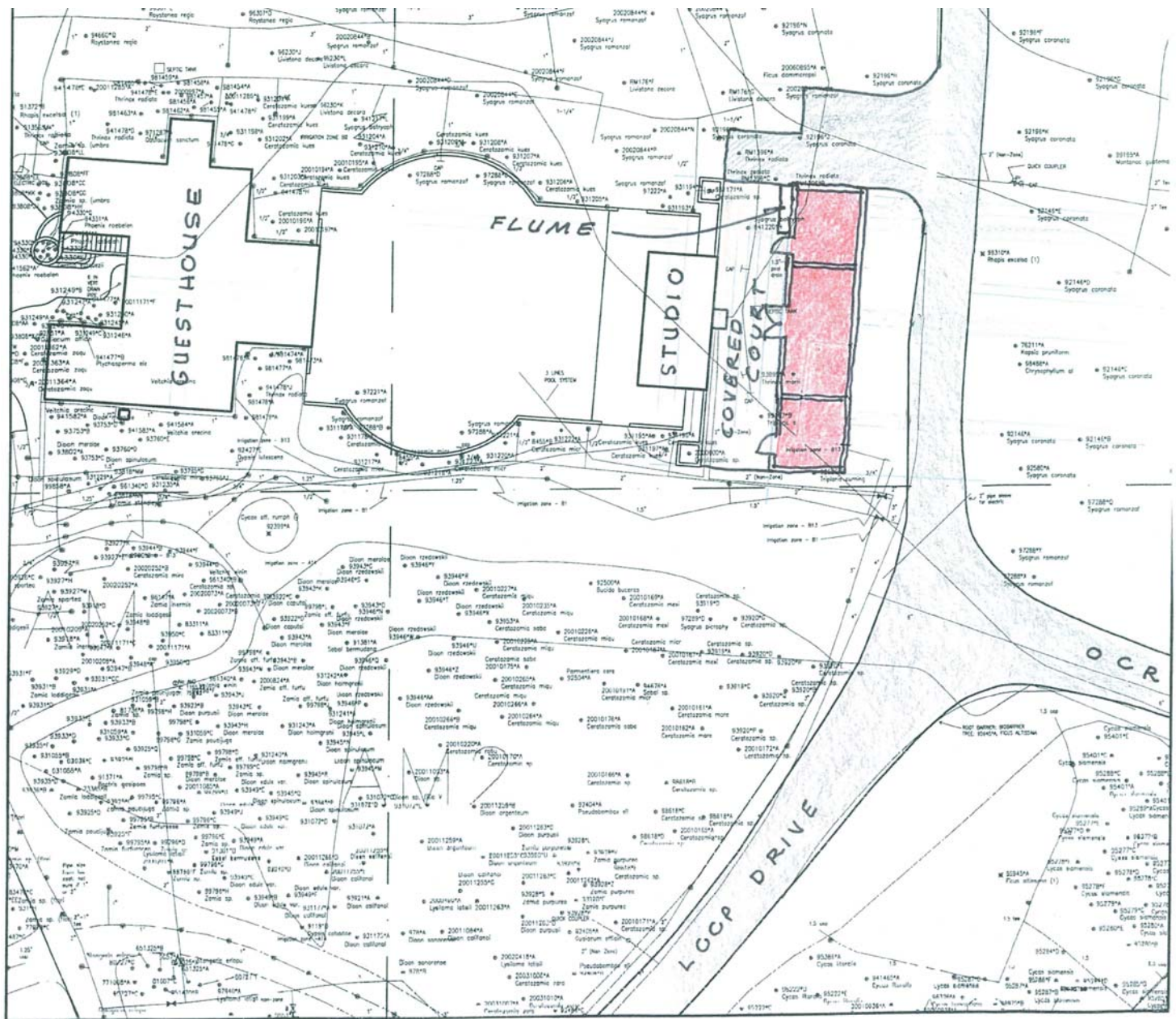
Statement Issued by:

Comments: CONSTRUCT NEW PLANT CONSERVATION BUILDING



MBC 2008 LANDSCAPE PLAN nts



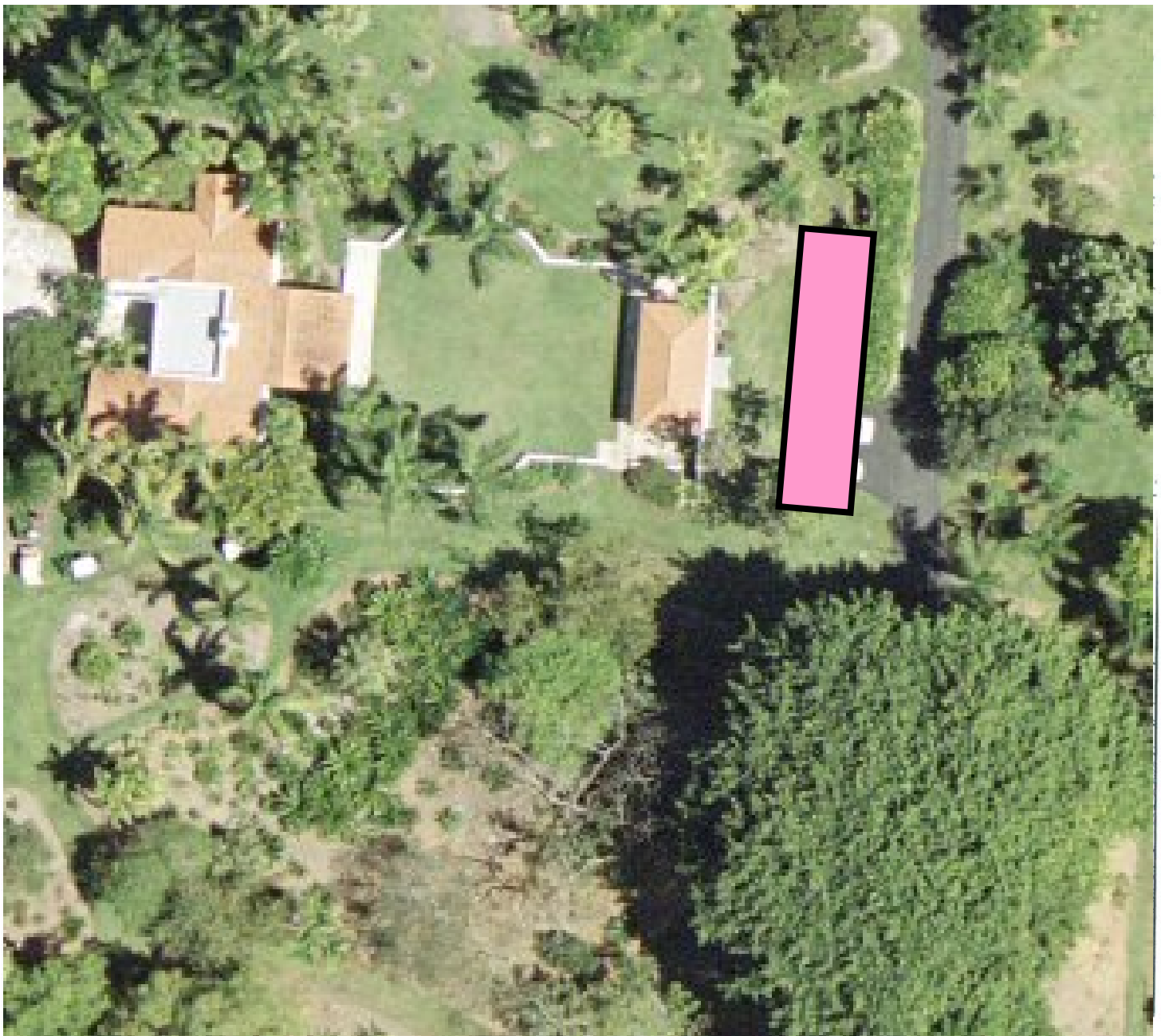


PLANT CONSERVATION BUILDING SITE PLAN

for
THE MONTGOMERY BOTANICAL CENTER
CORAL GABLES, FLORIDA

SASAKI ASSOCIATES, INC.
MARCH 15, 2008

Existing Landscape and Planting Plan



PLANT CONSERVATION BUILDING SITE PLAN
for
THE MONTGOMERY BOTANICAL CENTER
CORAL GABLES, FLORIDA

Existing Landscape and Planting: Aerial Photograph Detail

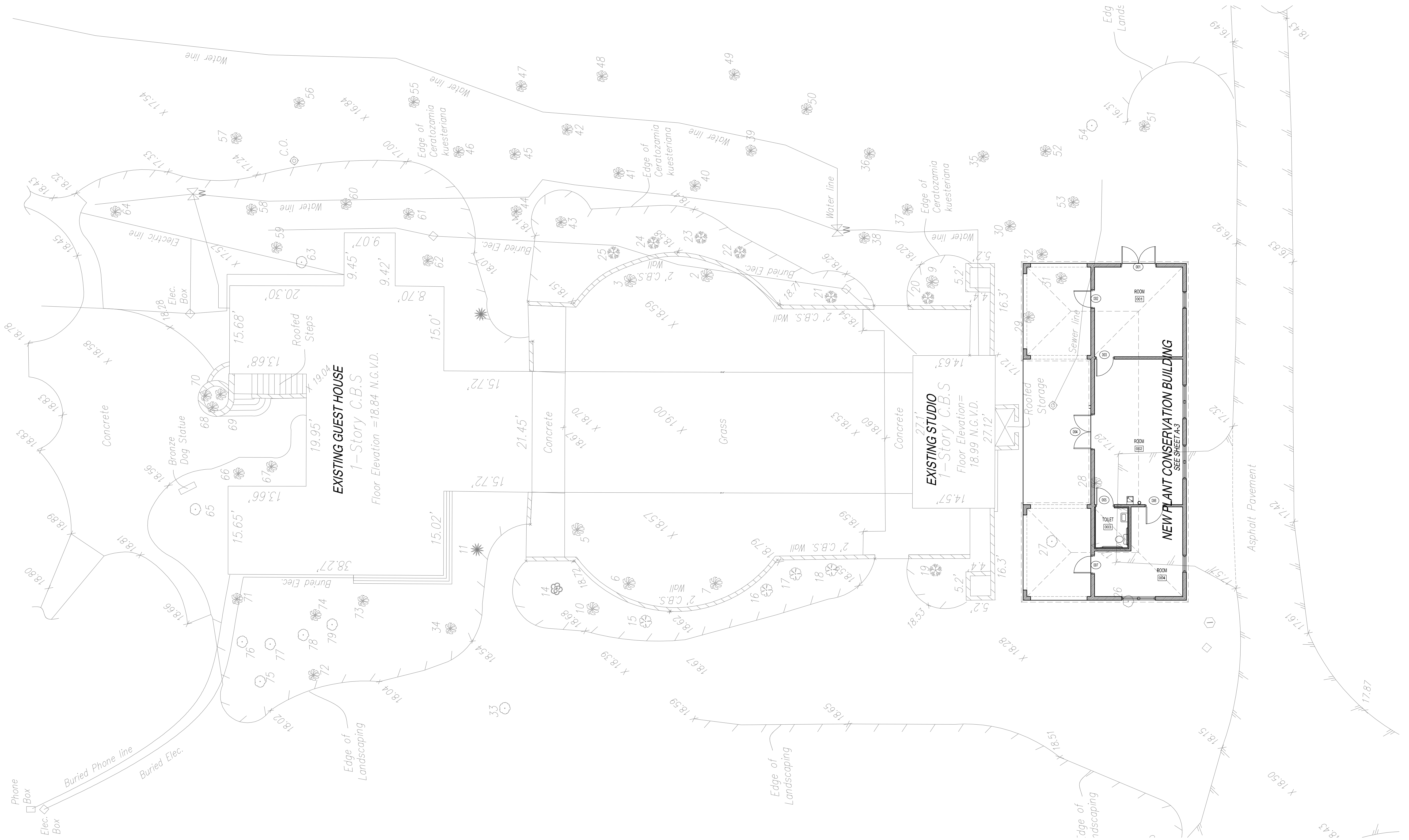
Coral Gables, Florida 33156

Re:	10 FEB 09
Commission:	0702
visions:	

Sheet No:

A-2

LOCATION PLAN 1/8"



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CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2968

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", BY PROVIDING FOR A CHANGE OF ZONING ON AN APPROXIMATELY 110 ACRE TRACT OF LAND GENERALLY KNOWN AS THE "JENNINGS ESTATE" LOCATED ON THE EAST SIDE OF RED ROAD BETWEEN OLD CUTLER ROAD AND GULLIVER ACADEMY, CORAL GABLES, DADE COUNTY, FLORIDA FROM "R" SINGLE-FAMILY RESIDENTIAL USE TO "S" SPECIAL USE; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, the City Commission at its November 13, 1991 meeting adopted Ordinance No. 2960 amending the Future Land Use Map of the Comprehensive Plan by changing the Land Use from the "Single-Family Residential" category to the "Religious/Institutional Use" category on above described property; and

WHEREAS, Application No. 553-P was submitted requesting a change of zoning on an approximately 110 acre tract of land generally known as the "Jennings Estate" located on the east side of Red Road between Old Cutler Road and Gulliver Academy, legally described as acreage from "R" Single-Family Residential Use to "S" Special Use. The letter symbol "S" to permit the property to be used in accordance with the requirements of the City of Coral Gables Comprehensive Plan and Zoning Code and in particular, to permit the Montgomery Foundation to conduct tropical plant research together with its associated functions on their property; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on November 13, 1991, at which hearing all interested persons were afforded the opportunity to be heard, and it was recommended to the City Commission that the applicant's request be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and in particular, that certain Use and Area Map Plate No. 16, attached thereto and by reference made a part thereof, shall be and the same is hereby amended to show henceforth a change of zoning on an approximately 110 acre tract of land generally known as the "Jennings Estate" located on the east side of Red Road between Old Cutler Road and Gulliver Academy, from "R" Single-Family Residential Use to "S" Special Use. The letter symbol "S" to permit said property to be used in accordance with the requirements of the City of Coral Gables Comprehensive Plan and Zoning Code and in particular, to permit the Montgomery Foundation to conduct tropical plant research together with its associated functions on their property.

02/12/92 10:00
SECTION 2. That the use of the applicant's property be limited by the parameters set forth in the letter written by Mr. Lloyd Kelley and dated April 29, 1991 on behalf of the Montgomery Foundation.

SECTION 3. That any deviation from the intended use of the applicant's property as represented by the applicant during public hearings before the Planning and Zoning Board on May 8 and November 13, 1991, before the City Commission on November 13, 1991, and by letter, shall require City Commission approval after a properly-noticed public hearing.

SECTION 4. That all ordinances or parts of ordinances in conflict or inconsistent herewith be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF JANUARY, A. D.,
1992.

APPROVED:

GEORGE M. CORRIGAN
MAYOR

ATTEST:

VIRGINIA L. PAUL
CITY CLERK
H/B(5)

THE MONTGOMERY FOUNDATION, INC.
11901 Old Cutler Road
Miami, Florida 33134

April 29, 1991

Ms. Diana Wheeler
Planning Director
City of Coral Gables
City Hall
405 Biltmore Way
Coral Gables, Florida 33134

Re: Change in Land Use
Application # 055581B000

Dear Ms. Wheeler:

I write on behalf of The Montgomery Foundation, Inc. to supplement the above-referenced application to indicate the present plans for the utilization of the property which is the subject matter of this Application.

As you know, the Application covers approximately 108 acres, approximately 55 of which were recently received pursuant to the Will of Eleanor F. Jennings. The remaining property was previously owned by The Montgomery Foundation, Inc.

As the Application reflects, The Montgomery Foundation, Inc. is a charitable organization dedicated to botanical and horticultural matters. Mr. Martini has previously delivered to you a copy of the Articles of Incorporation of The Montgomery Foundation, Inc. which confirmed this fact.

The Montgomery Foundation, Inc. intends to use the land which is the subject of the Application for the maintenance and development of plant collections for botanical and horticultural research and other educational or scientific purposes.

The Montgomery Foundation, Inc. intends to use the existing buildings on the property which are the subject of the Application as follows:

1. Gate House: This building, which was previously occupied by an employee of the Jennings', will continue to be occupied by an employee of the Foundation.

2. Main Residence: The first floor will be used for conferences and meetings. The second floor will be used for

FILE

offices. The servants' quarters will be used by a Foundation employee on either a temporary or permanent basis.

3. Adjacent Guest House: This building will be used on a temporary basis by visiting scientists, lecturers or others present on Foundation matters.

4. Foster House: This residence is currently rented; however, the tenancy has been terminated effective December 31, 1991. Thereafter, the house will be used as a residence for an employee of the Foundation or of Fairchild Tropical Garden who works on Foundation matters, neither of whom has been designated.

5. Adjacent Guest House: It is anticipated that this building will be used for maintenance purposes or possibly a laboratory. (SMILEY)

6. Popenoe House: This house was previously occupied by the Director of Fairchild Tropical Garden. In the future, the house will be occupied by an employee of the Foundation or the Garden who works on Foundation matters.

7. Superintendent Residence: This house is within the boundaries of the site contemplated for the fire station. Assuming the sale of the site for the fire station is consummated, this house will be removed. The superintendent will be relocated to one of the other houses on the property described above or a new residence will be built for him.

The proposed acquisition of the one-acre tract by the City of Coral Gables will require that the Foundation study the possible relocation of the maintenance facilities and will necessitate consideration being given to the establishment of a new service entrance. The only service entrance to the property will be acquired as part of this acquisition by the City of Coral Gables. No decision has been made with regard to either the location of the maintenance facilities or the establishment of a new service entrance.

Any construction, reconstruction, renovation or relocation of buildings or entrances will be made in accordance with the ordinances of the City of Coral Gables and only after appropriate zoning actions have been taken, or variances obtained and only after the issuance of building permits.

Ms. Diana Wheeler
April 29, 1991
Page 2

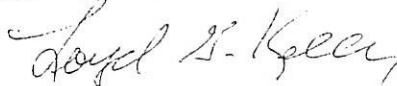
As reflected on the Application, the proposed Land Use Classification Change will not result in any increase in the development of the property or the intensity of its use. It is contemplated that the same park-like setting for the plant collections will be maintained as they are used for research in tropical plants.

I hope that this letter is helpful to you in processing the above-referenced Application.

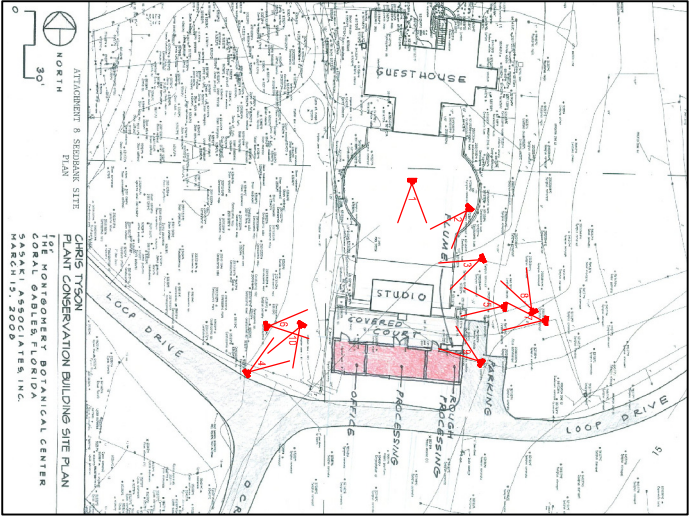
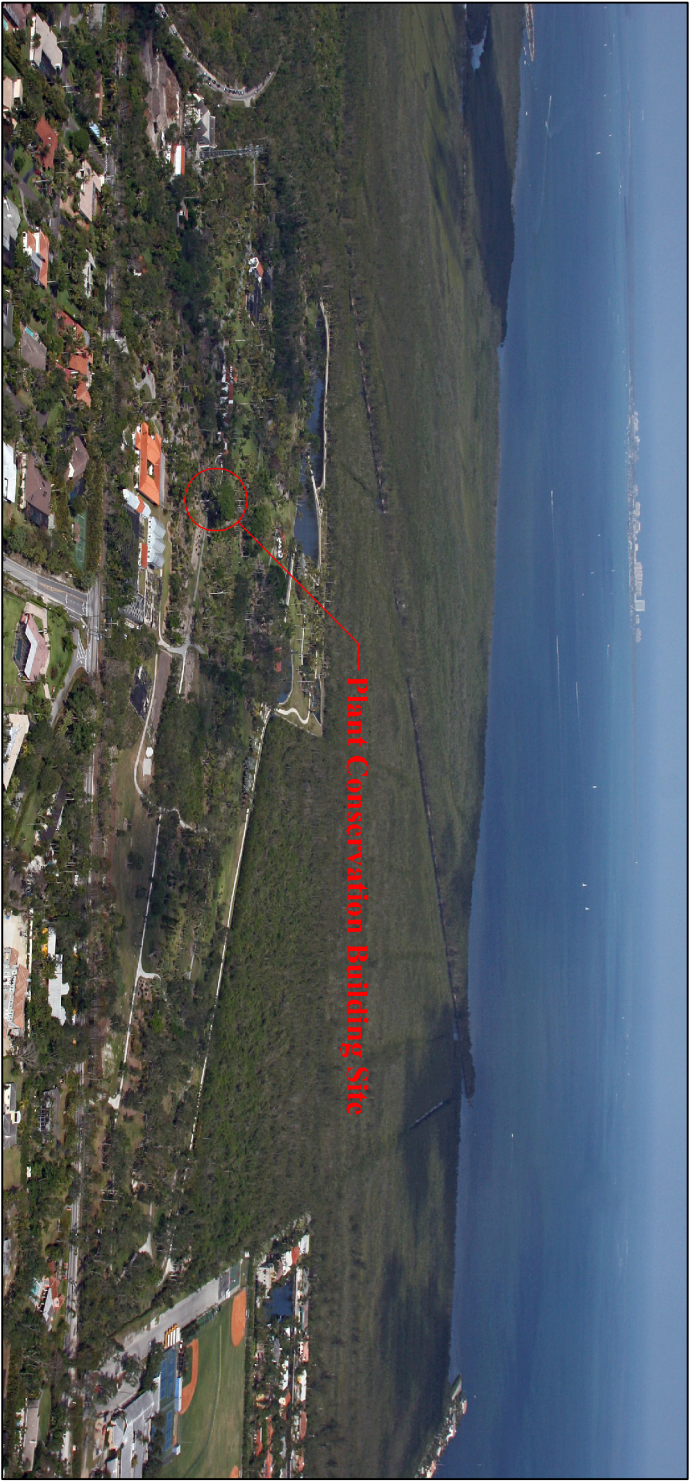
Thank you for your attention to this matter.

Very truly yours,

THE MONTGOMERY FOUNDATION, INC.

A handwritten signature in cursive script, appearing to read "Loyd G. Kelly".

Loyd G. Kelly, President



2008 MBC MASTER PLAN UPDATE
(Sasaki Associates, Inc.) nts



OBLIQUE AERIAL looking east



1



2



3



4



5



6



7



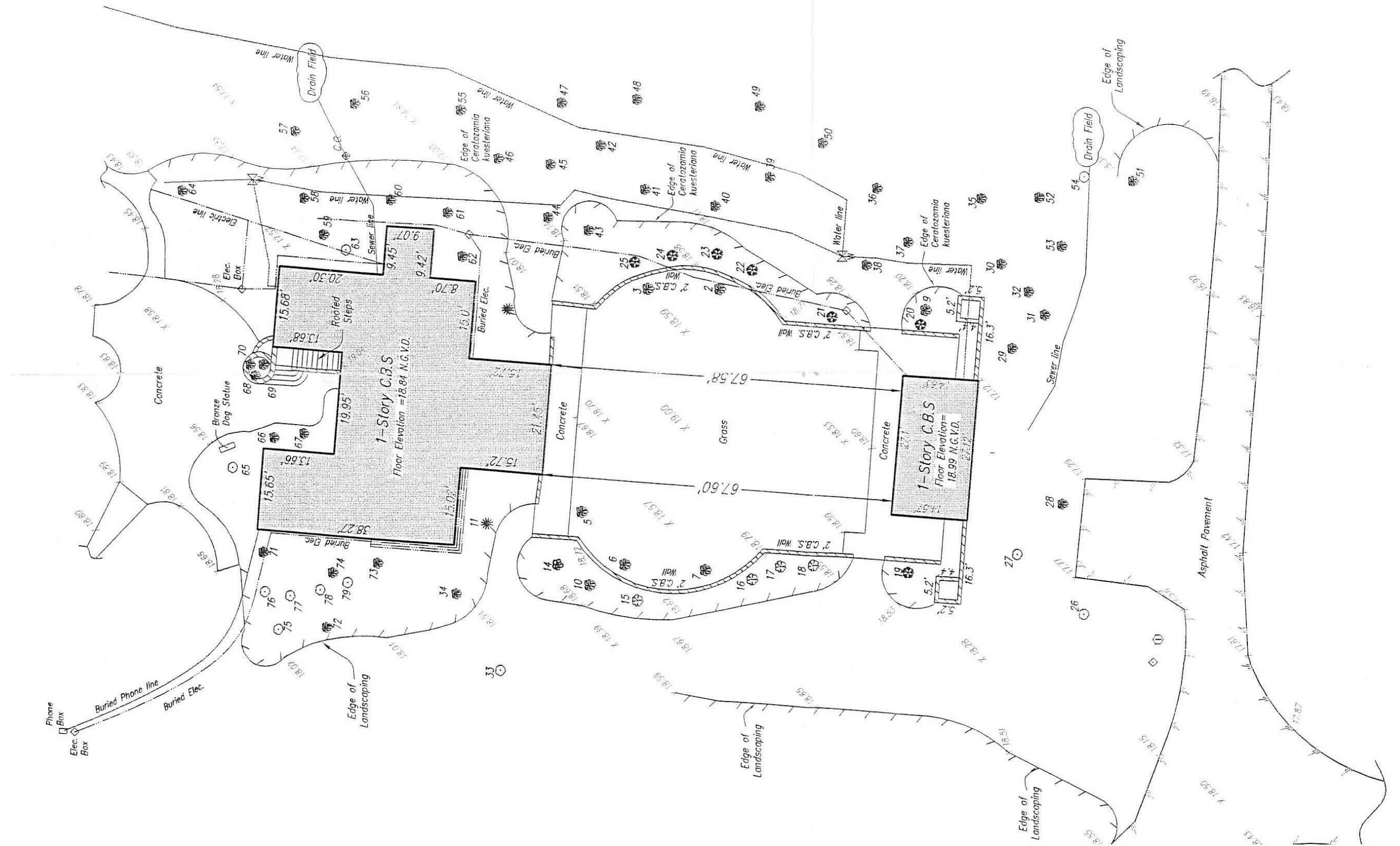
8



9



10



Property Survey

PARTITION LEGEND

NEW PARTITION. (SEE DTL. SHT. A-5)

FURR-OUT ALL CONCRETE BLOCK WALLS WITH 5/8" GYP. BD. ON 3/4" P.T. FURRING STRIPS AT 16" O.C. WITH ISO BOARD INSULATION BETWEEN FURRING STRIPS.

PROVIDE SOLID FIRESTOP CAP AT TOP OF ALL PARTITIONS UNLESS PARTITION EXTENDS TO STRUCTURAL DECK.

ALL PARTITIONS MUST BE CONSTRUCTED AND/OR BRACED TO MEET APPLICABLE CODE REQUIREMENTS FOR LATERAL LOADS.

AVOID BACK-TO-BACK RECEPTACLE BOXES FOR ELEC. DATA AND/OR COMMUNICATIONS, SEPARATING OUTLETS SERVING OPPOSITE ROOMS BY AT LEAST ONE STUD CAVITY.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE 2004 FLORIDA BUILDING CODE (INCLUDING APPLICABLE REVISIONS AND AMENDMENTS), THE FLORIDA FIRE PREVENTION CODE (LATEST EDITION), THE LIFE SAFETY CODE NFPA 101, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. THE GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR SECURING ALL PERMITS, APPROVALS AND INSPECTIONS FOR ALL TRADES.
2. THE GC SHALL TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT EXISTING CONSTRUCTION--WALLS, DOORS, FRAMES, SURFACES, UTILITY LINES, DUCTWORK, FIXTURES, FINISHES, ETC. WHICH ARE TO REMAIN AS PART OF THE FINAL WORK. THE GC SHALL CLEAN AND REPAIR THESE ITEMS AS REQUIRED FOR PROPER FUNCTIONING AS PART OF THE FINAL WORK.
3. THE GC SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND SHALL REPORT TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK. THE GC IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION, INSTALLATION CRITERIA, AND COORDINATION OF ALL TRADES, INCLUDING THE MEANS AND METHODS OF CONSTRUCTION.
4. THE GC SHALL REVIEW, APPROVE, AND SUBMIT TO THE ARCHITECT, SHOP DRAWINGS, PRODUCT APPROVAL, DATA, SAMPLES AND SIMILAR SUBMITTALS REQUIRED HEREIN WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR SEPARATE CONTRACTORS. SUBMITTALS NOT REQUIRED BY THESE DOCUMENTS MAY BE RETURNED WITHOUT ACTION.
5. WHEN "APPROVED EQUAL," "EQUAL TO," OR OTHER QUALIFYING TERMS ARE USED, THEY SHALL BE BASED UPON THE REVIEW AND APPROVAL IN WRITING BY THE ARCHITECT.
6. ALL WORK SHALL CONFORM WITH THE DRAWINGS AND SPECIFICATIONS. DRAWINGS SHALL NOT BE SCALED FOR INFORMATION.
7. THE GC SHALL COMPLY WITH ALL RULES, POLICIES AND PROCEDURES ESTABLISHED BY THE OWNER/PROPERTY MANAGER, INCLUDING THE PROPER DISPOSAL OF TRASH, DELIVERY OF MATERIALS, SECURITY REQUIREMENTS, AND WORKING HOURS.
8. AT THE COMPLETION OF WORK, THE GC SHALL SUBMIT TO THE OWNER OPERATION AND MAINTENANCE MANUALS PRESENTING FULL DETAILS OF CARE AND MAINTENANCE FOR ALL SURFACES AND EQUIPMENT. CONTENTS SHALL INCLUDE MANUFACTURERS' AND INSTALLERS' NAMES, ADDRESSES, AND PHONE NUMBERS. INFORMATION ABOUT INSTALLATION, START-UP, OPERATION, MAINTENANCE, PARTS, AND DATA SHALL BE INCLUDED.
9. THE GC SHALL FURNISH AND INSTALL ALL WORK, EQUIPMENT, FINISHES, AND SPECIFIED FURNISHINGS AS INDICATED IN THESE DOCUMENTS UNLESS OTHERWISE NOTED OR APPROVED IN WRITING BY THE ARCHITECT.
10. ADDITIONAL PAYMENTS WILL NOT BE MADE TO THE GC ON CHANGES OR EXTRAS UNLESS THEY HAVE RECEIVED PRIOR WRITTEN APPROVAL BY THE OWNER.
11. THE GC SHALL BE FULLY RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SCHEDULE WHERE DELAYS HAVE OCCURRED. THE GC SHALL MAKE UP FOR THE LOST TIME AT NO ADDITIONAL EXPENSE TO THE OWNER.

CODE INFORMATION

THESE DOCUMENTS, UNLESS SPECIFICALLY NOTED OTHERWISE, ARE FOR NEW BUILDING CONSTRUCTION AND HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2004 FLORIDA BUILDING CODE (INCLUDING APPLICABLE REVISIONS AND AMENDMENTS). THE PROJECT SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE 2004 FLORIDA BUILDING CODE.

INTERIOR FINISHES SHALL COMPLY WITH THE FLAME SPREAD REQUIREMENTS OF FBC-SECTION 803 WALLS AND CEILINGS FINISHES AND SECTION 804 INTERIOR FLOOR FINISHES.

MEANS OF EGRESS SHALL COMPLY WITH CHAPTER 10 - 2004 FBC.

ACCESSIBILITY STATEMENT:

IT IS THE INTENT OF THESE DOCUMENTS THAT ALL BUILDING AREAS, SPACES, ELEMENTS, FACILITIES, AND SITE COVERED BY THIS PERMIT SHALL BE ACCESSIBLE AND SHALL COMPLY WITH APPLICABLE PROVISION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC). ACCESSIBLE ELEMENTS AND SPACES SHALL COMPLY WITH APPLICABLE MINIMUM REQUIREMENTS OF FACBC. IT IS ASSUMED THAT AREAS BEYOND THE SCOPE OF THIS WORK COMPLY WITH APPLICABLE MINIMUM REQUIREMENTS OF FACBC, INCORPORATING SPECIFIC PROVISIONS OF THE FACBC HEREIN DOES NOT RELIEVE THE OWNER FROM OWNERS DUTY TO COMPLY WITH ALL APPLICABLE PROVISIONS OF FACBC AND ALL APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.

CONSTRUCTION NOTES

1. PROVIDE ONE WALL-MOUNTED, ABC-TYPE 2A FIRE EXTINGUISHER MOUNTED AT 54" ABOVE FLOOR. INSTALL AT LOCATIONS INDICATED ON PLAN BY "FE".
2. DOOR JAMBS OCCURRING IN ROOM CORNERS SHALL BE OFFSET 4" FROM INSIDE CORNER, UNLESS OTHERWISE NOTED OR DIMENSIONED.
3. PROTECT EXISTING BUILDINGS, GROUNDS, AND SYSTEMS TO REMAIN FROM DAMAGE. REPAIR AND REPLACE IF DAMAGED.
4. WORK AFFECTING EXISTING BUILDINGS, GROUNDS, AND SYSTEMS NOT WITHIN THE SCOPE OF THIS PROJECT MAY BE PERFORMED ONLY WITH THE WRITTEN CONSENT OF THE OWNER/PROPERTY MANAGER.
5. ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXITS INTO THE STREET, SHALL BE CONTINUOUSLY MAINTAINED DURING CONSTRUCTION FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN CASE OF FIRE OR OTHER EMERGENCY.
6. UPON COMPLETION OF THE WORK, THE GC SHALL PROVIDE AT LEAST ONE COPY OF THE A/C TEST AND BALANCE REPORT, INDICATING THAT THE A/C DESIGN REQUIREMENTS HAVE BEEN MET.
7. ALL ARCHITECTURAL WOODWORK SHALL BE "CUSTOM GRADE" OR BETTER, AS DEFINED BY THE LATEST PUBLICATION OF THE AMERICAN WOODWORK INSTITUTE (AWI).
8. PROVIDE WOOD BACKING AND/OR BLOCKING IN PARTITIONS AS STRUCTURALLY REQUIRED FOR ALL WALL-HUNG CABINETRY, FIXTURES, OR EQUIPMENT. COORDINATE WITH MILLWORK CONTRACTOR AND FURNITURE DEALER.
9. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE MUST BE PRESSURE TREATED.
10. INTERIOR FINISHES SHALL MEET MIN. REQUIREMENTS OF THE FLORIDA BUILDING CODE AND FLORIDA FIRE PREVENTION CODE.
11. PIPES AND WIRES PASSING THROUGH FIRE-RATED PARTITION ASSEMBLIES, IF ANY, SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE CODES.
12. FLAMMABLE AND COMBUSTIBLE MATERIALS USED DURING CONSTRUCTION MUST BE PROPERLY HANDLED AND STORED IN ACCORDANCE WITH NFPA 30.

BUILDING & SITE DATA

PRODUCT APPROVALS:

WINDOWS:
CGI Series 3601 Aluminum Single Hung Window - L.M.I.
NOA No. 08-0715.15

DOORS:
CGI Series 450 Outswing Aluminum Door - Impact
NOA No. 06-01267.02

ROOF TILE:
ALTUSA Barrel Clay Roof Tile
NOA No. 07-0819.06

BUILDING DATA:

OCCUPANCY CLASSIFICATION: R-3
USE: ACCESSORY BUILDING AS PERMITTED BY CITY OF CORAL GABLES SPECIAL USE "S" DISTRICT (ORDINANCE No. 2589)

AREA OF BUILDING: 1,018 SF

SITE DATA:

SITE AREA: 5,348,196 SF +/- (120 ACRES +/-)
FINISH FLOOR ELEVATION: +16.99' N.G. I.D.

PARKING DATA:

1,018 SF @ 1/200 SF = 3.39 SPACES = 4 SPACES

BUILDING IS NOT ACCESSIBLE BY CAR. PARKING IS PROVIDED AT REMOTE LOTS ELSEWHERE ON SITE BY SEPARATE PERMIT.

NUMBER OF OCCUPANTS:

BUILDING IS NOT PERMANENTLY OCCUPIED. TOILET FACILITIES FOR MBC PERSONNEL ARE PROVIDED IN MAIN BUILDING.

PLUMBING FIXTURES PROVIDED:

WATER CLOSETS: 1
URINALS: 0
LAVATOIRES: 1
DRINKING FOUNTAINS: 1
TOILET ROOM PROVIDED IS A UNISEX ADA COMPLIANT FACILITY.

LEGAL DESCRIPTION

A PORTION OF "ROBERT H. MONTGOMERY PROPERTY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 64, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SECTION 17, TOWNSHIP 55 SOUTH, RANGE 41 EAST.

HSR

HAYNES SPENCER RICHARDS

Architecture
Interior Design
Planning

8730 S. W. 186 STREET
MIAMI, FLORIDA 33157
TEL 305.663.1471 FAX 786.573.5450
STATE OF FLORIDA NO. AAC000864



MONTGOMERY BOTANICAL CENTER OVERALL SITE PLAN / AERIAL nts



Montgomery Botanical Center
Plant Conservation Building

11901 Old Cutler Road
Coral Gables, Florida 33156

Date: 10 FEB 09
Commission: 0702
Revisions:

Sheet No:

A-1



MONTGOMERY BOTANICAL CENTER

Advancing Research, Conservation, and Education through Scientific Plant Collections
ESTABLISHED 1959

May 11, 2009
Planning and Zoning Committee
City of Coral Gables

Dear Planning and Zoning Committee:

I am submitting this statement of use to go along with the packet for the Planning and Zoning Committee materials.

Coral Gables Board of Architects Approval:

The project had preliminary Board of Architects approval on November 20, 2008.

The project had final Board of Architects approval on March 26, 2009.

DERM Approval

The plans have obtained full approval from DERM as of May 11, 2009.

Statement of Use:

As part of Montgomery Botanical Center's ongoing work in botanical conservation, horticulture, and education, we have a large number of professional and scholarly visitors to our botanic garden. These visitors require dedicated work space to examine and plant material, including leaves, flowers, and seeds. These visitors and our own staff also require dedicated space to prepare these leaves, flowers, and seeds for study elsewhere, at such institutions as Harvard, Royal Botanic Gardens, Kew, and the University of California, among many others.

The Plant Conservation Building will provide a 957 square foot one-story building for that purpose. It is estimated that there will be one full time employee working in the plant conservation building in addition to up to 3 or 4 part time visiting academics. The building also includes one ADA-compliant restroom.

Parking will be at the two parking lots on the property to the north of the site.

Thank you for your consideration.

Sincerely,

M. Patrick Griffith, Ph.D.
Executive Director



**CORAL
GABLES**



Ricardo Herran, Zoning Technician
305.460.5237
Date: 05.14.09

DRC ZONING ANALYSIS-11901 OLD CUTLER ROAD

<i>CODE SECTION/DOCUMENT</i>	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
Section 4-204. Special Use (S) District.		
	B. Permitted uses. 2. Botanical gardens with previously approved master plan.	Provide previously approved master plan. (See subsection C below).
	C. Conditional Uses. 1. Botanical gardens master plan.	Planning and Zoning Board review and City Commission approval required.
	D. Performance standards: 1. Setbacks: a. Front: Twenty-five (25) feet. b. Side: Twenty (20) feet. c. Rear: Five (5) feet. d. Setback from canal, waterway, lake or bay: Thirty-five (35) feet. 2. Height: forty-five (45) feet. 3. Landscaped open space: Thirty-five (35%) percent minimum. 4. Floor area ratio: a. .35, when adjacent to a single-family residential district.	1a-d. Complies, proposed building is located near the middle of tract 1 of Montgomery Botanical Garden's one-hundred-and-twenty (120) acre site. 2. Complies, proposed building is 15'-4". 3. Complies, property is a Botanical Garden with a one-hundred-and-twenty (120) acre site. 4a. Complies, proposed and existing buildings do not exceed allowed FAR.

Section 5-1403. Parking, driveway, and vehicular use areas: provision, location and setbacks.		
	<p>B. General location.</p> <p>1. Special Use Districts. All required parking in Special Use Districts shall be provided behind buildings, in enclosed garages, and/or in the interior side setback area behind the front building line.</p>	<p>Provide location of required four parking spaces. (Must be part of this application.)</p>
Section 5-1409. Amount of required parking.		
	<p>B. Calculation of parking requirements.</p> <p>1. Required parking: Offices.* 1/300 S.F. $1017/300=3.39$ 4 spaces required.</p>	<p>Provide location of required four parking spaces. (Must be part of this application.)</p> <p>*Office uses currently exist on site as allowed per Ordinance 2968.</p>

Montgomery Botanical Center

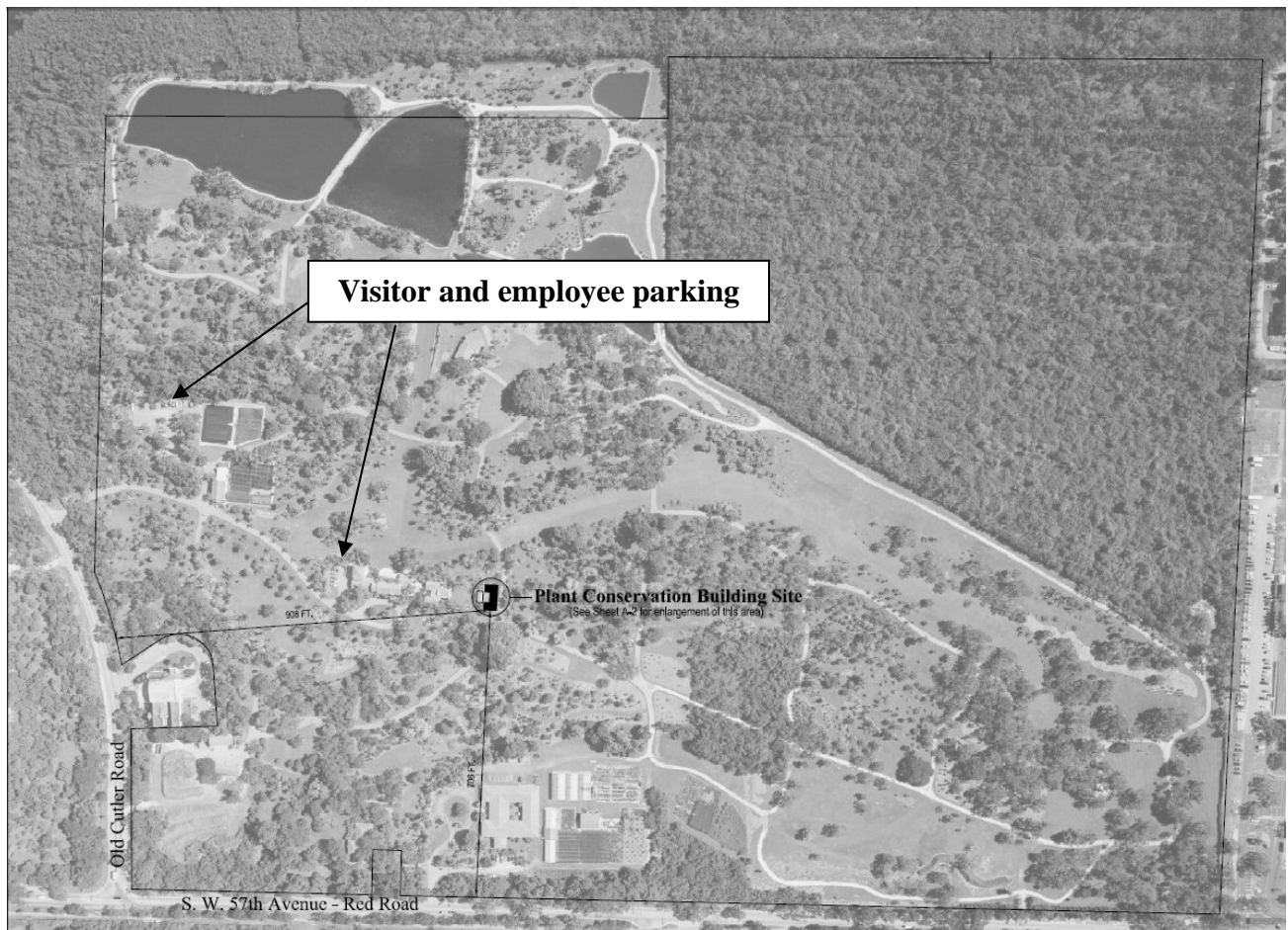
Addressing Section 5-1403:

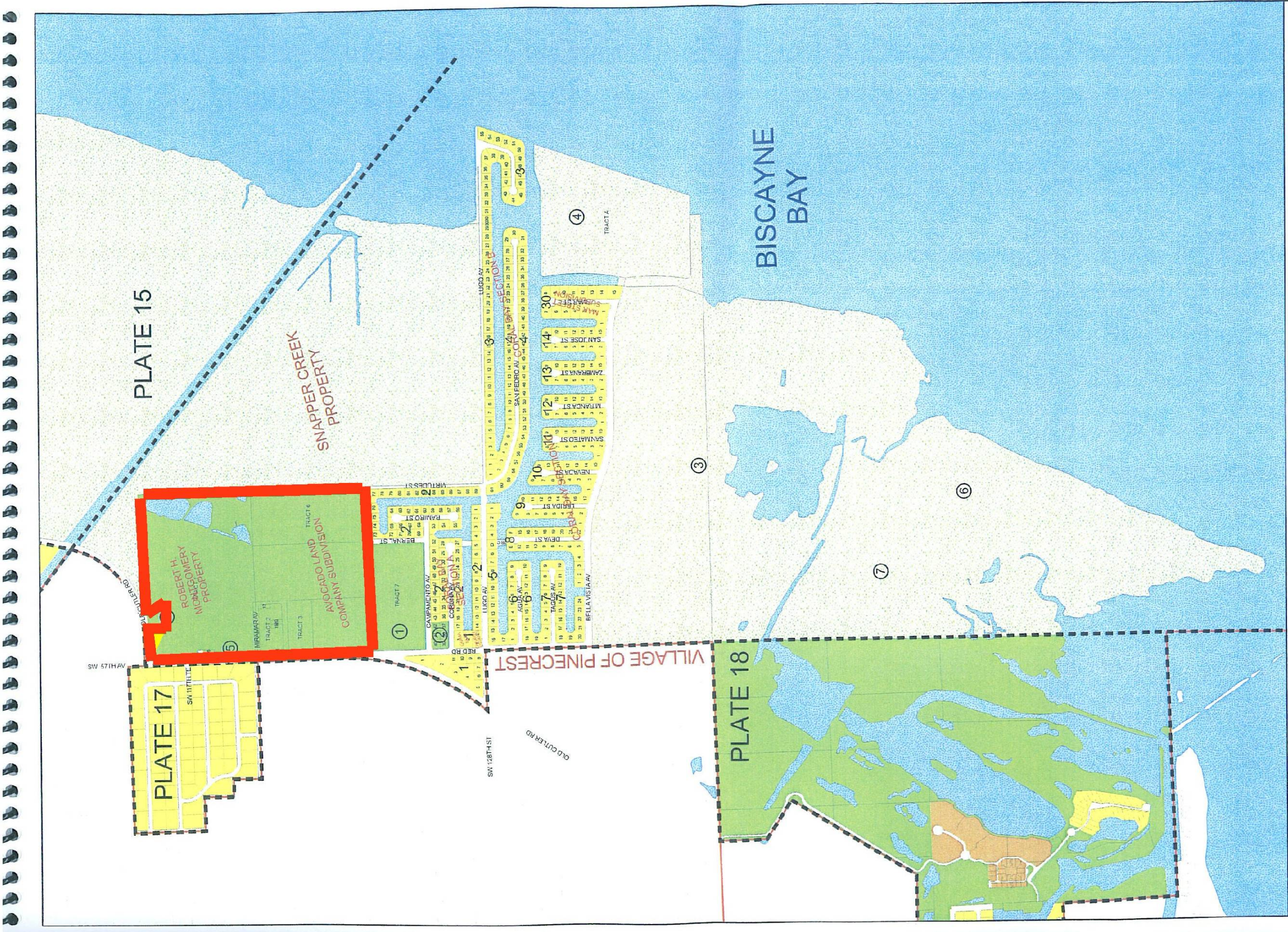
“Provide location of required four parking spaces. (Must be part of this application.)”

Addressing Section 5-1409:

“Provide location of required four parking spaces. (Must be part of this application.)”

The image below indicates the location of the required parking.





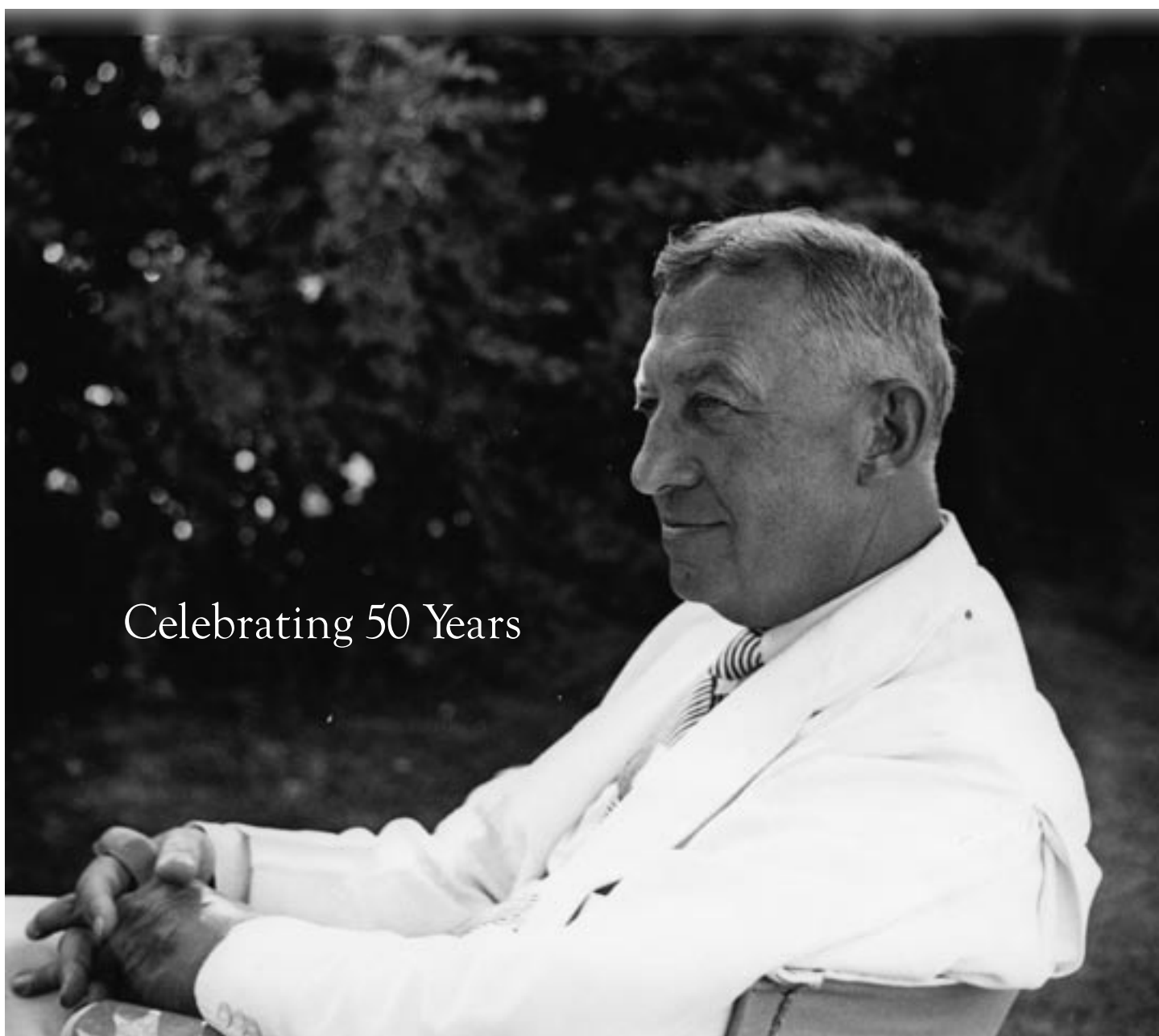
Zoning Districts

Single-Family Residential District (SFR)	Commercial District (C)
Multi-Family 1 Duplex District (MF1)	Commercial Limited District (CL)
Multi-Family 2 District (MF2)	Industrial District (I)
Multi-Family Special Area District (MFSA)	Preservation District (P)
Special Use District (S)	University of Miami Campus Area Development (UMCAD)

The numbers in circles refer to footnotes



MONTGOMERY BOTANICAL CENTER 50TH ANNIVERSARY: 1959-2009



Montgomery Botanical Center
Established 1959

Board of Directors

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Karl Smiley, M.D., *Vice President*
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Mónica Moraes R., Ph.D.
Silvia Salas-Morales
Alberto S. Taylor B., Ph.D.

To advance science, education, conservation and horticultural knowledge of tropical plants, emphasizing palms and cycads, Montgomery Botanical Center collects seeds from wild plant populations around the world and grows the resulting plants in population-based, documented, scientific collections, for use by botanists, scientists, and educators, in a 120-acre botanical garden exemplifying excellent design.

Montgomery Botanical Center (originally The Montgomery Foundation) is a tax-exempt, nonprofit institution established by Nell Montgomery Jennings in memory of her husband, Colonel Robert H. Montgomery, and his love of palms and cycads.

Montgomery Botanical News is published biannually by Montgomery Botanical Center.

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Fax 305.661.5984

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www.montgomerybotanical.org

Masthead photo of Montgomery Palm
(*Veitchia arecina*)
by Harvey Bernstein

Printed on recycled paper

**From the
Executive Director**



On the facing page, Jared captures Nell's wishes fifty years ago as she incorporated The Montgomery Foundation, now Montgomery Botanical Center.

Assuredly, Nell and The Colonel would be very pleased at our record since 1959. Montgomery Botanical Center has developed, conserved and advanced an internationally-accredited collection of cycads and palms, furthered botanical science in numerous ways, and enhanced the education of generations of plant scientists.

The articles in this newsletter exemplify and illustrate how the work of our team fulfills our mission: Larry discusses his palm studies; Laurie, John, and Felix each offer descriptions of the palms for which we care and the care our palms require; Chad recounts his work in New Caledonia, and I offer a narrative of cycad fieldwork in Belize. Our acknowledgements grew longer in 2008, demonstrating our growing network of supporters and supported (see pages 9 and 10).

To place our 50th anniversary year in the broader context, Montgomery's achievement is among exceptional company; around the world, the botanical community celebrates milestones this year. Two world-renowned institutions — Missouri Botanical Garden and Singapore Botanic Gardens — are both 150. And, Royal Botanic Gardens, Kew is now celebrating its 250th year!

This context speaks well for our future. One or two hundred years from now, our successors will highlight an even greater record than we have thus far written. But in the closer term, I discuss our plans over the next five years on page 5.

Please join me in celebrating this wonderful milestone by remembering our past, celebrating our present, and moving ahead into a bright future. I look forward to seeing all of you here soon.

Pictured: Dr. Griffith with *Zamia prasina* (see page 4) in Belize.

NELL'S VISION

Eleanor Elizabeth Foster Montgomery Jennings had a dream which she felt so strongly about that she knew if it were to come true she had to do it herself — It could not be postponed for posterity by putting it in her will for someone else to do. Nell shared these feelings in a manuscript she wrote in 1980, named: *The Montgomery Foundation: A Memoir*.

After Robert Montgomery's death in 1953 and her marriage to Alvin Jennings in 1956 she struggled with what she should do with the Palmetum. Her options were to sell it, keep it, or to leave it in her will to someone else, but whom. She drew on her past experience and current friends to help her in making the best decision. Nell's main concern was to do something with the property that would honor the memory of her first husband.

Two developments in 1959 informed Nell as to what the best future for the Palmetum should hold. Both events had to do with securing the future of the Fairchild Tropical Garden. These developments were a commitment to build research programs, and to hire plant scientists. With those commitments in place, Nell felt Fairchild Tropical Garden had the boost it needed to become the outstanding institution that it is today.

These events led to November 20, 1959, when the Certificate of Incorporation papers were signed forming The Montgomery Foundation, Inc. Those signing were: Eleanor F. Jennings, Arthur Montgomery, Charlotte M. Schluter, W. Arthur Campbell, and Alvin R. Jennings. Nell stated that, "Creation of The Montgomery Foundation seemed to give me the answer to the question that had been on my mind for several years: how to preserve the Palmetum, make it useful to the Fairchild Garden, and at the same time preserve the identity of Robert H. Montgomery." Nell saw how FTG's 1959 commitments to science could be advanced through strategic partnership with The Montgomery Foundation.

Through discussions with Arthur Campbell she determined the particular purposes for which The Montgomery Foundation was formed. Some of those are as follows:

To carry out activities having scientific or educational purposes in the field of tropical botany and horticulture;

To provide fellowships and scholarships in the fields of tropical botany and horticulture;

To provide funds for expeditions; research projects or similar activities for the promotion of knowledge of tropical botany and horticulture.

Continuing Nell's vision, the MBC mission is now stated as, "to advance science, education, conservation, and horticultural knowledge of tropical plants, emphasizing palms and cycads, and to exemplify excellent botanical garden design." A primary MBC objective is making the Montgomery name known and respected in the field of plant science.

In 1987, Nell made the following comment: "It is wonderful to have a dream and then the great satisfaction of seeing it materialize. That is what happened to Robert H. Montgomery." Her comment was a reflection on the Colonel, his work collecting palms and cycads for the Palmetum, and the wide interest they generated.

Out of this work, and the work of his close friend Dr. David Fairchild, a botanical tradition was established in Miami. From that friendship, the Colonel decided that Miami should have a tropical garden where these plants could be displayed to the public. Thus, the Fairchild Tropical Garden became reality. Nell drew on these experiences and the examples that her late husband had set to realize her own dream when she founded The Montgomery Foundation and was able to watch it grow.

Would Nell Montgomery be pleased with what has been accomplished? I think so.



Nell Montgomery at the front door of her home at the Coconut Grove Palmetum

Jared Fogg, Archivist
archive@montgomerybotanical.org

SINKHOLE CYCADS OF BELIZE: HELPING A CRITICALLY ENDANGERED *Zamia*

Before 2008, MBC had only seven *Zamia prasina* plants, from fieldwork by John Janovec and Amanda Neill in Belize eight years ago. Those seven plants are significant, as conservationists believed fewer than 100 plants remained in the wild as of 2003.

Reports by Janovec and Neill were intriguing. They depicted plants growing at the dark bottom of deep sinkholes, on limestone and guano — and without any other plants! Besides those reports, very little was known, so we decided to study this *Zamia* firsthand.

John Janovec put Michael and I in touch with his colleague, Valentino Tzub. Valentino knew two remote sinkholes with *Zamia*; we planned to visit both.

THE FIRST SINKHOLE

Jan Meerman, a well-known Belizean ecologist, joined us for the first trip. Valentino led us through farmland, into jungle



Zamia prasina growing in a remote sinkhole — a very specialized habitat.

foliage, and up into the deeply shaded Maya Mountains. After the morning, the ground opened before us, a limestone bowl reaching down two hundred feet, with no break in the canopy. Valentino guided us down a steep incline, a rock climb, and a short slide down a rotting trunk.

At the bottom, we were thrilled to count over 100 *Zamia prasina* against the wall of the cavity. The day was spent measuring plants, collecting seed and specimens, and taking photographs.

Early afternoon, a huge thunderstorm soaked the mountain, but the *Zamia* (and we) stayed completely dry. We learned something special about the plants: these cycads only grew under the dripline of the rock, where the soil remained completely dry. We spent the available sunlight gathering data. Late that day, we climbed out, and returned to town.

A MORE REMOTE SINKHOLE

Geoff Hoese, a naturalist and caver, joined us for the more distant sinkhole. Getting there required a packhorse and a day's walk to camp. A trek along logging roads and jungle paths took us higher into the mountains. Arriving at an old timber camp, after a hot meal and jokes around the fire, we slept.

The next morning, Valentino led us into deeper shade to the second sinkhole. One side gently sloped down, opening into a large, steep-sided open cavity. Here we found more *Zamia* — around 140 mature plants with numerous seedlings. We worked steadily from one end to the other to measure, survey, photograph, and collect seeds from these rare cycads.

Our ambitious workload passed the day quickly, and quite late we climbed back into the forest, hiked to camp, and settled into a solid sleep. At dawn, we hiked back to town, and were honored to enjoy a meal with Valentino and his family before parting ways.



Valentino Tzub, Michael Calonje, and Geoff Hoese with *Zamia prasina*.

CONSERVATION ACTION

There were many seedlings in the more remote sinkhole, but the first had none; all plants appeared mature. This observation conforms to reports of commercial seed harvest. Years of harvesting weakens the population. Another concern is the specialized nature of the habitat: appropriate sinkhole space must be limited.

We are glad to report more surviving *Zamia prasina* than previously thought — two populations of over 100 mature plants, and some other smaller populations on hill tops. Our work placed conservation collections of *Zamia prasina* into protective cultivation at Belize Botanic Garden, Green Hills Botanical Collections, and MBC. Research is underway on these collections.

A detailed account of our *Zamia prasina* conservation efforts is online:
www.montgomerybotanical.org

We thank the Belize Forest Department for permission, and the Association of Zoological Horticulture for funding this work.

M. Patrick Griffith, Ph.D., Executive Director
patrick@montgomerybotanical.org

Michael Calonje, Cycad Biologist
michaelc@montgomerybotanical.org

LOOKING TO THE PAST, PLANNING FOR THE FUTURE.

MBC's 50th anniversary deserves celebration. Colonel Robert Montgomery's plant collections tradition, Nell Montgomery's vision and commitment, our Board's leadership, and the MBC Team's hard work have accomplished a tremendous amount since 1959. Jared's article (page 3) captures Nell's original vision, and the work that made it possible. This milestone prompts looking back, to help focus on the future.

BEGINNINGS: 1959-1990

Following the Colonel's death (1953), Nell incorporated the Montgomery Foundation in 1959. At that time, we managed a palm and cycad collection of world significance, closely involved with the work of Fairchild Tropical Garden. A report by Dr. John Popenoe noted the collection held over 300 palm and around 40 cycad species. During Nell's time, numerous palm collections were added by researchers including Dr. Barry Tomlinson and Dr. Harold Moore.

An early accomplishment of Nell's was doubling our acreage from 60 to 120 in 1960. When Nell passed away in 1990, that land and a very generous financial gift went to MBC. The early focus on plant collections from Robert, and the vital land and funding from Nell strategically positioned MBC to advance botany going forward.

MEETING THE MISSION: 1990- 2009

Renewed emphasis on plant collections flourished in the last two decades, as well as connecting these collections to research and conservation progress. Brief review of figures illustrates this progress. Since 1992, MBC conducted 71 expeditions. In 2007 and 2008, we conducted 6 and 7 expeditions respectively, conserving endangered palms and cycads from as near as Florida and Jamaica, and as far as Guam and Rota. Our inventory reflects this progress (see page 11), with 429 palm species and 257 cycad species conserved here.

The benefits of this work are shared ever wider. Our tally of collaborating institutions and individuals (198) was higher

in 2008 than any year previous. This number includes participants in joint research, scientists given research material, and scholars who studied the plant collections.

LOOKING AHEAD

Strategic planning helps meet the mission; strengths, context, and goals define how we move forward. MBC has two outstanding strengths: 1) fundamental assets — land, facilities, and irreplaceable plant collections, and 2) an excellent team of botanists, curators, and horticulturists with deep expertise. Botanical science is advanced by living collections, and protective cultivation is often the best conservation strategy.

MBC's living plant collections will be ever more vital in coming years. Our future plans are organized around plant collections and their requirements. The team has developed plans for 20 expeditions by 2013, with a focus on collaborative research and *ex situ* conservation.

This ambitious target necessitates two critical capital improvements: MBC requires space for visiting scientists, and a greatly expanded nursery. We're thrilled to be moving forward with the Chris Tyson Plant Conservation Building, to advance our collaborative

research capacity. Plans are developing for an expanded nursery complex, crucial for the increasing seed obtained by our work abroad.

THE NEXT 50 YEARS

Beyond five or ten years, detailed planning is impractical — but a guiding vision is critical. Could Nell predict the details today when she acted in 1959? Perhaps not, but for a half-century MBC has kept the focus on Nell's fundamental vision: living plant collections, research collaborations, and education. I confidently state: through a strong focus on serving research, conservation and education, MBC will complete 100 years with an impressive record in botany, rooted in living plant collections — 2059 will be a great year.

*M. Patrick Griffith, Ph.D., Executive Director
patrick@montgomerybotanical.org*



The Near future at MBC: immediate capital improvement priorities.
Left: Chris Tyson Plant Conservation Building; Right: Nursery expansion plans.

Expert Help With Planning

Through Tracy Magellan's work, MBC recently obtained funding for an expert assessment. Funded by the Institute for Museum and Library Services, The Conservation Assessment Program will professionally assess MBC's living collections and infrastructure; this assessment is vital for future planning.

COPERNICIA BAILEYANA AT MONTGOMERY BOTANICAL CENTER

To describe this palm as majestic or stately hardly does it justice, as the sight of a mature Bailey Palm is posi-



Trio of Bailey Palms bowed but not broken by a previous hurricane

tively arresting. Most of our palm species could be described as graceful, their fronds moving in response to the slightest breeze, but not so the Bailey Palm. It stands stiff and unyielding even in the

face of hurricane force winds. *Copernicia baileyana* has a massive whitish trunk which looks like fresh concrete, and can exceed 60 feet in its natural habitat. Its crowning glory is the densely crowded head of ridged leaves which, when viewed from below, produce the effect of a halo.

Native to dry forests and savannas of eastern and central Cuba, it nonetheless appreciates moist, well drained soil and can survive brief periods of inundation. Considered to be moderately salt tolerant, our most impressive specimens grow within 10 meters of brackish lakes which rise and fall in response to the tides. Indeed, this area of the garden has been completely flooded with sea water from hurricane surge on more than one occasion during the life of these palms.

This trait would seem to make *Copernicia baileyana* an ideal candidate for further planting in South Florida, and

it would likely compete with the Royal Palm as a choice for avenue plantings, were it not for its slow rate of growth.



Crown of *Copernicia baileyana* from below

Nevertheless, it has been underutilized in the landscape and should be planted wherever there is sufficient space.

*John Harshaw, Assistant Curator
johnh@montgomerybotanical.org*

NEW CALEDONIA: PALMS AND RELIC CONIFERS

In the Pacific east of Australia and northwest of New Zealand, New Caledonia is a biotic island as much as a physical island, comprising a very unique relic flora of the ancient southern Continent Gondwana. It is a wonderland of stunningly beautiful palms, unique conifers, and a host of other unusual plants. The survival of much of this flora is related to its ability to adapt to the difficult soils that dominate the southern part of the island. These soils are high in metals such as magnesium, nickel and chromium, but extremely low in calcium and phosphorus.

In 2000, MBC Palm Biologist Dr. Larry Noblick visited the island to collect palms and the cycad, *Cycas seemanii*, that grow there. The lovely *Chambeyronia macrocarpa* palms he collected have become quite an attractive part of the MBC landscape. Through MBC's ongoing partnership with the Atlanta Botanical Garden (ABG), we



Night botany beside Lac en Huit,
Retrophyllum minus

later added a number of very rare and interesting New Caledonian conifers to our collections in 2007 and 2008, many of which have adapted well to our growing conditions.

In late 2008, Ron Determann, Conservatory Director of ABG, and I were invited to present our experiences cultivating New Caledonian plants at a special colloquium on aromatic, medicinal and ornamental plants. I contributed an overview of New Caledonian plants conserved in North American Botanic Gardens. With support from MBC and ABG, we attended the conference and studied the island's flora. During these studies we made key connections with botanists, conservationists and native plant nurseries, to advance conservation of these amazing relics.

*Chad E. Husby, Collections Manager
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LAND FROM SEA

Although scientific plant collections are the keystone of the MBC mission, the varied natural resources at the Center offer a wide arc of research, conservation and educational opportunities. Marine biologists from the state Department of Environmental Protection have researched the MBC lake system as potential manatee rehabilitation habitat, ichthyologists from the Atlantic Gamefish Foundation have tracked the migratory patterns of Redfish (*Sciaenops ocellatus*) through the lake and ditches, and geophysicists from the University of Miami have used the unique and secure environs of MBC to develop prototype exploratory equipment before deploying to less-forgiving offshore venues. Finally, geology classes from the University of Miami and Florida International University have found that the undisturbed outcrops of the Atlantic Coastal Ridge seen at MBC are ideal for studying features typical of



Sinkhole geology with students

karst formations encountered at locations worldwide.

I had the opportunity recently to trek along with a group of geology graduate students from FIU, as Drs. Rene Price and Grenville Draper explained some of the features of the escarpment.

Although the wave cut bluffs below the Nixon Smiley Building and the mysterious solution pipes to the west are quite dramatic, it is the *doline*, a closed depression that drains into the water table, with the unique *karren* (limestone pinnacles) nestled in the southeast corner of the CGP and used as a micro-habitat for various species of *Zamia* that seems to draw the interest and speculation of just about every visitor to the center, geologists and botanists, scientists and laymen alike.

It is somewhat amazing that some of the species thriving in the MBC plant collections date back millions of years to the Mesozoic era, whereas just as recently as the Pleistocene this same nurturing habitat was under 30 feet of ocean. Truly, as JE Hoffmeister puts it in his classic text on the geology of South Florida, MBC is “land from the sea.”

Lee Anderson, Superintendent
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HOPE FOR *ATTALEA CRASSISPATHA*

In the summer of 1991, MBC was fortunate to receive wild collected seed of *Attalea crassispatha*, a rare palm which is considered to be critically endangered in its homeland of Haiti. Fewer than thirty individual palms are thought to remain in the wild, leading this palm to be described as one of the rarest palms in the Americas.

Attalea crassispatha holds additional scientific interest for botanists because of its unusual geographic distribution. It is found only in the Caribbean, on the southwestern peninsula of Haiti. All other species of *Attalea* are found in Central and South America, making *Attalea crassispatha* an isolated member of its genus.

For MBC, acquisitions such as *Attalea crassispatha* highlight our efforts in the area of conservation: as Palm Curator, I was thrilled to have such an important palm become part



Attalea crassispatha, a critically endangered palm species of Haiti

of MBC's palm collection. In 1997, after being nurtured in our nursery for six years, ten young *Attalea crassispatha* palms were planted in the Palm Walk on MBC grounds. This collection is one of only a few to be successfully grown outside of its habitat in botanical gardens, and could in fact be one of the largest *ex situ* collections of this species in the world.

To date, the collection of *Attalea crassispatha* at MBC continues to thrive. In November 2008, eleven years after its planting, one of these palms became reproductively mature and initiated its first inflorescence. In January 2009, a second inflorescence emerged. Hopefully, viable seed will soon be produced by our Caribbean treasures, providing MBC with the resources to perhaps re-establish faltering populations in the wild and further support the expansion of collections outside of Haiti.

Laurie Danielson, Palm Curator
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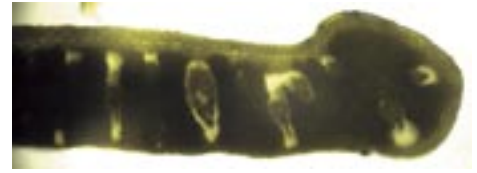
PALM IDENTIFICATION: IT'S WHAT'S INSIDE THAT COUNTS



Butia archeri



Butia x Jubaea hybrid



Jubaea chilensis

Identifying palms is difficult without flowers or fruits. In fact, many *Syagrus* species are impossible to distinguish without them. Therefore, young specimens can be problematic. Lately, I have been experimenting with using palm leaflet anatomy as an alternative method of identification.

A double-sided razor blade and one side of a middle palm leaflet are all the materials needed. By folding the leaflet lengthwise on itself a few times, bracing the folded leaflet accordion on a stiff piece of cardboard, I am able to hand slice a few good cross-sections and float them into a watch glass or onto a glass slide. A dissecting scope separates the good sections from the rest of the “palm salad” and a 100x microscope is sufficient to examine the anatomy. Digital photography has

enabled me to build a reference collection of these leaflet sections for easy comparison of the species and the genera.

There is enough anatomical variation in *Syagrus* leaflets to make this method extremely useful. It has helped to identify *Syagrus* species that have been erroneously lumped together into a single species (i.e. species in the *S. petraea* complex).

Last December, Richard Moyroud showed me a young palm that he thought might be *Jubaea chilensis*, the Chilean Wine Palm. The palm had the physical characters of a young *Jubaea*. After comparing the leaflet sections, it became obvious that his *Jubaea* was hybridized with *Butia*. Hand sectioning is quick and inexpensive, but in order to get a good leaflet section one must be prepared to make a lot of “palm salad”.

Larry Noblick, Ph.D., Palm Biologist
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PALM PREPARATION FOR COLD FRONTS AT MBC

Upon news of a cold front heading towards South Florida, MBC's palm team jumps into action to prepare. The first thing we do is confirm that the predicted temperature may damage our palms. This January, we had an overnight low of 37° F, the lowest in many years.

Special attention must be given to plants from tropical regions such as *Thrinax ekmaniana* collected from Cuba. These palms are critically endangered in the wild and valuable to research at MBC (see photo).

Thrinax ekmaniana's lack of low temperature tolerance makes this palm extremely vulnerable during cold snaps. Palms such as these are a priority in times of cold, as they can quickly succumb to frost.



Thrinax ekmaniana wrapped in burlap

The first thing we do is to ensure the plants have received adequate water (if appropriate) and that they are properly shielded from the cold. In this case we placed two layers of burlap over the palms and then wrapped the palms with straps.

We avoid using plastic, since it does not provide sufficient insulation from the cold and may further increase the burning of the fronds due to condensation.

The most common symptom of cold damage is burning and discoloration of the palm fronds. We rarely lose palms during short cold snaps if properly protected, but prolonged cold weather increases this risk.

Felix Beruvides, Assistant Curator
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Montgomery Botanical Center and International Collaboration

The Board of Directors of MBC have unanimously adopted the MBC International Fieldwork and Collaboration Policy.

For decades, MBC has conducted international research and conservation fieldwork in an ethical and collaborative manner. The breadth of colleagues on the facing page illustrates this commitment. MBC has also been a leading institution in requiring rigorous permitting for plant material added to the scientific collections.

The policy document can be viewed on the MBC website: www.montgomerybotanical.org

MONTGOMERY BOTANICAL CENTER

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Above are individuals and institutions that received MBC plant material or in-kind support, or collaborated with MBC to advance botanical science, conservation, or education in 2008. MBC apologizes for any omissions or errors in accuracy.

MONTGOMERY BOTANICAL CENTER

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Want to volunteer at Montgomery?

Call (305) 667-3800, extension 114 or email tracym@montgomerybotanical.org

MBC TEAM NEWS

Claudia Calonje has been assigned the position of Collections Specialist. Claudia has been with Montgomery Botanical Center since 2007. She began as a volunteer and is now working in Collections. Her biology and botany degrees from the Universidad del Valle in Cali, Colombia provide a solid background for her work here at Montgomery Botanical Center.

Montgomery Botanical Center hosted the 2008 Volunteer Appreciation Lunch in the Nixon Smiley Building. It was well attended by volunteers and staff. Volunteers donate thousands of hours a year to MBC; we thank them!



THE VILLAGERS SUPPORT MONTGOMERY

The Villagers have been generous supporters of Montgomery Botanical Center, granting funds for restoration work on Nell's House and the Arthur Montgomery Guesthouse.

This year's restoration grant will fund much needed wall restoration in the Arthur Montgomery Guesthouse. The guesthouse has been serving its purpose to house visiting scientists for almost 75 years (since 1935). Various notable guests, such as David Fairchild and Dwight D. Eisenhower, used the Arthur Montgomery Guesthouse while visiting the Montgomerys.

The Villagers' grant advances the MBC mission of supporting research, education, and conservation through the restoration of the guesthouse. Visiting researchers from overseas are routinely hosted here, from distant places such as Australia, Russia, or Colombia, as they study MBC's living plant collections.

The Villagers highlight MBC in their second cookbook titled, *Cook It Like A Native!* MBC is showcased on pages 134, 136, and 156. The proceeds from the cookbook fund future projects supported by The Villagers.

The Villagers have also supported the restoration of David Fairchild's Study at The Kampong and the Gatehouse at Fairchild Tropical Botanic Garden.

We thank the Villagers for their continued support in helping us preserve and restore these two buildings while they continue to serve the vital mission and operations of MBC.

Tracy Magellan, Funding & Communications
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A GROWING NUMBER OF PLANTS

MBC's growing collection includes palms, cycads, tropical conifers, and dicots. The entire collection is inventoried at the end of each year by the Collections Development Department, a process that can take several weeks to complete due to the size of the collection, which now includes 10,818 mapped and labeled plants in the ground, and 14,468 in the nursery.

The inventory process involves tallying all existing plants in the collection. Since every plant must be observed individually, it provides an opportunity to evaluate the health of individual plants, identify the sex of cycads that may have coned for the first time, and identify any other issues such as the need for replacing labels.

The completed inventory, stored in our database (BG-BASE), provides a list of plants and associated horticultural and phenological data that visiting researchers and students utilizing MBC's collection are able to access.

It also provides a snapshot of the size and diversity of MBC's collection. The statistics obtained from the yearly inventory can be used to compare with the inventories done in other years to determine the growth and diversity of the collection. Numbers of taxa and accessions trend upwards over the years, but hurricane years sometimes reduce these numbers.

The inventory process is critical to fulfilling MBC's mission goals of advancing science, education, conservation, and horticultural knowledge of tropical plants.

Claudia Calonje, Collections Specialist
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MONTGOMERY BOTANICAL CENTER 2008 COLLECTION INVENTORY

	Palms	Cycads	Other
Total Taxa	429	257	556
in ground	356	227	457
in nursery	149	129	136
Total Accessions	2,273	1,959	2,245
in ground	1,805	1,282	2,046
in nursery	515	761	200
Total Plants	13,150	9,345	2,791
in ground	5,222	3,191	2,405
in nursery	7,928	6,154	386

"Other" includes tropical conifers and tropical flowering trees.

In this inventory, taxa counts are of species, subspecies, and varieties.

An accession is a collection of seeds from one source or locality.

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FROM THE MONTGOMERY ARCHIVE

Though Montgomery Botanical Center is 50 years old this year, our history runs deeper. Prior to the establishment of The Montgomery Foundation, Robert and Nell Montgomery founded Fairchild Tropical Garden in 1938. They held numerous, lavish parties to benefit Fairchild and also donated the original trolley, the “Fairchild Rambler,” used at the Ramble.

Many of the pictures we use from the Montgomery Archive date back before 1959. Miami’s Botanical Heritage is rooted in the lives of the Montgomerys and the institutions they gave us, Montgomery Botanical Center and Fairchild Tropical Garden.

This photo was taken from a Christmas Card sent out by Robert and Nell Montgomery (pictured) in 1950.

