



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		
	<p>A. Setbacks-Minimum front.</p> <p>1. Red Road-One-hundred (100) foot minimum from private school.</p> <p>B. Setbacks-Minimum side.</p> <p>1. Campamento ave – Eighty (80) feet minimum for a private school.</p> <p>2. North property line-One-hundred (100) foot minimum from present property line for a private school.</p>	Complies, Site Specifics are for private school.

	<p>C. Setback-Minimum rear.</p> <p>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.</p>	
<p>❖ Section 4-204. Special Use (S) District.</p>		
	<p>Permitted Uses</p> <p>The following uses are permitted in the S district subject to the standards in this section and other applicable regulations in article 5:</p> <p>2. Botanical gardens with previously approved master plan.</p>	<p>Does not comply, Proposed uses (restaurant, office, research and technology uses) are not allowed.</p> <p>Provide previously approved master plans (see subsection C below).</p>
	<p>C. Conditional Uses.</p> <p>1. Botanical gardens master plan.</p>	<p>Planning and Zoning Board review and City Commission approval required.</p>
	<p>D. Performance standards:</p> <p>1. Setbacks:</p> <p>a. Front: Twenty-five (25) feet.</p> <p>b. Inside Lot: Minimum side setbacks which total (20%) percent of</p>	<p>1a. Complies, +/- 492'-6" provided.</p> <p>1bi. Complies, +/- 75' (to Visitors Center on other</p>

	<p>the lot measured across the front setback line up to a maximum of twenty (20) feet.</p> <p>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.</p> <p>C. Rear: Five (5) feet.</p>	<p>side) provided</p> <p>1bii. Does not comply, proposed thirteen foot six inch. (13'-6") setback does not meet the minimum requirement of twenty-five (25'-0") feet.</p> <p>1c. Complies, proposed rear setback exceeds the minimum required 5' feet.</p>
	<p>2. Height: Forty-five (45) feet</p>	<p>Complies, see sheet A-0.2 for note indicating established height, and max height proposed.</p>
	<p>3. Landscaped open space: Not less than thirty-five (35%) percent of the building site.</p>	<p>Complies, property is a Botanical Garden with an eighty-two (82) acre site.</p>
	<p>4. Floor Area Ratio:</p> <p>a. .35, when adjacent to a single-family residential district.</p> <p>Allowed: 3,594,705x.35=1,258,147 S.F.</p> <p>Proposed:</p>	<p>4a. Complies, proposed and existing buildings do not exceed allowed FAR.</p> <p>Based on site data provided in drawings dated 05-26-09.</p>

	<p>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.</p> <p>Based on site data provided on drawings dated 05-26-09</p>	
<p>❖ Section 5-110. Screened enclosure.</p>		
	<p>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:</p>	<p>Complies, 1 wall of the screen enclosure is part of the building.</p>
	<p>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</p>	<p>Does not comply, three (3) foot stub wall facing street is not provided.</p>

	architectural harmony with the main building.	
	<p>B. Height:</p> <p>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.</p>	B1. Design to be approved by the Board of Architects.
	<p>C. Maximum ground area coverage:</p> <p>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.</p>	<p>Does not comply screened enclosure exceed 2/3 of the ground area of the main building.</p> <p>By my calculations Café area is 3,355 Screened enclosure is 8,550</p>
	<p>D. Location:</p> <p>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.</p>	D4. Does not comply, proposed screen enclosure is located closer to Campana Ave than the principal building.
❖ Section 5-113. Trellis		

	<p>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:</p> <ol style="list-style-type: none"> 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. <p>B. Trellis may be constructed of composite materials.</p> <p>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.</p> <p>D. Fastening clips, hurricane clips, etc., used in the construction of the trellis shall be concealed from view with moldings, cover boards, etc.</p>	<p>Does not comply, trellises are only allowed in single-family and multi-family districts.</p>
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	<p>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.</p> <p>F. The height of the trellis shall be subject to approval by the City Architect.</p>	
❖ Section 5-118. Movable Pavers.		
	<p>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.</p>	<p>Does not comply, plans show a proposed patio in the setback area (see sheet A-1.01).</p>
❖ Section 5-1104. General requirements.		
	<p>The following are general requirements that are applicable to all rights-of-way (r.o.w.) and private properties within the City.</p> <p>Must comply with items 1 through 11.</p>	<p><i>To be approved by Public Works and Public Service.</i></p>
❖ Section 5-1105. Landscape requirements.		
	<p>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)</p>	<p><i>To be approved by Public Works and Public Service.</i></p>

	<p>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.</p> <p>Must Comply with Items 1-6.</p>	
❖ Section 5-1403. Parking, driveway, and vehicular use areas: provision, location and setbacks.		
	<p>B. General Location.</p> <p>All required parking in Special Use Districts shall be provided behind buildings, in enclosed garages, and/or in the interior side setback area behind the front building line.</p>	N/A
❖ Section 5-1406. Visibility triangle.		
	<p>A. General.</p> <p>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.</p>	<p>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."</p>
	B. Ingress and egress	B2a. Complies.

	<p>driveways:</p> <p>All ingress and egress driveways in residential districts and Special Use Districts that connect to streets shall provide triangles of visibility as follows:</p> <p>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:</p> <p>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).</p>	<p>B2b. Complies, Triangle shown on sheet A-2.00.</p>
<p>❖ Section 5-1409. Amount of required parking.</p>		
	<p>C. Calculation of parking requirement.</p> <p>1. Required Parking:</p> <p>Restaurant: 12 per 1,000 S.F. $3360/1000=3.36$ $3.36 \times 12=41$ spaces</p> <p>Research and Technology : 1/1000 S.F. $155502/1000=16$ spaces</p> <p>Offices: 1/300 S.F. $6771/300 = 23$ spaces</p> <p>Total parking required = 80 spaces</p>	<p>Provide location of required 80 parking spaces.</p> <p>+/- 200 parking spaces currently exist (based on site plans drawing date 05/26/09).</p>

<p>❖ Section 5-1603. Flat roofs with a parapet.</p>		
	<p>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:</p> <p>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</p>	<p>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.</p> <p>Flat roof not allowed in a Special Use district (see sheet A-2.2).</p>

	<p>of the Florida Building Code.</p> <p>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.</p> <p>C. Over boat houses. D. Upon buildings designed and devoted to MF2, MFSA, C, and I Districts.</p> <p>D. Upon buildings designed and devoted to MF2, MFSA, C, and I Districts.</p>	
<p>❖ Section 5-1802. Screening of rooftop equipment.</p>		
	<p>Air-cooled condensing and/or compressor equipment, water</p>	<p><i>To be approved by Board of Architects.</i></p>

	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.		
	<p>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:</p> <ol style="list-style-type: none"> 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. 	<p>Does not comply mechanical equipment is shown in setback area (sheet A-1.01).</p> <p>Does not comply, need to show screening for all new equipment (see sheet A-2.00).</p>
❖ Other:		

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