

City of Coral Gables

Planning Department Staff Report

To: Planning and Zoning Board Members

From: Planning Department

Date: July 14, 2010

Subject: **Application No. 11-09-095-P. Change of Zoning, Zoning Code Text Amendment, Master Plan and Planned Area Development (PAD) Site Plan Review.** Review of one development proposal which includes four (4) separate applications for the property commonly referred to as "Fairchild Tropical Garden", requesting the following:

1. An Ordinance of the City Commission of Coral Gables requesting a change of zoning from Single Family Residential (SFR) to Special Use (S) District for a 25.0 acre parcel located in the southwest corner of the property of the overall 82.5 acre parcel commonly referred to as "Fairchild Tropical Garden" (10901 Old Cutler Road), legally described as Fairchild Tropical Botanical Garden Section, including Tracts 9 and 10, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer, codification, and an effective date.
 2. An Ordinance of the City Commission of Coral Gables requesting an amendment to Zoning Code Article 4, Section 4-204, "Special Use (S) District", providing for and listing permitted uses within a botanical garden; and providing for severability, repealer, codification, and an effective date.
 3. An Ordinance of the City Commission of Coral Gables requesting an amendment to the Master Site Plan for the property commonly referred to as "Fairchild Tropical Garden" (10901 Old Cutler Road), for a 82.5 acre parcel legally described as all of Fairchild Tropical Botanical Garden Section, including Tracts 9 and 10, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer, codification, and an effective date.
 4. An Ordinance of the City Commission of Coral Gables requesting Planned Area Development (PAD) assignment and site plan review for the construction of additions to the "Science Village" buildings on the southwest corner of the property commonly referred to as "Fairchild Tropical Garden" (10901 Old Cutler Road), being an approximately 82.5 acre parcel legally described as all of Fairchild Tropical Botanical Garden Section, including Tracts 9 and 10, Avocado Land Company Subdivision, Coral Gables, Florida; and including required conditions; and providing for severability, repealer, codification, and an effective date.
- (Legal description(s) and mapping on file in the Planning Department).
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Recommendation

The Planning Department based upon the findings of fact contained herein recommends approval of the four (4) applications:

1. An Ordinance of the City Commission of Coral Gables requesting a change of zoning from Single Family Residential (SFR) to Special Use (S) District for a 25.0 acre parcel located in the southwest corner of the property of the overall 82.5 acre parcel commonly referred to as "Fairchild Tropical Garden" (10901 Old Cutler Road), legally described as Fairchild Tropical Botanical Garden Section, including Tracts 9 and 10, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer, codification, and an effective date.
2. An Ordinance of the City Commission of Coral Gables requesting an amendment to Zoning Code Article 4, Section 4-204, "Special Use (S) District", providing for and listing permitted uses within a botanical garden; and providing for severability, repealer, codification, and an effective date.
3. An Ordinance of the City Commission of Coral Gables requesting an amendment to the Master Site Plan for the property commonly referred to as "Fairchild Tropical Garden" (10901 Old Cutler Road), for a 82.5 acre parcel legally described as all of Fairchild Tropical Botanical Garden Section, including Tracts 9 and 10, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer, codification, and an effective date.
4. An Ordinance of the City Commission of Coral Gables requesting Planned Area Development (PAD) assignment and site plan review for the construction of additions to the "Science Village" buildings on the southwest corner of the property commonly referred to as "Fairchild Tropical Garden" (10901 Old Cutler Road), being an approximately 82.5 acre parcel legally described as all of Fairchild Tropical Botanical Garden Section, including Tracts 9 and 10, Avocado Land Company Subdivision, Coral Gables, Florida; and including required conditions; and providing for severability, repealer, codification, and an effective date.

(Legal description(s) and mapping on file in the Planning Department).

Summary of the basis for approval

Staff's support of this proposal is based on the compliance with the Comprehensive Plan (CP) and Zoning Code as enumerated in the findings of fact presented herein and the two following considerations:

1. The subject property does not have an approved master plan that encompasses the entire Fairchild Tropical Garden property. This approval provides for a comprehensive master plan and assigns one land use and zoning designation to the entire parcel. Previously, the property was governed by two different zoning designations (Single-Family and Special (S) Use), which provided for two varying sets of requirements and regulations for one parcel of land. This approval removes this inconsistency.
2. No specific regulations other than the applicable City codes, exist which govern the use and operations of the property to insure surrounding residential properties are not negatively impacted. The approval of this proposal with the conditions sets forth specific operational and use safeguards to allow for the operation of the facility in concert with surrounding properties. The operation and use safeguards proposed herein are similar, if not identical to other limitations that have been placed upon other institutional and educational facilities within residential areas of the City.

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Planning Staff requested the applicant complete significant outreach to the adjoining residential neighborhood to disseminate information and solicit input of the pending applications. The applicant has completed this outreach and the end result is the applicant has secured Fairchild Executive Committee approval of an Agreement which provides for concurrence of several issues raised by the adjoining neighborhood. This Agreement has been ratified and will be provided to the President of the Hammock Oaks Homeowners Association.

Staff Recommended Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, the Zoning Code and other applicable City provisions, the recommendation for approval is subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
 - a. Master Plan, PAD site plan, landscape plan, building elevations and building program contained in application package prepared by Corwil Architects, Inc., dated 05.26.09.
 - b. Traffic Impact Study prepared by David Plummer and Assoc., dated 12.14.09 and updated 04.28.10.
 - c. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO).
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 07.07.10.
 - e. All representations proffered by the applicant's representatives provided during public hearing review.
 - f. Changes to the plans required by the City Commission as part of the review of this application at public hearings.
2. General.
 - a. Restrictive Covenant. Within 30 days of approval and adoption of the ordinances, the property owner, its successors or assigns shall submit a Restrictive Covenant for City Attorney review and approval outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft Restrictive Covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
 - b. Revisions to approved PAD site plan. Administrative approval of minor amendments to the approved PAD site plan as permitted in Zoning Code Section 3-508(A) shall only apply to changes less than twenty percent (20%) for floor area, lot coverage and the location of individual buildings. All other changes, including maximum height, minimum setbacks, total square footage and required on-site parking shall be considered major amendments an subject to review and consideration at public hearings in accordance with Section 3-508(B) of the Code.
 - c. Public information liaison/point of contact. A specific point of contact person shall be selected to serve as the single point of contact for the neighborhood, surrounding properties and public inquiries. The purpose of the contact is to provide a vehicle for exchange of information between all parties. The point of contact persons names, email, mailing address and phone, and hours of availability shall be provided to all property owners within 1,000' of the property and the adjoining neighborhood association's point

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of contact. This notice shall be provided prior to the issuance of a building permit for the Science Village. Verification of the notification shall be provided to the Planning Department.

3. Prior to the issuance of a building permit, or as otherwise specified herein, the property owner, its successors or assigns, shall adhere or agree to the following conditions:

- a. Emergency vehicle access. Use of the Campana Avenue gate shall be for City emergency vehicles only. The gate shall be closed and locked at all times, and shall include an approved Fire Department access control system.
- b. Emergency vehicle gate. The vehicular gate onto Campana Avenue shall be 100% opaque. The vehicle approach between the gate and Campana Avenue shall consist of sod over a compacted surface and shall have a similar appearance to the swale area along this portion of the Campana Avenue right-of-way.
- c. Pedestrian access. There shall be no pedestrian access from Campana Avenue onto the Fairchild Tropical Garden property, except as permitted under separate agreement for residents of Hammock Oaks Subdivision.
- d. Outdoor events and dining. There shall be no outdoor activities, outdoor dining or vehicular service facilities permitted between the Science Village buildings and Campana Avenue property line.
- e. Landscape plan along Campana roadway. Provide a landscape plan that shows all existing and proposed landscape screening materials and reconstructed coral rock wall for entire rear property line (Campana Avenue property line) from the proposed Campana Avenue gate to Old Cutler Road, as follows:

- 1) Landscape screening. Provide landscaping plan and/or vegetation survey providing the following:
 - a) Location of existing under and over-story vegetation along roadway.
 - b) Provide overlay of existing trees on site plan.
 - c) Supplemental under-story (i.e. shrubs, hedges, etc) and over-story shade trees to achieve 80% to 100% opacity in direct proximity of all buildings backing upon Campana Avenue. Identify type and height at time of planting.
 - d) Maintenance of landscape buffering shall be required in perpetuity.
- 2) Existing coral rock wall. Provide reconstruction plan for coral rock wall, to include as a minimum the following:
 - a) Survey showing location and condition of existing coral rock wall.
 - b) Plan showing portions of coral rock wall where reconstruction is required to a minimum height of four (4) feet.
 - c) Maintenance of reconstructed coral rock wall shall be required in perpetuity.

All of the above referenced landscaping and coral rock wall improvements are subject to review and final approval by the Directors of Public Service, Public Works and Planning Departments.

- f. Building architecture and signage. No building signage shall be permitted on any building elevation that faces onto the adjoining residential properties along Campana Avenue.
- g. Nighttime lighting.
 - 1) There shall be no nighttime lighting on any south building elevation or within the shade house that faces onto the adjoining residential properties along Campana Avenue. Required low level safety and/or emergency lighting shall be exempt from these provisions.
 - 2) There shall be no nighttime understory lighting of landscaping located between the Science Village buildings and Campana Avenue.

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- h. Outdoor amplified music and paging systems. No amplified music or address/pager announcements shall be permitted outside the Science Village buildings or in the shade house at any time (day or night). No fixed amplified speaker/announcer equipment shall be permitted within 200' of Campana Avenue and/or the south property of Fairchild Gardens.
- i. Special events permits. All events held at the Science Village complex where 200 or more vehicles are anticipated shall secure a special events permit from the City's Special Events Committee. A tentative schedule of facility events shall be submitted to the City annually on or before January 1st of each year to determine which events are necessary to submit future applications to the Special Events Committee for review and approval. Those events requiring Committee review must be forwarded a minimum of 48 hours in advance of the event.
- 4. Vehicle access from Campana. No vehicular access shall be permitted from Campana Avenue.
- 5. Drainage. Fairchild Tropical Garden shall prepare and implement a storm water management/drainage plan for the entire property pursuant to SFWMD requirements to ensure all storm water is retained on-site, and there is no drainage off-site. The plan shall be subject to Public Works Department review and final approval subject to all applicable city, local, state, etc. requirements.
- 6. Construction staging. Construction vehicles shall be prohibited from using Campana Avenue for the construction of any portion of the proposed development. There shall be no construction vehicle access or parking permitted on the Campana Avenue and no storage of construction materials along the Campana Avenue right-of-way.
- 7. Zoning Code Text Amendment. Provide for the following Zoning Code Text Amendment renumbered appropriately within the Special (S) Use provisions:

"Botanical gardens with previously approved master plan. Allow for the placement of the following uses to solely serve the patrons of the botanical gardens:

- a. Offices
- b. Research and technology.
- c. Retail sales and services.
- d. Restaurant.
- e. Educational facility.
- f. Nighttime uses.
- g. Outdoor recreation/entertainment.
- h. Camps.
- i. Other such uses as are customary for botanical gardens."

Request

The applicant is requesting a Change of Zoning, Zoning Code text amendment, Master Plan and PAD site plan review which are being submitted in conjunction with, and necessary for, the proposed construction of new structures and additions to the "Science Village" at Fairchild Tropical Garden. The new construction at the Science Village would be located on the east end of the existing building complex, and would consist of additional new office space, an expanded café and a new plant shade house to replace the existing screened structure. The Change of Zoning would correct an existing inconsistent zoning designation as required by the City's Comprehensive Plan for the southwest portion of the property on which the Science Village is located that is incorrectly zoned Single Family Residential (SFR). For clarification, the Zoning

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Code text amendment identifies permitted uses that are being specified for botanical gardens. The submittal of the Master Plan for the Fairchild Tropical Garden campus is required by Section 4-204(B) of the Zoning Code to allow for the permitted uses as specified by the proposed text amendment.

All four (4) requests require review and recommendation by the Planning and Zoning Board prior to consideration by the City Commission, and are considered and adopted in ordinance form by the City Commission (two public hearings). Any future changes to the PAD site plan or Master Plan other than what is being approved herein would be required to be re-submitted and reviewed by the Planning and Zoning Board and considered by the City Commission at public hearings.

The applicant has submitted an application package that includes a Statement of Use, Master Plan, proposed PAD site plan, site data and building program, building plans and elevations and other miscellaneous support documents, which are provided in Attachment A.

Facts – Background and Proposed Project

Development information:

Application	Request
Change of land use	No
Comprehensive Plan text amendment	No
Change of zoning	Yes – from Single Family Residential (SFR) to Special Use (S) District
Zoning Code text amendment	Yes
Site plan review	Yes – PAD and Master Plan
Mixed use site plan review	No
Planned Area Development	Yes
Subdivision Review or Tentative Plat	No
Street or alleyway vacation	No
Conditional uses	No

City Reviews:

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	07.28.08
Board of Architects (preliminary approval)	09.17.08 and 10.30.08
Board of Architects (final approval)	02.26.09, 03.05.09 and 06.18.09
Board of Adjustment	N/A
Historic Preservation Board (historic significance letter)	N/A
Local Planning Agency	N/A
Planning and Zoning Board	07.14.10
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment	N/A
City Commission, 1 st reading	08.24.10
City Commission, 2 nd reading	TBD

*All scheduled dates and times are subject to change without notice.

Existing Property Designations:

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Applicable Designations	
CP Map Designation	"Parks and Recreational Use"
Zoning Map Designation	Single Family Residential (SFR) and Special Use (S) District
Within Central Business District	No
Mixed Use District	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	No

Surrounding Uses:

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Matheson Hammock Park	"Parks and Recreational Use"	Special Use (S) District
South	1 and 2 story single-family residences	"Residential Use (Single-Family) Low Density"	Single Family Residential (SFR)
East	Matheson Hammock Park	"Parks and Recreational Use"	Special Use (S) District
West	1 and 2 story single-family residences	"Residential Use (Single-Family) Low Density"	Single Family Residential (SFR)

Site Plan Analysis:

Type	Date Completed
Concurrency Impact Statement (CIS)	11.02.09
Preliminary Zoning Analysis	01.26.10
Traffic study review (by City consultant)	06.17.10

The Building and Zoning Department's Preliminary Zoning Analysis findings are summarized in the below tables. The Preliminary Zoning Analysis is provided as Attachment B:

Site Plan Information:

Type	Permitted	Proposed
Total site area	3,594,705 sq. ft. (82.5 acres)	3,594,705 sq. ft. (82.5 acres)
Floor area ratio (FAR)	0.35 FAR	0.02 FAR
FAR x total site area =	1,258,147 sq. ft.	---
New building square footage:	---	
- café		3,360 sq. ft.
- plant shade house		10,094 sq. ft.
- west wing office building		2,188 sq. ft.
- east wing office building		9,991 sq. ft.
Total new building:		25,633 sq. ft.
Existing building:		49,690 sq. ft.
Total (new and existing) building:		75,323 sq. ft.
Building height (above grade*):	45'-0"	
- plant shade house		44'-5"
- west wing office building		14'-0"
- east wing office building		34'-6"
Total existing development	---	49,690 sq. ft.
Office (new)	---	12,179 sq. ft.

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Type	Permitted	Proposed
Restaurant (café)	---	3,360 sq. ft.
Plant shade house	---	10,094 sq. ft.

* "at grade" is the average of the crown of road elevations from Campana Avenue and Old Cutler Road.

Setbacks (new project):

Type	Required	Proposed*
Front (Campana Avenue)	25'-0"	13'-6"
Side / interior	10'-0"	complies
Side / street (Old Cutler Road)	15'-0"	complies
Rear (north)	5'-0"	complies

* Setback relief permitted for PAD projects.

Parking (new project):

Uses	Required	Proposed
Research and technical	16 spaces	---
Restaurant (café)	41 spaces	---
Office (new)	23 spaces	---
Total required on-site parking	80 spaces	---
Paved surface on-site parking	---	200 spaces
Unpaved special events parking	---	approx. 1,800 spaces

Discussion

Proposed Project

Fairchild Tropical Gardens is located on the east side of Old Cutler Road, between Matheson Hammock Park (north and east), Hammock Oaks Subdivision (south) and Snapper Creek Subdivision (west). The proposed project is named the "Paul and Swanee DiMare Science Village at Fairchild Tropical Garden", but is commonly referred to as the "Science Village". The proposed project consists of additions to the existing building complex, including additional new office space, an expanded café and a plant shade house. The existing Whitman Tropical Fruit Pavilion, shade house sunken garden and conservatory building would remain.

Miami-Dade County property information records indicate the original Fairchild Tropical Garden building complex was constructed in 1941. The gatehouse building is the only historically designated structure on the entire Fairchild Tropical Garden property (designated by the City in 1994). The maintenance building was constructed in 1947 and the café was constructed in 1983. The maintenance building, shade house and cafe would be demolished as a result of this project. The Historic Resources Department has determined that the maintenance building is not historically significant, that the new construction will not require design approval from the Historic Preservation Board (see Attachment C).

There is 25,633 sq. ft. of new building space proposed at the Science Village complex and 49,690 sq. ft. of existing building that would remain resulting in a total 75,323 sq. ft. build-out for the Fairchild Tropical Garden property. A new screened structure with a height of 44'-5" above grade would replace the existing 34'-0" high shade house ("at grade" is the average of the crown of road elevations from Campana Avenue and Old Cutler Road). The applicant has

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requested the PAD to also provide for a reduction in the front setback from Campana Avenue from 25' to 13'-6". To the east of the shade house the existing one story maintenance building would be replaced with a one story office building pavilion (14'-0" height above grade) referred to as the "west wing", and a new two story office building (34'-6" height above grade) referred to as the "east wing" would be constructed in the location of the existing gated driveway access from Campana Avenue. The existing café would be expanded at its existing location. All existing rear building setbacks from Campana Avenue would be maintained for the new proposed buildings.

There is no new construction or changes to the existing Fairchild Tropical Garden property proposed with this application other than the proposed Science Village complex project.

Previous City Approvals

The following is a chronological summary of previous City ordinances and resolutions granted for Fairchild Tropical Gardens:

1. 04.04.39 – Resolution No. 1903 exempting Fairchild Tropical Garden from City taxes.
2. 06.06.61 – Resolution No. 8907 granting approval to construct a storage and shelter building constructed of corrugated sliding and flat roof, provided the building is setback 25' from Old Cutler Road and shrubbery is planted to conceal the building from view.
3. 06.08.65 – Resolution No. 11421 granting approval to construct a six (6) foot high chain link fence south of the green house and hot house along the north side of Campana Avenue.
4. 11.25.69 – Resolution No. 15436 granting approval to construct a six (6) foot high chain link fence generally paralleling Old Cutler Road along the west side of Fairchild Tropical Garden.
5. 07.10.72 – Resolution No. 298-ZB granting a variance to permit the existing off street parking in front of the main gate to remain.
6. 10.11.94 – Ordinance No. 3098 designation the gatehouse at Fairchild Tropical Garden as a local historic landmark.

This information was obtained from the records of the City Clerk's Office and the Building and Zoning and Historic Resources Departments. No information was found regarding the original approval for the "X" zoning designation to allow the "Tropical Garden and Appurtenances" as noted on the City's Zoning Map, or the approval for the setback encroachment of the existing buildings along Campana Avenue.

Compliance with Special Use and PAD Provisions

The stated purpose of the Special Use (S) District zoning designation is to accommodate uses which have the potential of adversely impacting adjacent uses, but enhance the quality of life of the citizens of the City. The PAD provisions are intended to allow opportunities for more creative and imaginative development than generally possible under strict application of the Zoning Code regulations. The proposed project incorporates design and operational provisions with the intention to buffer and reduce the impact of uses from the adjacent to residential neighborhood to comply with these Zoning Code objectives.

The proposed project is consistent with the standards and requirements of the Code's PAD provisions and in accordance with the property's existing "Parks and Recreational Use" land use and proposed Special Use (S) District zoning designations. As identified in the Preliminary Zoning Analysis (see Attachment B) relief from requirements of the Code is required for the

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building's setback onto Campana Avenue and the location and ground area coverage of the screened enclosure. This relief is permitted for proposed PAD projects.

Existing and Permitted Development

The applicant has chosen to locate the proposed project in the southwest corner of the property, in the same location. The existing Science Village complex of buildings includes the existing shade house and café, Whitman Tropical Fruit Pavilion, shade house sunken garden, conservatory building and a maintenance building that is no longer in use and in disrepair. The proposed new construction for the Science Village consists of 25,633 sq. ft. project representing a fifty-two percent (52%) increase in the size of the total development that currently exists on the Fairchild Tropical Gardens property. The entire property is significantly under-built when compared to the permitted development that could occur on the property. The existing "Parks and Recreational Use" land use designation allows for a 0.35 FAR when adjacent to a single-family residential district. The total proposed build-out for the Master Plan is 75,323 sq. ft., or 0.02 FAR, as a result of the construction of this proposed project.

Future Development

The Zoning Code Article 3, Division 5, "Planned Area Development" provides for setback relief for approved PAD projects which allows for the proposed 13'-6" setback from Campana Avenue instead of the 25'-0" that would otherwise be required. Those provisions also allow for the proposed location and size of the screened enclosure (plant shade house). To ensure that future development within the Fairchild Tropical Gardens property along Campana Avenue does not impact the residential properties to the south, a condition of approval is recommended with this report requiring that within 30 days of City Commission approval Fairchild Tropical Gardens shall submit to the City Attorney for review and approval of a Covenant including the following:

1. Prohibit any future vehicular access onto the property from Campana Avenue.
2. No vehicle access permitted from Campana Avenue.
3. Require that a heavily landscaped buffer along Campana Avenue to buffer existing/proposed buildings. This shall be subject to review and approval by the Directors of the Public Works, Public Service and Planning Departments. No use of the landscape buffer shall be permitted other than to screen any proposed development.

In addition, recommended conditions of approval are also provided for the following:

1. Provide infill landscaping and reconstruct the rock wall along the north side of Campana Avenue from the proposed emergency vehicle access gate to Old Cutler Road.
2. The vehicular gate onto Campana Avenue for emergency vehicle use shall have 100% opacity so that waste service facilities and operations on the property are screened from public view.
3. The vehicle approach between the gate and Campana Avenue shall consist of sod over a compacted surface and shall have a similar appearance to the swale area along this portion of the Campana Avenue right-of-way.

Master Plan and Permitted Uses

A Master Plan for Fairchild Tropical Gardens has never been submitted to the City for review and approval. To date, proposed projects have been reviewed and approved on a case-by-case basis. The new Zoning Code allows for botanical gardens as a permitted Special Use (S) with an approved Master Plan. The City requested that a Master Plan for the entire property including all existing facilities and site features be submitted with the application for the proposed project to comply with this requirement. The only new construction on the Fairchild Tropical Garden property proposed with this application is the Science Village project.

The applicant has submitted with this proposal a Zoning Code text amendment that is intended to clarify the specific uses for a botanical garden. Currently, Zoning Code Section 4-204, "Special Use (S) District" identifies "Botanical gardens with previously approved master plan" as a permitted use, but does not specify what uses can occur at a botanical garden. The uses proposed by the applicant currently exist at Fairchild Tropical Garden, and include the following (changes shown in underline):

"Section 4-204. Special Use (S) District.

- A. Purpose and applicability. The purpose of the Special Use (S) District is to provide a zoning classification which accommodates uses which have the potential of adversely impacting adjacent uses but which enhance the quality of life of the citizens of City.*
- B. Permitted uses. The following uses are permitted in the S District subject to the standards in this Section and other applicable regulations in Article 5:*
 - 1. Botanical gardens with previously approved master plan.*
 - a. Offices*
 - b. Research and technology.*
 - c. Retail sales and services.*
 - d. Restaurant.*
 - e. Educational facility.*
 - f. Nighttime uses.*
 - g. Outdoor recreation/entertainment.*
 - h. Camps.*
 - i. Other such uses as are customary for botanical gardens."*

Relocated Vehicular Access Gate

The existing vehicular gate on Campana Avenue is proposed to be relocated to the east of its existing location. As proffered by the applicant, the gate will only be used by emergency vehicles and closed and locked at all times. The gate would be operated by radio transmitter or other similar device and only be used by City emergency vehicles. There would be no paved driveway for use by other vehicles. The vehicle approach to the gate from Campana Avenue gate will consist of sod over a compacted surface so as to appear similar to the swale area along this portion of the right-of-way. The gate will have 100% opacity so that waste service facilities and operations on the property are screened from public view. A recommended condition of approval would require a covenant prohibiting any future vehicular access onto the property from Campana Avenue.

Perimeter Landscaping, Coral Rock Wall and Design Criteria

There is existing landscaping along the south perimeter of the property along Campana Avenue roadway to buffer the proposed project. The existing buffer along the Campana Avenue roadway consists primarily of areca palms (cluster palms), a deteriorating coral rock wall and a variety of over and under-story vegetative materials of varying condition. Staff has recommended conditions of approval that would require that the existing landscaping be enhanced with additional landscape screening and maintained as a visual buffer for both the new and existing Science Village complex buildings, and that the existing coral rock wall located along the property line south of the project (along Campana Avenue) which is currently in disrepair be reconstructed as part of the perimeter buffer. Also, Staff recommends as conditions of approval that there be no vehicular service facilities, signage, nighttime lighting, outdoor dining or any outdoor amplified music or paging systems permitted along the rear of the property between the Science Village complex and Campana Avenue that would impact the residential neighborhood located to the south.

Parking and Traffic Circulation

Eighty (80) on-site parking spaces are required for the new project. Two hundred (200) paved spaces are provided in surface parking lots in the general area of the Education and Conference Center and the new Visitors Center. There are another approximately 1,800 unpaved parking spaces available for special events located in the center of the property and accessed by an internal ring road. The proposed project will be accessed from Old Cutler Road through the two existing vehicular entrances to the property. The 80 required parking spaces are proposed to be provided in the unpaved special events parking located on the Master Plan northeast of the Science Village complex, and would be accessed by the internal ring road.

The Traffic Impact Study submitted with the application evaluated traffic circulation and the impact on Old Cutler Road (see Attachment D). It was concluded in the applicant's Traffic Impact Study that the proposed improvements to Fairchild Tropical Garden will not result in an increase in the number of employees, so there will be de minimis traffic impacts to the roadway system because:

1. There are no additional employees with the new office space.
2. There are no new access points open to the public or employees.
3. The parking areas remain unchanged.

The Traffic Impact Study has been reviewed by the Public Works Department and City's traffic consultant. In a 06.17.10 memorandum, the City's traffic consultant concurred with the conclusions of the applicant's Traffic Impact Study and determined that the net new trips generated by this project is minimal, as well as its resulting impact (see Attachment E).

City Department Review

This proposal was reviewed by City Staff at the Development Review Committee (DRC) meeting on 07.28.08. The application was also distributed to the Public Works, Public Service, and Historic Resources Departments and the City Architect on 12.19.09 for detailed review and comments. All comments provided have subsequently been addressed by the applicant and the recommended conditions of approval provided with this Staff report.

Board of Architects Review

The proposed project has been reviewed by the Board of Architects, and received preliminary design approval on 10.30.08. At the applicant's own risk, the plans were submitted to the Board of Architects and received final approval on 06.18.09.

Concurrency Management

This project has been reviewed for compliance with the Building and Zoning Department's Concurrency Management program. The Concurrency Impact Statement (CIS) issued by the Building and Zoning Department for the project indicates that there is adequate infrastructure available to support the project. The CIS is on file and available for review with the Planning Department.

Findings of Facts

This section evaluates the application for consistency with the Zoning Code and Comprehensive Plan (CP). This evaluation provides findings of fact and recommendations for compliance with the above.

Compliance with the Zoning Code

1. PAD Review Criteria

Zoning Code Section 3-506 requires that conclusions and findings of fact be provided for any proposed PAD which shall set forth particularly in what respects the proposal would or would not be in the public interest, to include the following:

- 1. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the Planned Area Development regulations.*
- 2. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*
- 3. The extent to which the proposed plan meets the requirements and standards of the Planned Area Development regulations.*
- 4. The physical design of the proposed Planned Area Development and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*
- 5. The compatibility of the proposed Planned Area Development with the adjacent properties and neighborhood.*
- 6. The desirability of the proposed Planned Area Development to physical development of the entire community.*
- 7. The conformity of the proposed Planned Area Development with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.*

Staff comments: The conclusions and findings of fact presented in this Staff report for the issues identified in Section 3-506 indicate this proposal is in the public interest. This proposed PAD is consistent with the CP goals, objectives and policies as presented herein and the Zoning

Fairchild Tropical Garden – Change of Zoning, Zoning Code Text Amendment, Master Plan and PAD Site Plan Review

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Code's purpose and intent for a PAD project. The PAD development standards allow for relief from building setbacks and location requirements for the purpose of allowing opportunities for more creative and imaginative development than generally possible under strict application of the Zoning Code regulations. With the exception of the building's front setback (onto Campana Avenue) and the location and ground area coverage of the screened enclosure, the proposed project is consistent with the standards and requirements of the Code's PAD provisions and in accordance with the property's existing land use and proposed zoning designations as exhibited in the attached Preliminary Zoning Analysis (see Attachment B). Public access to the property will remain unchanged, and there are currently structures built at the project site and significant existing landscaping along the south perimeter of the property to buffer the proposed project. The facilities at Fairchild Tropical Garden are an important educational and cultural resource for the residents of the City, and are internationally renowned.

2. Change of Zoning

Zoning Code Section 3-1404 provides the standards for review of applicant-initiated zoning district boundary changes (change of zoning), as follows:

- A. *An applicant-initiated district boundary change shall be approved if it is demonstrated that the application satisfies all of the following:*
 - 1. *It is consistent with the Comprehensive Land Use Plan in that it:*
 - a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
 - b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*
 - c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Land Use Plan.*
 - d. *Does not directly conflict with any objective or policy of the Comprehensive Land Use Plan.*
 - 2. *Will provide a benefit to the City in that it will achieve two or more of the following objectives:*
 - a. *Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by;*
 - i. *Balancing land uses in a manner that reduces vehicle miles traveled; or,*
 - ii. *Creating a mix of uses that creates an internal trip capture rate of greater than twenty percent (20%); or*
 - iii. *Increasing the share of trips that use alternative modes of transportation, such as transit rider-ship, walking, or bicycle riding; or,*
 - b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values; or,*
 - c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables; or*
 - d. *Implement specific objectives and policies of the Comprehensive Land Use Plan; and*
 - 3. *Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.*

Staff comments: The standards identified in Section 3-1404 for the proposed zoning district boundary changes are satisfied. Change of zoning would correct an existing inconsistent zoning designation as required by the City's Comprehensive Plan for the portion of the property that is incorrectly designated. The proposed Special Use (S) District zoning designation is the appropriate zoning designation for a botanical garden. The proposed zoning designation is intended to accommodate uses which have the potential of adversely impacting adjacent uses but enhance the quality of life of the citizens of the City. The project will not increase the densities or intensities that are currently permitted, or result in a decline in level of service. This

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high-quality project will result in the planned development of the Fairchild Tropical Garden facilities, which are an important educational and cultural resource for the residents of the City. CP objectives and policies are addressed regarding encroachment by an incompatible use; application of buffering techniques; limitation of potentially disruptive uses with sound innovative development; and, compatibility of new development. It has not been demonstrated that the proposal would cause a substantial diminution of the market value of adjacent property.

Compliance with Comprehensive Plan (CP) Goals, Objectives and Policies

Review of the CP finds the following CP Goals, Objectives and Policies are applicable and the following tabled information provides findings of fact to determine consistency or inconsistency thereof.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Consistency
1.	OBJECTIVE FLU-1.3: By the year 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 40 to 20.	Complies
2.	POLICY FLU-1-3.3: Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
3.	OBJECTIVE FLU-1.9: Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.	Complies
4.	POLICY FLU -1.11.1: Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
5.	Policy FLU-1.14.1: The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
6.	OBJECTIVE MOB-2.7: The City's Comprehensive Plan, this element and all applicable plans and programs shall protect and minimize any potential traffic impacts to the community and residential neighborhoods.	Complies
7.	POLICY MOB-2.8.1: The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers.	

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Ref. No.	CP Goal, Objective and Policy	Consistency
	- Provide a comfortable environment for pedestrian walking (walkability) and other activities. - Improve the visual attractiveness of the urban and residential areas (neighborhoods).	Complies
8.	POLICY MOB-3.2: Protect single-family neighborhoods from commercial traffic intrusion.	Complies
9.	POLICY HOU-1.2.6: New development shall be compatible with adjacent established residential areas.	Complies

Inconsistent CP Goals, Objectives and Policies are as follows:

Ref. No.	CP Goal, Policy and Objective	Basis for inconsistency	Recommendation for consistency
1.	POLICY FLU-1-3.3: Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	The existing buffer along Campana Avenue does not adequately screen the buildings and activities in the area of the proposed Science Village complex.	The following recommended conditions are included: 1) all existing rear building setbacks from Campana Avenue would be maintained for the new proposed buildings; and no vehicle access shall be permitted from Campana Avenue; 2) the existing landscaping shall be enhanced and coral rock wall repaired to provide a visual buffer along the north side of Campana Avenue; and, 3) The vehicular gate onto Campana Avenue for emergency vehicle use shall have 100% opacity and the approach between the gate and Campana Avenue shall consist of sod over a compacted surface.
2.	OBJECTIVE FLU-1.9: Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.	There currently exists no operational restrictions for the proposed Science Village complex or remaining portions of the property specifically intended to minimize the impact on the adjacent residential properties to the south.	Use of the Campana Avenue gate shall be for City emergency vehicles only, and the gate shall be closed and locked at all times and operated by radio transmitter. Recommended design and operational conditions of approval have been included addressing building architecture and signage, nighttime lighting, outdoor amplified music and paging systems, and special events permits for events that exceed 200 vehicles.
3.	POLICY FLU -1.11.1: Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	A portion of the property has an inconsistent zoning designation, and there currently is not an approved Master Plan for the Fairchild Tropical garden property.	The proposed application would correct the inconsistent residential zoning designation, clarify permitted uses for botanical gardens and satisfy and comply with the Code requirement for an approved Master Plan requiring site plan review at public hearing for any future changes.

Staff Comments: The proposal is “consistent” with specific CP Goals, Objectives and Policies as identified herein. Recommendations are provided and included as conditions of approval for those CP Goals, Objectives and Policies identified herein as inconsistent.

Findings of Fact Summary

In summary, Staff based upon its analysis of the CP and applicable codes and information, determined the following findings of fact regarding this application:

1. Proposal is “consistent” with specific CP Goals, Objectives and Policies as identified herein.
2. Recommendations are provided and included as conditions of approval for those CP Goals, Objectives and Policies identified herein as “inconsistent”.
3. Proposal satisfies Zoning Code standards for a PAD project.
4. Change of zoning would correct an existing inconsistent zoning designation as required by the City’s Comprehensive Plan.
5. Clarification of permitted uses for botanical gardens would be provided in Zoning Code.
6. Proposal would satisfy and comply with the Code requirement for an approved Master Plan for Fairchild Tropical Garden.
7. Applicant has proffered design and operational provisions intended to buffer and reduce the impact of proposed project from the adjacent residential neighborhood.
8. All existing rear building setbacks from Campana Avenue would be maintained for the new proposed buildings, and no vehicle access would be permitted from Campana Avenue.
9. The existing landscaping shall be enhanced and coral rock wall repaired to provide a visual buffer along the north side of Campana Avenue.
10. The gated access from Campana Avenue would be for emergency vehicle use only, and there would be no paved driveway for use by other vehicles.
11. City review procedures addressing special events intended to mitigate overflow parking and traffic issues are recommended that currently do not exist.
12. The Fairchild Tropical Garden facilities are an important educational and cultural resource for the residents of the City, and are internationally renowned.

Public Notification/Comments/Future Consideration

The following has been completed to solicit input and provide notice of the application:

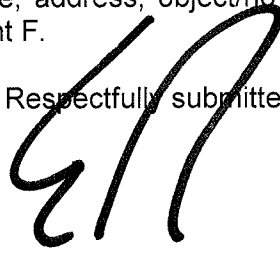
Type	Explanation
Neighborhood meeting completed	Completed 05.19.10
Courtesy notification mailed to all property owners within 1,500 feet of the subject property	Completed 06.18.10
Newspaper ad published	Completed 07.01.10
Posted property	Completed 06.18.10
Posted agenda on City web page/City Hall	Completed 06.22.10
Posted Staff report on City web page	Completed 07.09.10

Courtesy notification was mailed to all property owners within 1,500 feet of the subject property instead of the minimum 1,000 foot distance required by Code to provide additional public notice of this application. The listing of property owners who returned the notification/comment form,

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including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment F.

Respectfully submitted,

A large, stylized handwritten signature in black ink, appearing to read 'ERJ'.

Eric Riel, Jr.
Planning Director

Attachments:

- A. Applicant's submittal package.
- B. 01.26.10 Preliminary Zoning Analysis prepared by Building and Zoning Department.
- C. 01.12.09 Historical Determination Letter
- D. Traffic Impact Study prepared by David Plummer and Assoc., dated 12.14.09 and updated 04.28.10.
- E. 06.17.10 Traffic Impact Study review prepared by Marlin Engineering. Inc.
- F. Synopsis of comments received from property owners within 1,500 feet.

Guilford & Associates, P.A.
Attorneys at Law

F.W. MORT GUILFORD

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CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411

FAX (305) 445-0563

July 20, 2009

Mr. Eric Riel, Jr., AICP
Planning Director
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

**Re: Fairchild Tropical Garden / Planning and Zoning Board
Applications**

Dear Mr. Riel:

This firm represents Fairchild Tropical Gardens relative to a Conceptual Master Plan, Planned Area Development (PAD), Zoning Code Text Amendment, Change of Zoning and site plan approval.

While it appears that there are a number of applications, it should be pointed out that two of the applications are required by the zoning code.

Pursuant to Section 4-204 of the Coral Gables Zoning Code, the Special Use designation allows a botanical garden with a previously approved master plan. Botanical Garden was approved shortly before the initiation of the new zoning code or as part of it. Since that time, there has not been any new development on property. As this application represents the first new construction on the property, it is appropriate to file the conceptual master plan at this point in accordance with the zoning code.

Also, we are also requesting a change in the zoning designation for the property. The property is currently zoned X-R to allow a botanical garden. However, under the new zoning code, a "X" designation is now considered a legally non-conforming use. As such, we are required to change the zoning designation for the property to conform to the zoning designation permitting botanical gardens, which is an "S" zoning designation.

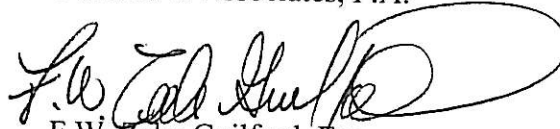
Further, we are requesting a zoning code text amendment. While Fairchild has been operating at a botanical garden with auxiliary uses, those auxiliary uses have not been specially set forth in the zoning code. As part of this application, we will

specifically enumerate those uses in order to provide clarity to the zoning code and those that must interpret it in the future.

Finally, we are requesting a site plan approval for the construction of a new café, shade house and offices. As part of the new construction Fairchild will be demolishing the existing café, shade house and maintenance facility. In total, we are requesting the demolition of three thousand three hundred and fifteen (3,315) square feet. These building are built to the south of the property and nearest Campana Avenue. In its place, Fairchild desires to increase the size of café, create a state of the art laboratory wing, a shade house and administration building. The shade house and café will consist of twelve thousand (12,000) square feet and the laboratory wing and administrative offices will be five thousand (5,000) square feet.

Based upon the foregoing and attached information, we are requesting the aforesaid application receive staff's recommendation of approval. If you have any questions in this regard, please do not hesitate to contact me.

Very sincerely,
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.

Planned Area Development Standards and Criteria

1. Minimum Site Area. The minimum site area required for a PAD shall be not less than one (1) acre for residential or commercially designated property.

While the subject property is neither residentially or commercially zoned property, it clearly meets the criteria. The property is eighty two and one half (82.5) acres.

2. Configuration of lands. The parcel of land for which the application is made for a PAD shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed use. The minimum lot width shall be two hundred (200) feet and the minimum depth shall be one hundred (100) feet.

The subject property meets the criteria. The property has a width of one thousand six hundred and ninety five (1,695) lineal feet and a depth of three thousand and seventy four (3,074) lineal feet.

3. Floor area ratio for a PAD. The floor area ratio for a PAD shall conform to the requirements for each intended use on the underlying zoning districts; provided; however, that the total combined floor area ratio for all uses within the PAD shall be allowed to be distributed throughout the PAD.

The FAR for the underlying zoning designation of "S" that is adjacent to single family residential district is .35. A .35 FAR allows for one million two hundred fifty eight thousand one hundred and forty six (1,258,146) square feet of development on the property. The total FAR existing and proposed is sixty three thousand five hundred (63,500) square feet. As such, this criterion is met.

4. Density for multi-family and overnight accommodations. The density requirements for multi-family dwellings and overnight accommodations

shall be in accordance with the provisions of the applicable zoning district.

The criterion does not apply to the subject property.

5. Transfer of density within a PAD. The density within a PAD may be permitted to be transferred throughout the development site provided that such transfer is not intrusive on abutting single family residential areas.

The criterion does not apply as there is no transfer of density.

6. Landscaped open space. The minimum landscaped open space required for a PAD shall not be less than twenty (20%) percent of the PAD site. Landscaped or urban open space which is located on elevated portions of the site may count toward this requirement.

The proposed master plan that takes into account all existing and proposed buildings provides for a landscaped open space of approximately ninety eight (98%) percent.

7. Height of Buildings. The maximum height of any building in a PAD shall conform to the provisions of the underlying zoning district.

The underlying zoning district has a designation of "S". Pursuant to the "S" zoning designation the maximum height permitted is forty five (45) feet. The maximum height requested is forty five (45) feet. Thus, the applicant complies with this requirement.

8. Design requirements. All buildings within a PAD shall conform to the following:
 - a. Architectural relief and elements (i.e. windows, cornice lines, etc.) shall be provided on all sides of buildings, similar to the architectural features provided on the front façade;

The applicant has complied with this requirement. The Board of Architects required that all the facades of the building be articulated. The applicant has complied with this requirement.

- b. Facades in excess of one hundred and fifty (150) feet in length shall incorporate design features such as: staggering the façade, use of architectural elements such as kiosks, overhangs, arcades, etc.;

There are no solid facades in excess of one hundred and fifty (150) feet. As such, the criterion does not apply.

- c. Parking garages shall include architectural treatments compatible with buildings and structures which occupy the same street.

The criterion does not apply.

- d. Where necessary and appropriate to enhance public pedestrian access, no block face shall have a length greater than two hundred and fifty (250) feet without a public pedestrian passageway or alley providing through access, and

While I believe that the criteria is not applicable in this matter; however, there is not a block face greater than two hundred and fifty (250) feet.

- e. All buildings, except accessory buildings, shall have their main pedestrian entrance oriented towards the front or side property line.

The criterion is not applicable to the subject property.

- 9. Perimeter and transition. Any part of the perimeter of a PAD which fronts on an existing street or open space shall be designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening. Properties which are adjacent to residentially zoned or used land shall be limited to a maximum height of forty five (45) feet within one hundred (100) feet of the adjacent right-of-way.

The buildings abutting single family residentially zoned property are only forty five (45) feet in height.

- 10. Minimum street frontage, building site requirements, number of buildings per site, lot coverage and all setbacks. There shall be no

specified minimum requirements for street frontage, building sites number of buildings within the development, or lot coverage.

11. Platting and/or replatting of development site. Nothing contained herein shall be construed as requiring the platting and/or replatting of a development site for a PAD provided, however, that the Planning and Zoning Board and City Commission may require the platting or replatting of the development site when it determines that the platting or replatting would be in the best interest of the community.

No comment required.

12. Facing of buildings. Nothing in this Division shall be construed as prohibiting a building in a PAD from facing upon a private street when such buildings are shown to have adequate access in a manner which is consistent with the purposes and objectives of these regulations and such private street has been recommended for approval by the Planning and Zoning Board and approved by the City Commission.

The criterion does not apply to this application.

13. Off-street parking and off-street loading standards and requirements. The off-street parking and off-street loading standards and requirements for a PAD shall conform to the requirements of the applicable zoning district. Off-street parking for bicycles shall be provided as may be required by the Planning and Zoning Board and approved by the City Commission. Where the parking for the development is to be located within a common parking area or a parking garage, a restrictive covenant shall be filed reserving within the parking area or the parking garage the required off-street parking for each individual building and / or use and such off-street parking spaces shall be allocated proportionately.

The applicant complies with this request.

14. Boats and recreational vehicle, parking. No boats and / or recreational vehicles shall be parked on the premises of a PAD unless such boats and / or recreational vehicles are located within an enclosed garage.

The criterion does not apply.

15. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in a PAD subject to the provision of Article 5, Division 1. Any use permissible as a principal use may be permitted as an accessory use, subject to limitations and requirements applying to the principal use.

No comment required.

16. Signs. The number, size, character, location and orientation of signs and lighting for signs for a PAD shall be in accordance with Article 5, Division 19.

No comment required.

17. Refuse and service areas. Refuse and service areas for a PAD shall be so designed, located, landscaped and screened and the manner and timing of the refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties or adjoining public ways, and to not impede circulation patterns.

In this case the service area is being moved away from the single family residential area.

18. Minimum design and construction standards for private streets and drainage systems. The minimum design and construction standards for private streets in a Pad shall meet the same standards as required for public streets as required by the Public Works Department of the City of Coral Gables. The minimum construction standards for drainage systems shall be in accordance with the Florida Building Code.

The criterion does not apply.

19. Ownership of Pad. All land included within a PAD shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed Pad

and shall submit an agreement stating that if the owner(s) proceeds with the proposed development they will:

- a. Development the property in accordance with:
 - i. The final development plan approved by the City Commission for the area.
 - ii. Regulations existing when the PAD ordinance is adopted.
 - iii. Such other conditions or modifications as may be attached to the approval of the special-use permit for the construction of such PAD.
- b. Provide agreements and declarations of restrictive covenants acceptable to the City Commission for the completion of the development in accordance with the final development plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.
- c. Bind the successors and assigns in title to any commitments made under the provisions of the approved PAD.

The owner agrees to the requirements set forth in s paragraph 19.

20. Compatibility with historic landmarks. Where an historic landmark exists within the site of a PAD the development shall be required to be so designed as to insure compatibility with the historic landmark.

The applicant has complied with this requirement.

21. Easements. The City Commission may, as a condition of PAD approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and other public purposes which may be deemed necessary by the City Commission.

No comment required.

22. Installation of utilities. All utilities within a Pad including but not limited to telephone, electrical systems, and television cables shall be installed underground.

As part of this PAD application a majority of the buildings currently existing on the property may not have their utilities underground; however, all new buildings will comply with this requirement.

23. Mixed uses within a PAD. A PAD may be so designed as to include the establishment of complementary and compatible combinations of office, hotel, multi-family and retail uses which shall be oriented to the development as well as the district in which the development is located.

As worded, this requirement does not apply.

24. Common Areas for PADs. Any common areas established for the PAD shall be subject to the following:

- a. The applicant shall establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreational facilities, private streets, etc. Such association shall not be dissolved nor shall it dispose of any common areas by sale or otherwise (except to an organization conceived and established to own and maintain the common areas), however, the conditions of transfer shall conform to the Development Plan.
- b. Membership in the associations shall be mandatory for each property owner in the PAD and any successive purchaser that has a right of enjoyment of the common areas.
- c. The association shall be responsible for liability insurance, local taxes, and the maintenance of the property.
- d. Property owners that have a right of enjoyment of the common areas shall pay their pro rata share of the cost or the assessment levied by the association shall become a lien on the property.
- e. In the event that the association established to own and maintain commons areas or any successor organization, shall at any time after the establishment of the PAD fail to maintain the common

areas in reasonable order and condition in accordance with the Development Plan, the City Commission may serve written notice upon such association and/or the owners of the PAD and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one year. When the city Commission determines that the subject organization is not prepared or able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.

- f. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the PAD that have a right of enjoyment of the common areas and shall become a lien on said property.
- g. Land utilized for such common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity in accordance with the provisions of Article 5, Division 23. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.

The requirement of this paragraph 24 does not apply to the subject application.

Existing Provision

Section 4-204. Special Use (S) District

- A. **PURPOSE AND APPLICABILITY.** The purpose the special (s) use district is to provide a zoning classification which accommodates uses which has the potential of adversely impacting adjacent uses but which enhance the quality of life of the citizens of the city.
- B. **Permitted Uses.** The following uses are permitted in the S District subject to the standards in this Section and other applicable regulations in Article 5:
1. Accessory uses, building or structures as follows:
 - a. Emergency preparedness shelters.
 - b. Fountains.
 - c. Flagpoles.
 - d. Planters.
 - e. Recreation equipment.
 - f. Reflecting pool(s).
 - g. Screen enclosure.
 - h. Swimming pool.
 2. Botanical garden with previously approved master plan.
 3. Utility/infrastructure facility
 4. Temporary uses, in accordance with the provision of Article 5, Division 21.

Revised Provision Located on Next Page

Revised Provision

Section 4-204. Special Use (S) District

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 - b. Fountains.
 - c. Flagpoles.
 - d. Planters.
 - e. Recreation equipment.
 - f. Reflecting pool(s).
 - g. Screen enclosure.
 - h. Swimming pool.
 2. Botanical garden with previously approved master plan *and uses accessory to and customarily associated with a botanical garden as follows:*
 - a. Offices.
 - b. Research and technology.
 - c. Retail sales and services.
 - d. Restaurant.
 - e. Educational facility.

- f. Nighttime uses.*
 - g. Outdoor recreation/entertainment.*
 - h. camps*
 - i. Other such uses as are customary for a botanical garden.*
- 3. Utility/infrastructure facility
 - 4. Temporary uses, in accordance with the provision of Article 5, Division 21.

DAVID PLUMMER & ASSOCIATES

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • DPA@DPLUMMER.COM

April 28, 2010

Mr. Ernesto Pino, PE
Assistant Director of Public Works
City of Coral Gables
2800 SW 72 Avenue
Miami, Florida 33155
(305) 460-5001

Re: Fairchild Tropical Botanic Garden Traffic Impacts - #09228

Dear Mr. Pino:

The purpose of this letter is to address the comments received from Marlin Engineering in a Memorandum dated January 22, 2010 regarding potential traffic impacts for the proposed Fairchild Tropical Botanic Garden (FTBG) project.

Fairchild Tropical Botanic Garden is located at 10901 Old Cutler Road in Coral Gables, Florida. FTBG opened in 1938 and occupies approximately 83 acres between Old Cutler Road, Matheson Hammock Park, and Campana Avenue. FTBG is one of the world's preeminent botanic gardens with an extensive collection of rare tropical plants. This site is among the region's most popular visitor attractions and offers a variety of programs in environmental education, conservation, and horticulture.

FTBG is open to the public daily from 9:30am to 4:30pm, excluding December 25th, and has approximately 900 daily visitors. These visitors park in the main parking lot located just north of the main entrance. FTBG has 105 employees who start work between 7am and 10am and end their work day between 3pm and 6pm. The employees park in the south parking lot.

The proposed project consists of the following components that will be located on the southwest portion of the property (see attached site plan):

- West Wing: 2,179sf of office space



Mr. Ernesto Pino

Re: **Fairchild Tropical Botanic Garden Traffic Impacts - #09228**

Page 2

- East Wing: 5,879sf of office space and 3,049sf of basement/storage area
- Café: 3,300sf (open to visitors and employees only)

Currently, employees occupy approximately 9,600sf of office space on the property. The purpose of the office component of the project is to improve the working conditions for the employees by providing more efficient and updated office space. Approximately 2,500sf of the existing office space will be reconfigured and converted to storage areas. Therefore, the ultimate square footage of office space will be 15,158sf.

As requested in the above mentioned memo, a trip generation comparison has been conducted to document the difference between the project trips that are generated with the existing office square footage versus the project trip that could potentially be generated with the proposed office square footage. The trip generation analysis was based on rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition. The trip generation summary is provided in Exhibit 1. Trip generation worksheets are provided in Attachment A.

Exhibit 1

Project Trip Generation Summary

ITE Land Use Designation ¹	Size/Units	Weekday AM Peak Hour Vehicle Trips			Weekday PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
<u>Existing Use</u> General Office Land Use 710	9,600 SF	T = 1.55 (X)			T = 1.49 (X)		
		13	2	15	2	12	14
<u>Proposed Use</u> General Office Land Use 710	15,158 SF	T = 1.55 (X)			T = 1.49 (X)		
		21	3	24	4	19	23
Net New Trips		8	1	9	2	7	9

¹ Based on ITE Trip Generation manual, Eighth Edition.

Source: David Plummer & Associates



Mr. Ernesto Pino

Re: Fairchild Tropical Botanic Garden Traffic Impacts - #09228

Page 3

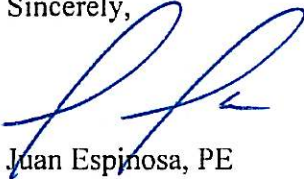
The result of the trip generation comparison shows that with the increase in office square footage the project could potentially generate 9 additional vehicle trips during the morning peak hour and 9 vehicle trips during the afternoon peak hour. This accounts for 0.8% of the adopted level of service standard volume (1140 trips) for Old Cutler Road. It should be noted that even though this is a minimal increase, it is still a conservative analysis since FTBG has reiterated that the number of employees will not increase with the new office space.

In summary, the conclusions stated in our letter dated December 14, 2009 remain the same. Since the proposed improvements to FTBG will not result in an increase in the number of employees, there will be de minimis traffic impacts to the roadway system because:

1. There are no additional employees with the new office space.
2. There are no new access points open to the public or employees.
3. The parking areas remain unchanged.

Please contact me at (305) 447-0900 if you have any questions or need more information.

Sincerely,



Juan Espinosa, PE

Vice President - Transportation

cc: Eric Riel (City), Walter Carlson (City), Zeke Guilford, Kim Bobson, Nannette Zapata
E_Pino-let.docx



Attachment A

Trip Generation

Fairchild Tropical Gardens (Existing) - 09228
 Summary of Trip Generation Calculation
 For 9.6 Th.Sq.Ft. GFA of General Office Building
 April 27, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	106
7-9 AM Peak Hour Enter	1.36	0.00	1.00	13
7-9 AM Peak Hour Exit	0.19	0.00	1.00	2
7-9 AM Peak Hour Total	1.55	1.39	1.00	15
4-6 PM Peak Hour Enter	0.25	0.00	1.00	2
4-6 PM Peak Hour Exit	1.24	0.00	1.00	12
4-6 PM Peak Hour Total	1.49	1.37	1.00	14
Saturday 2-Way Volume	2.37	2.08	1.00	23
Saturday Peak Hour Enter	0.22	0.00	1.00	2
Saturday Peak Hour Exit	0.19	0.00	1.00	2
Saturday Peak Hour Total	0.41	0.68	1.00	4

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Fairchild Tropical Gardens (Proposed) - 09228
 Summary of Trip Generation Calculation
 For 15.158 Th.Sq.Ft. GFA of General Office Building
 April 27, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	167
7-9 AM Peak Hour Enter	1.36	0.00	1.00	21
7-9 AM Peak Hour Exit	0.19	0.00	1.00	3
7-9 AM Peak Hour Total	1.55	1.39	1.00	23
4-6 PM Peak Hour Enter	0.25	0.00	1.00	4
4-6 PM Peak Hour Exit	1.24	0.00	1.00	19
4-6 PM Peak Hour Total	1.49	1.37	1.00	23
Saturday 2-Way Volume	2.37	2.08	1.00	36
Saturday Peak Hour Enter	0.22	0.00	1.00	3
Saturday Peak Hour Exit	0.19	0.00	1.00	3
Saturday Peak Hour Total	0.41	0.68	1.00	6

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

EXISTING FACILITIES & GARDEN FEATURES

1. Phillips Gate / Education & Conference Center Entrance

2. Gate House Museum

3. Allee & Overlook

4. O. C. Corbin Education Building

5. Corbin Building Expansion (Renovated Storage Building)

6. Corbin Courtyard

7. Nell Jennings Montgomery Garden House

8. Education Visitor Parking

9. Founders Court

10. Hambley Patio

11. Montgomery Building

12. Montgomery Palmetum

13. Sunken Garden

14. Liberty Hyde Bailey Palm Glade

15. Semple Vine Collection

16. Danielson Vine Pergola

17. Flowering Tree Collection

18. Xerophyte Display

19. Rainforest Exhibit

20. Restrooms

21. Davis House - Future Administrative Building
22. Not Used

23. Not Used

24. Greenhouse/Shadehouse Facilities

25. Science Building

26. Coastal Hammock

27. Garden Clubs of America Amphitheatre

28. Pandan Collection

29. Mangrove Preserve

30. Bamboo Collection

31. Bahamian Coppice

32. Maintained Mangrove Buffer

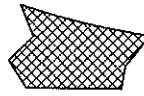
33. Matheson Hammock Picnic Shelter

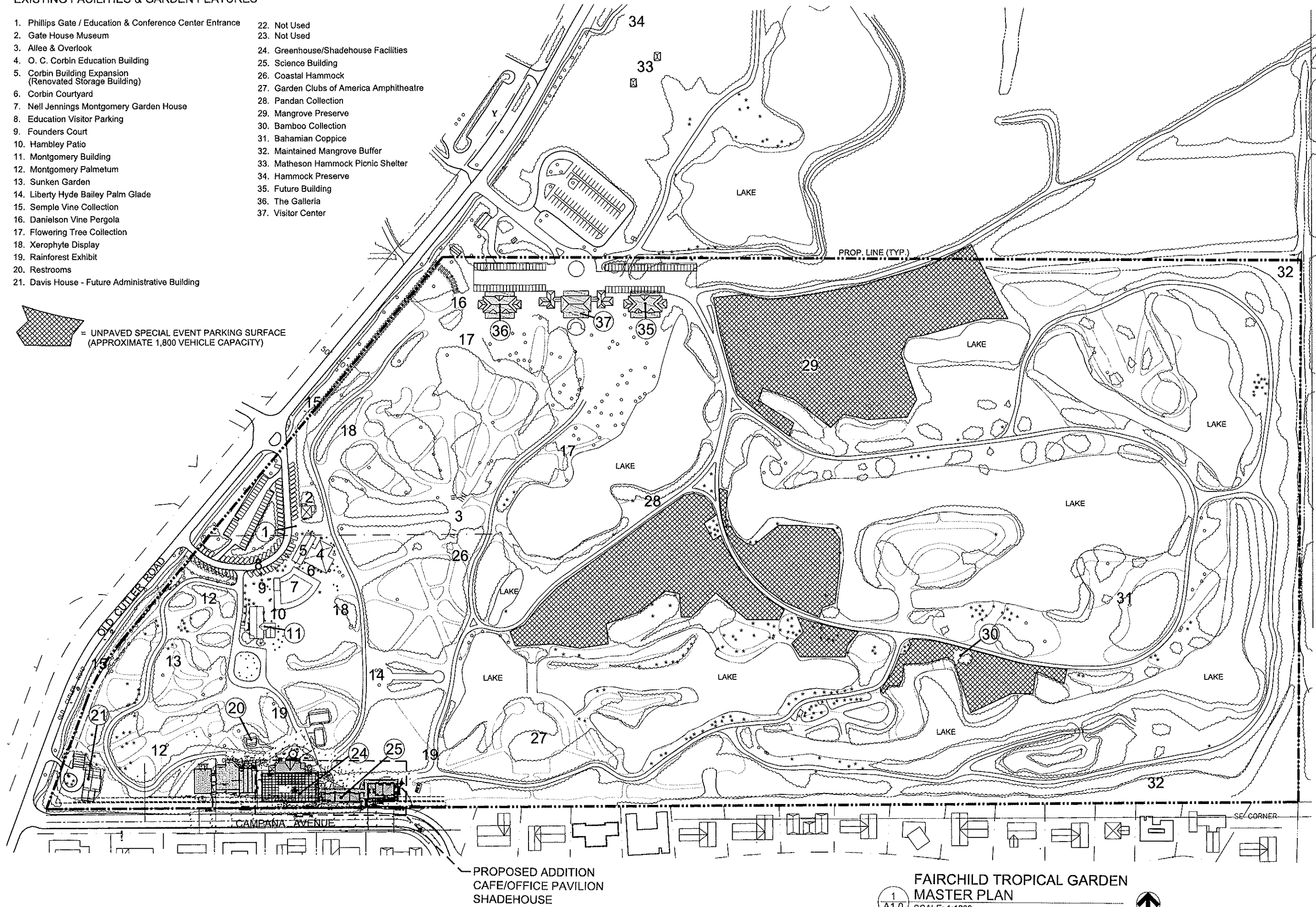
34. Hammock Preserve

35. Future Building

36. The Galleria

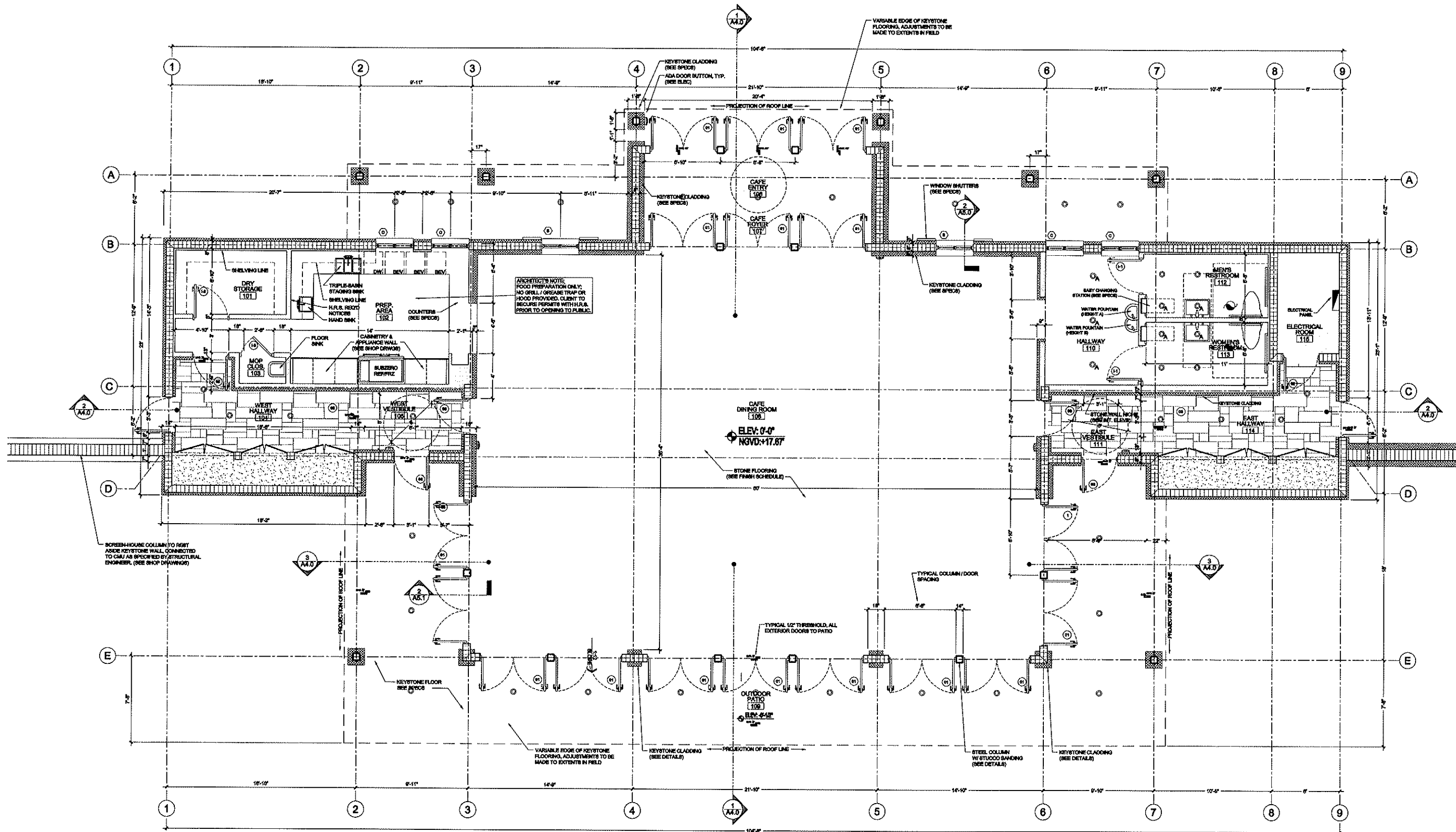
37. Visitor Center

 = UNPAVED SPECIAL EVENT PARKING SURFACE (APPROXIMATE 1,800 VEHICLE CAPACITY)



FAIRCHILD TROPICAL GARDEN
MASTER PLAN
SCALE: 1:1200

DRAWING TITLE	MAX STRANG ARCHITECTURE, INC.	CLIENT / PROJECT INFORMATION		
		Paul & Swanee Dimare Science Village Gate/Shadehouse/Office Pavilion Addition Coral Gables, FL		
Fairchild Tropical Garden CONSTRUCTION DOCUMENT PERMIT SET	FIRM LIC. # AA26001123 1395 BRICKELL AVENUE, # 740 MIAMI, FLORIDA 33133 PH: 305.373.4990 FAX: 305.373.4991 SEALED BY: MAX WILSON STRANG, AIA	REVISIONS	NO.	DATE
		DESCRIPTION		
05.26.09		A1.0		



1
A2.1
GROUND LEVEL PLAN (CAFE)
SCALE: 1/4" = 1'-0"

CAFE:

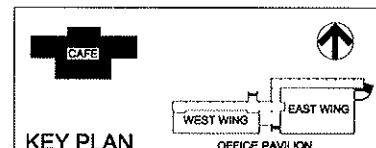
PLUMBING FIXTURES CALCULATIONS:

LOAD CALCULATION:
1,700 S.F. / 11 = 159 PERSON MAX.

MIN. PLUMBING FACILITIES:
(A-2) 1 PER 75 MALE AND FEMALE

181 / 75 = 2.2 WATER CLOSET MIN. REQUIRED
DUE TO POTTY PARTY IN ASSEMBLY MUST
HAVE A RATIO OF 3:2 AS PER FBC PLUMBING
CODE SEC. 403.1.1

	PROVIDED	WC	LAVATORIES
DRINKING FOUNTAIN	2		
SERVICE SINK	1		
MALE	2	2	
FEMALE	3	2	



CLIENT / PROJECT INFORMATION

Paul & Swanes Dimare
Science Village
Cafe/Shophouse/Office Pavilion Addition
Coral Gables, FL

DESCRIPTION

CLIENT/ARCHITECT CHANGES
BOARD OF ARCHITECTS COMMENTS
BLDG. DEPT. COMMENTS

DATE

5/21/2009
5/21/2009
5/21/2009

NO.

1A
1B
1C

MAX STRANG ARCHITECTURE, INC.

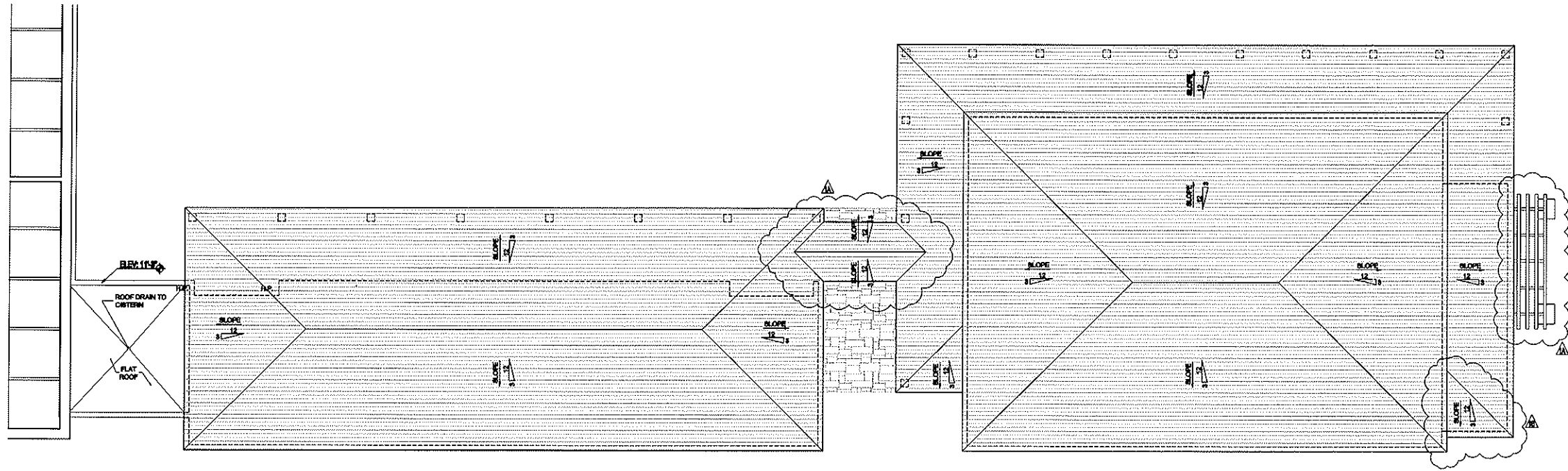
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MIAMI, FL 33133
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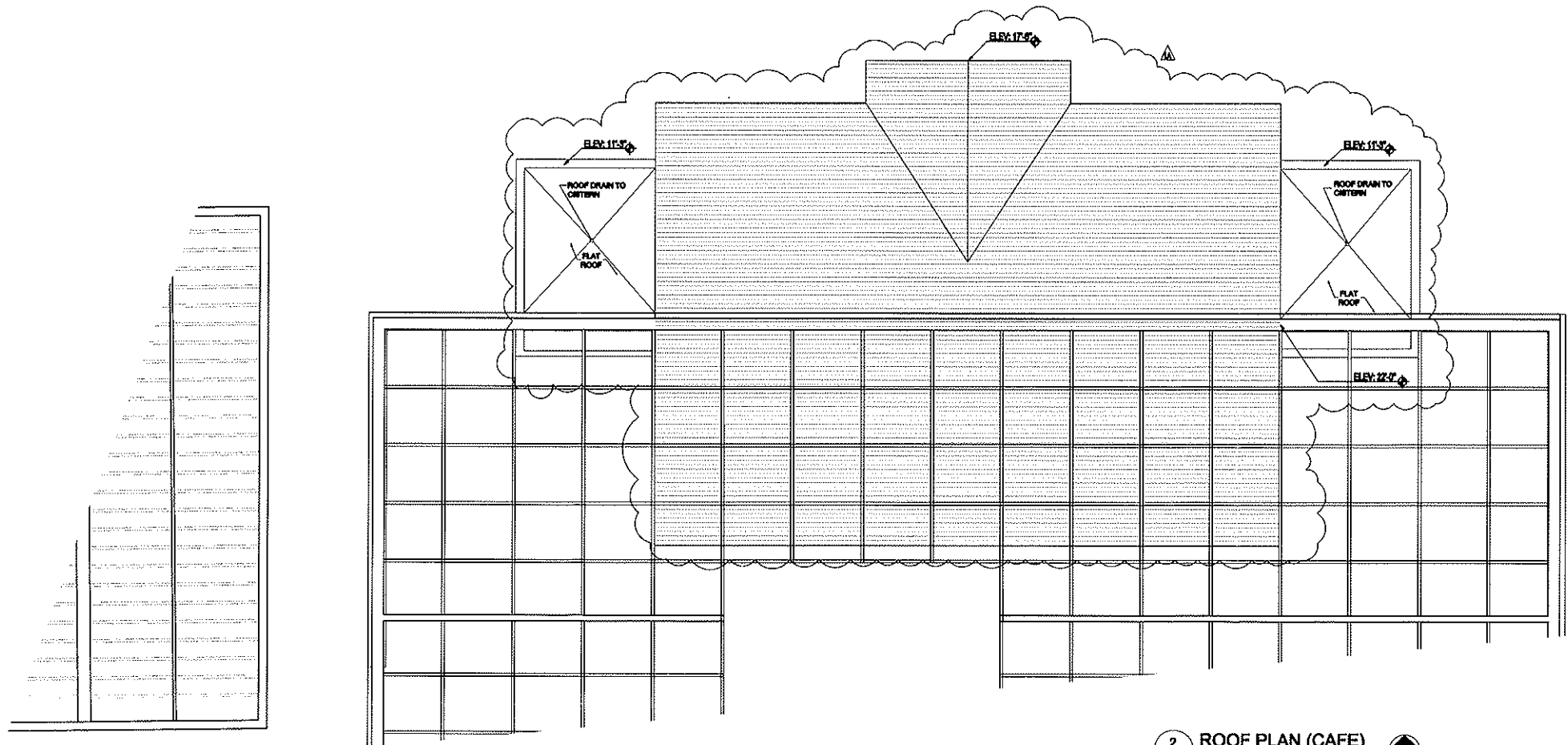
Fairchild Tropical Garden
CONSTRUCTION DOCUMENT PERMIT SET
FLOOR PLANS - CAFE

05.26.09

A2.1



1
A2.2 ROOF PLAN EAST AND WEST WINGS (OFFICE PAVILION) ↑
SCALE: 1/8" = 1'-0"



2
A2.1 ROOF PLAN (CAFE) ↑
SCALE: 1/8" = 1'-0"

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DRAWING TITLE

Fairchild Tropical Garden
CONSTRUCTION DOCUMENT PERMIT SET
FLOOR PLANS

MAX STRANG ARCHITECTURE, INC.

REVISIONS

NO.	DATE	DESCRIPTION
1A	5/21/2009	CLIENT ARCHITECT CHANGES
1B	5/21/2009	BOARD OF ARCHITECTS COMMENTS
1C	5/21/2009	BLDG. DEPT. COMMENTS

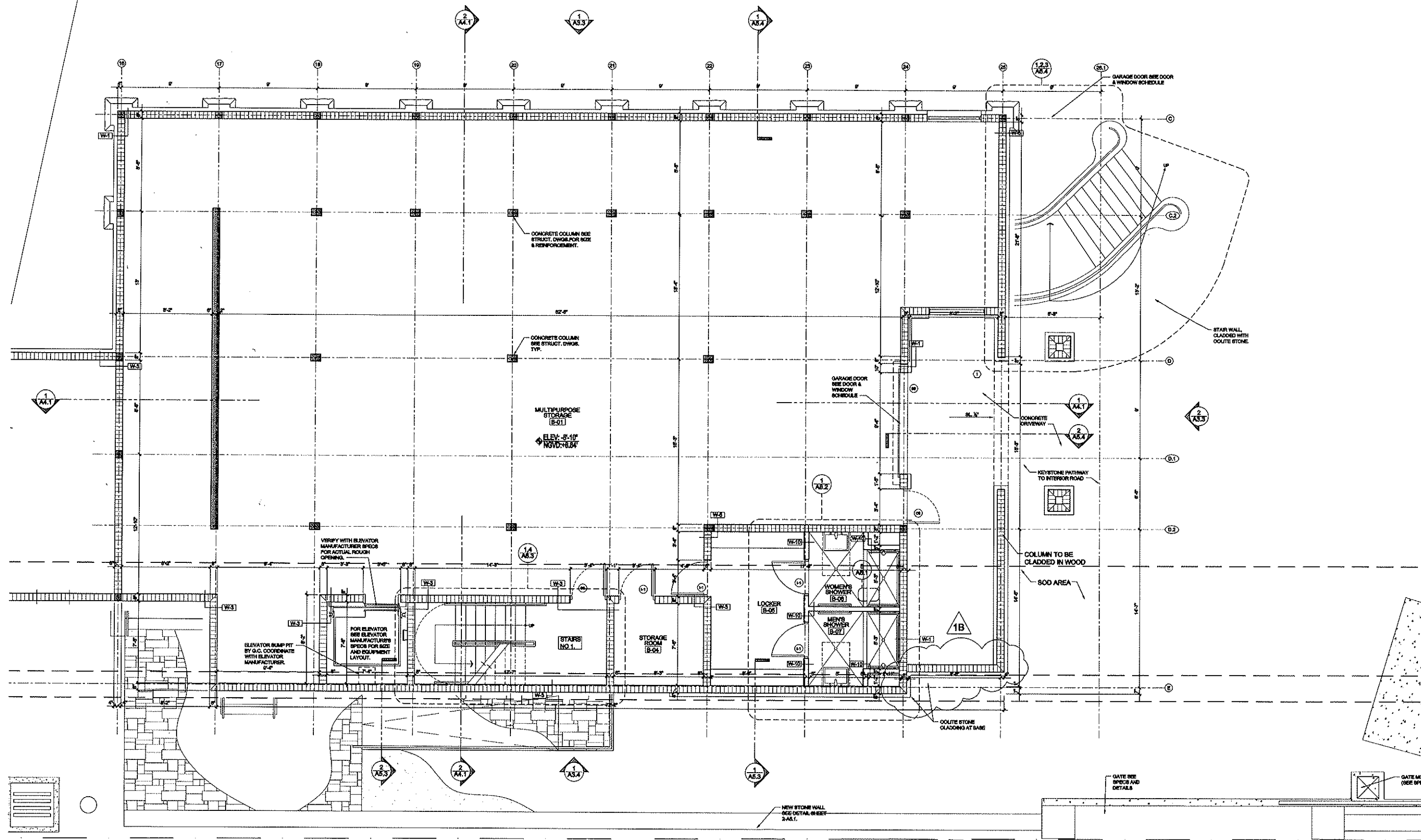
CLIENT / PROJECT INFORMATION

Paul & Swannee Dimare
Science Village
Cafe/Shedhouse/Office Pavilion Addition
Coral Gables, FL

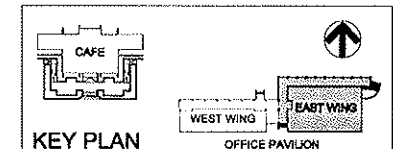
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1395 BRICKELL AVENUE, # 740
MIAMI, FLORIDA - 33133
PH: 305.373.4890 FX: 305.373.4991
SEALED BY: MAX WILSON STRANG, AIA

05.28.09

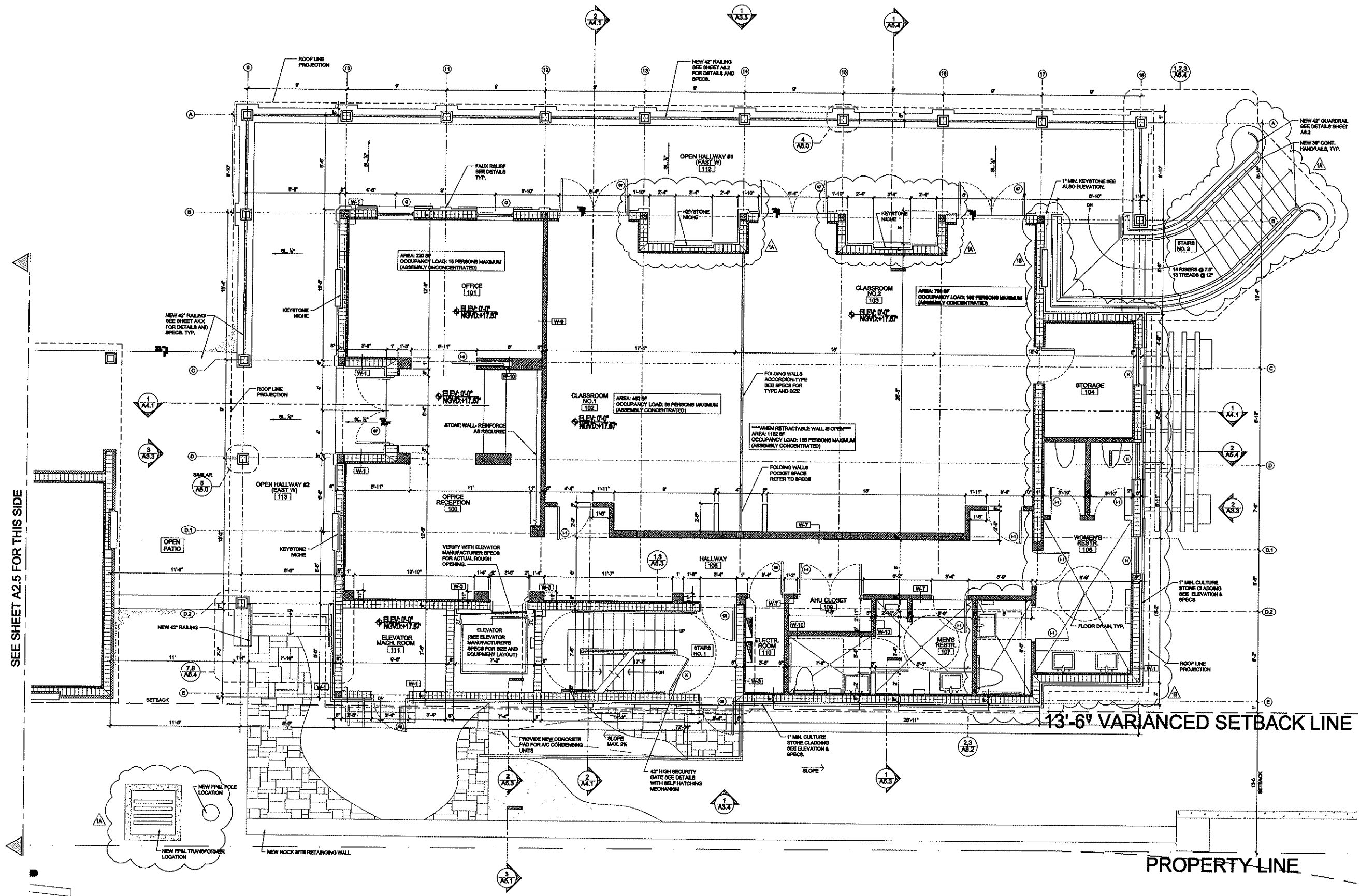
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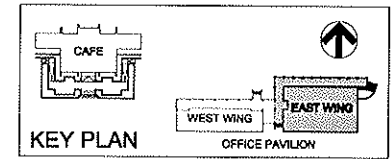
1/AS.3 BASEMENT LEVEL EAST WING (OFFICE PAVILION) SCALE: 1/4" = 1'-0"



MAX STRANG ARCHITECTURE, INC. FIRM LIC. # A226001123 1395 BRICKELL AVENUE, # 740 MIAMI, FLORIDA - 33133 PH: 305.373.4990 FX: 305.373.4981 SEALED BY: MAX WILSON STRANG, AIA		CLIENT / PROJECT INFORMATION Paul & Svanee Dimare Science Village Cafe/Showhouse/Office Pavilion Addition Coral Gables, FL												
DRAWING TITLE Fairchild Tropical Garden CONSTRUCTION DOCUMENT PERMIT SET FLOOR PLANS	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1A</td> <td>5/21/2009</td> <td>CLIENT ARCHITECT CHANGES</td> </tr> <tr> <td>1B</td> <td>5/21/2009</td> <td>BOARD OF ARCHITECTS COMMENTS</td> </tr> <tr> <td>1C</td> <td>5/21/2009</td> <td>BUDG. DEPT. COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1A	5/21/2009	CLIENT ARCHITECT CHANGES	1B	5/21/2009	BOARD OF ARCHITECTS COMMENTS	1C	5/21/2009	BUDG. DEPT. COMMENTS	05.28.09 A2.3
NO.	DATE	DESCRIPTION												
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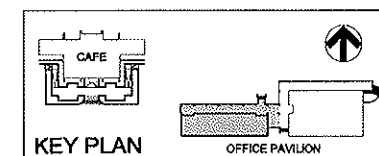
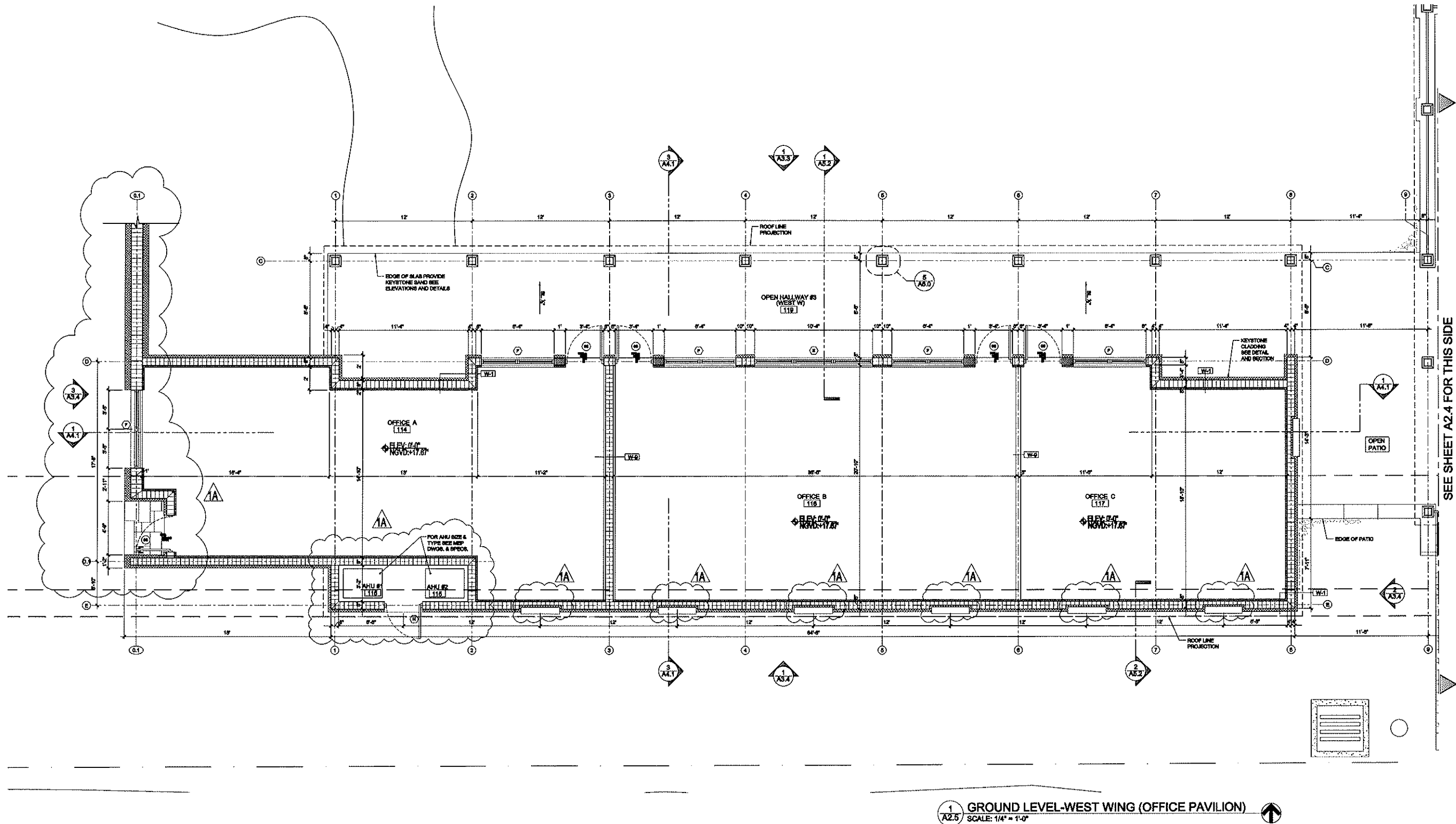


1
A2.4
GROUND LEVEL- EAST WING (OFFICE PAVILION)
SCALE: 1/4" = 1'-0"



CLIENT / PROJECT INFORMATION	
Paul & Swane Dimare Science Village Cafe/Shophouse/Office Pavilion Addition Coral Gables, FL	
FIRM LIC. # AA26001123 1395 BRICKELL AVENUE, #740 MIAMI, FL - 33133 PH: 305.373.4990 FX: 305.373.4991 SEALED BY: MAX WILSON STRANG, AIA	
FAIRCHILD Tropical Garden CONSTRUCTION DOCUMENT PERMIT SET EAST WING FLOOR PLAN	
05.26.09	
A2.4	

REVISIONS		
NO.	DATE	DESCRIPTION
1A	5/21/2009	CLIENT/ARCHITECT CHANGES
1B	5/21/2009	BOARD OF ARCHITECTS COMMENTS
1C	5/21/2009	BUILD. DEPT. COMMENTS



SEE SHEET A2.4 FOR THIS SIDE

DRAWING TITLE

Fairchild Tropical Garden
CONSTRUCTION DOCUMENT PERMIT SET
FLOOR PLANS - WEST PAVILION

MAX STRANG ARCHITECTURE, INC.

REVISIONS

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1385 BRICKELL AVENUE, # 740
MIAMI, FLORIDA - 33133
PH: 305.373.4890 FX: 305.373.4891
SEALED BY: MAX WILSON STRANG, AIA

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CLIENT/ARCHITECT CHANGES
BOARD OF ARCHITECTS COMMENTS
BLDG. DEPT. COMMENTS

NO.
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1B
1C

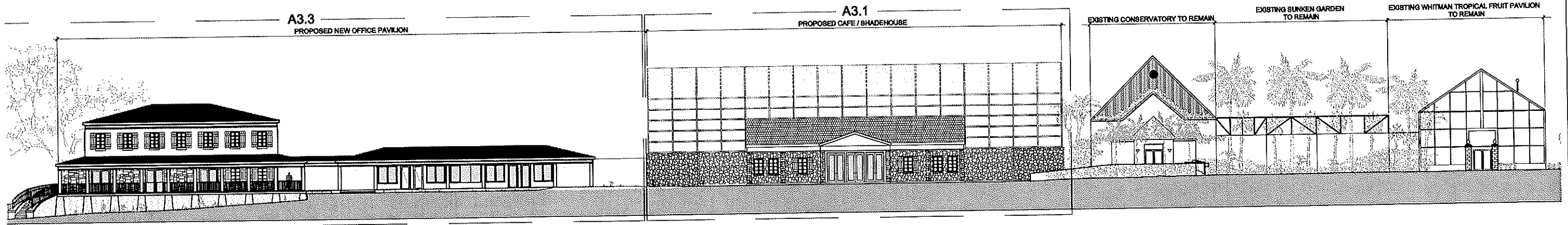
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5/21/2009
5/21/2009
5/21/2009

CLIENT / PROJECT INFORMATION

Paul & Swanee Dimare
Science Village
Cafe/Shedhouse/Office Pavilion Addition
Coral Gables, FL

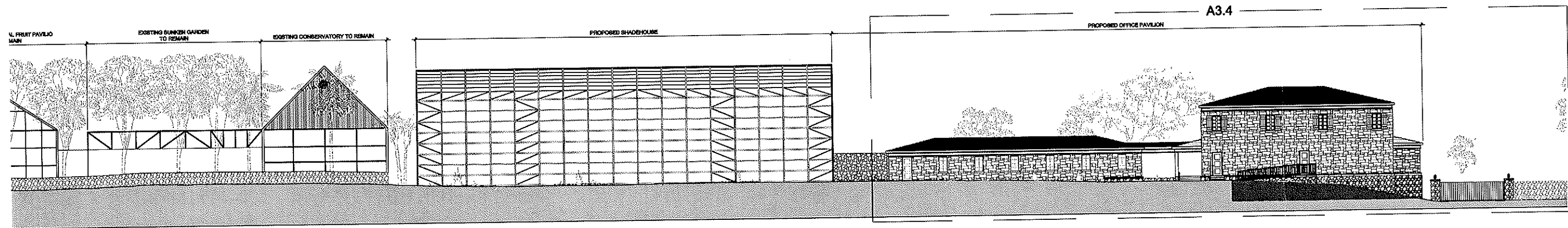
05.26.09

A2.5



NOTE:
FOR CLARITY OF THE DRAWING
TREE FOLIAGE IS NOT FULLY SHOWN
SEE ACTUAL SITE PHOTO CONDITIONS

1 NORTH ELEVATION
A3.0 SCALE: NTS



NOTE:
FOR CLARITY OF THE DRAWING
TREE FOLIAGE IS NOT FULLY SHOWN
SEE ACTUAL SITE PHOTO CONDITIONS

2 SOUTH ELEVATION (CAMPANA AVE.)
A3.0 SCALE: NTS

CLIENT / PROJECT INFORMATION

Paul & Swane Dimare
Science Village

REVISIONS

DESCRIPTION
CLIENT ARCHITECT CHANGES
BOARD OF ARCHITECTS COMMENTS
DATE
NO.
1A
1B

MAX STRANG ARCHITECTURE, INC.

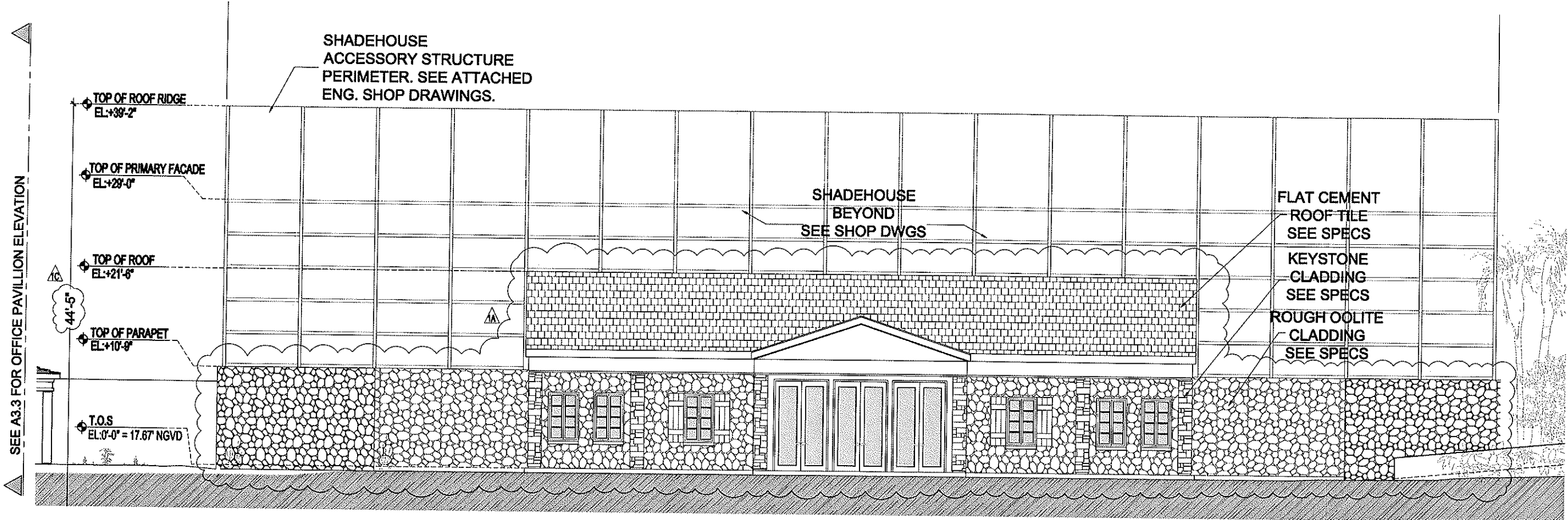
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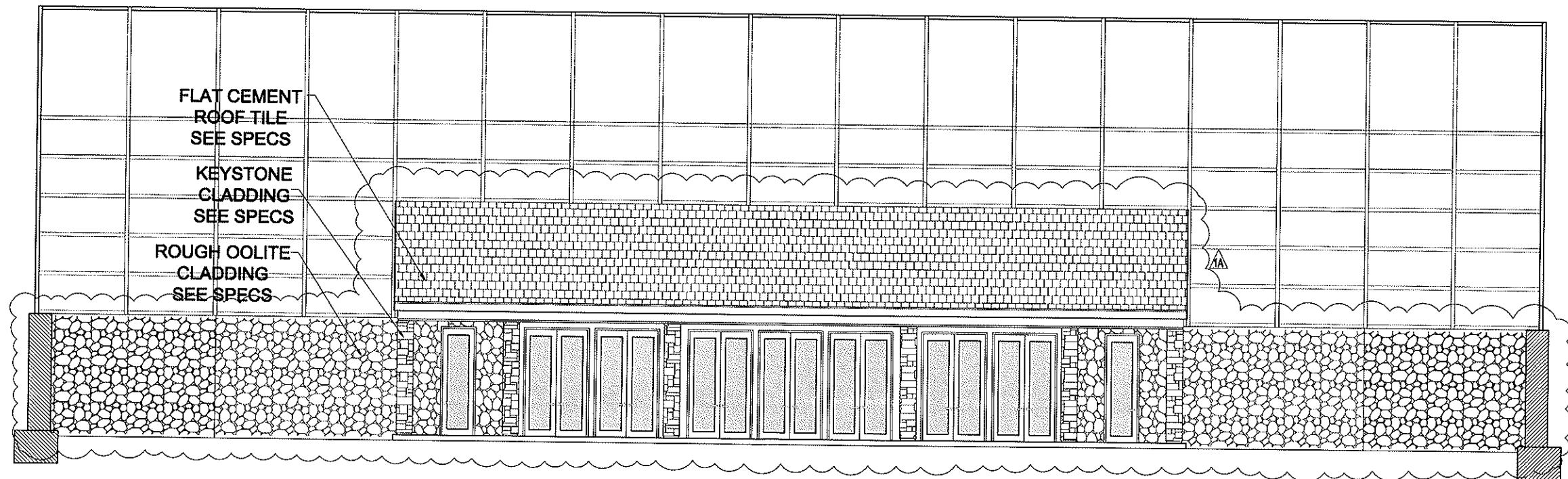
Fairchild Tropical Garden
CONSTRUCTION DOCUMENT PERMIT SET

05.26.09

A3.0



2
A3.1 CAFE (NORTH ELEVATION) - Facing Garden
SCALE: 3/16" = 1'-0"



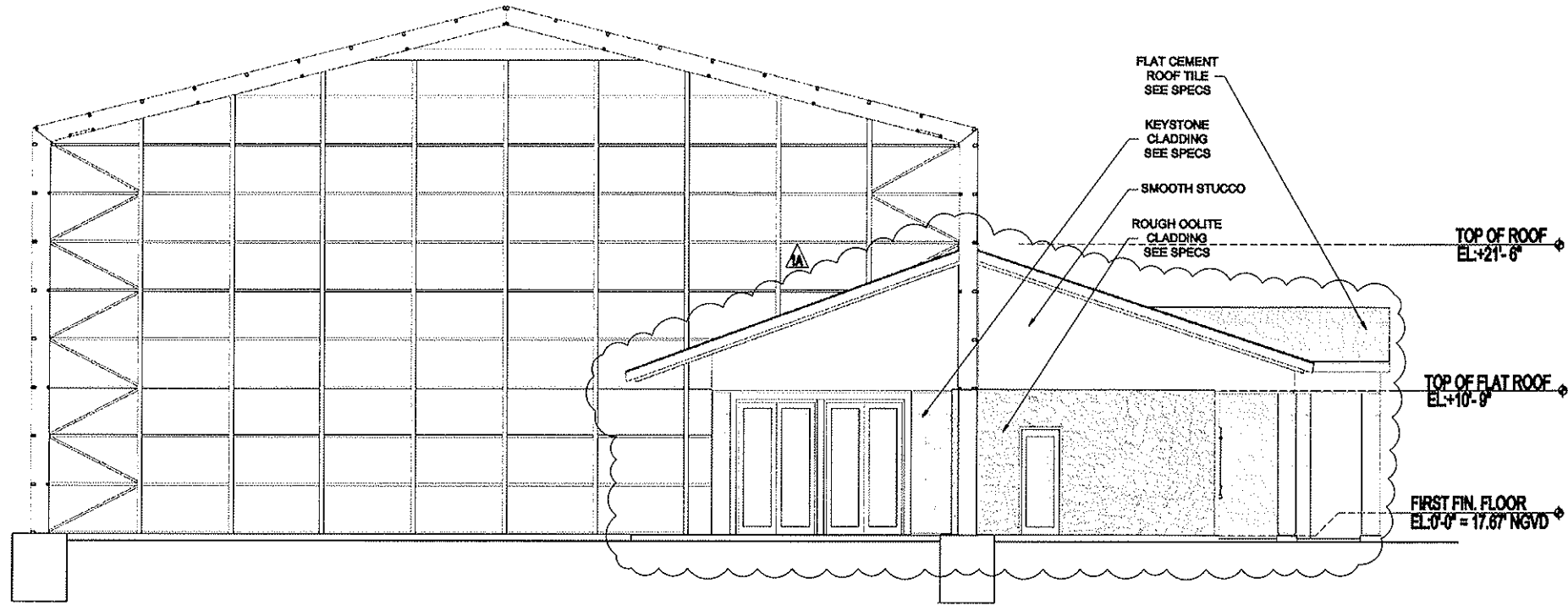
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A3.1 CAFE (SOUTH ELEVATION) - Facing Interior of Shadehouse
SCALE: 3/16" = 1'-0"

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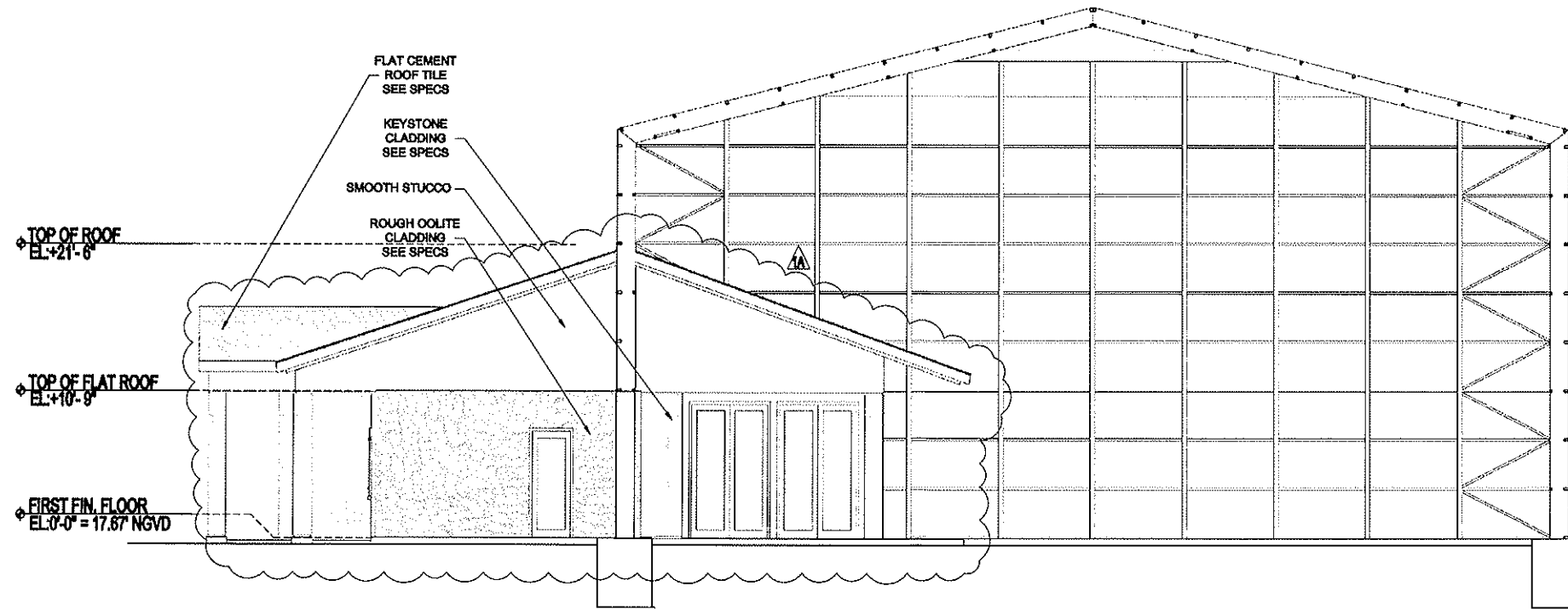
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DRAWING TITLE	Fairchild Tropical Garden CONSTRUCTION DOCUMENT PERMIT SET BUILDING ELEVATIONS	DATE	6/21/2008
		NO.	1A
		NO.	1B
		NO.	1C
FIRM LIC. # A226001123 1385 BRICKELL AVENUE, # 740 MIAMI, FLORIDA - 33133 PH: 305.373.4980 FX: 305.373.4981 SEALED BY: MAX WILSON STRANG, AIA		Paul & Swane Dimare Science Village CAFE/Shadehouse/Office Pavilion Addition Coral Gables, FL	

05.28.09

A3.1



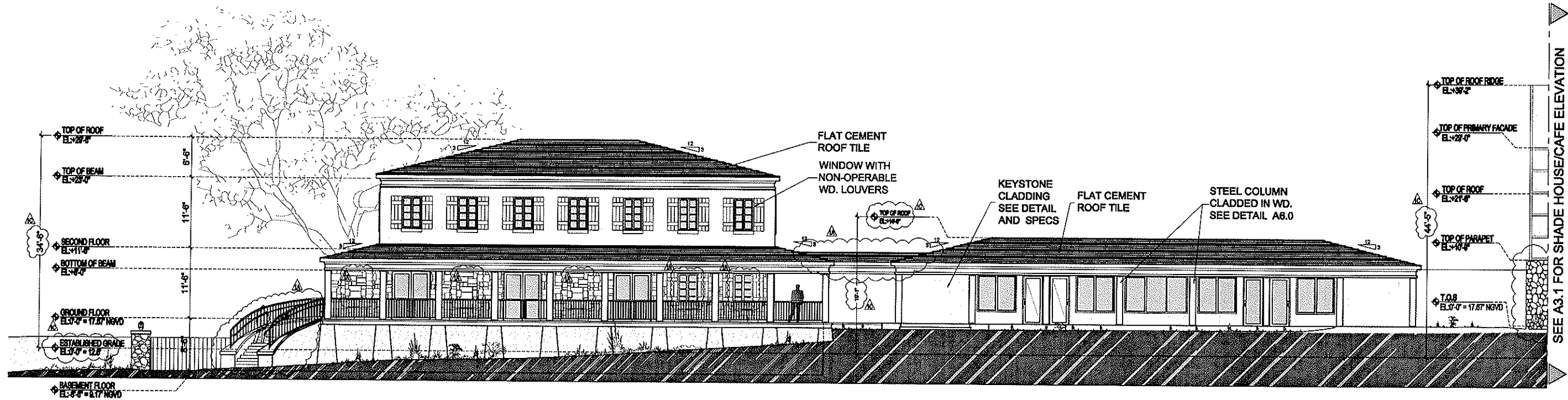
2 CAFE (EAST ELEVATION)
A3.2 SCALE: 3/16" = 1'-0"



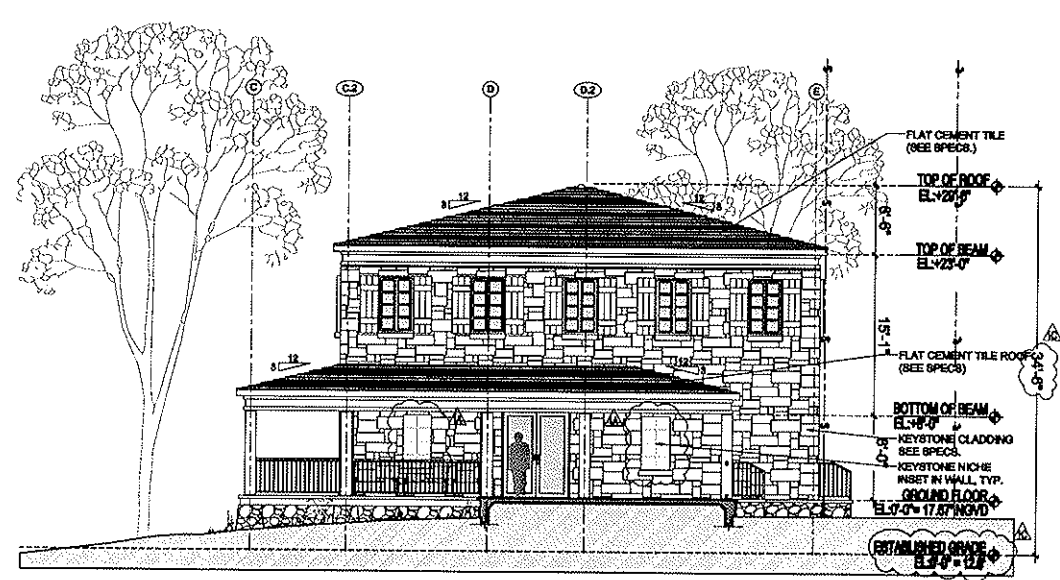
1 CAFE (WEST ELEVATION)
A3.2 SCALE: 3/16" = 1'-0"

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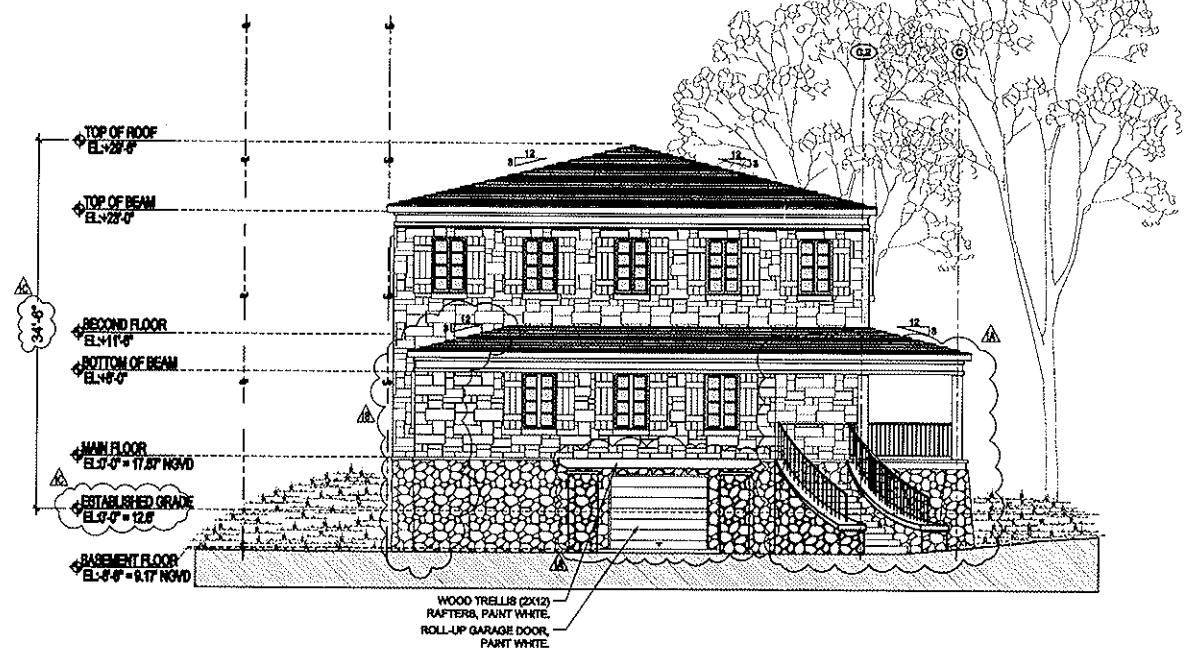
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Fairchild Tropical Garden CONSTRUCTION DOCUMENT PERMIT SET BUILDING ELEVATIONS	05.28.09	A3.2		FIRM LIC. # AA28001123	NO.	DESCRIPTION	Paul & Swanee Dimare
				1385 BRICKELL AVENUE, # 740	1A	CLIENT/ARCHITECT CHANGES	Science Village
				MIAMI, - FLORIDA - 33133	1B	BOARD OF ARCHITECTS COMMENTS	Cafe/Shadehouse/Office Pavilion Addition
				PH: 305.373.4890 FX: 305.373.4991	1C	BLDG. DEPT. COMMENTS	Coral Gables, FL
				SEAL BY: MAX WILSON STRANG, AIA			



1 OFFICE PAVILION NORTH ELEVATION
SCALE: 1/8" = 1'-0"

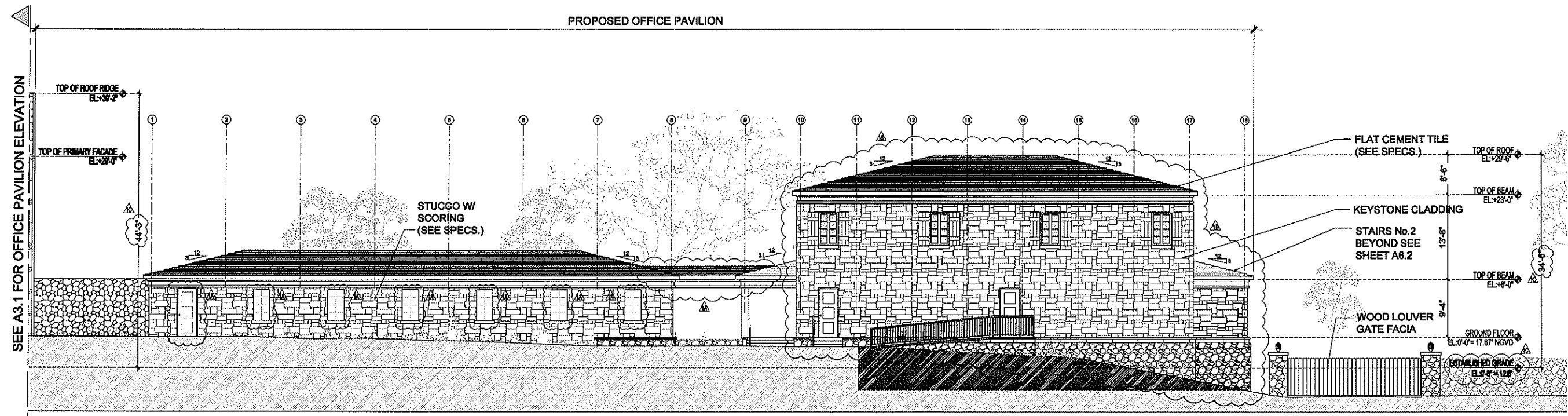


3 OFFICE PAVILION (EAST WING) WEST ELEVATION
SCALE: 1/8" = 1'-0"

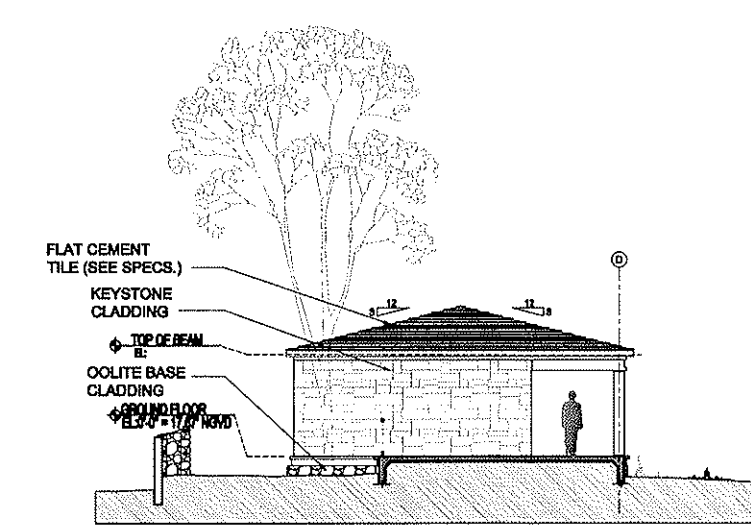


2 OFFICE PAVILION (EAST WING) EAST ELEVATION
SCALE: 3/16" = 1'-0"

DRAWING TITLE	MAX STRANG ARCHITECTURE, INC.	
	Fairchild Tropical Garden	
	CONSTRUCTION DOCUMENT PERMIT SET	
	BUILDING ELEVATIONS	
CLIENT / PROJECT INFORMATION	Paul & Swasee Dimare	
	Science Village	
	Cafe/Shedhouse/Office Pavilion Addition	
	Coral Gables, FL	
REVISIONS	NO.	DATE
	1A	02/10/09
	1B	02/10/09
	1C	02/10/09
DESCRIPTION	CLIENT/ARCHITECT CHANGES	
	BOARD OF ARCHITECTS COMMENTS	
	BLDG. DEPT. COMMENTS	
FIRM LIC. # AA26001123		
1395 BRICKELL AVENUE, # 740		
MIAMI, - FLORIDA - 33133		
PH: 305.373.4890 FX: 305.373.4891		
SEALED BY: MAX WILSON STRANG, AIA		
05.26.09		
A3.3		

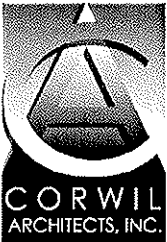


1 OFFICE PAVILION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 OFFICE PAVILION (WEST WING) EAST ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING TITLE		MAX STRANG ARCHITECTURE, INC.		CLIENT / PROJECT INFORMATION	
Fairchild Tropical Garden CONSTRUCTION DOCUMENT PERMIT SET BUILDING ELEVATIONS	FIRM LIC. # AA28001123 1385 BRICKELL AVENUE, # 740 MIAMI, FL 33133 PH: 305.373.4990 FX: 305.373.4991 SEALED BY: MAX WILSON STRANG, AIA	NO.	DATE	DESCRIPTION	Paul & Swanee Dimare Science Village Cafe/Storehouse/Office Pavilion Addition Coral Gables, FL



4102 LAGUNA STREET
CORAL GABLES, FL 33146
(305) 441-0021 FAX (305) 446-1383

PROJECT NAME:

FAIRCHILD
TROPICAL GARDEN

OWNER:

CONSULTANTS:

PHASE

PERMIT SET

REVISIONS

SEAL

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TO BY THE ARCHITECT/ENGINEER.
SHEET TITLE

EXISTING TREE
SURVEY OVERLAY

DATE: 10/06/2006

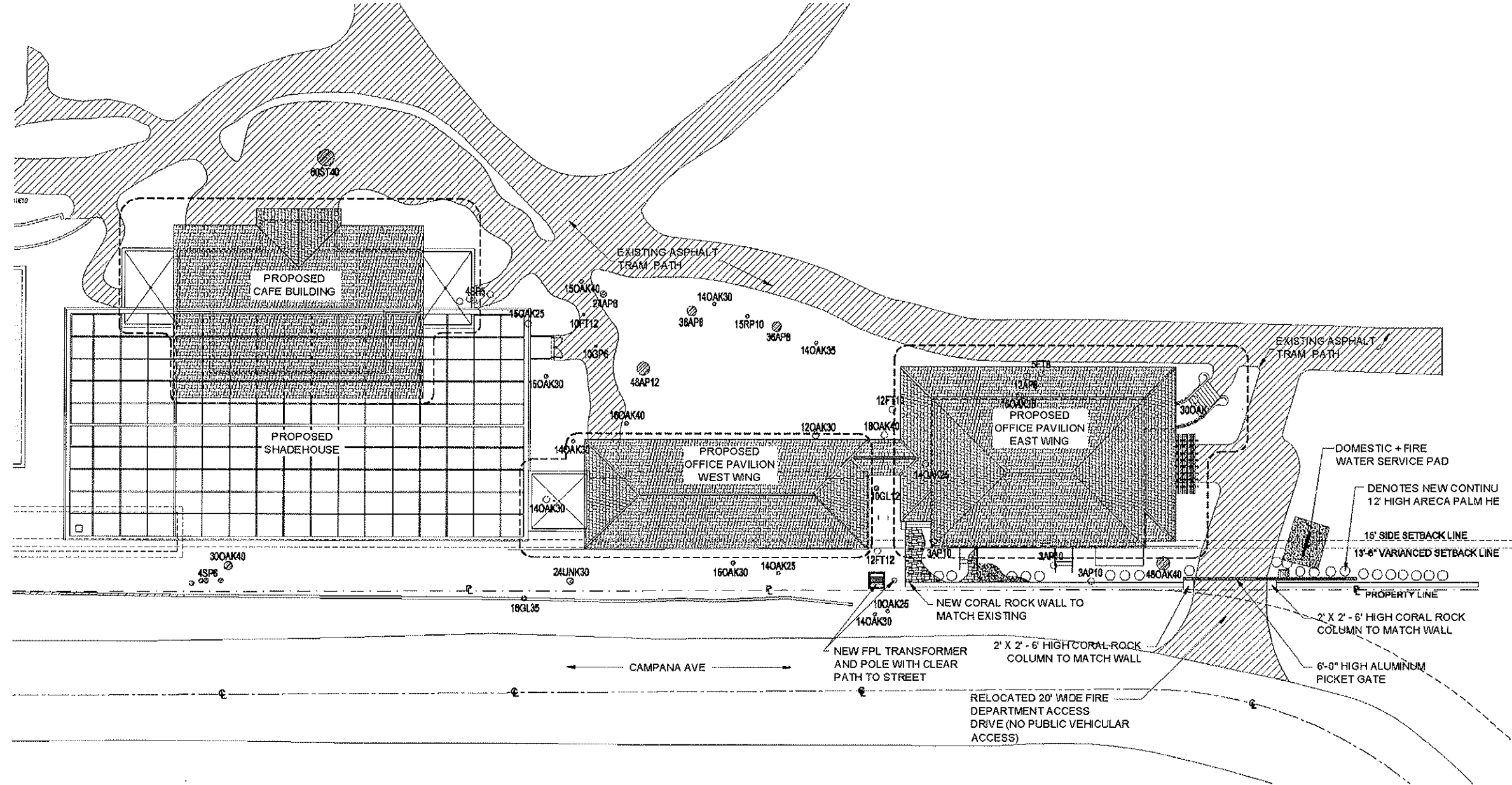
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APPR BY: AMC

FILE: 2006.18

SHEET NO:

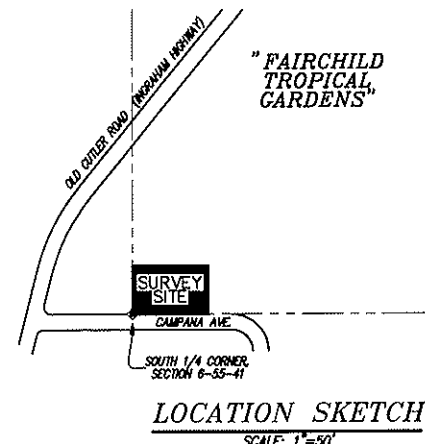


CAMPANA AVE. PROPOSED RIGHT OF WAY IMPROVEMENTS

SCALE: 1/8" = 1'-0"



- [illegible]



By _____
 Jose L. Sanfil Assistant Vice President
 Professional Land Surveyor No. 5636
 State of Florida

1. This sketch represents a "SPECIFIC PURPOSE SURVEY" to show existing locations and elevations of the lands shown hereon only. This is not a "Boundary" survey.
2. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification affixed hereto does not extend to any unnamed parties.
3. This sketch is subject to easements, rights-of-way and other matters which may be reflected by a search of title to the subject lands.
4. Visible indicators of utilities in addition to above ground marking for underground utilities are shown hereon. The underground utility lines shown were located by F.R. Nieman and Associates. Underground locations should be considered approximate.
5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).
6. The property shown hereon falls within Federal Flood Hazard Zone "AE" (E1) per Flood Insurance Rate Map No. 120639 0278 J, map dated March 2, 1996, index map dated July 17, 1995.
7. Benchmark A: 1/2" pipe on the centerline of Campana Avenue at its intersection with the West property line of #600 Campana Avenue, North of fire hydrant. Elevation=13.15 N.G.V.D..
8. Benchmark B: LB-87 nail & disc in asphalt walk west of the Rose Plant Building. Elevation=14.06 N.G.V.D..
9. Prepared For: Fairchild Tropical Gardens
10. The type/species of trees as indicated on the "Tree List" attached hereto are subject to revision subsequent site inspection by a qualified botanist or other individual with similar expertise.

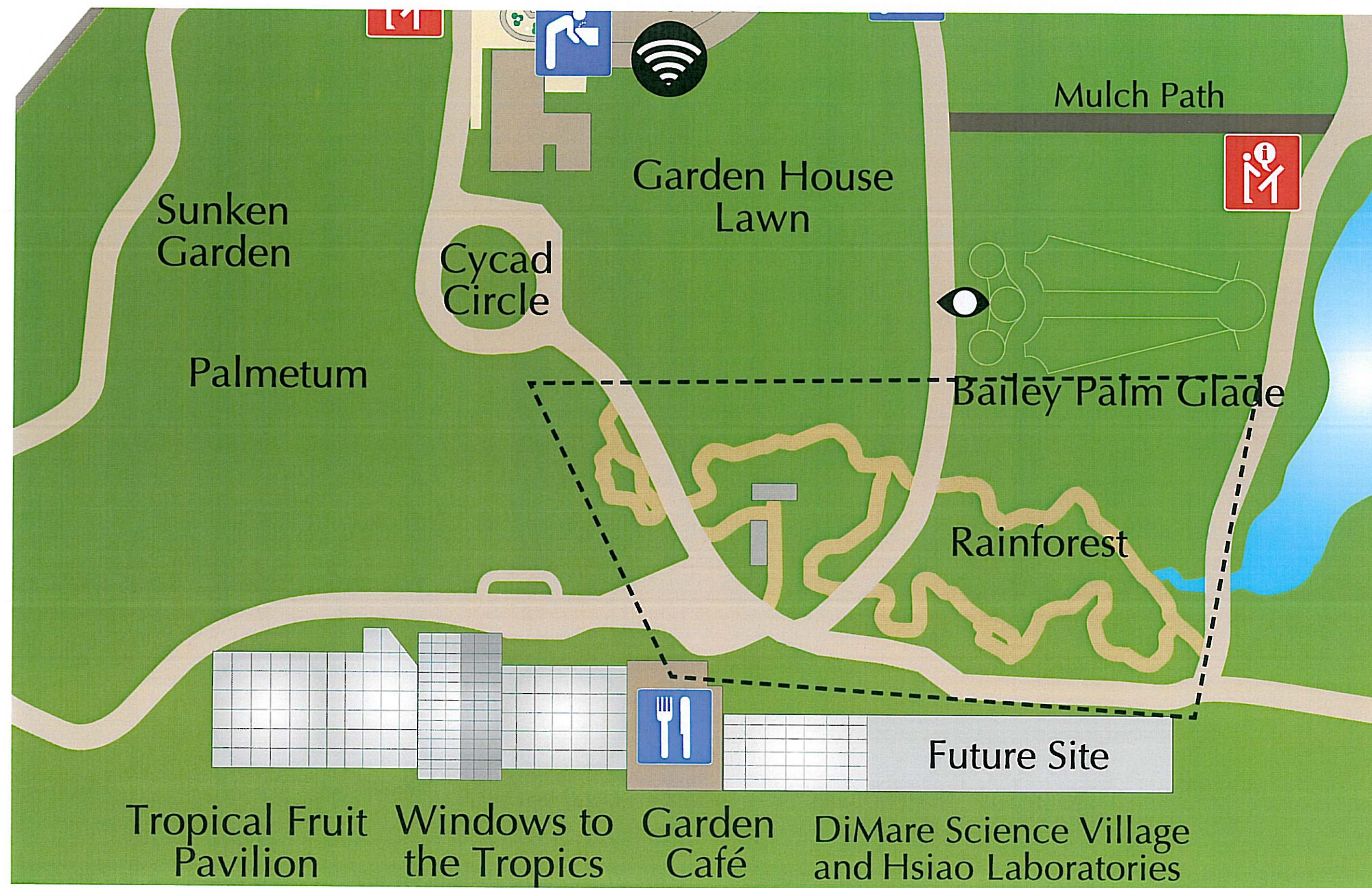
DATE	DESCRIPTION	AMOUNT	BALANCE
1-1-78	OPENING BALANCE		
1-15-78	DEPOSIT		
2-1-78	DEPOSIT		
2-15-78	DEPOSIT		
3-1-78	DEPOSIT		
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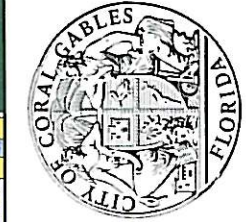
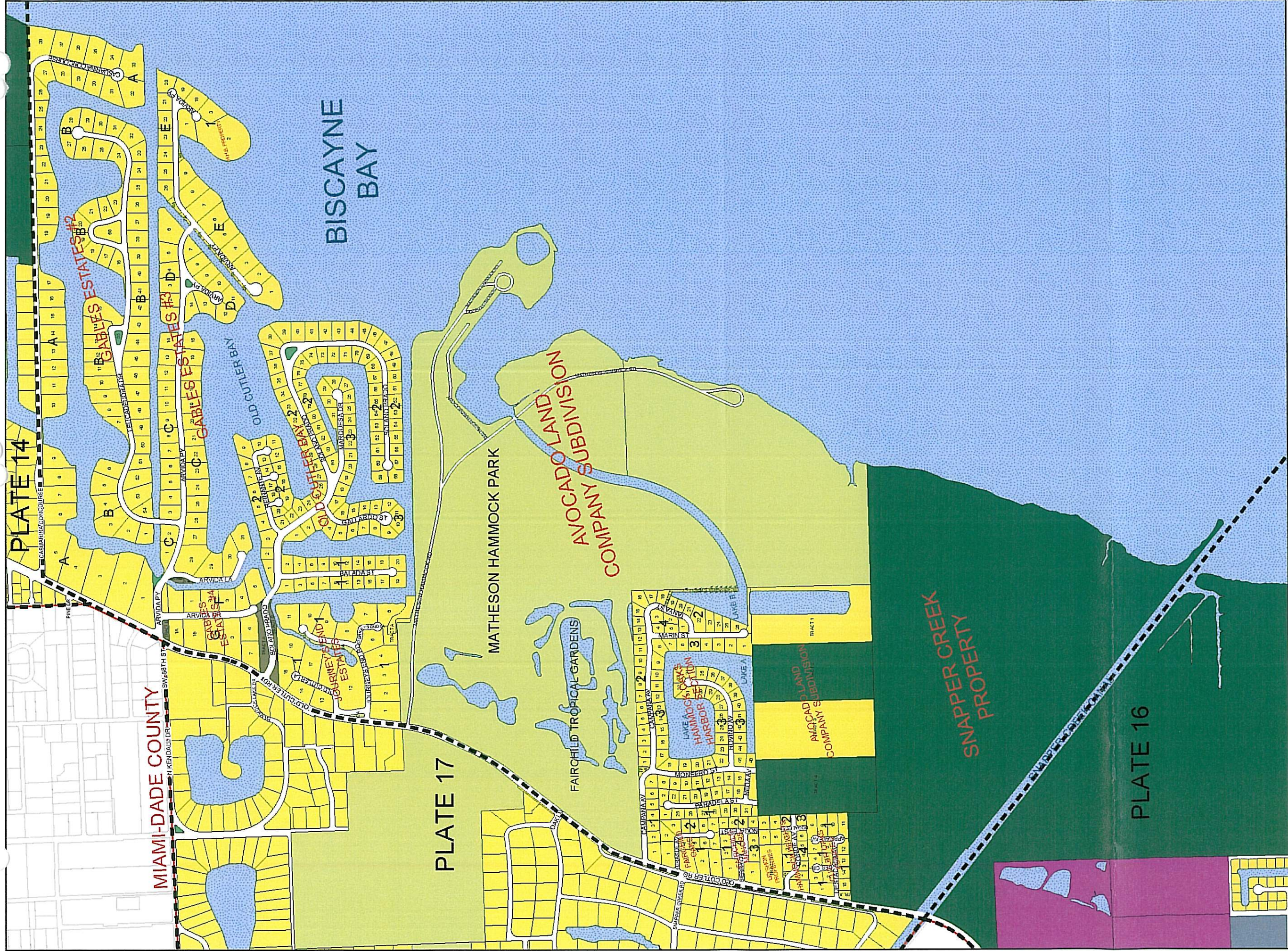
FILE NO. SD-1415 AJ

Map of Fairchild Tropical Botanic Garden



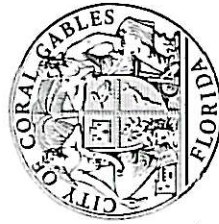
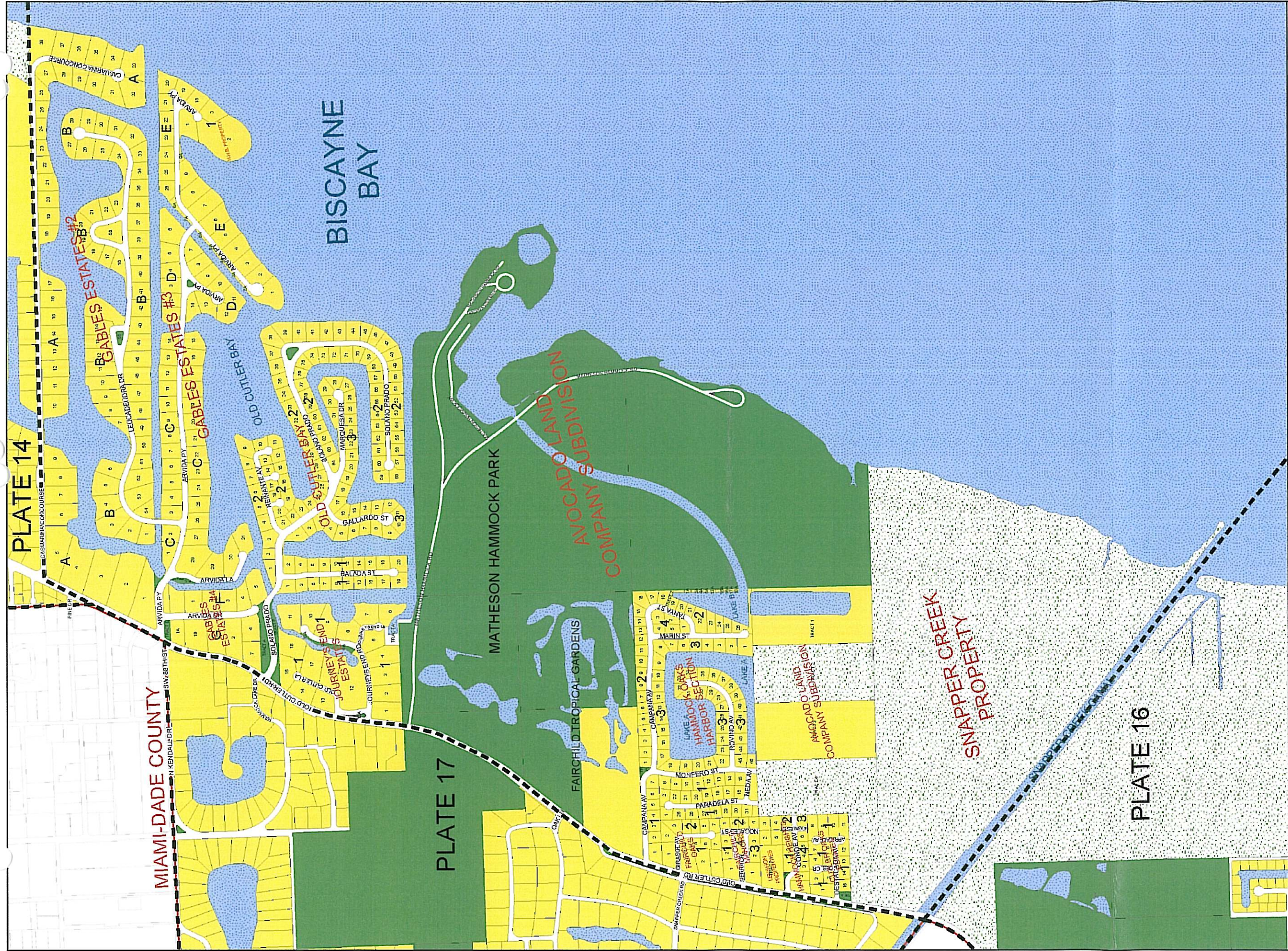
Rainforest Boundary





Land Use Classifications	
Commercial Use	Residential Use (Multi-Family)
Low-Rise Intensity (4 Stories, 3.0 F.A.R.)	Duplex Density (9 Units/Acre)
Mid-Rise Intensity (6 Stories, 3.0 F.A.R.)	Low Density (4 Stories, 20 Units/Acre)
High-Rise Intensity (13 Stories, 3.0 F.A.R.)	Medium Density (6 Stories, 40 Units/Acre)
Parks and Recreational Use	High Density (13 Stories, 60 Units/Acre)
Open Space	Residential Use (Single-Family)
Conservation Areas	Low Density (6 Units/Acre)
Public Buildings and Grounds	High Density (9 Units/Acre)

Industrial Use	University Use
Educational Use	Hospital Use
Religious/Institutional	

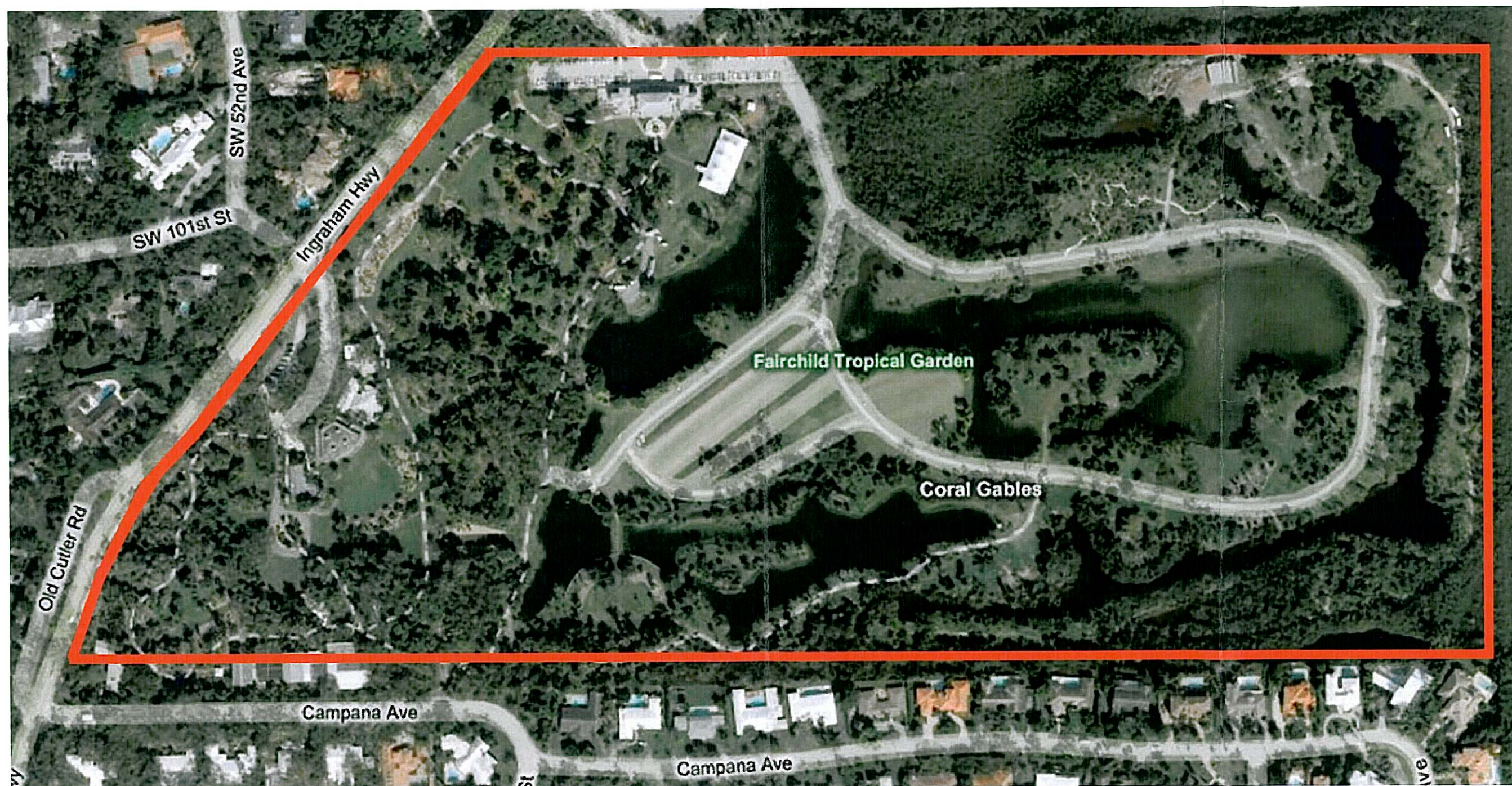


Zoning Map

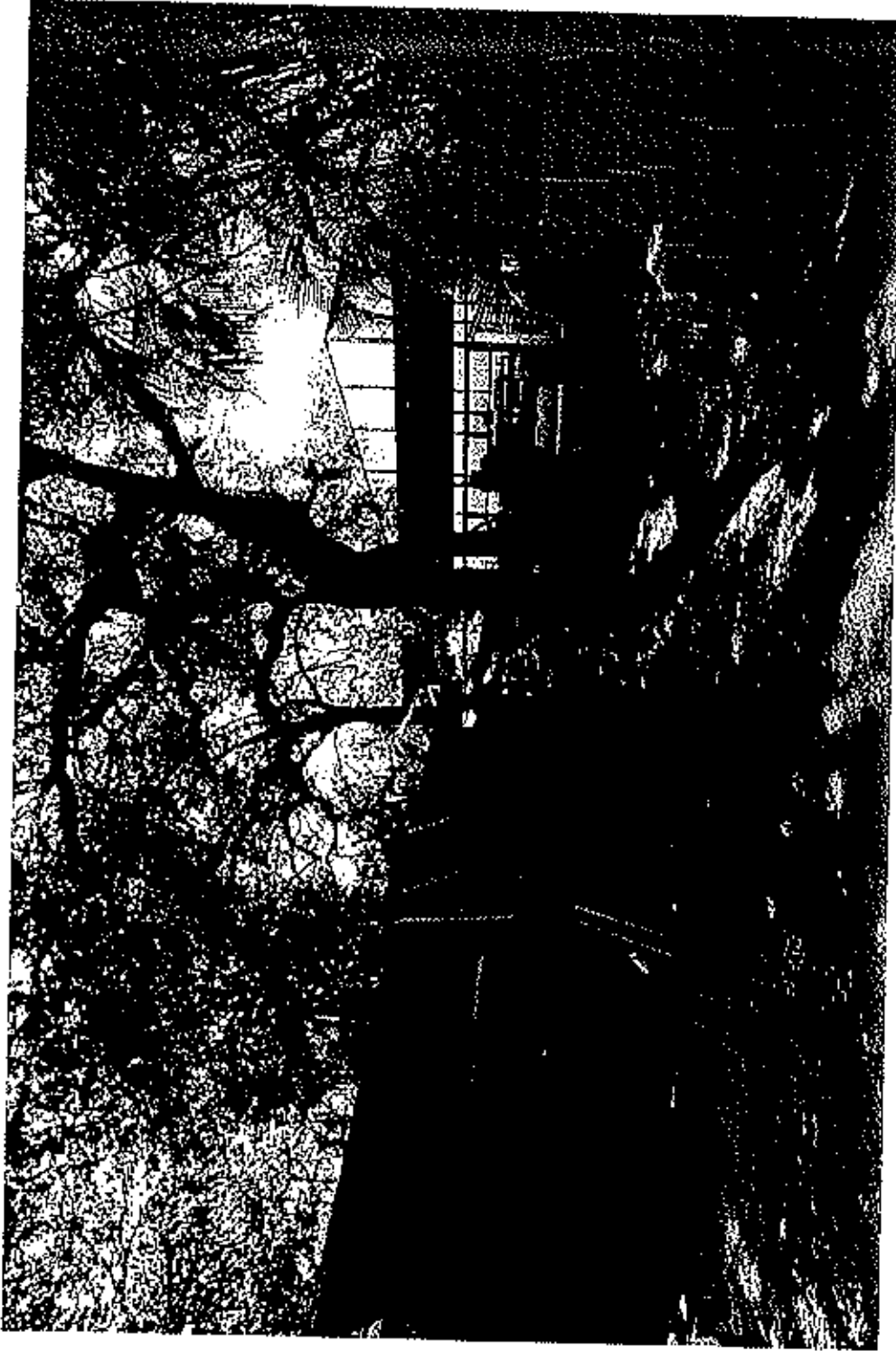
City of Coral Gables
Planning Department
January 2009

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

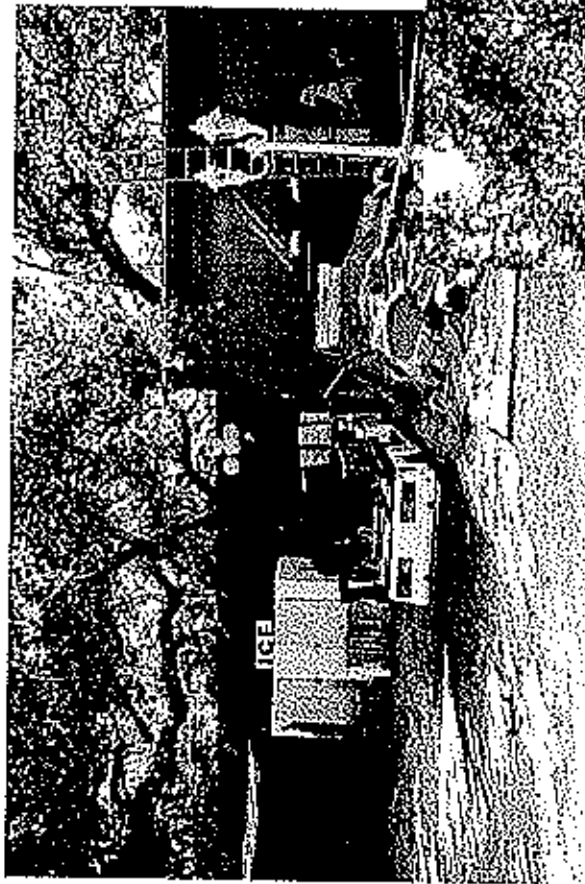
0 300 600 900 1,200 Feet



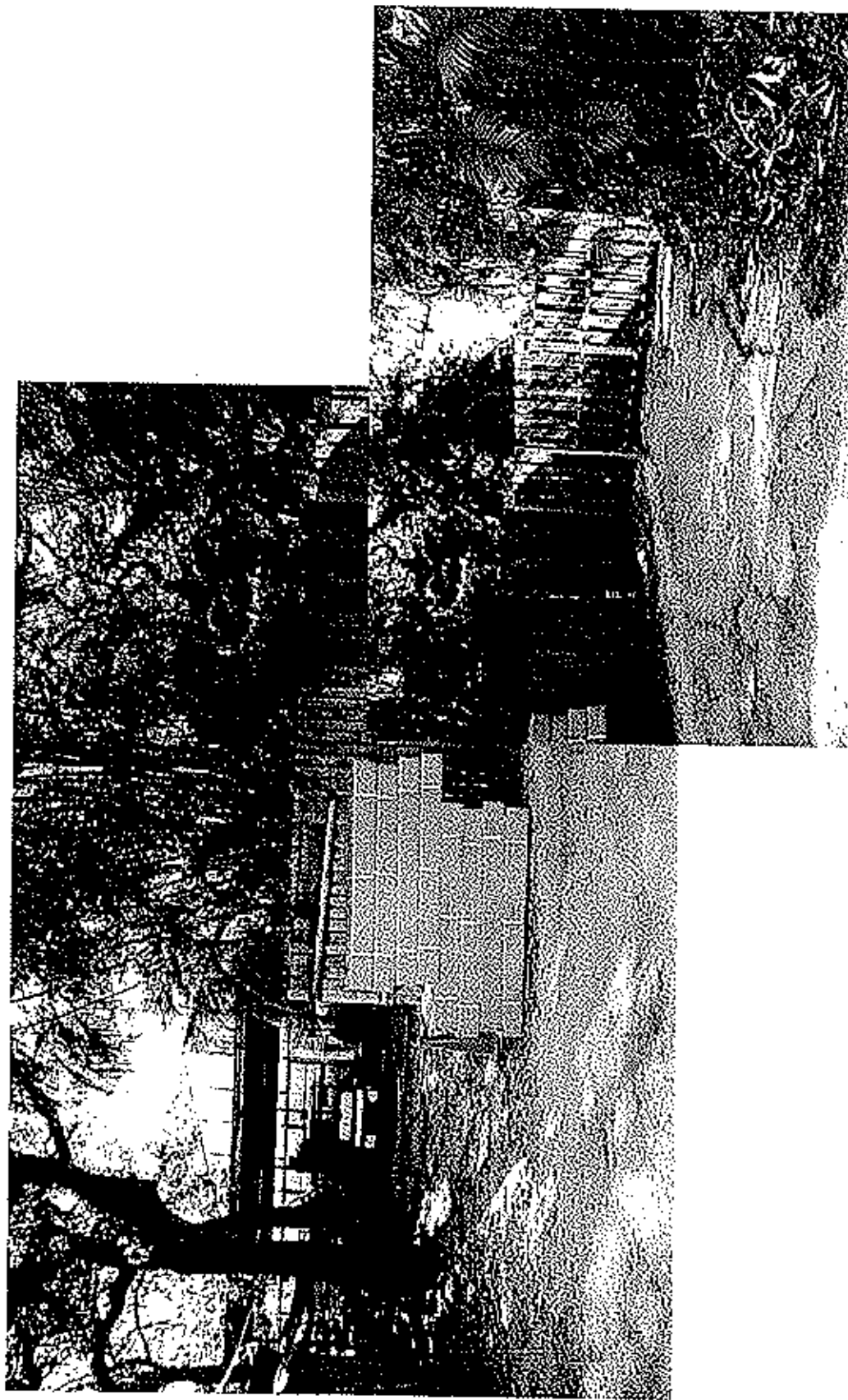
AERIAL VIEW



Elevation Photo of existing storage building (left) and green house (right) in project zone to be demolished.



Elevation Photos of existing storage building in project zone
to be demolished.



Elevation Photos of existing green house and fencing in project zone to be demolished. (Fencing is on internal Fairchild road, not in public street view.)

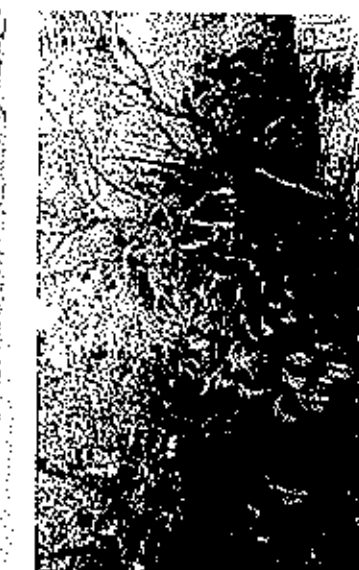
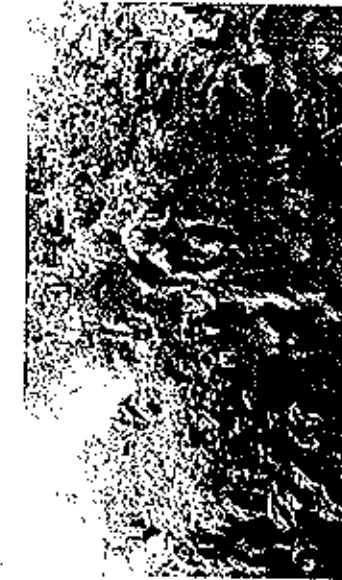


Elevation Photos of existing storage building looking to East.



Looking to the East down Campana Avenue towards Fairchild Property

MARK STRANG
www.markstrang.com



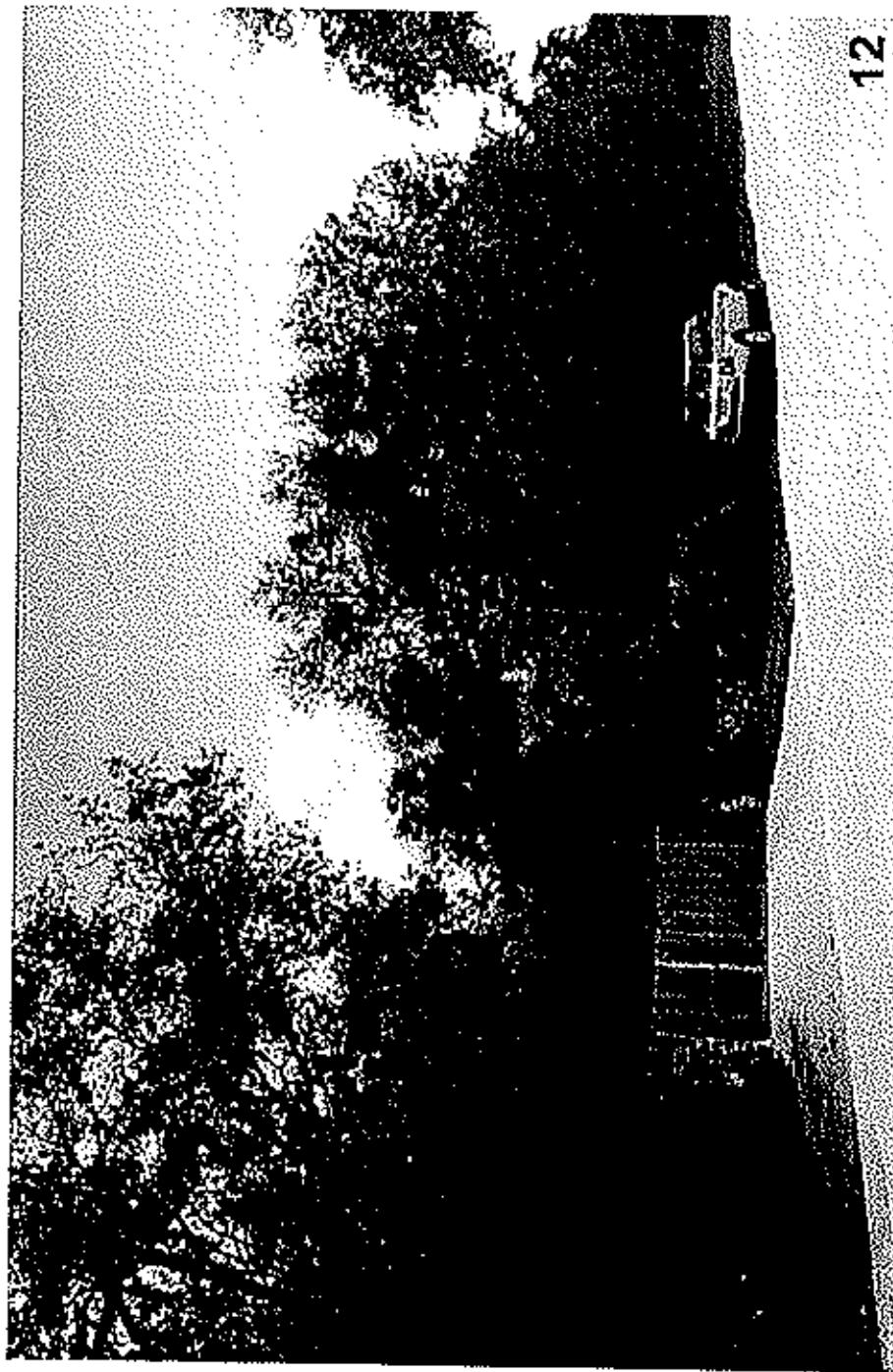
STRANG

Environmental Information

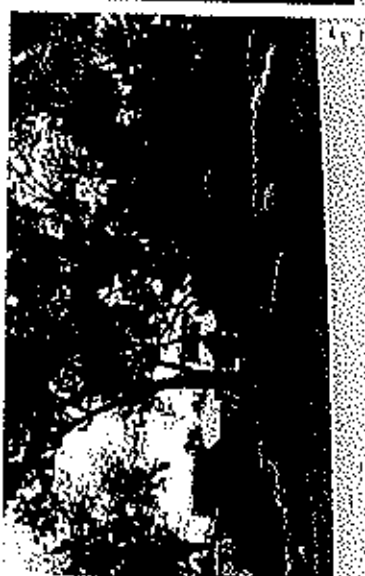
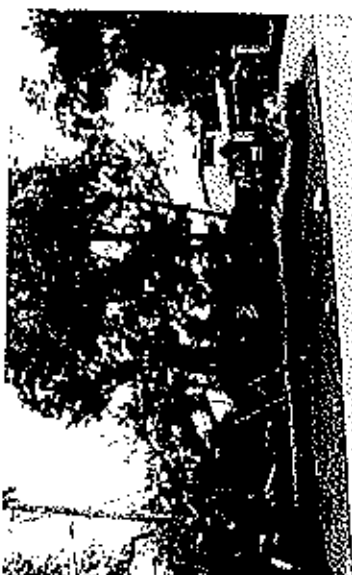
Succession East on Campana facing North towards Fairchild Property.



Looking to the West down Campana Avenue towards Fairchild Property



Looking to the East down Campana Avenue towards end of Project Zone
Along Fairchild Property.



Succession West down Campana Avenue towards end of street... 1 of 2.

W. S. STRANG

1900-1901/1902-1903



11



12



13



14



15



16

Succession West down Campana Avenue towards end of street...2 of 2.

MASS STRANG

www.massstrang.com



Erick R Tejera, Zoning Technician
 305.460.5254
 Date: 01/26/10

ZONING ANALYSIS FAIRCHILD TROPICAL BOTANICAL GARDENS

Project Architect: Corwil Architects Inc.
 Phone: 305-448-7383

DRC level I: 07/08/2008 – DR-08-07-0407
 Board of Architects preliminary approval: 09/17/2008
 Board of Architects final approval: 12/23/2009
 Waste Management approval: To be provided
 Historic property: Yes (Gatehouse and Gate at front entry).
 Project #: BL-09-03-2052
 Project address: 10901 OLD CUTLER RD.

In the provided column below items in italics require approval/verification from City Departments other than Zoning. Items in bold require approval/verification from the Zoning Department.

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
Land-use map, Plate 15 of 18	Land Use Designation	Parks and Recreation Use.
Zoning map, Plate 15 of 18	Zoning Use District	Single-Family Residential District (SFR), Special Use District (S). City Commission approval required for zoning change from SFR to S use.
Survey (05/11/1994)	One parcel of land contains 13.7 acres One parcel of land contains 16.8 acres One parcel of land contains 11.0 acres One parcel of land contains	

	41.3 acres	
Site area		3,594,705 S.F. Based on site data provided in drawing (sheet A-0.2) dated 11/30/2009.
Restrictive Covenant		Provide Restrictive Covenant in lieu of Unity of Title.
Overlay Districts		N/A
❖ Ordinance 2005-31. Removal and Relocation of trees.		
	See attached document (Ordinance 2005-31).	Provide statement that project is in compliance with Ordinance 2005-31.
❖ Section A-6. Site Specifics Avocado Land Comp. Subdivision		
	A. Setbacks-Minimum front. 1. Red Road-One-hundred (100) foot minimum from private school. B. Setbacks-Minimum side. 1. Campamento ave – Eighty (80) feet minimum for a private school. 2. North property line-One-hundred (100) foot minimum from present property line for a private school.	Complies, Site Specifics are for private school.

	C. Setback-Minimum rear. 1. Bernal Street- Two-hundred and seventy-five (275) foot minimum except for the south one-hundred and fifty (150) feet, which shall be four-hundred and seventy-five (475) foot minimum, for a private school.	
❖ Section 4-204. Special Use (S) District.		
	Permitted Uses The following uses are permitted in the S district subject to the standards in this section and other applicable regulations in article 5: 2. Botanical gardens with previously approved master plan.	Does not comply, Proposed uses (restaurant, office, research and technology uses) are not allowed. Provide previously approved master plans (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. Inside Lot: Minimum side setbacks which total (20%) percent of	1a. Complies, +/- 492'-6" provided. 1bi. Complies, +/- 75' (to Visitors Center on other

	the lot measured across the front setback line up to a maximum of twenty (20) feet. B(ii). Side street: Fifteen (15) feet, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. In no case shall a side setback be less than five (5) feet. C. Rear: Five (5) feet.	side) provided 1bii. Does not comply, proposed thirteen foot six inch. (13'-6") setback does not meet the minimum requirement of twenty-five (25'-0") feet. 1c. Complies, proposed rear setback exceeds the minimum required 5' feet.
	2. Height: Forty-five (45) feet	Complies, see sheet A-0.2 for note indicating established height, and max height proposed.
	3. Landscaped open space: Not less than thirty-five (35%) percent of the building site.	Complies, property is a Botanical Garden with an eighty-two (82) acre site.
	4. Floor Area Ratio: a. .35, when adjacent to a single-family residential district. Allowed: 3,594,705x.35=1,258,147 S.F. Proposed:	4a. Complies, proposed and existing buildings do not exceed allowed FAR. Based on site data provided in drawings dated 05-26-09.

	Café: 3,360 S.F. Shade House: 10,094 S.F. Office (east) – Basement: 4,033 S.F. Office (east) – Ground: 3,084 S.F. Office (east) – Second: 2,874 S.F. Office (west) Ground: 2,188 S.F. Total proposed: 25,633 S.F. Total existing: 49,690 S.F. Total combined: 75,323 S.F. Based on site data provided on drawings dated 05-26-09	
❖ Section 5-110. Screened enclosure.		
	A structure whose openings are composed of screening shall be permitted as an accessory use in connection with a residential or special use district, provided a major portion of one (1) wall of the screened enclosure shall be a part of the main building or of a permitted accessory building located on the premises, subject to the following conditions and limitations:	Complies, 1 wall of the screen enclosure is part of the building.
	A. Street elevation: In all cases where an elevation of a screened enclosure is visible from a street, such elevation shall be constructed of a minimum three (3) foot high masonry stub wall which may be either solid, louvered, pierced, open brick, decorative block or ornamental block with screening above and shall be in	Does not comply, three (3) foot stub wall facing street is not provided.

	architectural harmony with the main building.	
	B. Height: 1. Where a screened enclosure is to be attached to a one (1) story building, the height of the screened enclosure shall not exceed the height of the eave line of the affected elevations providing, however, that where the design and/or features of such building and screened enclosure justify a greater height such additional height may be approved.	B1. Design to be approved by the Board of Architects.
	C. Maximum ground area coverage: In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots composing the building site, and the total ground area permitted to be occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located, provided however, that in no case shall a screened enclosure be permitted to exceed two thirds (2/3) of the ground area of the main building on the premises.	Does not comply screened enclosure exceed 2/3 of the ground area of the main building. By my calculations Café area is 3,355 Screened enclosure is 8,550
	D. Location: 4. In no case shall a screened enclosure be located closer to the front or side street of a lot or building site than the main or principal building.	D4. Does not comply, proposed screen enclosure is located closer to Campana Ave than the principal building.
❖ Section 5-113. Trellis		

	Trellis shall be permitted as an accessory use in a single-family district or as an accessory to a multi-family dwelling subject to the following conditions and restrictions: 1. Solid select heart cypress. 2. Solid heart mahogany. 3. Solid heart teak. 4. Solid heart cedar. 5. Clear vertical grain redwood. 6. Pressure treated pine or fir except creosote treated wood. 7. Similar type or quality of wood to those noted above, as approved by the City Architect or Development Review Official (DRO). All other wood members may be constructed of all the above materials including creosote pressure treated wood. B. Trellis may be constructed of composite materials. C. All supporting members shall be anchored to a concrete foundation with approved metal clips used in such a manner as to prohibit the wood from touching the concrete. D. Fastening clips, hurricane clips, etc., used in the construction of the trellis shall be concealed from view with moldings, cover boards, etc.	Does not comply, trellises are only allowed in single-family and multi-family districts.
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	E. No materials such as, but not limited to, fiberglass screening, plastic panels or aluminum panels shall be placed upon or attached to the trellis. F. The height of the trellis shall be subject to approval by the City Architect.	
❖ Section 5-118. Movable Pavers.		
	Moveable pavers shall be permitted in the required setback area, but shall only be allowed to serve as walkways or approved driveways, and not for patios and off street parking.	Does not comply, plans show a proposed patio in the setback area (see sheet A-1.01).
❖ Section 5-1104. General requirements.		
	The following are general requirements that are applicable to all rights-of-way (r.o.w.) and private properties within the City. Must comply with items 1 through 11.	<i>To be approved by Public Works and Public Service.</i>
❖ Section 5-1105. Landscape requirements.		
	Public right-of way. Properties within MF1, MF2, MFSA, MXD, CL, C, I, S, UMCAD, PAD and P zoning districts exceeding the applicability thresholds as defined in Section 5-1102(B)	<i>To be approved by Public Works and Public Service.</i>

	shall be required to install the improvements listed below. The required improvements are based upon the properties lineal property dimension abutting the r.o.w. The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and Public Service Department. Must Comply with Items 1-6.	
❖ Section 5-1403. Parking, driveway, and vehicular use areas: provision, location and setbacks.		
	B. General Location. 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.	N/A
❖ Section 5-1406. Visibility triangle.		
	A. General. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade.	Provide note on plans for triangle of visibility. "All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade."
	B. Ingress and egress	B2a. Complies.

	driveways: All ingress and egress driveways in residential districts and Special Use Districts that connect to streets shall provide triangles of visibility as follows: If there is no sidewalk located between the property line and the street (see Figure B.2), then the legs of the triangle of visibility shall: a. Be ten (10) feet long; and b. Meet at the point of intersection of a line that extends from the edge of the driveway and a line that extends from the edge of pavement of the abutting street (flare outs are included within the triangle of visibility).	B2b. Complies, Triangle shown on sheet A-2.00.
❖ Section 5-1409. Amount of required parking.		
	C. Calculation of parking requirement. 1. Required Parking: Restaurant: 12 per 1,000 S.F. $3360/1000=3.36$ $3.36 \times 12=41$ spaces Research and Technology : 1/1000 S.F. $155502/1000=16$ spaces Offices: 1/300 S.F. $6771/300 = 23$ spaces Total parking required = 80 spaces	Provide location of required 80 parking spaces. +/- 200 parking spaces currently exist (based on site plans drawing date 05/26/09).

❖ Section 5-1603. Flat roofs with a parapet.		
	Except on Lots 1 through 18, inclusive, Block 89, Lots 20 through 36, inclusive, Block 91, Riviera Section Part Three, and Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 and Lots 11 through 16, Block 6, French Village, flat roofs with a parapet (minimum eight (8) inches thick) shall be permitted upon single-family residences and accessory buildings and structures subject to restrictions noted hereinafter: A. The residence has a flat roof with a parapet and with a pitched roof area that is lesser in size and proportion to the flat roof area. The roof deck of the flat roof with a maximum thirty (30) inch high parapet shall not exceed twenty four (24) feet above established grade and the top of the parapet shall not exceed twenty six (26) feet and six (6) inches above established grade. For residences in flood hazard districts with a maximum height of thirty nine (39) feet above established grade, the roof deck of the flat roof with a maximum thirty (30) inch high parapet shall not exceed thirty four (34) feet above established grade and the top of the parapet shall not exceed thirty six (36) feet and six (6) inches above established grade. The roof shall be pitched in accordance with the provisions	As per section 5-1603 flat roofs with a parapet are only allowed in certain locations in a residential district and upon buildings designed and devoted to MF2, MFSA, C and I district. Flat roof not allowed in a Special Use district (see sheet A-2.2).

	of the Florida Building Code. B. The residence has a flat roof with a parapet with and a pitched roof area that is greater in size and proportion to the flat roof area. The roof deck of the flat roof with a maximum thirty (30) inch high parapet shall not exceed twenty four (24) feet above established grade and the top of the parapet shall not exceed twenty six (26) feet and six (6) inches above established grade. For residences in flood hazard districts with a maximum height of thirty nine (39) feet above established grade, the roof deck of the flat roof with a maximum thirty (30) inch high parapet shall not exceed thirty four (34) feet above established grade and the top of the parapet shall not exceed thirty six (36) feet and six (6) inches above established grade. The roof shall be pitched in accordance with the provisions of the Florida Building Code. C. Over boat houses. D. Upon buildings designed and devoted to MF2, MFSA, C, and I Districts. D. Upon buildings designed and devoted to MF2, MFSA, C, and I Districts.	
❖ Section 5-1802. Screening of rooftop equipment.		
	Air-cooled condensing and/or compressor equipment, water	<i>To be approved by Board of Architects.</i>

	cooling towers and any other type of mechanical or service equipment or apparatus installed on roofs of all buildings constructed on or after October 1, 1969, shall be screened from view subject to the discretion and approval from the Board of Architects for design and screening material	
❖ Section 5-1804. Air-conditioning units and equipment.		
	A. Air-cooled condensing and/or compressor equipment which is a part of an air-conditioning system or a water cooling tower, and any other type of mechanical equipment or apparatus installed on or attached to premises shall meet setback requirements for the principal structure with the following conditions: 1. All air-conditioning units or equipment shall meet noise level requirements in the City Code. 2. Any air-conditioning unit or equipment, except for window wall units, shall be visually screened from view from a canal, waterway, lake, bay, golf course or street view with a wall or landscaping.	Does not comply mechanical equipment is shown in setback area (sheet A-1.01). Does not comply, need to show screening for all new equipment (see sheet A-2.00).
❖ Other:		

		Provide approval for Waste Management.
		All awnings and signs to be under a separate permit. Need to provide information for any proposed sign.



The City of Coral Gables

Historical Resources Department

January 12, 2009

Guilford and Associates, P.A.
c/o F. W. Zeke Guilford
2222 Ponce De Leon Blvd. 6th Floor
Coral Gables, FL 33134

Re: Certificate of Appropriateness, Fairchild Tropical Botanic Garden

Dear Mr. Guilford:

The Historical Resources Department is in receipt of an application for a Special Certificate of Appropriateness for Fairchild Tropical Botanic Garden located at 10901 Old Cutler Road. The application requests design approval for the demolition of a maintenance building and café and the construction of a new shade house, café and research offices. Variances from the Coral Gables Zoning Code have also been requested for the parking and setback requirements. This application was scheduled to be heard by the Historic Preservation Board at its upcoming January meeting.

While doing research for the above-mentioned application, this office consulted the local historic designation report for the Gatehouse at Fairchild Tropical Botanic Garden. This report states clearly that the designation is specifically for the Gatehouse building and not the entire Garden. This means that the Certificate of Appropriateness application submitted to this office is void and that the new construction will not require design approval from the Historic Preservation Board. Additionally, the variances requested will need to be presented to the Board of Adjustment for approval. Your check for the variance application fee is being returned to you with this letter.

Enclosed, please find the letter of historic significance for the buildings to be demolished.

I apologize for any inconvenience this may have caused you or your client.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,



Kara N. Kautz
Historic Preservation Officer

cc: COA (SP) 2008-22 File
Bruce Greer, President, Board of Trustees, Fairchild Tropical Botanic Garden, 10901 Old Cutler Road, Coral Gables, FL 33156
Dona Lubin, Assistant City Manager
Martha Salazar-Blanco, Zoning Official



The City of Coral Gables

Historical Resources Department

January 12, 2009

Guilford and Associates, P.A.
c/o F. W. Zeke Guilford
2222 Ponce De Leon Blvd. 6th Floor
Coral Gables, Fl. 33134

Re: The maintenance building, the café and the shade house at Fairchild Tropical Botanic Garden, 10901 Old Cutler Road, a lengthy legal description is on file at Historic Preservation Office

Dear Mr. Guilford:

Section 3-1107(g) of the Coral Gables Zoning Code states that "No permit for demolition of a non-designated building shall be issued to the owner thereof without prior notification by the Building Official to the Historical Resources Department. All demolition permits for non-designated buildings must be approved and signed by the Director of the Department of Historical Resources. Such signature is valid for six (6) months and shall thereafter expire and the approval deemed void unless the demolition permit has been issued by the Building and Zoning Department. The Historical Resources Department may require review by the Historic Preservation Board if the building to be demolished is considered eligible for designation as a local historic landmark or as a contributing building or property within an existing local historic landmark district. The public hearing shall be held at the next regularly scheduled meeting if the provided statutory notice is complied with at which time the provisions of this Division shall apply. The determination of historic significance and eligibility for designation as a local historic landmark by the Historic Preservation Board is a non-final and non-appealable decision."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

The maintenance building, the café and the shade house at Fairchild Tropical Botanic Garden, located at 10901 Old Cutler Road (a lengthy legal description is on file at Historic Preservation Office) do not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does

not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Kara Kautz
Historic Preservation Officer

cc: Bruce Greer, President, Board of Trustees, Fairchild Tropical Botanic Garden, 10901
Old Cutler Road, Coral Gables, FL 33156
Dona Lubin, Assistant City Manager
Elizabeth Hernandez, City Attorney
Martha Salazar-Blanco, Zoning Official
Ed Weller, Interim Building and Zoning Director
Manny Lopez, Building Official
Historical Significance Request Property File

DAVID PLUMMER & ASSOCIATES

PLANNING • DESIGN • CONSTRUCTION • MAINTENANCE

7 307C 16

2550 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX. 305 444-4986 • DPA@DPLUMMER.COM

December 14, 2009

Mr. Alberto Delgado, PE
Public Works Director
City of Coral Gables
2800 SW 72 Avenue
Miami, Florida 33155
(305) 460-5001

Re: Fairchild Tropical Botanic Garden Traffic Impacts - #09228

Dear Alberto:

The purpose of this letter is to document the conclusions of our meeting on November 18, 2009 regarding potential traffic impacts for the proposed Fairchild Tropical Botanic Garden (FTBG) project. We agreed at this meeting that the traffic impacts from this project are de minimis and no traffic study is required by the city.

Fairchild Tropical Botanic Garden (FTBG) is located at 10901 Old Cutler Road in Coral Gables, FL. FTBG opened in 1938 and occupies approximately 83 acres between Old Cutler Road, Matheson Hammock Park, and Campana Avenue. FTBG is one of the world's preeminent botanic gardens with an extensive collection of rare tropical plants. This site is among the region's most popular visitor attractions and offers a variety of programs in environmental education, conservation, and horticulture.

FTBG is open to the public daily from 9:30am to 4:30pm, excluding December 25th, and has approximately 900 daily visitors. These visitors park in the main parking lot located just north of the main entrance. FTBG has 105 employees who start work between 7am and 10am and end their work day between 3pm and 6pm. The employees park in the south parking lot.

The proposed project consists of the following components that will be located on the southwest portion of the property (see attached site plan):

Mr. Alberto Delgado

Re: Fairchild Tropical Botanic Garden Traffic Impacts - #09228

Page 2

- West Wing: 2,179sf of office space
- East Wing: 5,879sf of office space and 3,049sf of basement/storage area
- Café: 3,300sf (open to visitors and employees only)

Currently, employees occupy approximately 9,600sf of office space on the property. The purpose of the office component of the project is to improve the working conditions for the employees by providing more efficient and updated office space. Approximately 2,500sf of the existing office space will be reconfigured and converted to storage areas.

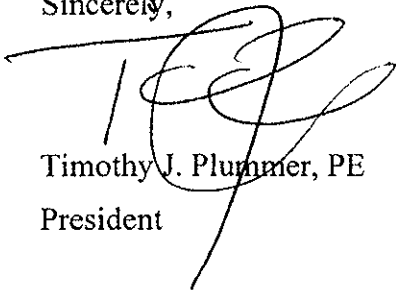
The existing fire department access driveway on Campana Avenue is not open to the public. This driveway will be relocated as part of the proposed project and will remain closed to the public.

In summary, the proposed improvements to FTBG will not result in an increase in the number of employees. As we agreed to at our meeting, there will be de minimis traffic impacts to the roadway system, and a traffic study is not required by the city because:

1. There are no additional employees with the new office space.
2. The proposed café will be open to visitors and employees only.
3. There are no new access points open to the public or employees.
4. The parking areas remain unchanged.

Please contact me at (305) 447-0900 if you have any questions or need more information.

Sincerely,



Timothy J. Plummer, PE
President

cc: Eric Riel (City), Walter Carlson (City), Zeke Guilford, Kim Bobson, Nannette Zapata
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DAVID PLUMMER & ASSOCIATES

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • DPA@DPLUMMER.COM

April 28, 2010

Mr. Ernesto Pino, PE
Assistant Director of Public Works
City of Coral Gables
2800 SW 72 Avenue
Miami, Florida 33155
(305) 460-5001

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2010 MAY -4 AM 10:36

Re: Fairchild Tropical Botanic Garden Traffic Impacts - #09228

Dear Mr. Pino:

The purpose of this letter is to address the comments received from Marlin Engineering in a Memorandum dated January 22, 2010 regarding potential traffic impacts for the proposed Fairchild Tropical Botanic Garden (FTBG) project.

Fairchild Tropical Botanic Garden is located at 10901 Old Cutler Road in Coral Gables, Florida. FTBG opened in 1938 and occupies approximately 83 acres between Old Cutler Road, Matheson Hammock Park, and Campana Avenue. FTBG is one of the world's preeminent botanic gardens with an extensive collection of rare tropical plants. This site is among the region's most popular visitor attractions and offers a variety of programs in environmental education, conservation, and horticulture.

FTBG is open to the public daily from 9:30am to 4:30pm, excluding December 25th, and has approximately 900 daily visitors. These visitors park in the main parking lot located just north of the main entrance. FTBG has 105 employees who start work between 7am and 10am and end their work day between 3pm and 6pm. The employees park in the south parking lot.

The proposed project consists of the following components that will be located on the southwest portion of the property (see attached site plan):

- West Wing: 2,179sf of office space



Mr. Ernesto Pino

Re: Fairchild Tropical Botanic Garden Traffic Impacts - #09228

Page 2

- East Wing: 5,879sf of office space and 3,049sf of basement/storage area
- Café: 3,300sf (open to visitors and employees only)

Currently, employees occupy approximately 9,600sf of office space on the property. The purpose of the office component of the project is to improve the working conditions for the employees by providing more efficient and updated office space. Approximately 2,500sf of the existing office space will be reconfigured and converted to storage areas. Therefore, the ultimate square footage of office space will be 15,158sf.

As requested in the above mentioned memo, a trip generation comparison has been conducted to document the difference between the project trips that are generated with the existing office square footage versus the project trip that could potentially be generated with the proposed office square footage. The trip generation analysis was based on rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition. The trip generation summary is provided in Exhibit 1. Trip generation worksheets are provided in Attachment A.

Exhibit 1

Project Trip Generation Summary

ITE Land Use Designation ¹	Size/Units	Weekday AM Peak Hour Vehicle Trips			Weekday PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
<u>Existing Use</u> General Office Land Use 710	9,600 SF	T = 1.55 (X)			T = 1.49 (X)		
		13	2	15	2	12	14
<u>Proposed Use</u> General Office Land Use 710	15,158 SF	T = 1.55 (X)			T = 1.49 (X)		
		21	3	24	4	19	23
Net New Trips		8	1	9	2	7	9

¹ Based on ITE Trip Generation manual, Eighth Edition.

Source: David Plummer & Associates



Mr. Ernesto Pino

Re: Fairchild Tropical Botanic Garden Traffic Impacts - #09228

Page 3

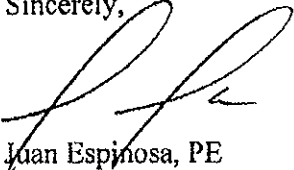
The result of the trip generation comparison shows that with the increase in office square footage the project could potentially generate 9 additional vehicle trips during the morning peak hour and 9 vehicle trips during the afternoon peak hour. This accounts for 0.8% of the adopted level of service standard volume (1140 trips) for Old Cutler Road. It should be noted that even though this is a minimal increase, it is still a conservative analysis since FTBG has reiterated that the number of employees will not increase with the new office space.

In summary, the conclusions stated in our letter dated December 14, 2009 remain the same. Since the proposed improvements to FTBG will not result in an increase in the number of employees, there will be de minimis traffic impacts to the roadway system because:

1. There are no additional employees with the new office space.
2. There are no new access points open to the public or employees.
3. The parking areas remain unchanged.

Please contact me at (305) 447-0900 if you have any questions or need more information.

Sincerely,



Juan Espinosa, PE

Vice President - Transportation

cc: Eric Riel (City), Walter Carlson (City), Zeke Guilford, Kim Bobson, Nannette Zapata

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Attachment A

Trip Generation

Fairchild Tropical Gardens (Existing) - 09228
Summary of Trip Generation Calculation
For 9.6 Th.Sq.Ft. GFA of General Office Building
April 27, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	106
7-9 AM Peak Hour Enter	1.36	0.00	1.00	13
7-9 AM Peak Hour Exit	0.19	0.00	1.00	2
7-9 AM Peak Hour Total	1.55	1.39	1.00	15
4-6 PM Peak Hour Enter	0.25	0.00	1.00	2
4-6 PM Peak Hour Exit	1.24	0.00	1.00	12
4-6 PM Peak Hour Total	1.49	1.37	1.00	14
Saturday 2-Way Volume	2.37	2.08	1.00	23
Saturday Peak Hour Enter	0.22	0.00	1.00	2
Saturday Peak Hour Exit	0.19	0.00	1.00	2
Saturday Peak Hour Total	0.41	0.68	1.00	4

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Fairchild Tropical Gardens (Proposed) - 09228
 Summary of Trip Generation Calculation
 For 15,158 Th.Sq.Ft. GFA of General Office Building
 April 27, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	167
7-9 AM Peak Hour Enter	1.36	0.00	1.00	21
7-9 AM Peak Hour Exit	0.19	0.00	1.00	3
7-9 AM Peak Hour Total	1.55	1.39	1.00	23
4-6 PM Peak Hour Enter	0.25	0.00	1.00	4
4-6 PM Peak Hour Exit	1.24	0.00	1.00	19
4-6 PM Peak Hour Total	1.49	1.37	1.00	23
Saturday 2-Way Volume	2.37	2.08	1.00	36
Saturday Peak Hour Enter	0.22	0.00	1.00	3
Saturday Peak Hour Exit	0.19	0.00	1.00	3
Saturday Peak Hour Total	0.41	0.68	1.00	6

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

MEMORANDUM

To: Ernesto Pino, Interim Public Works Director, City of Coral Gables
Eric Riel, Director of Planning, City of Coral Gables

From: Charles Hart, P.E., PTOE, Marlin Engineering, Inc.

Cc: Walter Carlson, Asst Director of Planning, City of Coral Gables
Eric Penfield, P.E., Marlin Engineering, Inc.

Date: June 17, 2010

Re: Fairchild Tropical Botanical Garden Traffic Impact Study

MEI Project No.: 2007013.002

Marlin Engineering was tasked by the City of Coral Gables with reviewing the traffic impact study submitted on behalf of Fairchild Tropical Botanical Garden. The Applicant proposes to expand its existing office use from 9,600 square feet to 15,158 square feet. According to the Applicant, the expansion will not result in an increase of employees, but rather an increase in working space for the 105 employees currently working at the garden. However, because the additional square footage may generate additional non-employee trips, the Applicant was requested to provide a trip generation analysis comparing the existing and proposed office space. The following traffic engineering comments are offered concerning the submitted trip generation analysis and impact study.

Traffic Engineering Comments

1. The Applicant prepared a trip generation analysis based on equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation manual, 8th Edition*. Results indicate that the net new trips generated by the additional square footage will be fewer than 10 new peak hour trips.
2. The potential impact upon the local roadway network, i.e. Old Cutler Road, is negligible accounting for less than 1% of that road's adopted level of service standard volume.

In general, we concur with the Applicant's trip generation analysis and assessment of the proposed office building expansion's impact upon the local roadway network. The net new trips generated by this project is minimal, as well as its resulting impact. Therefore, we have no further comments concerning this application.

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www.marlinengineering.com

July 8, 2010

Letters Received from Property Owners – Planning Department

Application No. 11-09-095-P (Fairchild Tropical Garden – ZC Text Amend., Master Site Plan Amend., PAD & Site Plan Review)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	07 08 10	Norman & Carolyn Segall 495 Campana Ave Coral Gables, FL 33156		X	
2.	07 08 10	Alan D. Savitz 11094 Parabela St Coral Gables, FL 33156		X	
3.	07 02 10	Daniel U. Ligman 480 Rovino Avenue Coral Gables, FL 33156	X		We are happy with this commercial area as is. Expansion with buildings is not wanted. Keep it as is.
4.	07 02 10	Kristy Rodriguez 480 Campana Avenue Coral Gables, FL 33156	X		Because it will change the look of our entrance. We are not happy about a building structure.
5.	06 28 10	Noemi Wasmer 11065 Marin Street Coral Gables, FL 33156	X		Traffic increase on Old Cutler R. We have bumper to bumper traffic on weekdays during rush hour and also on weekends anytime Fairchild Gardens has an event, making it very difficult to get in/out of our subdivision (Hammock Oak).
6.	06 28 10	James G. Schwade 10201 Sabal Palm Avenue Coral Gables, FL 33156	X		Too much traffic and noise!!! They are turning our area into an amusement park. This is a residential neighborhood & should remain SO!!
7.	06 28 10	Gerardo & Mercedes Polanco 11050 Marin Street Coral Gables, FL 33156	X		Hammock Oak "is a residential zone". Why change? Fairchild has 82.5 acres. Why not building on the other side? Why damaging our neighborhood? It does not make sense!!!
8.	06 24 10	Alex & Flora Marrero 341 Campana Avenue Coral Gables, FL 33156	X		Totally object . No more construction for any purpose other than current residential status. Currently when functions occur, traffic is a nightmare. Also more construction other than residential will create additional negative environmental problems. (Do not congest our neighborhood anymore. <u>Enough</u> is <u>enough</u> . TOTALLY OBJECT NO WAY!)
9.	06 22 10	Joseph Hoffman 9385 Balada Street Coral Gables, FL 33156		X	