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TEL (305) 446-8411
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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.

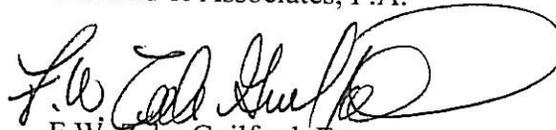
Further, we are requesting a zoning code text amendment. While Fairchild has been operating at a botanical garden with auxiliary uses, those auxiliary uses have not been specially set forth in the zoning code. As part of this application, we will

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

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 - 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
Existing Use General Office Land Use 710	9,600 SF	T = 1.55 (X)			T = 1.49 (X)		
		13	2	15	2	12	14
Proposed Use 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

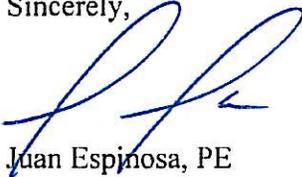
The result of the trip generation comparison shows that with the increase in office square footage the project could potentially generate 9 additional vehicle trips during the morning peak hour and 9 vehicle trips during the afternoon peak hour. This accounts for 0.8% of the adopted level of service 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

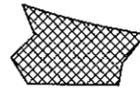
	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	167
7-9 AM Peak Hour Enter	1.36	0.00	1.00	21
7-9 AM Peak Hour Exit	0.19	0.00	1.00	3
7-9 AM Peak Hour Total	1.55	1.39	1.00	23
4-6 PM Peak Hour Enter	0.25	0.00	1.00	4
4-6 PM Peak Hour Exit	1.24	0.00	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

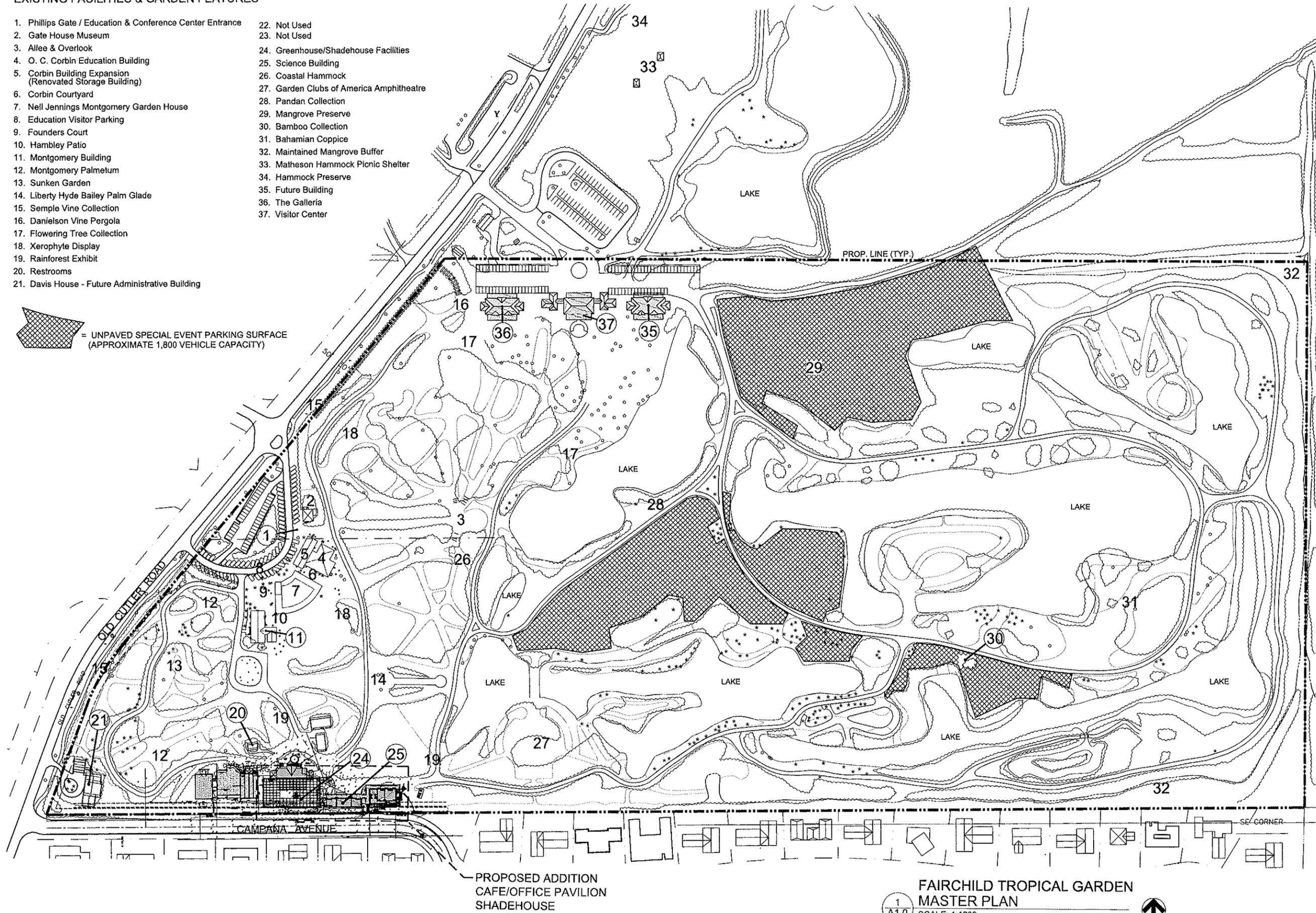
Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

EXISTING FACILITIES & GARDEN FEATURES

- | | |
|---|--|
| 1. Phillips Gate / Education & Conference Center Entrance | 22. Not Used |
| 2. Gate House Museum | 23. Not Used |
| 3. Allee & Overlook | 24. Greenhouse/Shadehouse Facilities |
| 4. O. C. Corbin Education Building | 25. Science Building |
| 5. Corbin Building Expansion (Renovated Storage Building) | 26. Coastal Hammock |
| 6. Corbin Courtyard | 27. Garden Clubs of America Amphitheatre |
| 7. Nell Jennings Montgomery Garden House | 28. Pandan Collection |
| 8. Education Visitor Parking | 29. Mangrove Preserve |
| 9. Founders Court | 30. Bamboo Collection |
| 10. Hambley Patio | 31. Bahamian Coppice |
| 11. Montgomery Building | 32. Maintained Mangrove Buffer |
| 12. Montgomery Palmetum | 33. Matheson Hammock Picnic Shelter |
| 13. Sunken Garden | 34. Hammock Preserve |
| 14. Liberty Hyde Bailey Palm Glade | 35. Future Building |
| 15. Semple Vine Collection | 36. The Galleria |
| 16. Danielson Vine Pergola | 37. Visitor Center |
| 17. Flowering Tree Collection | |
| 18. Xerophyte Display | |
| 19. Rainforest Exhibit | |
| 20. Restrooms | |
| 21. Davis House - Future Administrative Building | |

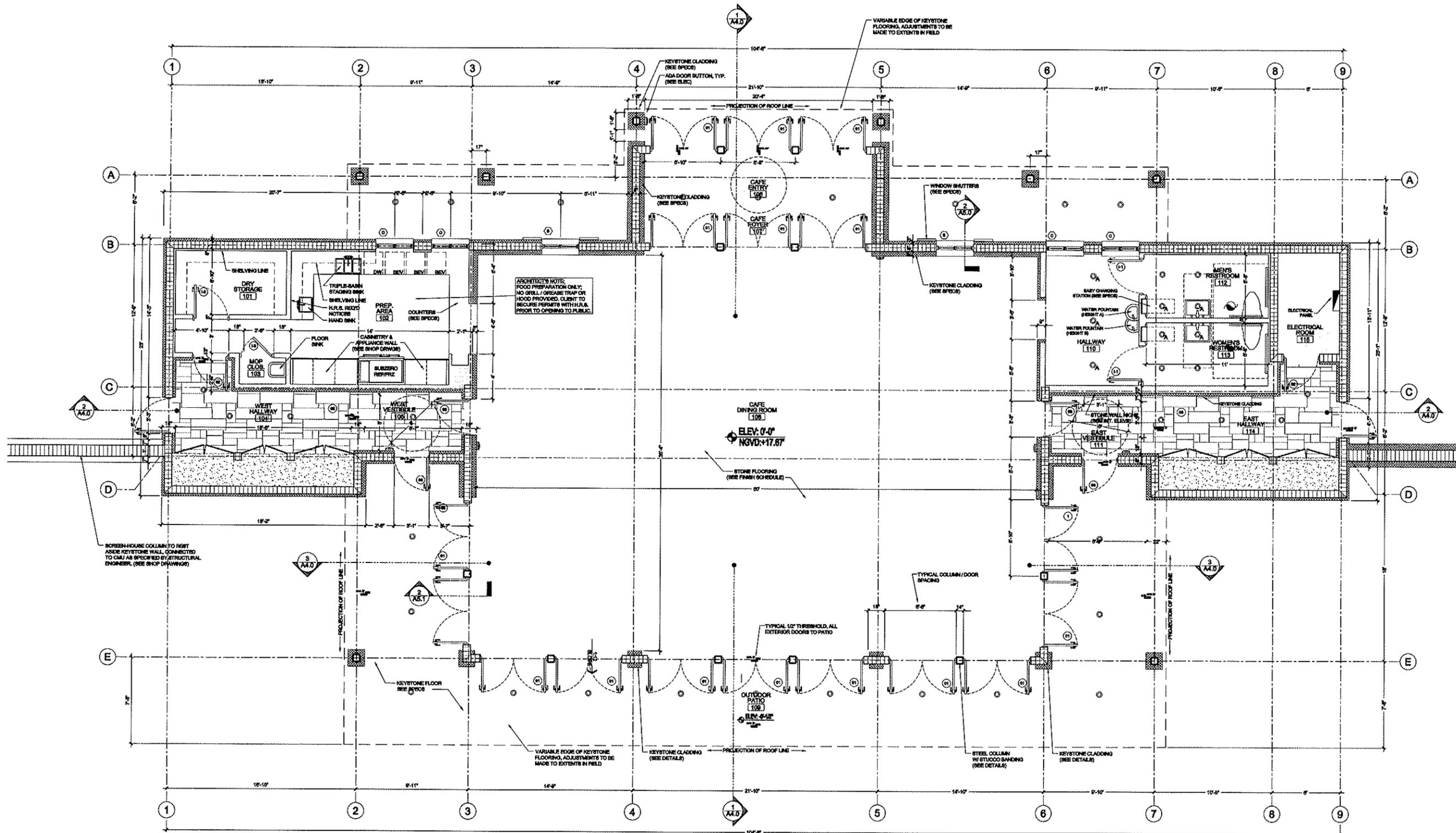
 = UNPAVED SPECIAL EVENT PARKING SURFACE (APPROXIMATE 1,800 VEHICLE CAPACITY)



PROPOSED ADDITION
CAFE/OFFICE PAVILION
SHADEHOUSE

FAIRCHILD TROPICAL GARDEN
MASTER PLAN
1
A1.0
SCALE: 1:1200

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



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

CAFE:

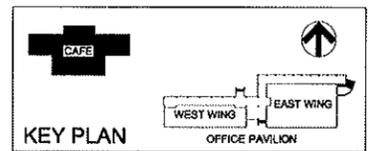
PLUMBING FIXTURES CALCULATIONS:

LOAD CALCULATION:
 1,700 S.F. / 11 = 150 PERSON MAX.

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

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

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



MAX STRANG ARCHITECTURE, INC.

FIRM LIC. # AA28601123
 1385 BRICKELL AVENUE, # 740
 MIAMI, FLORIDA - 33133
 PH: 305.373.4990 FX: 305.373.4991
 SEALED BY: MAX WILSON STRANG, AIA

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

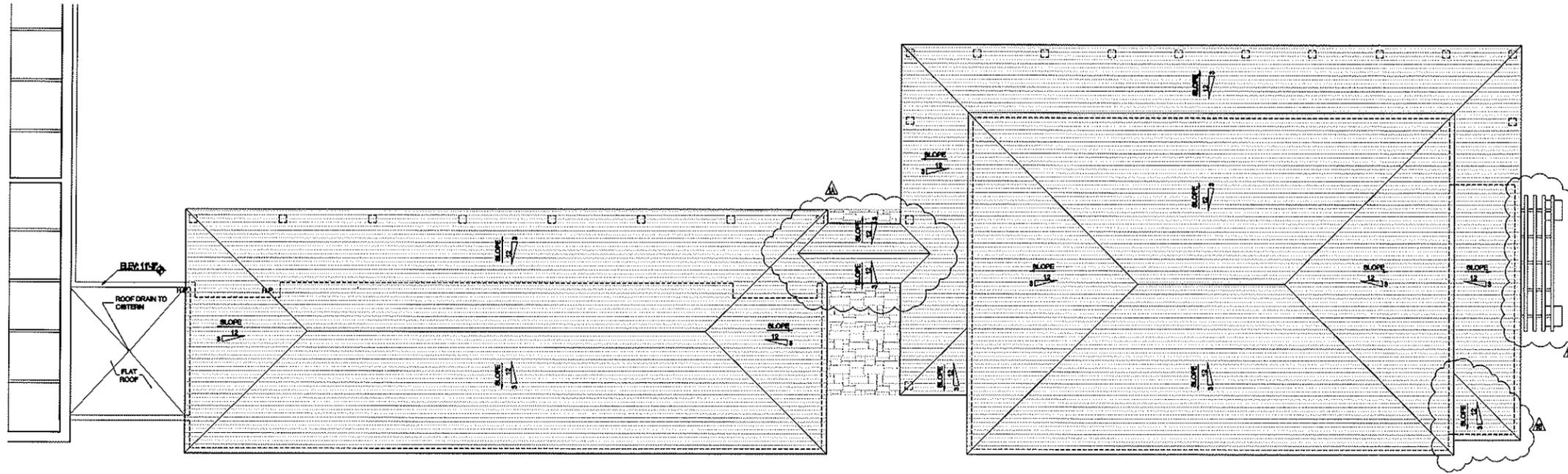
REVISIONS

NO.	DATE
1A	02/12/09
1B	02/12/09
1C	02/12/09

DRAWING TITLE
 Fairchild Tropical Garden
 CONSTRUCTION DOCUMENT PERMIT SET
 FLOOR PLANS - CAFE

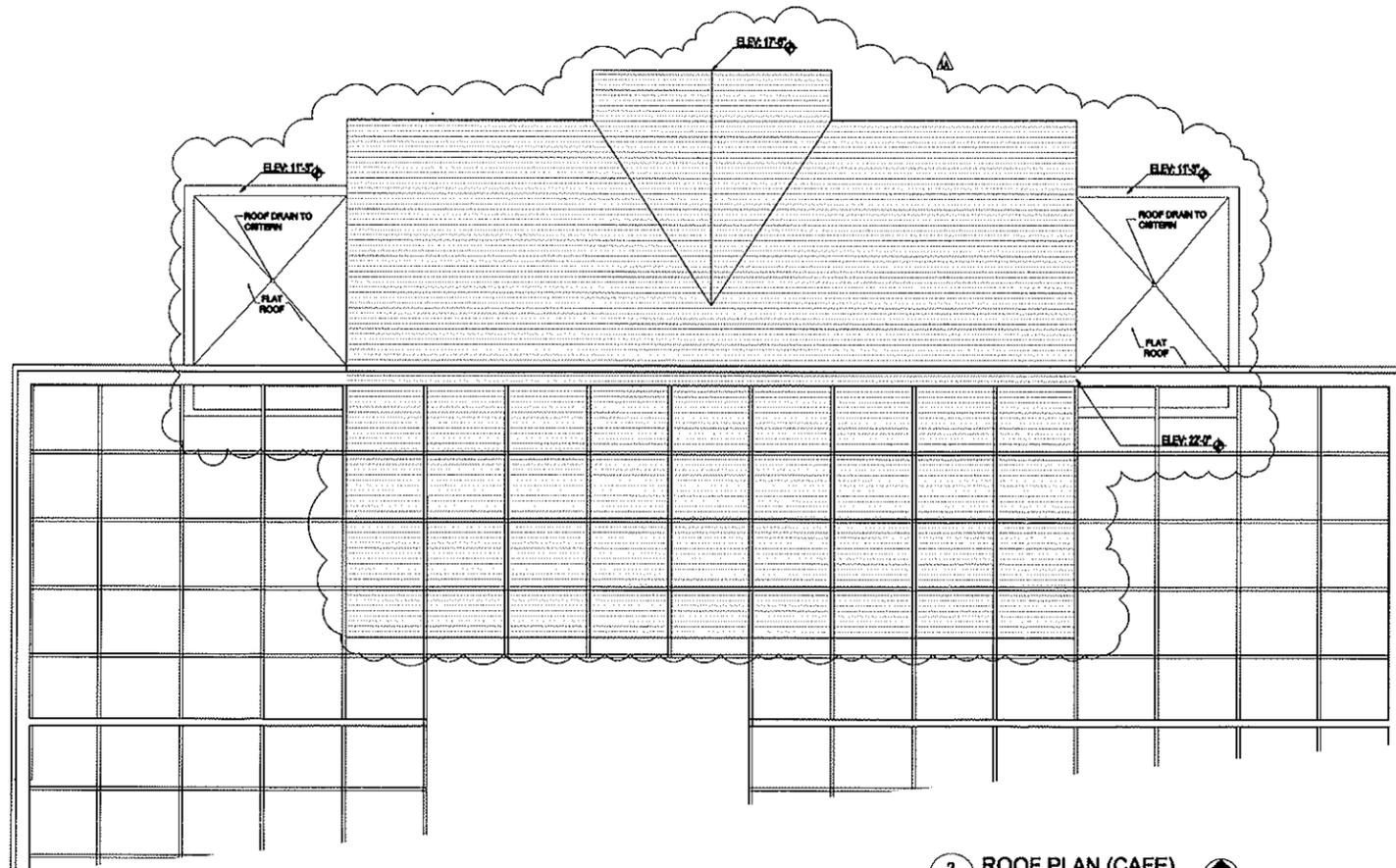
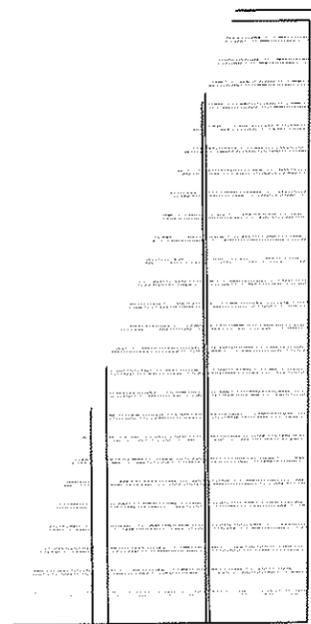
05.26.09

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"

THIS DRAWING IS THE PROPERTY OF MAX STRANG ARCHITECTURE, INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION FROM MAX STRANG, A.I.A.

DRAWING TITLE

Fairchild Tropical Garden
CONSTRUCTION DOCUMENT PERMIT SET
FLOOR PLANS

MAX STRANG ARCHITECTURE, INC.

FIRM LIC. # AA26001123
1395 BRICKELL AVENUE, # 740
MIAMI, FLORIDA - 33133
PH: 305.373.4890 FX: 305.373.4991
SEALED BY: MAX WILSON STRANG, AIA

REVISIONS

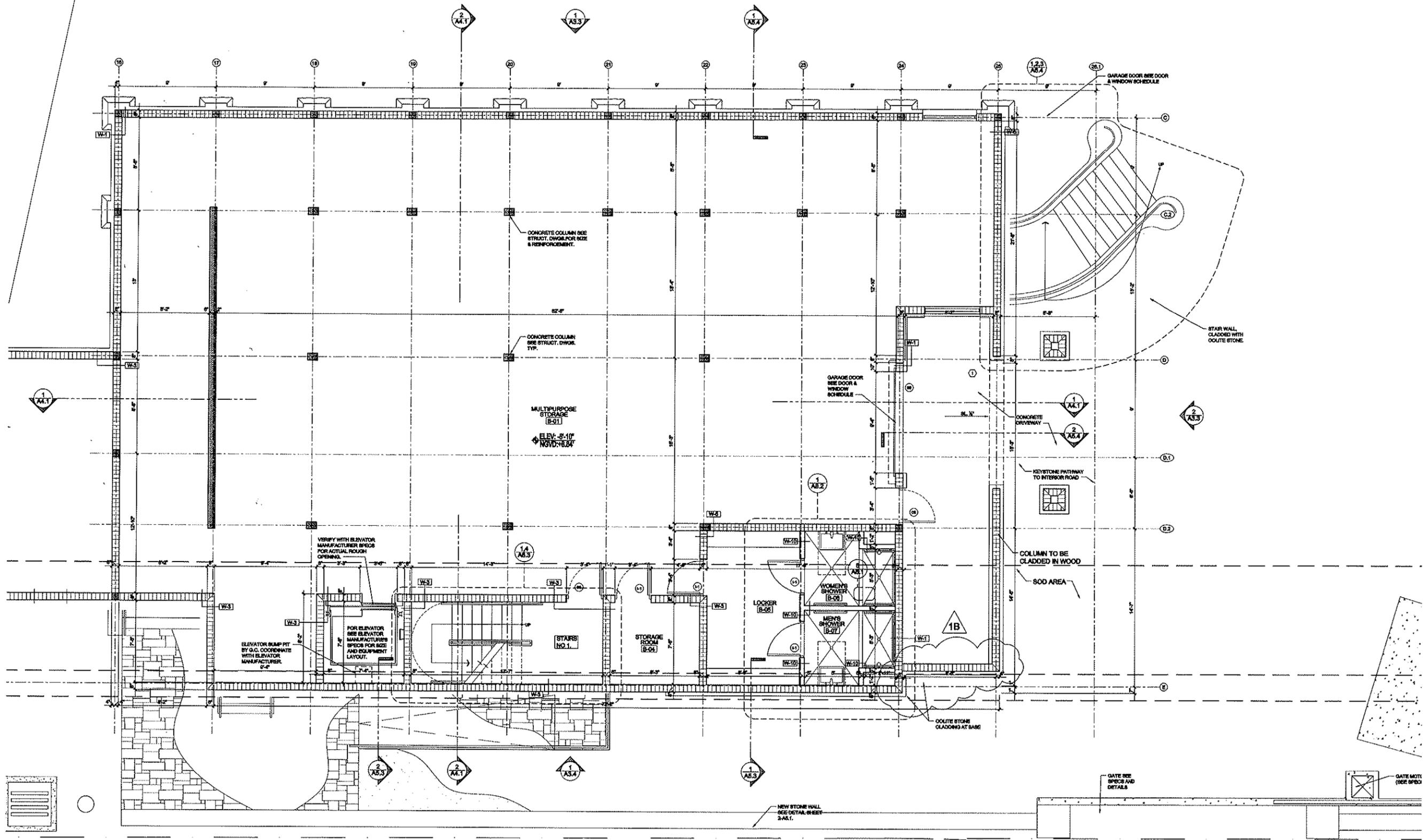
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1B	02/12/09	BOARD OF ARCHITECTS COMMENTS
1C	02/12/09	BLDG. DEPT. COMMENTS

CLIENT / PROJECT INFORMATION

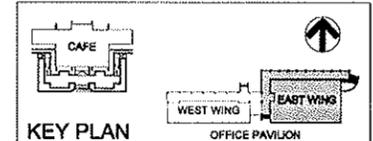
Paul & Swanee Dimare
Science Village
Cafe/Showhouse/Office Pavilion Addition
Coral Gables, FL

05.26.09

A2.2



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



CLIENT / PROJECT INFORMATION
Paul & Swanee Dimare
Science Village
 Café/Showhouse/Office Pavilion Addition
 Coral Gables, FL

NO.	DATE	DESCRIPTION
1A	5/21/2008	CLIENT ARCHITECT CHANGES
1B	5/21/2008	BOARD OF ARCHITECTS COMMENTS
1C	5/21/2008	BLDG. DEPT. COMMENTS

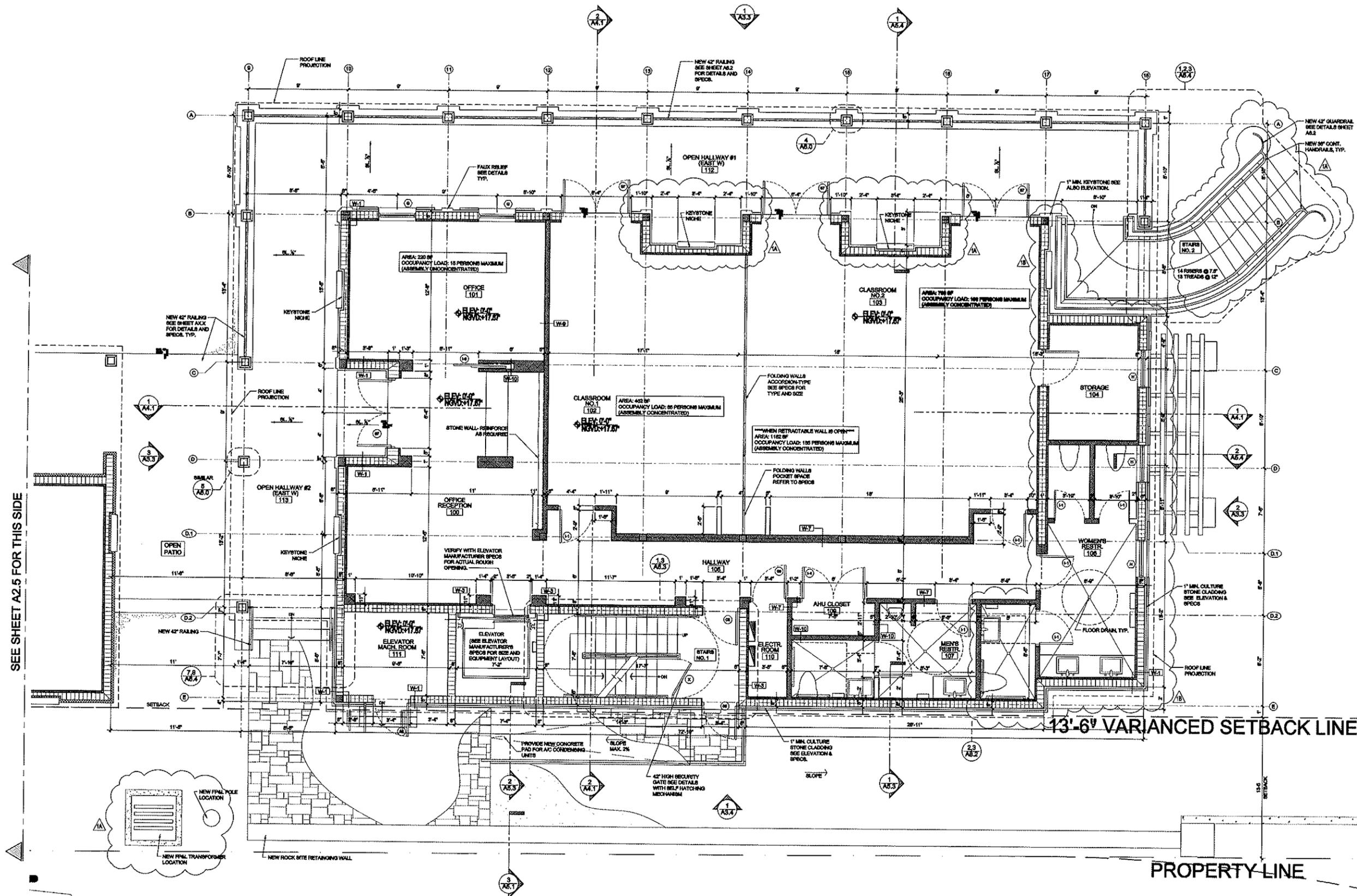
MAX STRANG ARCHITECTURE, INC.

FIRM LIC. # AAZ6001123
 1395 BRICKELL AVENUE, # 740
 MIAMI, FLORIDA - 33133
 PH: 305.373.4890 FX: 305.373.4881
 SEALED BY: MAX WILSON STRANG, AIA

DRAWING TITLE
Fairchild Tropical Garden
 CONSTRUCTION DOCUMENT PERMIT SET
 FLOOR PLANS

05.28.09

A2.3

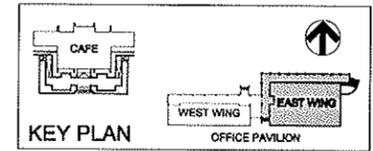


SEE SHEET A2.5 FOR THIS SIDE

13'-6" VARIANCED SETBACK LINE

PROPERTY LINE

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

REVISIONS

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

MAX STRANG ARCHITECTURE, INC.

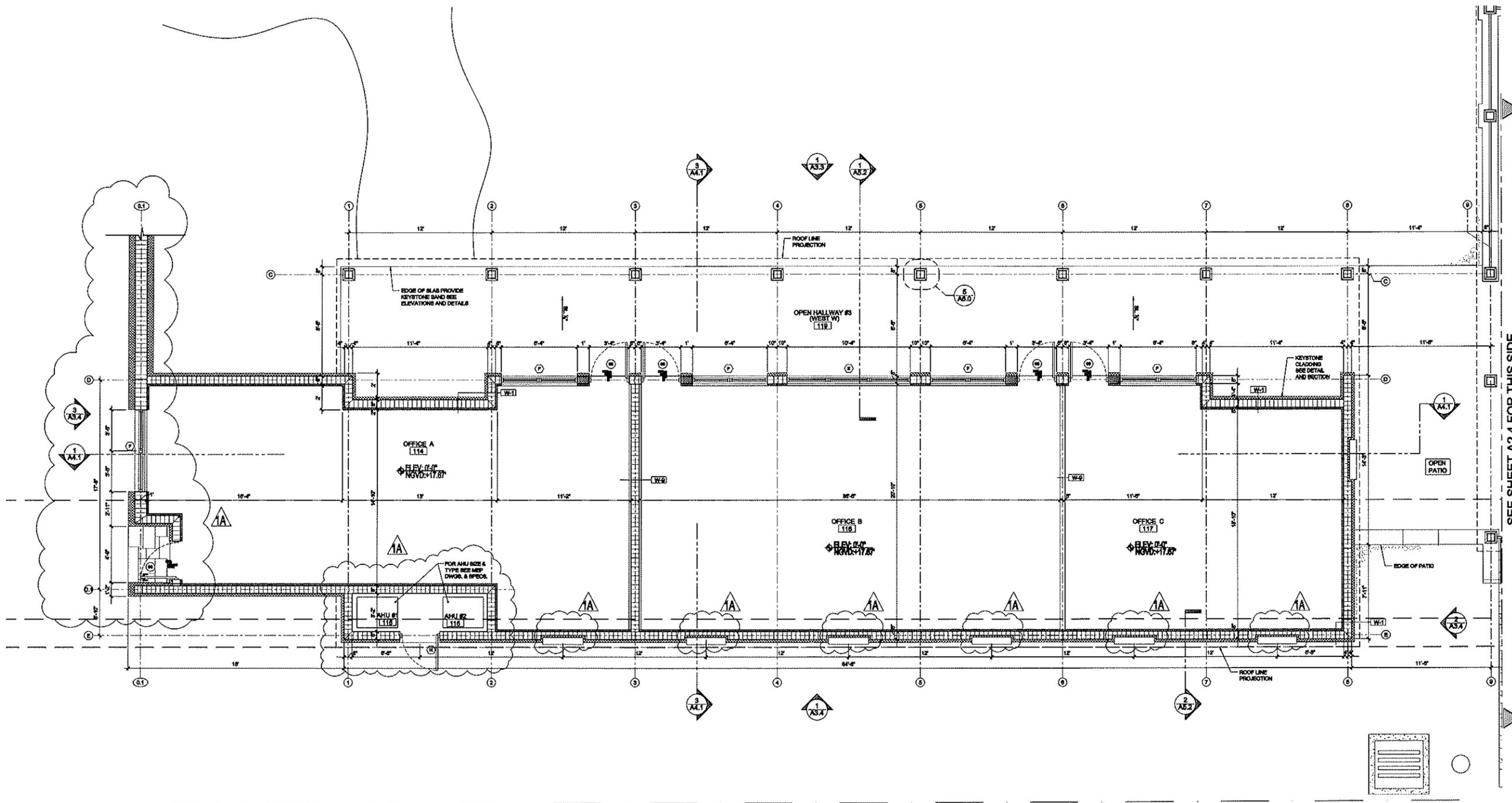
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 1395 BRICKELL AVENUE, # 740
 MIAMI, FLORIDA - 33133
 PH: 305.373.4990 FX: 305.373.4991
 SEALED BY: MAX WILSON STRANG, AIA

DRAWING TITLE

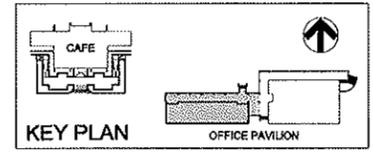
Fairchild Tropical Garden
 CONSTRUCTION DOCUMENT PERMIT SET
 EAST WING FLOOR PLAN

05.26.09

A2.4



1
A2.5
GROUND LEVEL-WEST WING (OFFICE PAVILION)
SCALE: 1/4" = 1'-0"



SEE SHEET A2.4 FOR THIS SIDE

CLIENT / PROJECT INFORMATION
Paul & Swanee Dimare
Science Village
 Caffe/Shedhouse/Office Pavilion Addition
 Coral Gables, FL

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

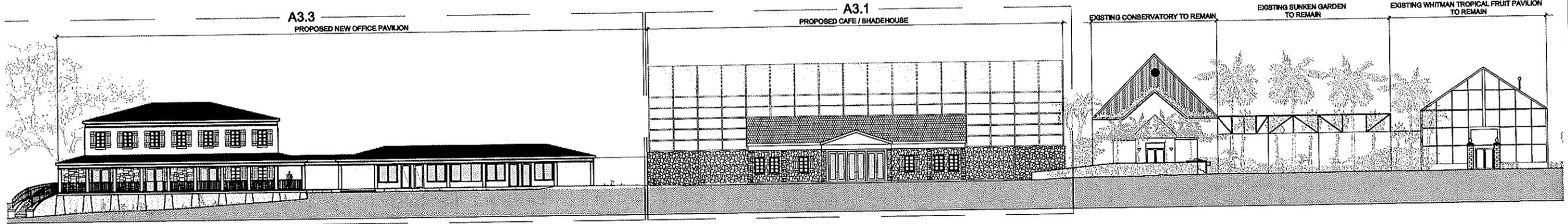
REVISIONS
 NO. DATE
 1A 5/21/09
 1B 5/21/09
 1C 5/21/09

DRAWING TITLE
MAX STRANG ARCHITECTURE, INC.
 FIRM LIC. # AA26001123
 1385 BRICKELL AVENUE, # 740
 MIAMI, FLORIDA - 33133
 PH: 305.373.4890 FX: 305.373.4891
 SEALED BY: MAX WILSON STRANG, AIA

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

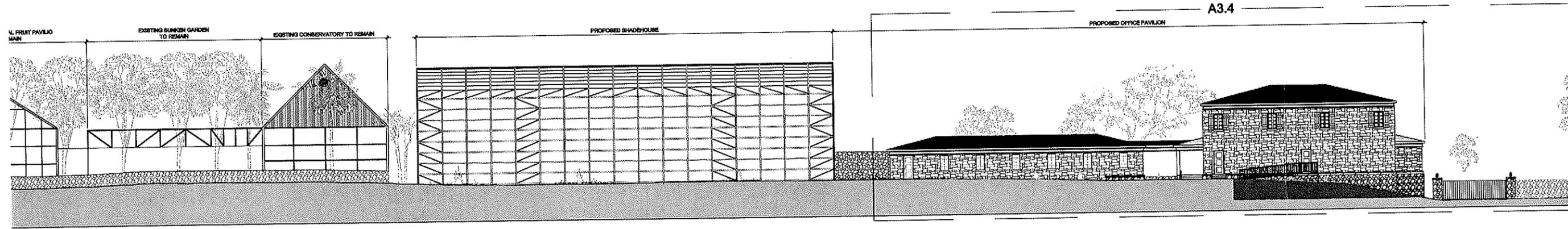
05.26.09

A2.5



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

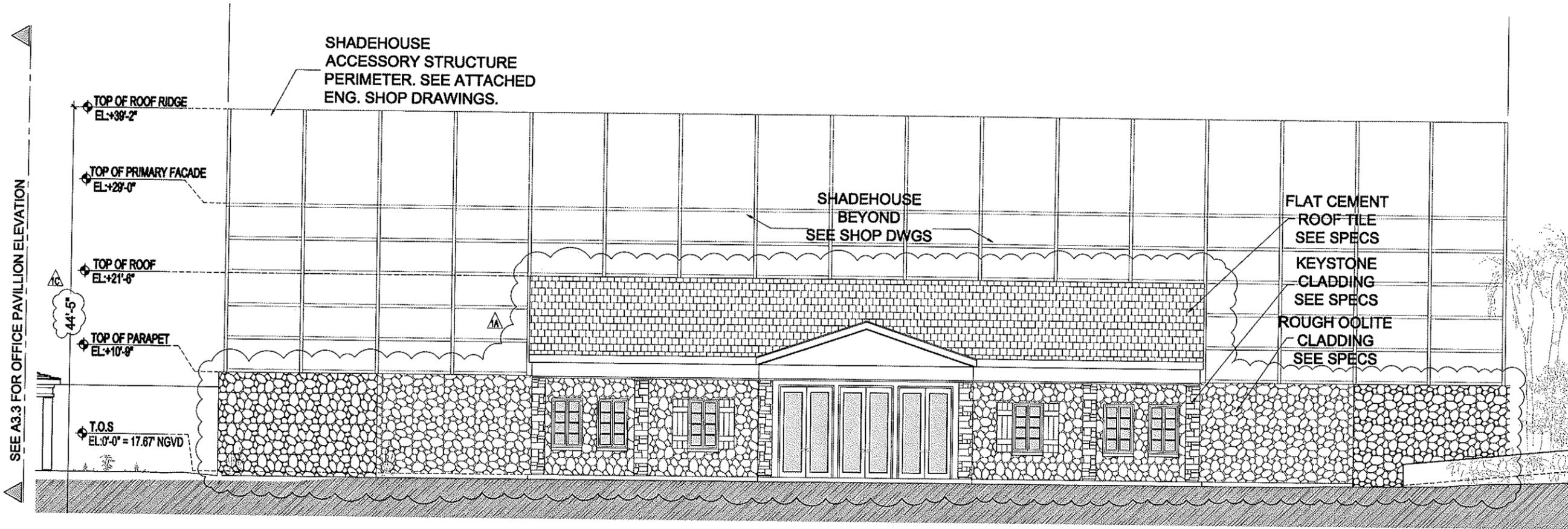
1 NORTH ELEVATION
A3.0 SCALE: NTS



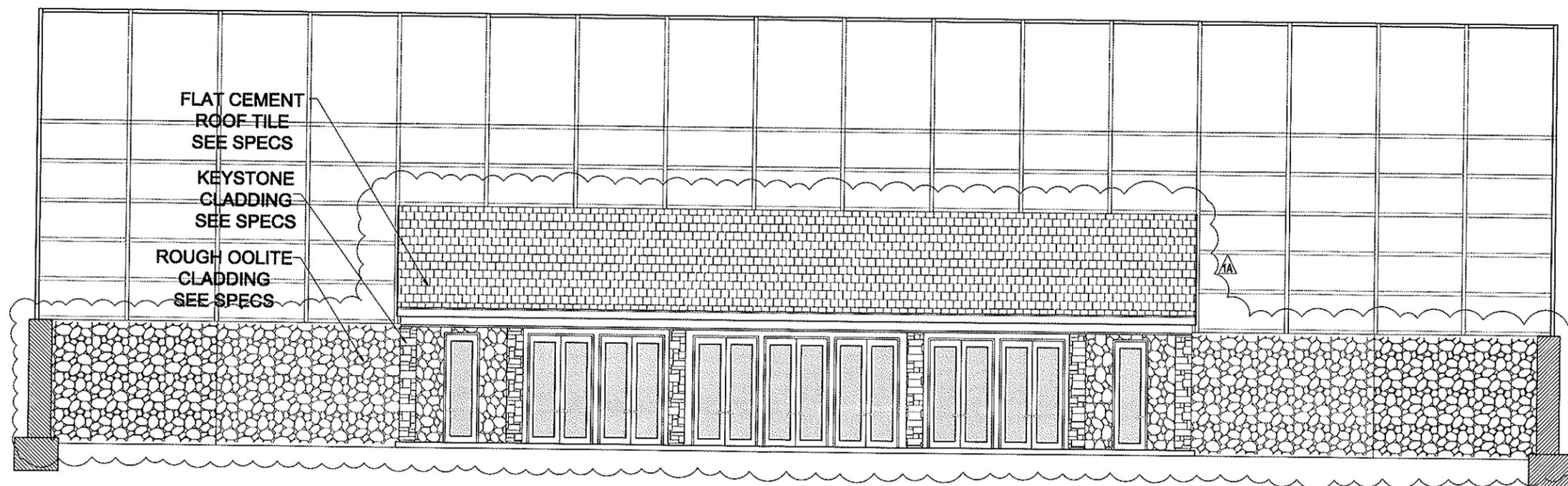
NOTE:
FOR CLARITY OF THE DRAWING
TREE FOLIAGE IS NOT FULLY SHOWN
SEE ACTUAL SITE PHOTO CONDITIONS

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

CLIENT / PROJECT INFORMATION
Paul & Swasee Dimare
Science Village
 DESCRIPTION
 CLIENT ARCHITECT CHANGES
 BOARD OF ARCHITECTS COMMENTS
 DATE
 05/12/09
 05/12/09
 NO.
 1A
 1B
 REVISIONS
 MAX STRANG ARCHITECTURE, INC.
 FIRM LIC. # AA26001123
 1385 BRICKELL AVENUE # 740
 MIAMI, FLORIDA 33133
 DRAWING TITLE
 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"



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

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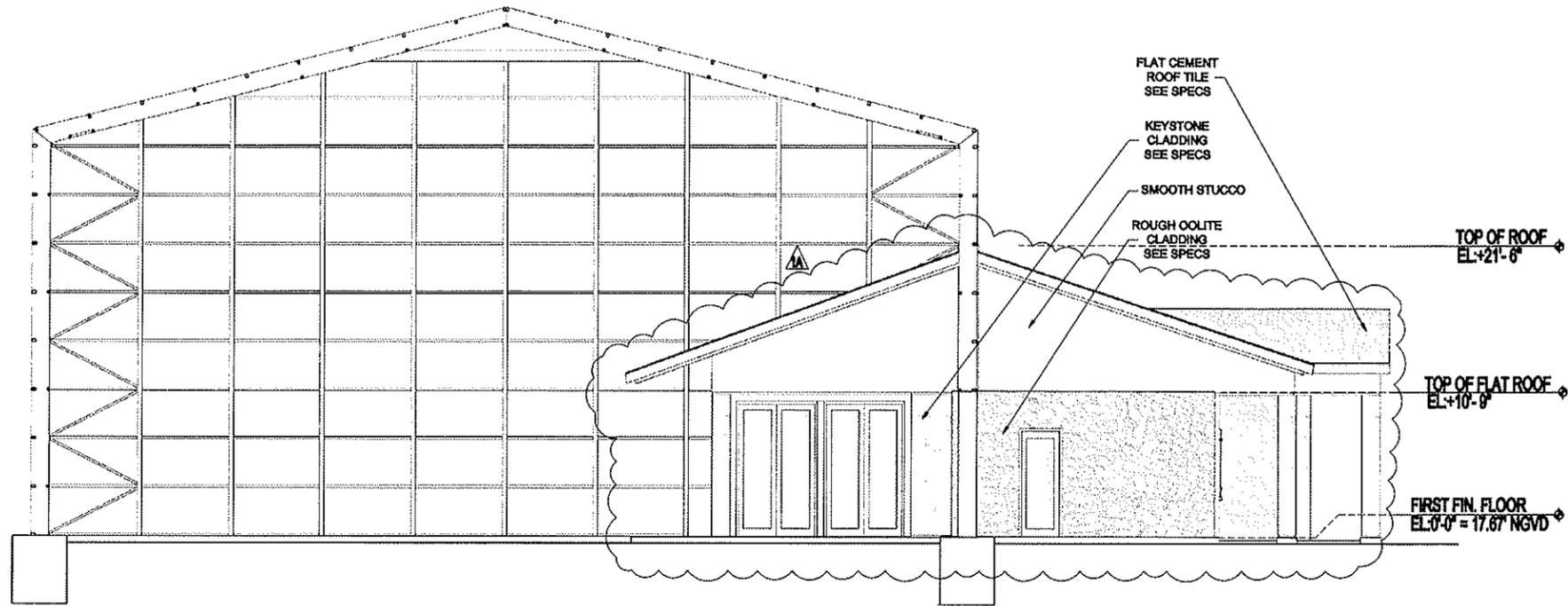
CLIENT / PROJECT INFORMATION
Paul & Swannee Dimare
Science Village
 CAFE/Shadehouse/Office Pavilion Addition
 Coral Gables, FL

NO.	DATE	DESCRIPTION
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1B	02/12/08	BOARD OF ARCHITECTS COMMENTS
1C	02/12/08	BUS. DEPT. COMMENTS

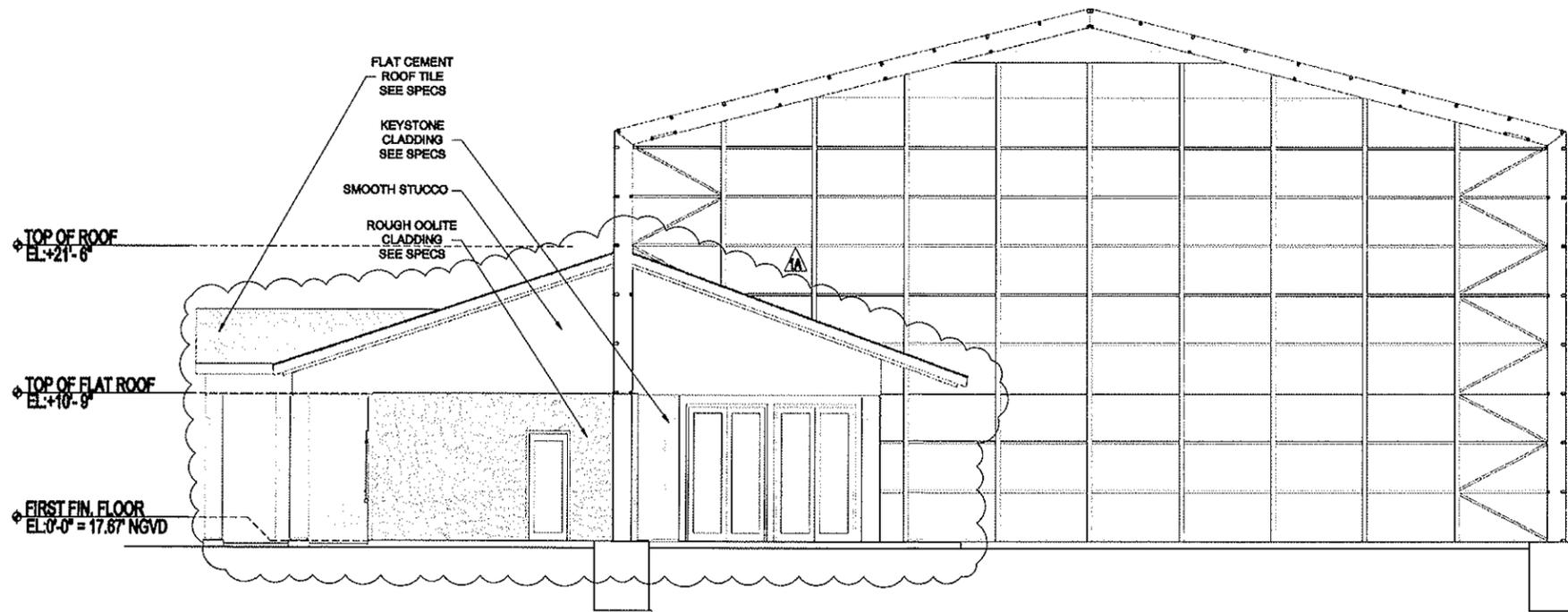
REVISIONS
MAX STRANG ARCHITECTURE, INC.
 FIRM LIC. # A226001123
 1385 BRICKELL AVENUE, # 740
 MIAMI, FLORIDA - 33133
 PH: 305.373.4980 FX: 305.373.4981
 SEALED BY: MAX WILSON STRANG, AIA

DRAWING TITLE
Fairchild Tropical Garden
 CONSTRUCTION DOCUMENT PERMIT SET
 BUILDING ELEVATIONS

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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CLIENT / PROJECT INFORMATION

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

REVISIONS

NO.	DATE	DESCRIPTION
1A	05/12/09	CLIENT/ARCHITECT CHANGES
1B	05/12/09	BOARD OF ARCHITECTS COMMENTS
1C	05/12/09	BLDG. DEPT. COMMENTS

MAX STRANG ARCHITECTURE, INC.

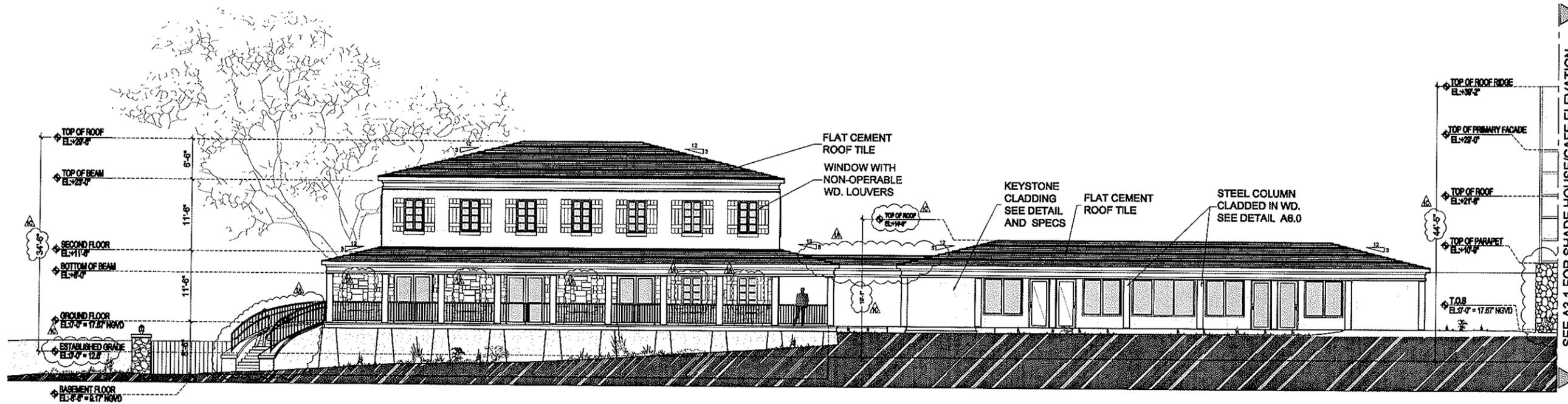
FIRM LIC. # AA26001123
 1385 BRICKELL AVENUE, # 740
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 PH: 305.373.4890 FX: 305.373.4991
 SEALED BY: MAX WILSON STRANG, AIA

DRAWING TITLE

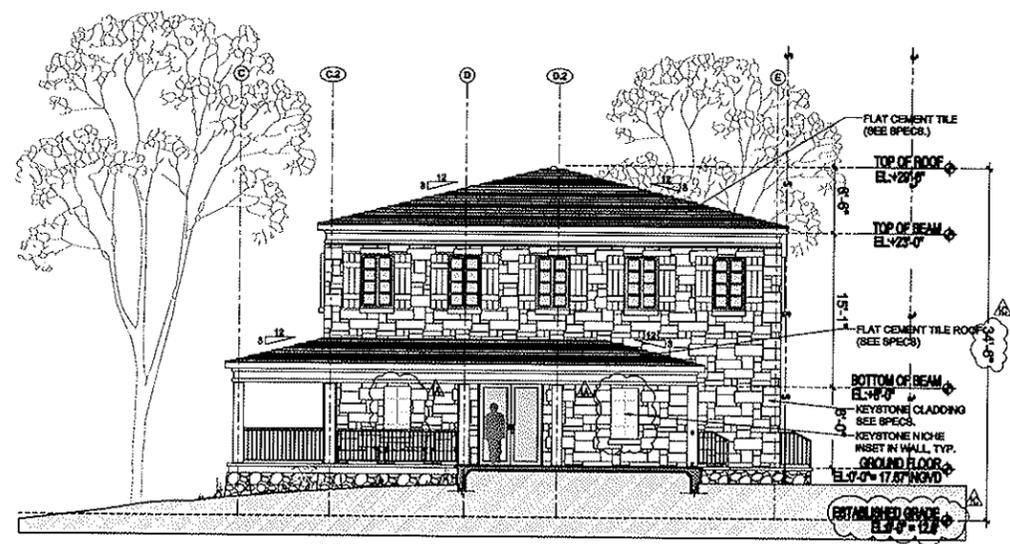
Fairchild Tropical Garden
 CONSTRUCTION DOCUMENT PERMIT SET
 BUILDING ELEVATIONS

05.28.09

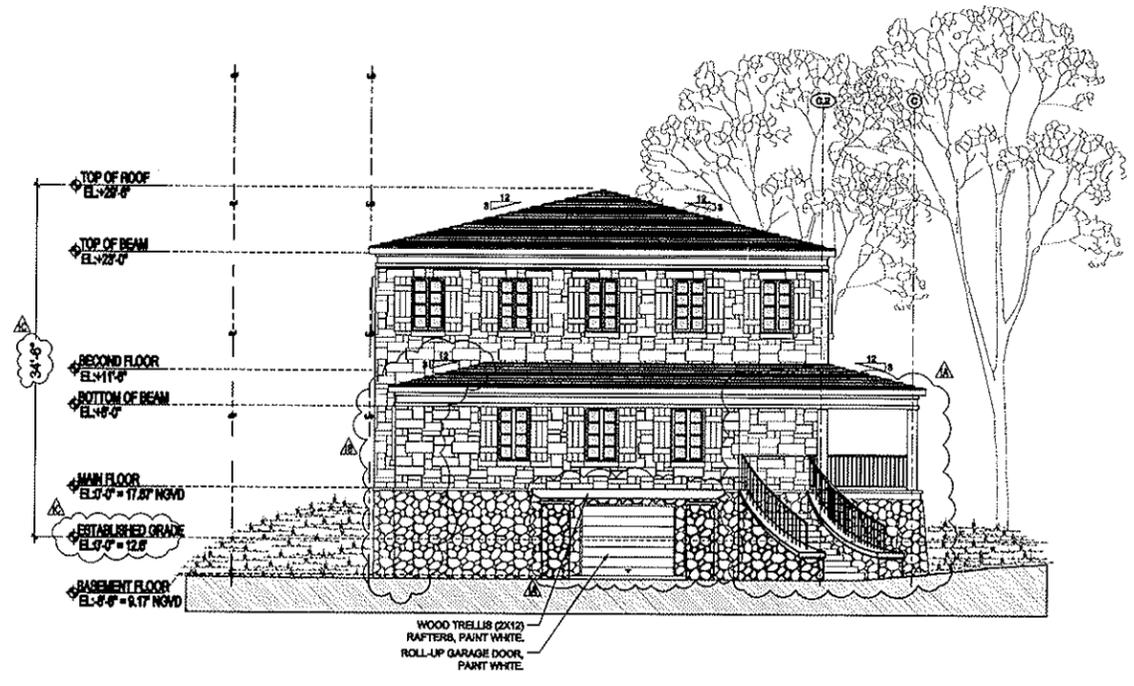
A3.2



1 OFFICE PAVILION NORTH ELEVATION
 A3.3 SCALE: 1/8" = 1'-0"

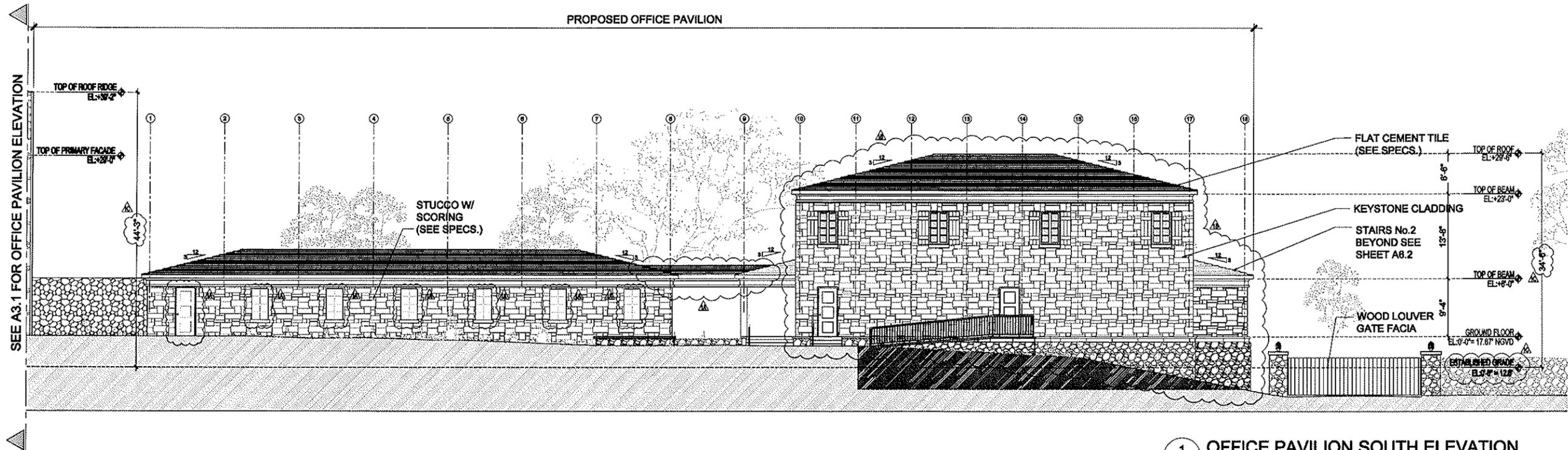


3 OFFICE PAVILION (EAST WING) WEST ELEVATION
 A3.3 SCALE: 1/8" = 1'-0"

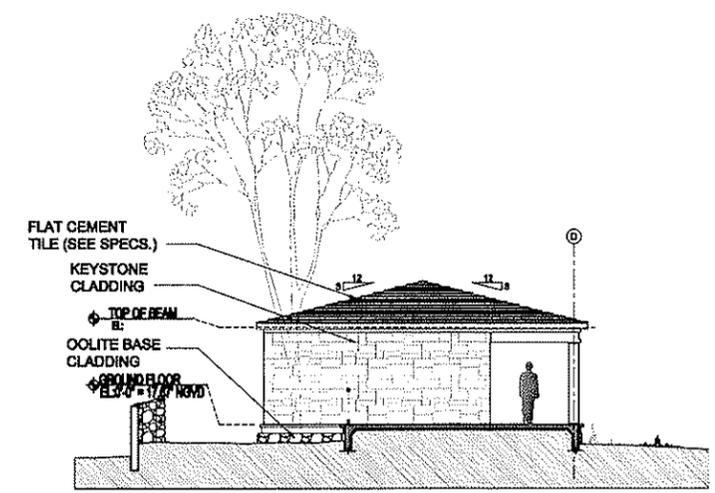


2 OFFICE PAVILION (EAST WING) EAST ELEVATION
 A3.3 SCALE: 3/16" = 1'-0"

MAX STRANG ARCHITECTURE, INC.
 CLIENT / PROJECT INFORMATION
Paul & Swasee Dimare
Science Village
 Corbis/Shadeshouse/Office Pavilion Addition
 Coral Gables, FL
 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
 DRAWING TITLE
Fairchild Tropical Garden
 CONSTRUCTION DOCUMENT PERMIT SET
 BUILDING ELEVATIONS
 05.28.09
A3.3



1 OFFICE PAVILION SOUTH ELEVATION
 A3.4 SCALE: 1/8" = 1'-0"



2 OFFICE PAVILION (WEST WING) EAST ELEVATION
 A3.4 SCALE: 1/8" = 1'-0"

MAX STRANG ARCHITECTURE, INC.

DRAWING TITLE: Fairchild Tropical Garden CONSTRUCTION DOCUMENT PERMIT SET BUILDING ELEVATIONS

CLIENT / PROJECT INFORMATION: Paul & Swanee Dimare Science Village Cafe/Shophouse/Office Pavilion Addition Coral Gables, FL

NO.	DATE	DESCRIPTION
1A	02/10/09	CLIENT ARCHITECT CHANGES
1B	02/10/09	BOARD OF ARCHITECTS COMMENTS
1C	02/10/09	BLDG. DEPT. COMMENTS

FIRM LIC. # AA28001123
 1385 BRICKELL AVENUE, # 740
 MIAMI, FLORIDA - 33133
 PH: 305.373.4890 FX: 305.373.4991
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05.26.09
A3.4

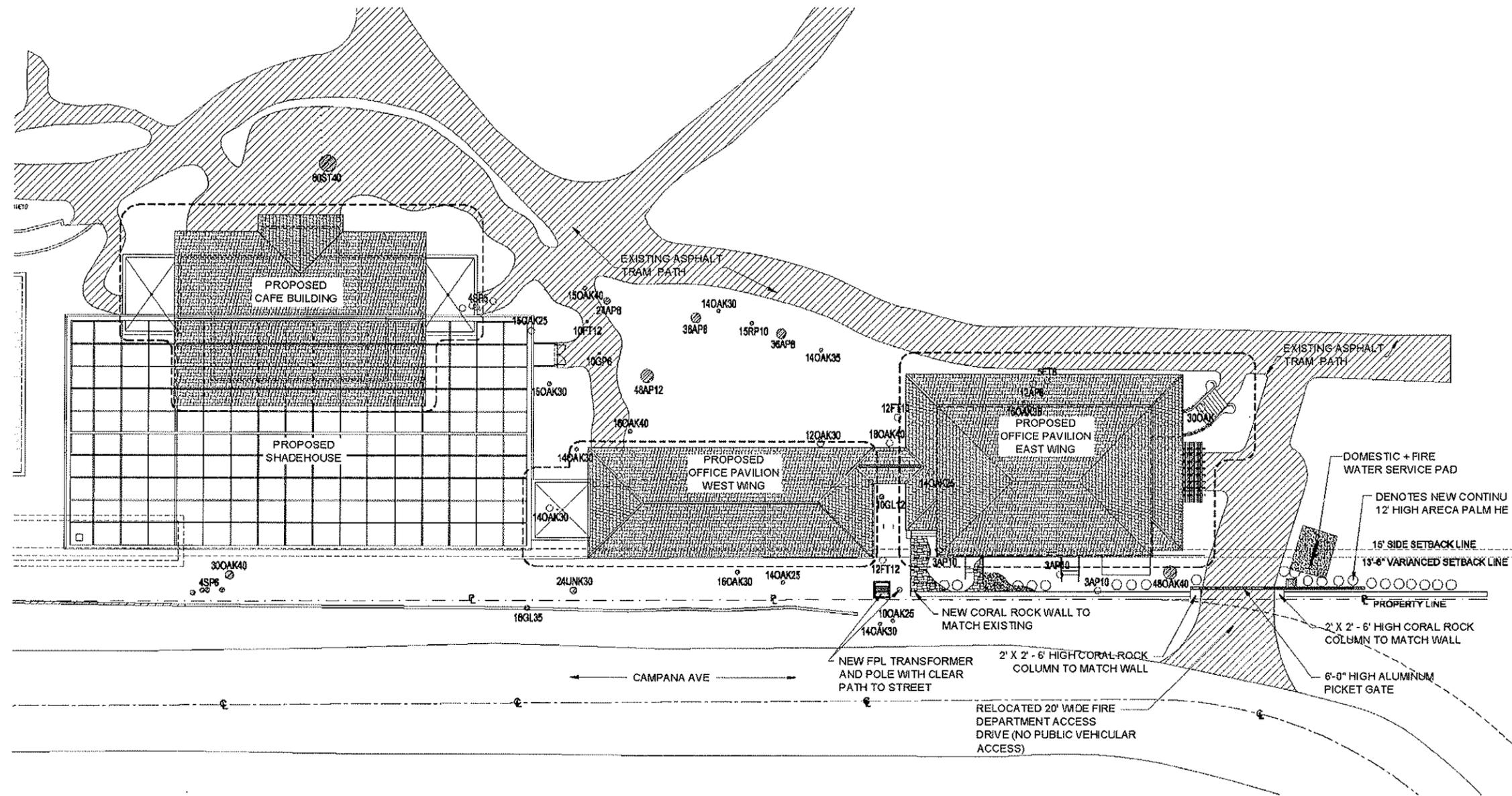


4102 LAGUNA STREET
CORAL GABLES, FL 33146
TEL: 305-441-0215 FAX: (305) 446-7383

PROJECT NAME:
FAIRCHILD
TROPICAL GARDEN

OWNER:

CONSULTANTS:



PHASE

PERMIT SET

REVISIONS

SEAL

CAMPANA AVE. PROPOSED RIGHT OF WAY IMPROVEMENTS

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



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TO BY THE ARCHITECT/ENGINEER.
SHEET TITLE

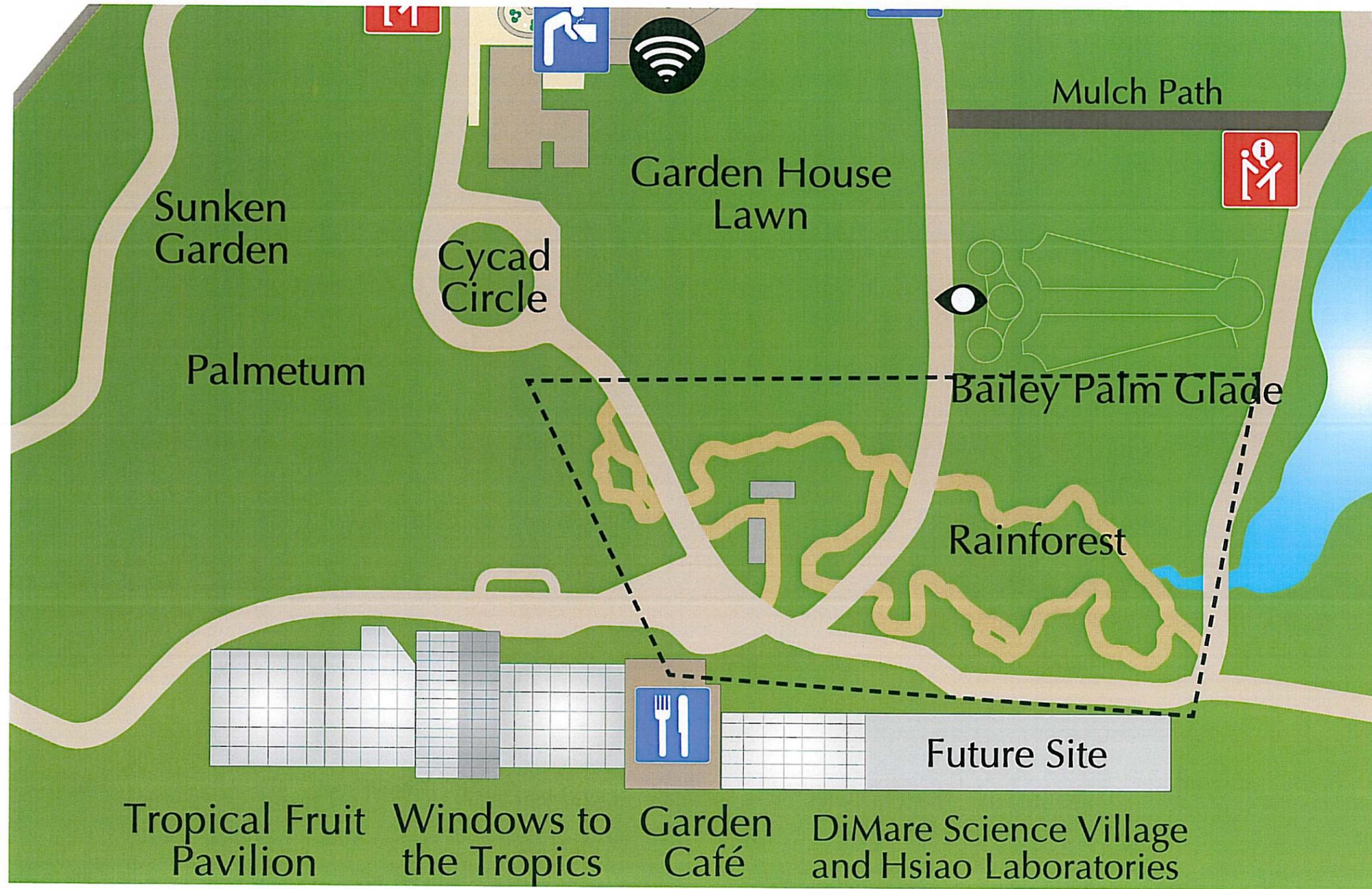
EXISTING TREE
SURVEY OVERLAY

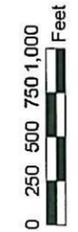
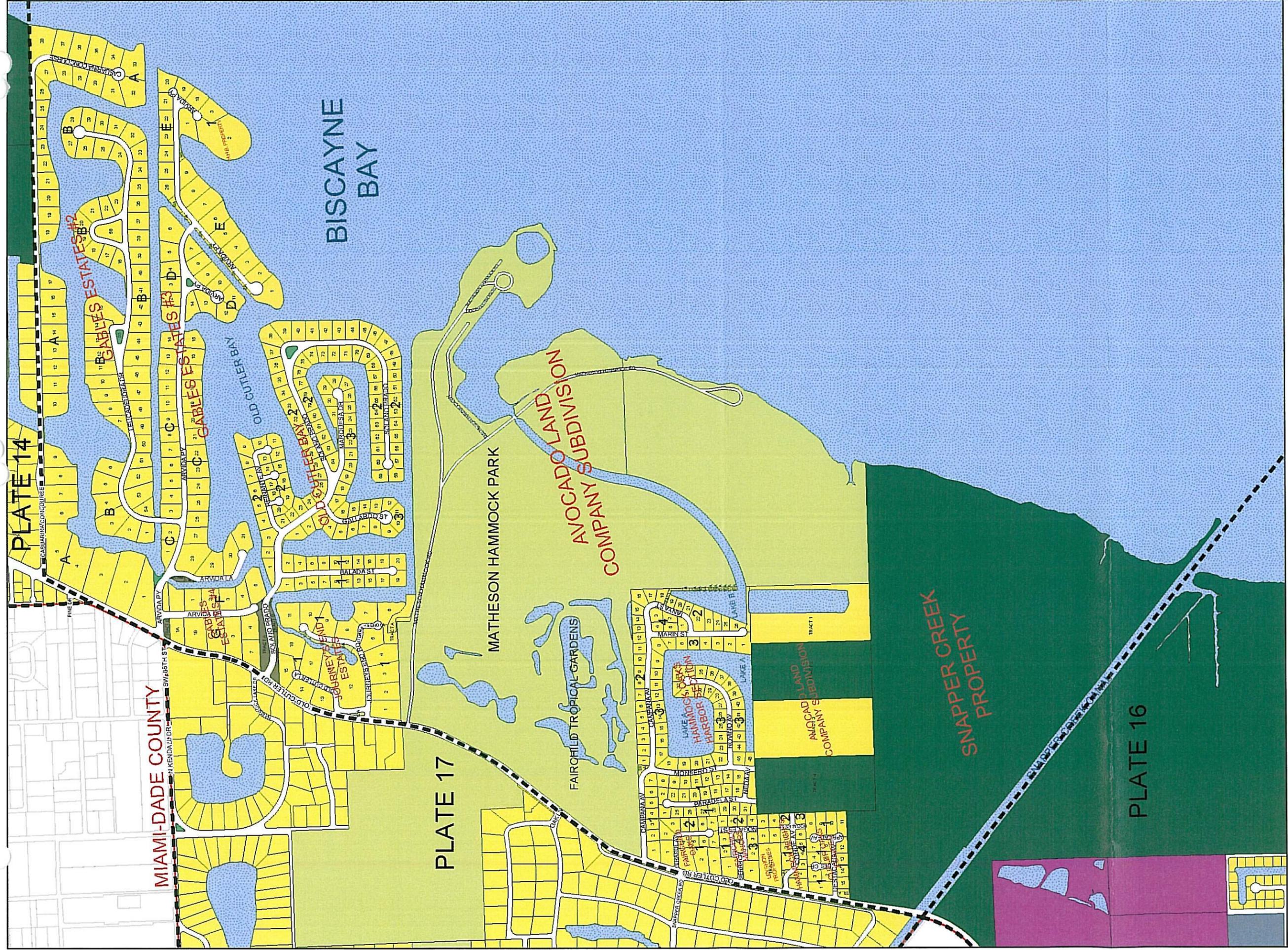
DATE: 10/06/2006
JOB NO: 2008 18
DRAWN BY: VE/RAL/SR
APP'D BY: AMC
FEE: 2008 10
SHEET NO:

Map of Fairchild Tropical Botanic Garden



Rainforest Boundary

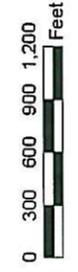
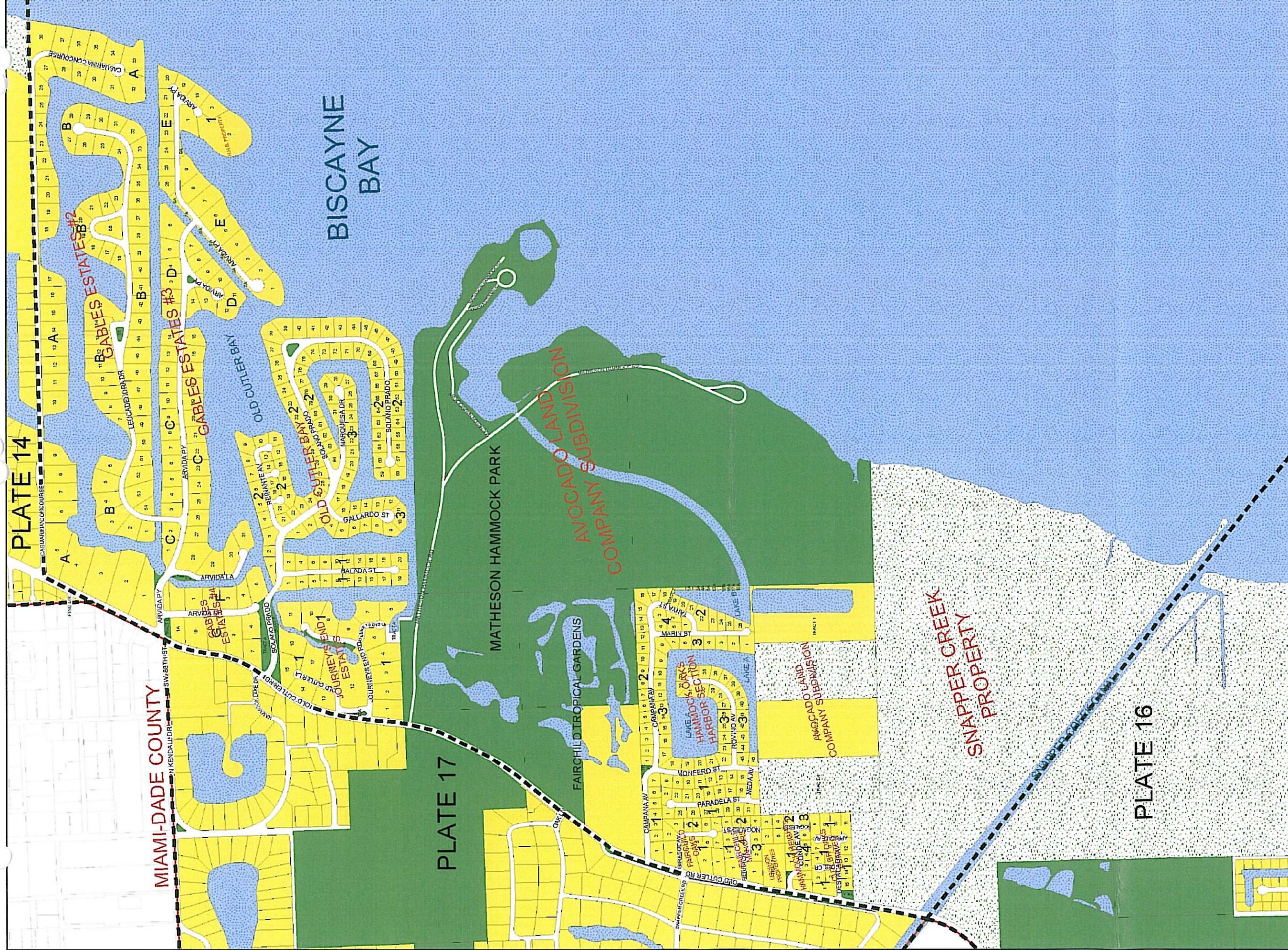




Land Use Classifications

	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)

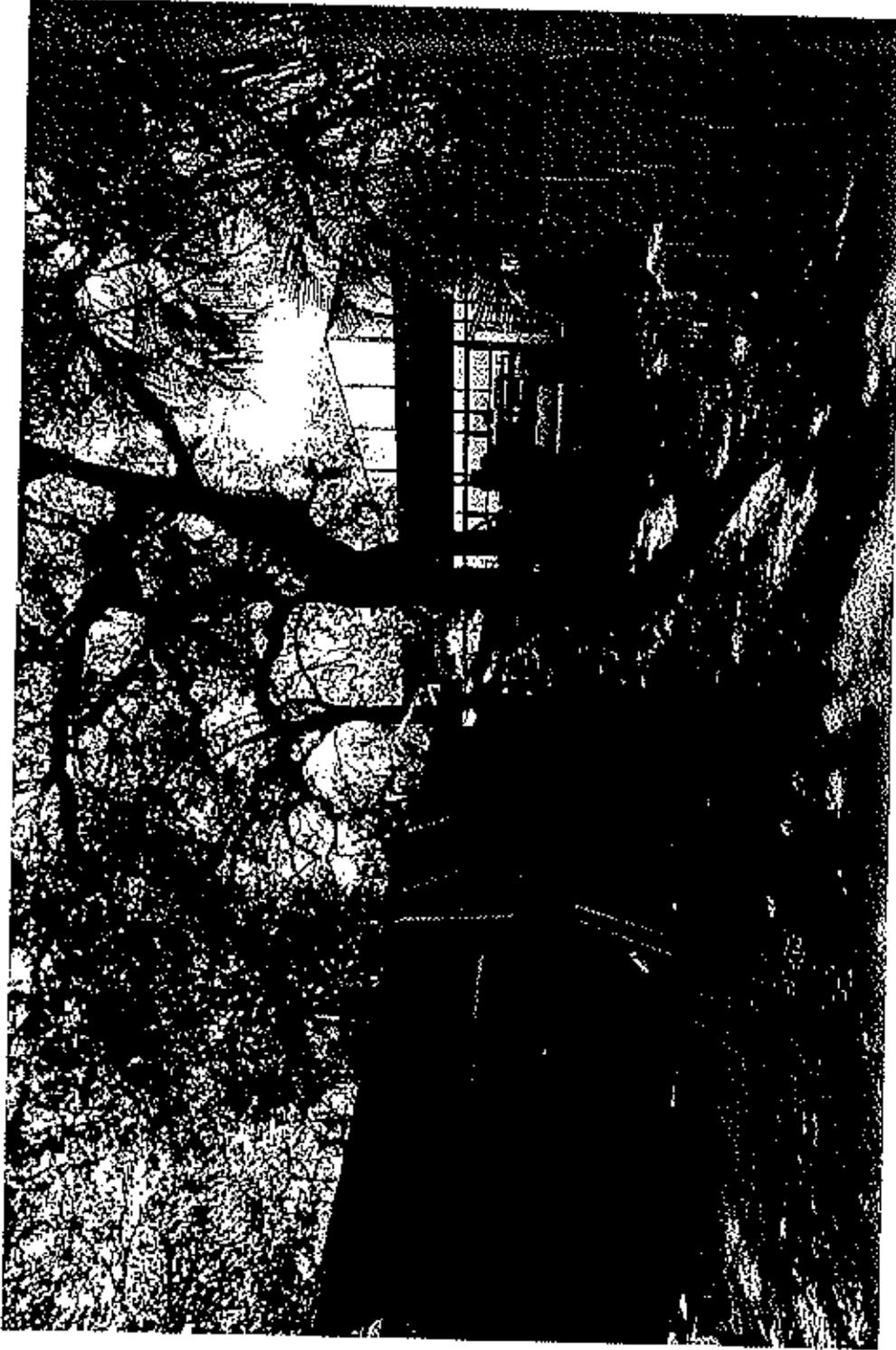
	Industrial Use
	University Use
	Educational Use
	Hospital Use
	Religious/Institutional



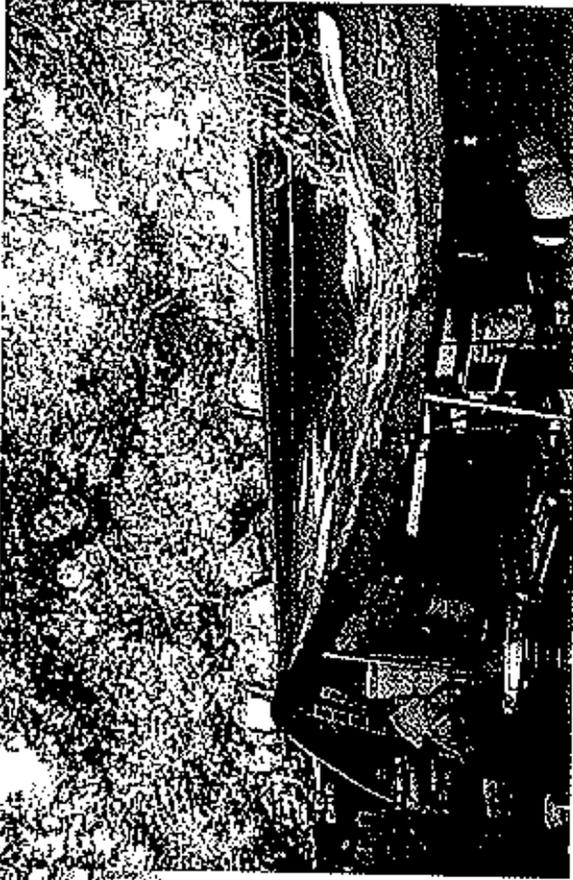
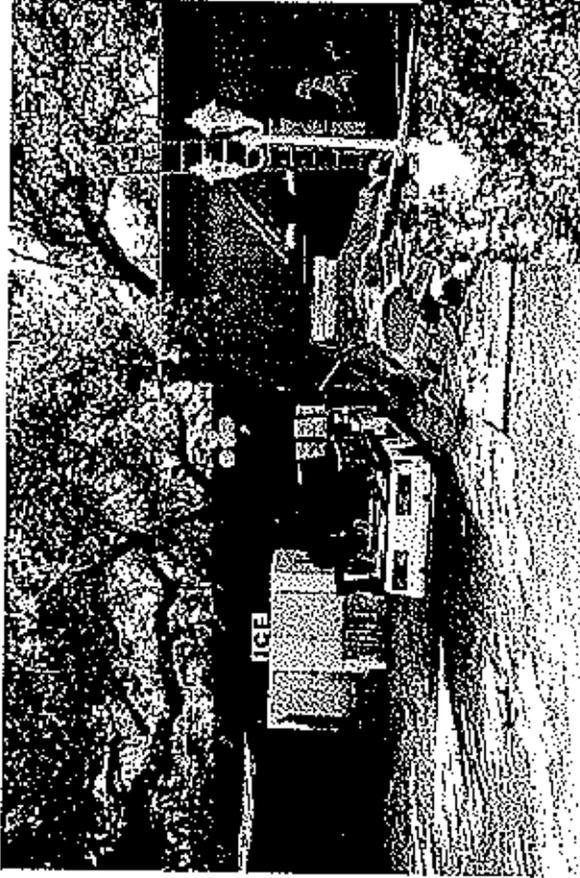
- Zoning Districts**
- Single-Family Residential District (SFR)
 - Commercial District (C)
 - Multi-Family 1 Duplex District (MF1)
 - Commercial Limited District (CL)
 - Multi-Family 2 District (MF2)
 - Industrial District (I)
 - Multi-Family Special Area District (MFSA)
 - Special Use District (S)
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



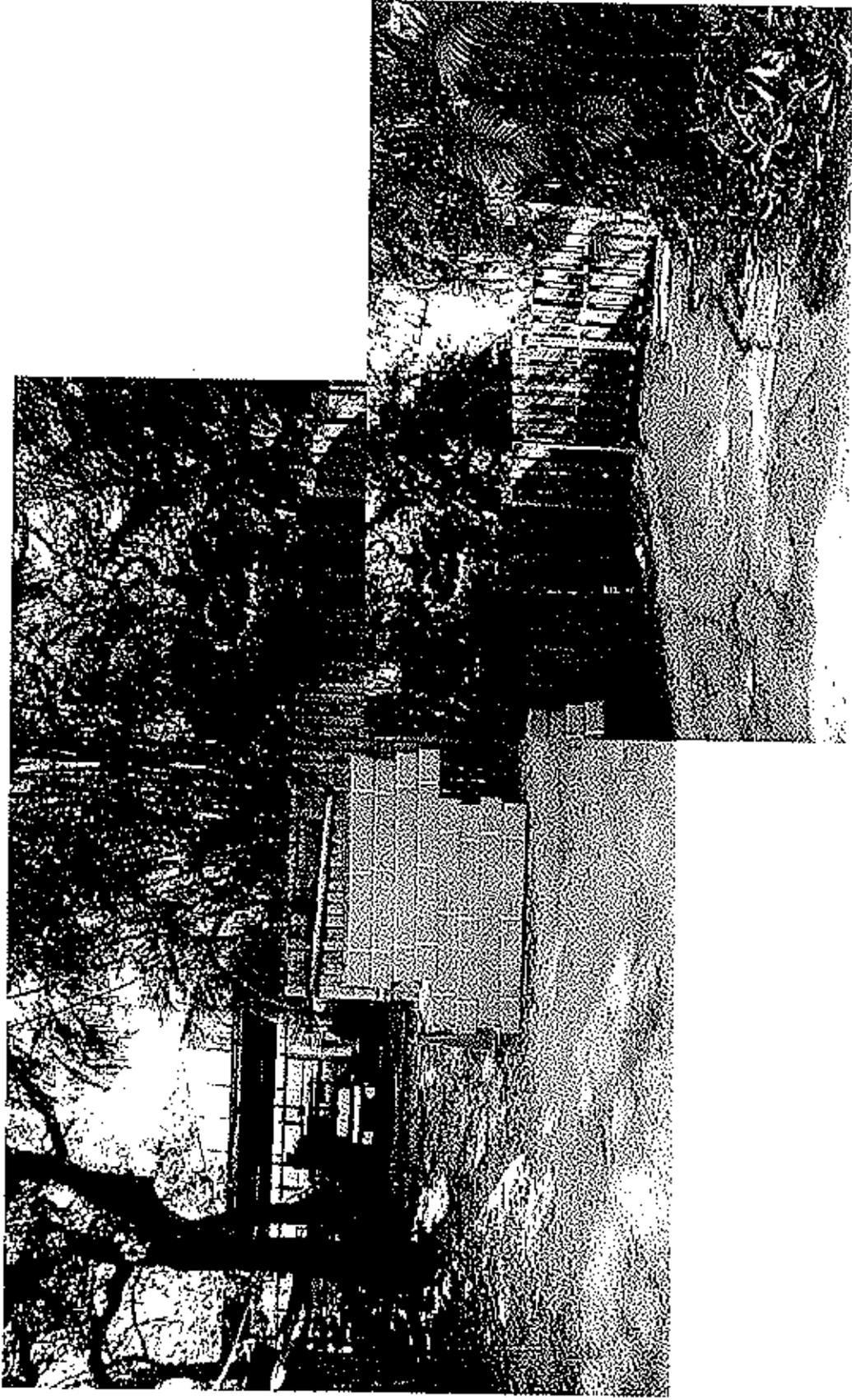
AERIAL VIEW



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.fairchildmadison.com

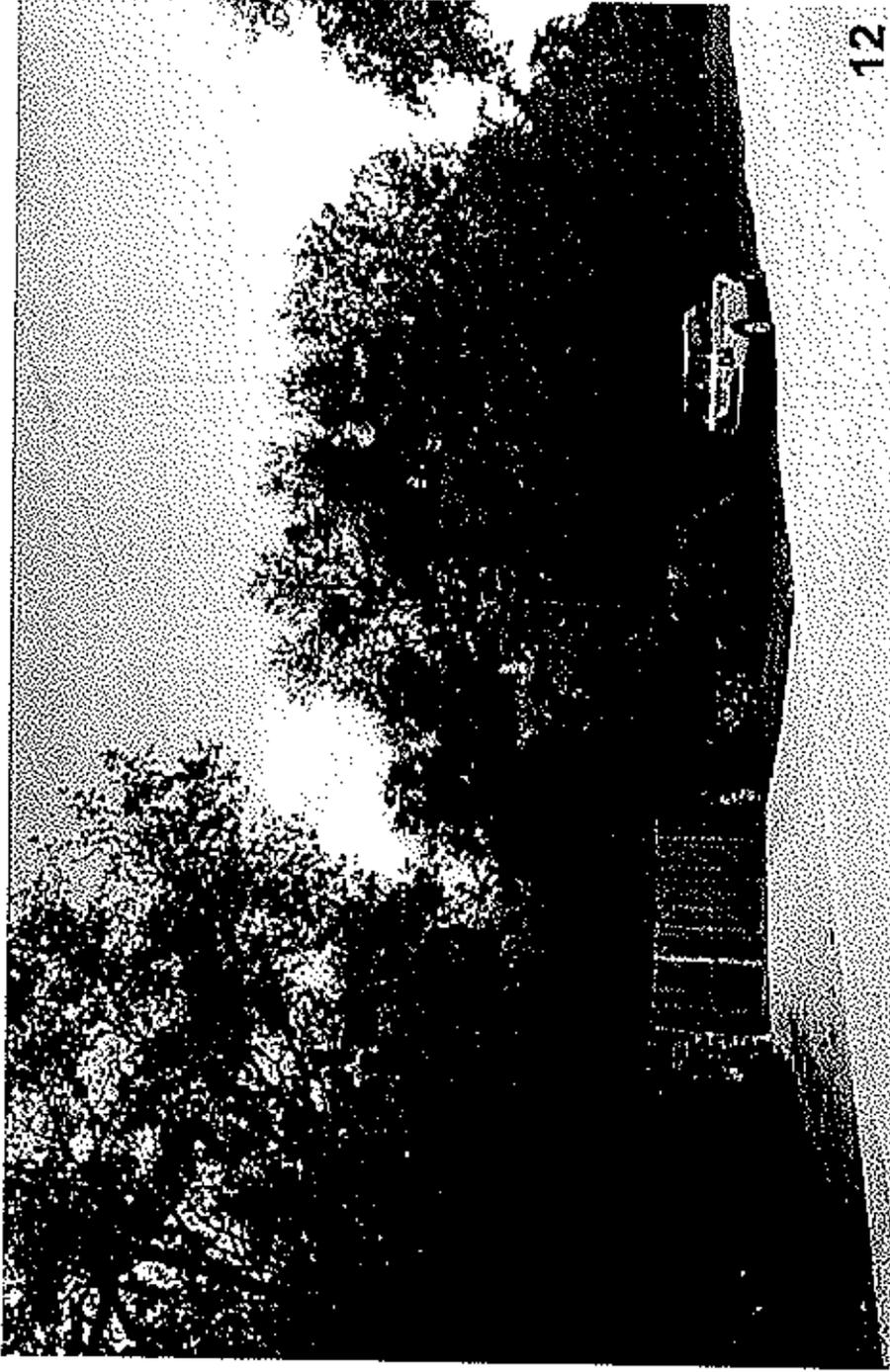


BOB STRANG
Environmental Education

Succession East on Campana facing North towards Fairchild Property.



Looking to the West down Campana Avenue towards Fairchild Property



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



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

PHOTO STRANG

www.photostrang.com



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

PHOTO STRANG

www.photostrang.com