

Montgomery Botanical Center Plant Conservation Building

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

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

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Planning Department Development Review Application

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

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

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

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

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

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

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

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

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

Telephone: Business (305) 667 3800 x.105 Fax (305) 661 5984
Home (951) 202 6009 Email patrick @ montgomerybotanical.org

Property Owner: MONTGOMERY BOTANICAL CENTER, INC.

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

Telephone: Business (305) 667 3800 Fax (305) 661 5984
Home () _____ Email mbc @ montgomerybotanical.org

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

Property name: MONTGOMERY BOTANICAL CENTER

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

Block(s) 2 Section 7, 55-41

Present land use classification(s): RELIGIOUS / INSTITUTIONAL

Present zoning classification(s): SPECIAL USE

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

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

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

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

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

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

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

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

Property Owner Name:	Property Owner Signature:
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Address: _____

Telephone:	Fax:	E-mail:
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Proof of Ownership (Submit Warranty Deed/Tax Record)

NOTORIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____
 (Signature of Notary Public – State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

Contract Purchaser Name: _____ Contract Purchaser Signature: _____

Address: _____

Telephone: _____ Fax: _____ E-mail: _____

Copy of executed contract

NOTORIZATION

STATE OF FLORIDA/COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____
(Signature of Notary Public – State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant/Agent's Name: M. PATRICK GRIFFITH Applicant/Agent's Signature: [Signature]

Address: 11901 OLD CUTLER ROAD

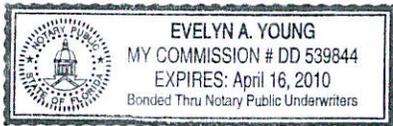
Telephone: 305 667 3800 Fax: 305 661 5984 E-mail: patrick@montgomerybaird.com

Will the applicant be represented by an attorney at public hearing(s)?
 Yes (please provide contact information)
 No

NOTORIZATION

STATE OF FLORIDA/COUNTY OF _____
The foregoing instrument was acknowledged before me this 13 day of May, 2009, by _____
(Signature of Notary Public – State of Florida)

Evelyn A Young



(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____



MONTGOMERY BOTANICAL CENTER

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

Application Representation

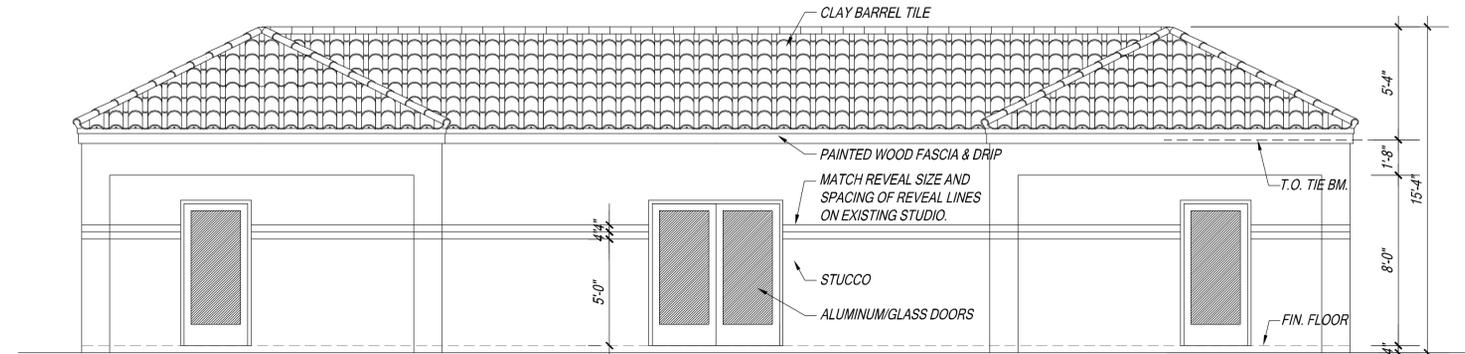
For the purposes of this application to the Planning Department Development Review Application, Montgomery Botanical Center will be represented by:

M. Patrick Griffith, Ph.D.
Executive Director

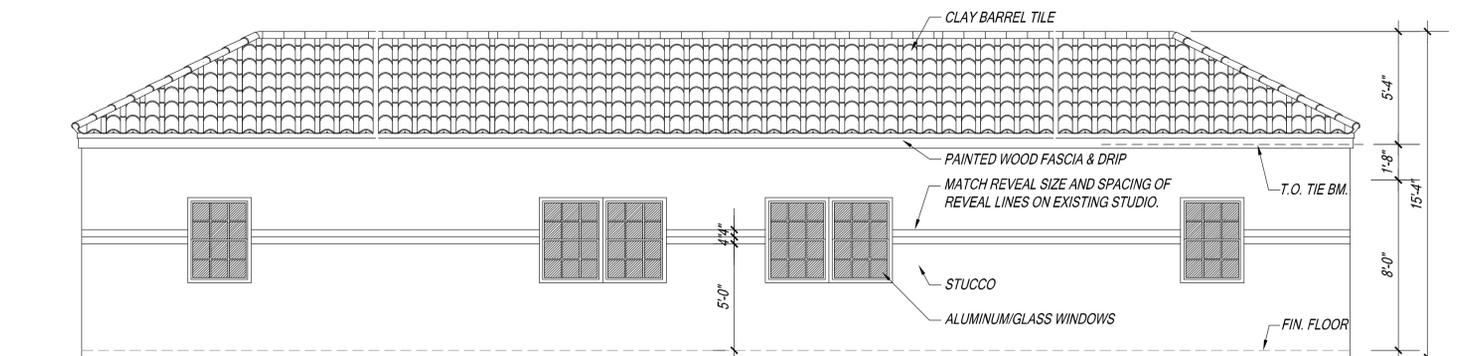
Montgomery Botanical Center

11901 Old Cutler Road
Coral Gables, FL 33156

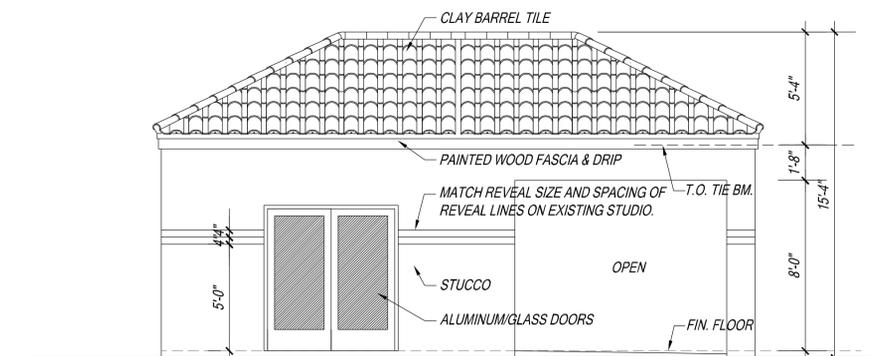
305-667-3800 ext. 105 (office)
305-661-5984 (fax)
patrick@montgomerybotanical.org



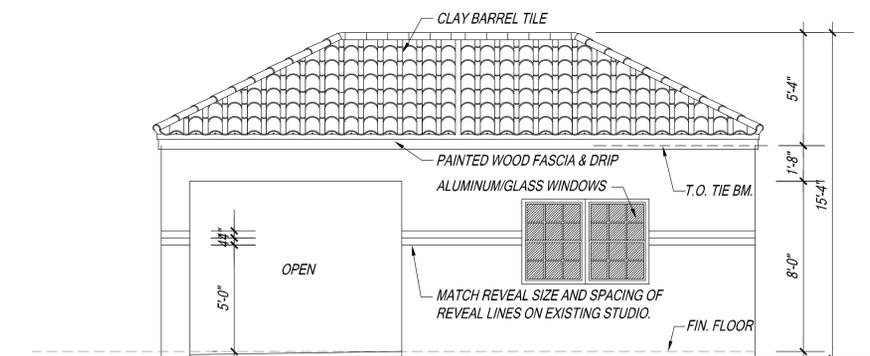
NORTH ELEVATION 1/4"



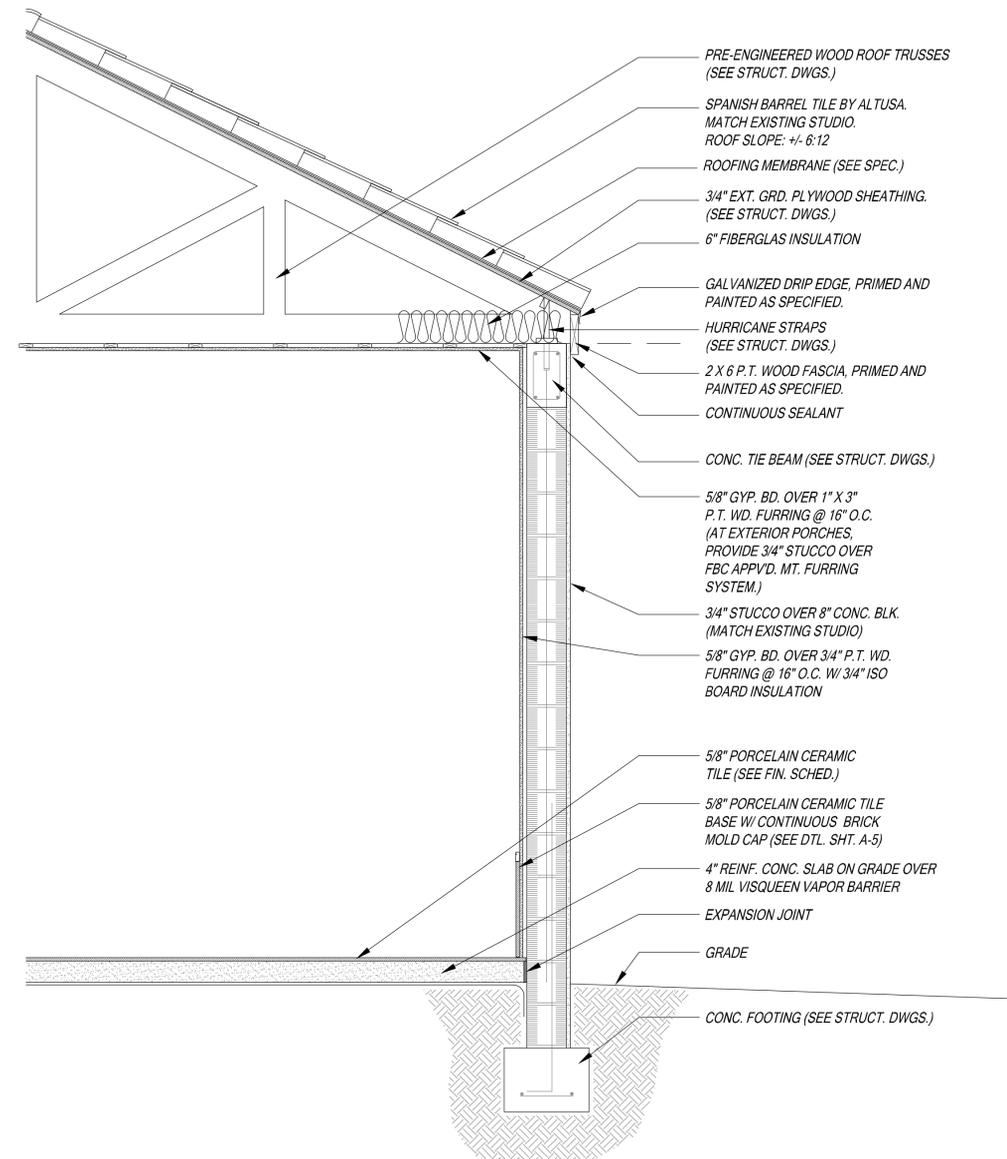
SOUTH ELEVATION 1/4"



EAST ELEVATION 1/4"



WEST ELEVATION 1/4"



WALL SECTION 3/4"

ELEVATION NOTES:

- WINDOWS: CGI Series 360 Aluminum Single Hung Window with impact glass. White. See Product Approval Information Sheet A-1.
- DOORS: CGI Series 450 Outswing Aluminum Door with impact glass. White. See Product Approval Information Sheet A-1.
- ROOF TILE: ALTUSA BARREL CLAY ROOF TILE. MATCH EXISTING STUDIO. See Product Approval Information Sheet A-1.
- PAINT & TRIM: MATCH EXISTING STUDIO
- DESIGN WIND PRESSURES:
 WINDOWS: +54.6, -59.3
 DOORS: +52.3, -56.9

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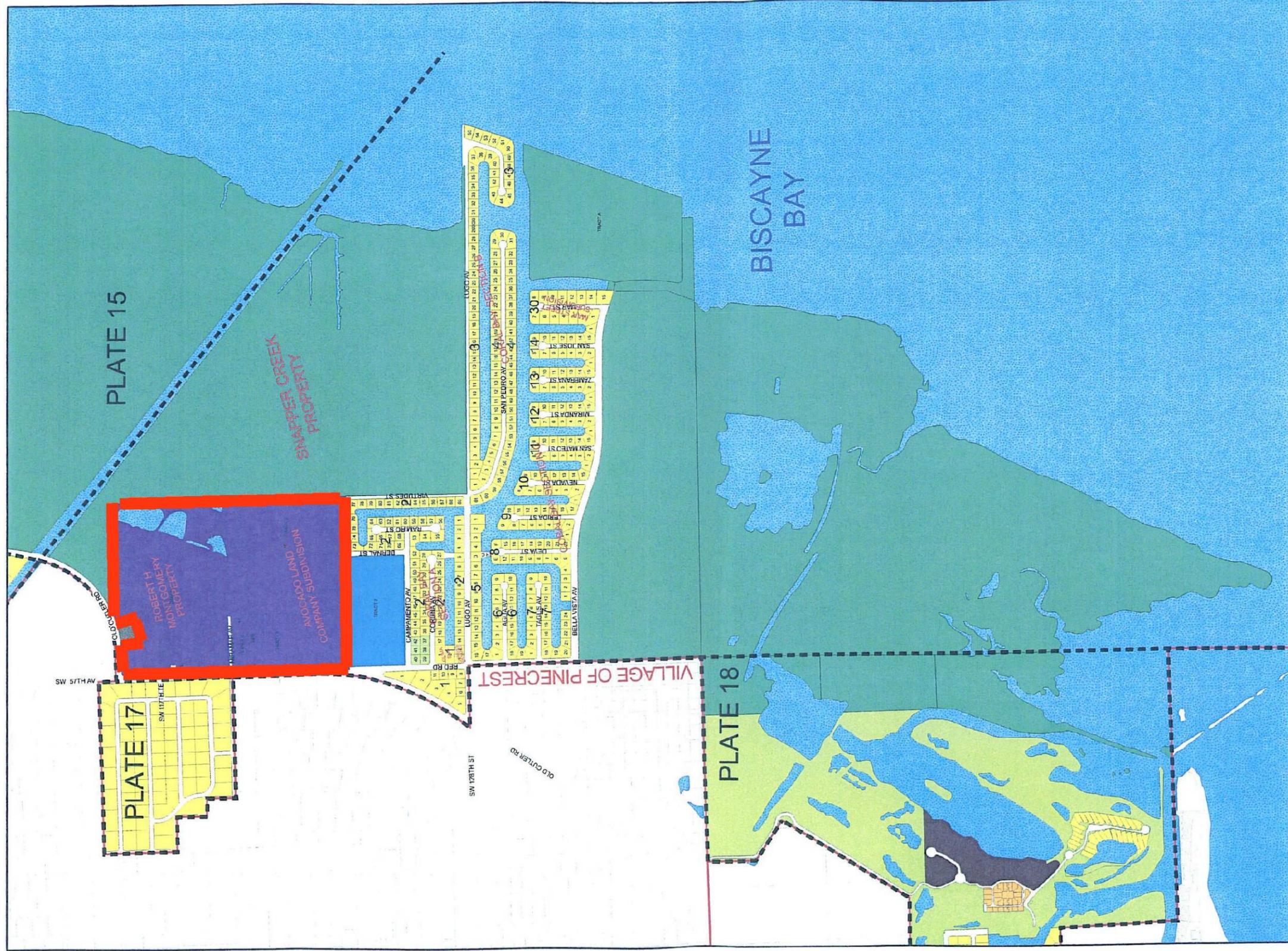


Plate 16 of 18

Land Use Map

City of Coral Gables
Planning Department
January 2009

Commercial Use

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

Land Use Classifications

Residential Use (Multi-Family)

- Duplex Density (8 Units/Acre)
- Low Density (4 Stories; 20 Units/Acre)
- Medium Density (6 Stories; 40 Units/Acre)
- High Density (13 Stories; 60 Units/Acre)
- Residential Use (Single-Family)
- Low Density (6 Units/Acre)
- High Density (9 Units/Acre)

Industrial Use

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

Comprehensive Land Use Plan Map

CORAL GABLES CONCURRENCY MANAGEMENT



Concurrency Impact Statement

This Concurrency Impact Statement provides specific information on the availability of public services for a propose project or change in use. Adequat4e public services must be available as a prerequisite for the approval of any development order (e.g. any approval, permit, etc., allowing development, construction or a change in use).

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

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

General Office: 1000 Sq.Ft.
STATUS=P

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

Zones:

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

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

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

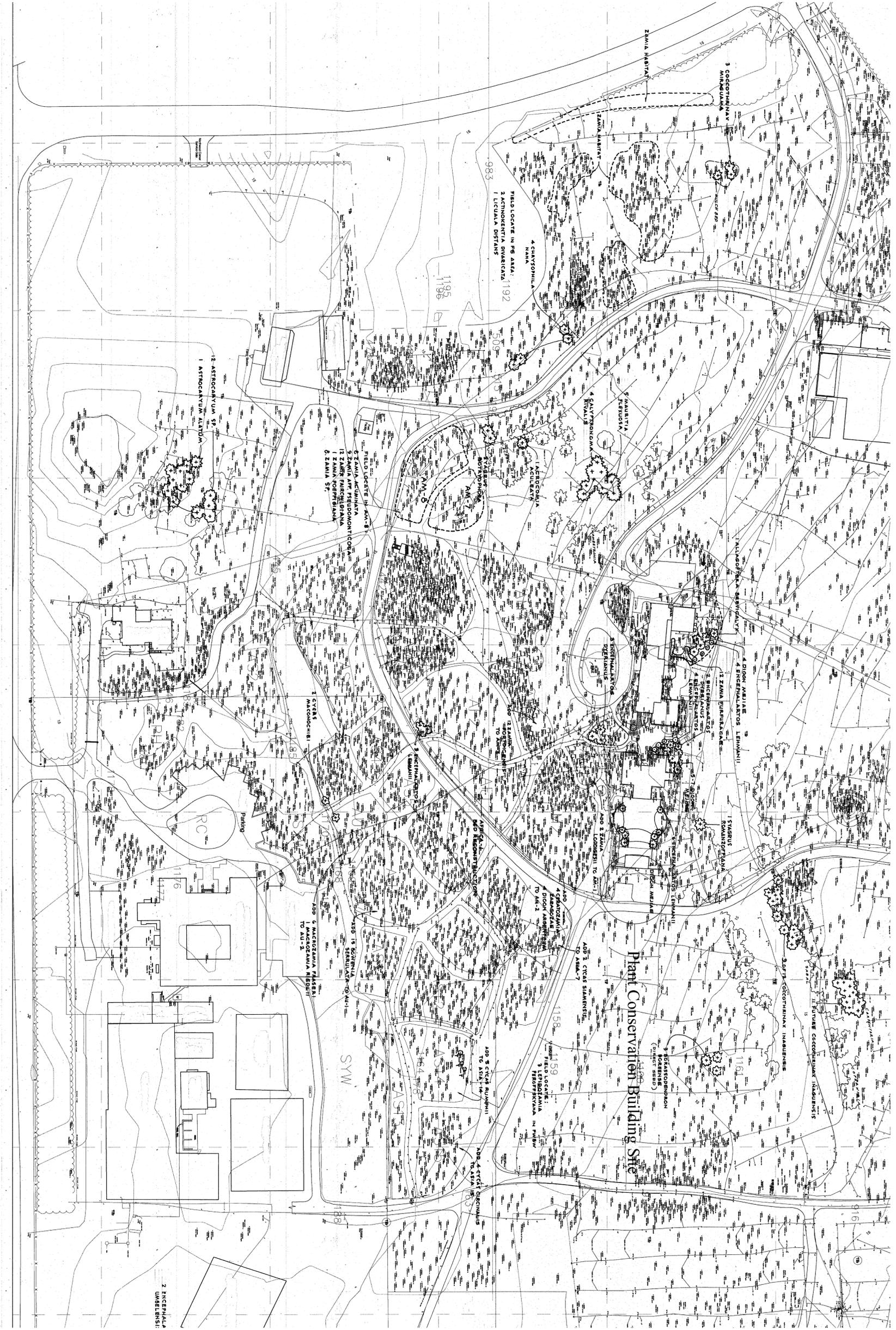
Application Fee: \$125.00

Statement Issued by:

Application Date: 5/13/2009

Expiration Date: November 12, 2009

Comments: CONSTRUCT NEW PLANT CONSERVATION BUILDING



MBC 2008 LANDSCAPE PLAN nts



HAYNES SPENCER RICHARDS
Architecture
Interior Design
Planning
8700 S.W. 186 STREET
MIAMI, FLORIDA 33157
TEL: 305.688.4471 FAX: 305.273.2590
SITE OF FLORIDA NO. 462000894

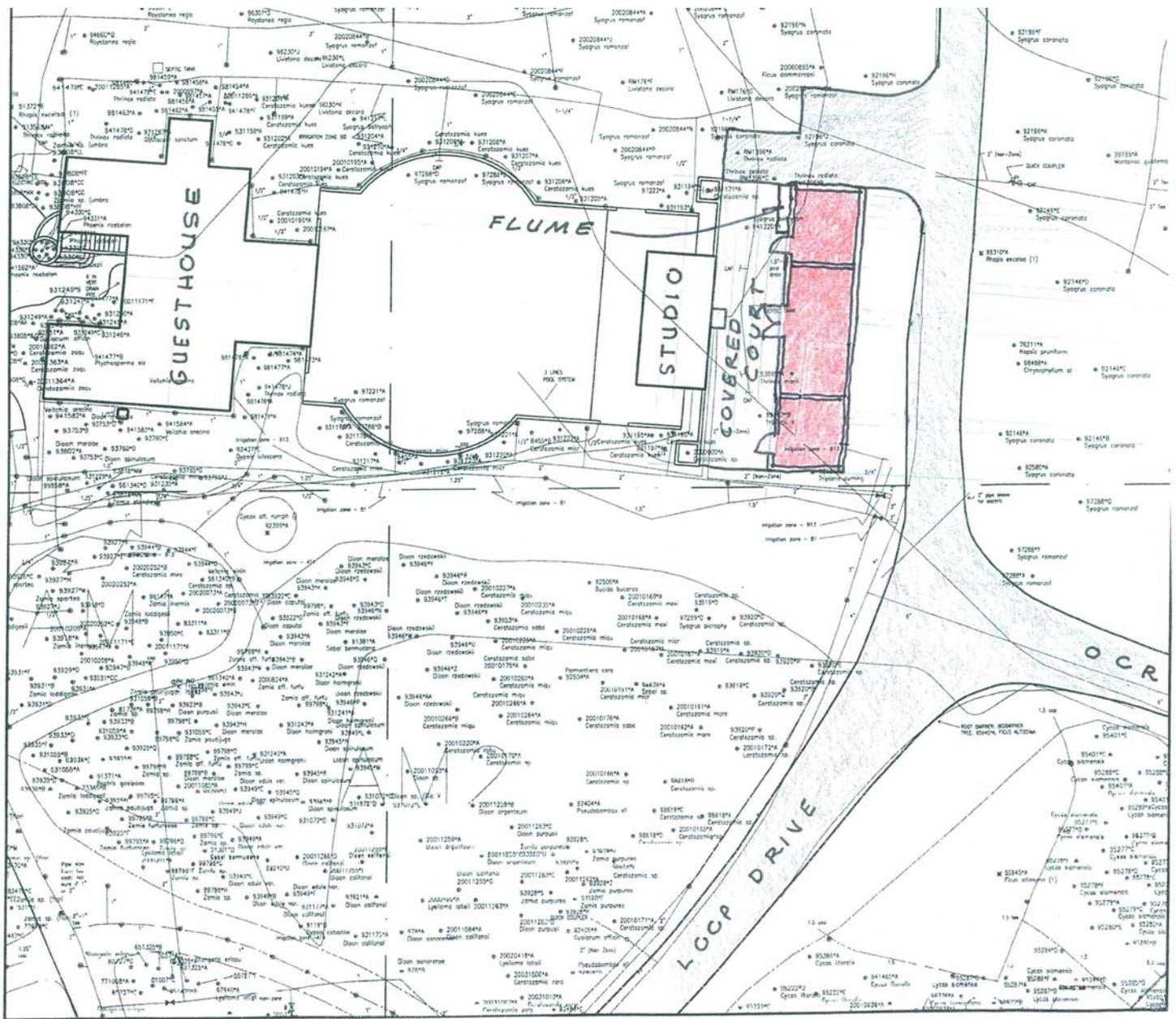


Montgomery Botanical Center
Plant Conservation Building

11901 Old Cutler Road
Coral Gables, Florida 33156

Date:	23 JUN 08
Commission:	0702
Revisions:	30 JUN 08
	10 JUL 08
Sheet No:	

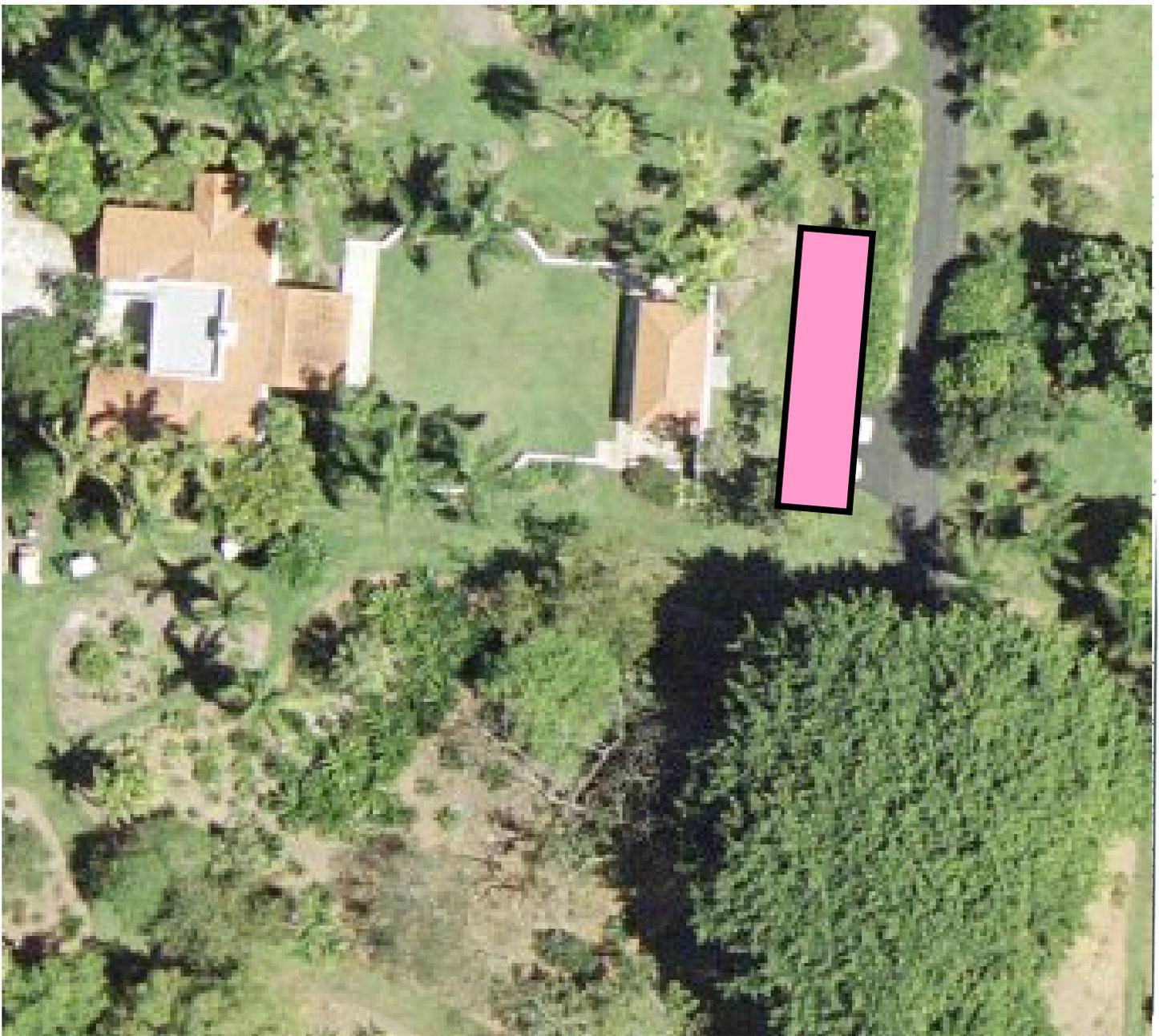
A-6



PLANT CONSERVATION BUILDING SITE PLAN

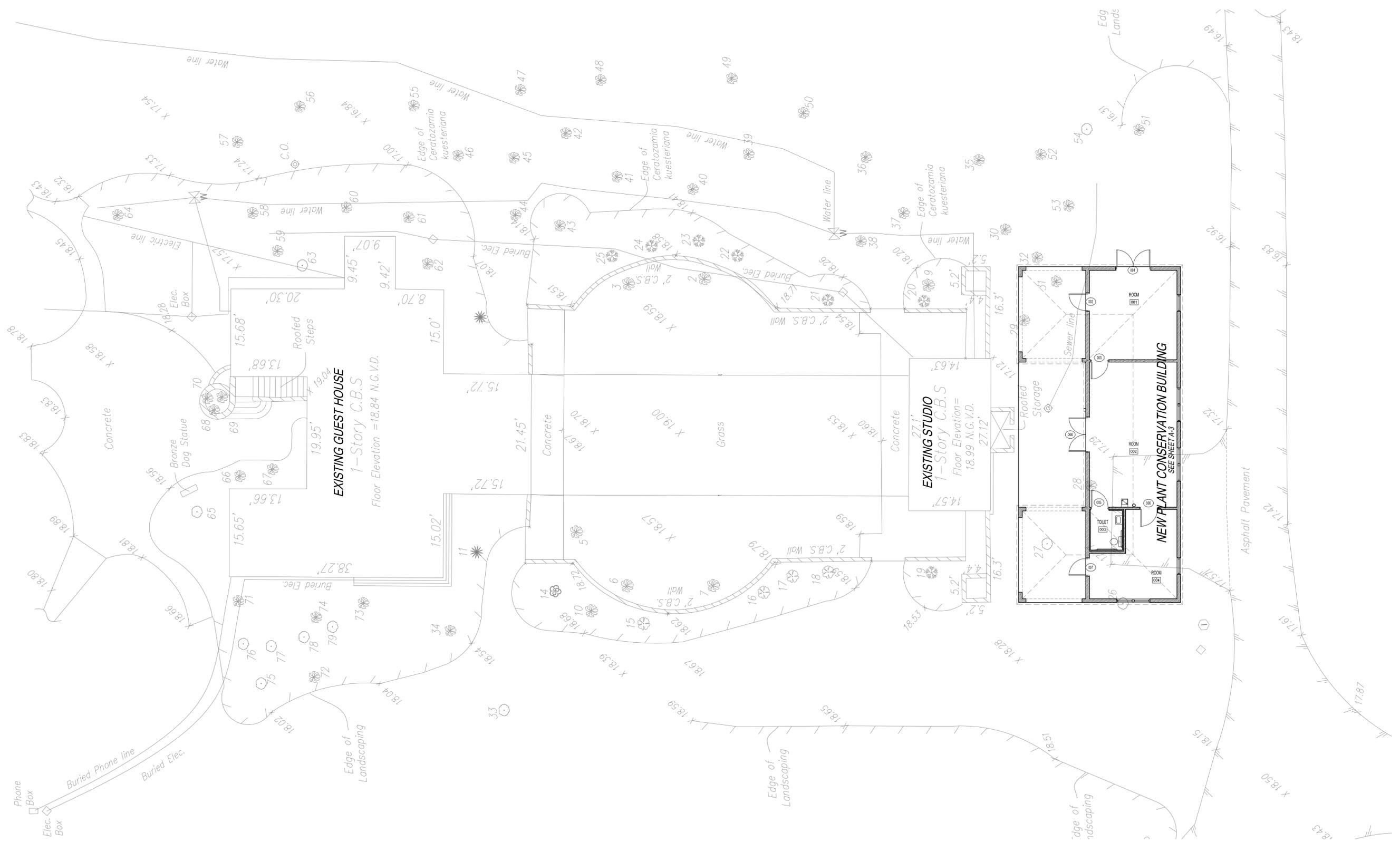
for
 THE MONTGOMERY BOTANICAL CENTER
 CORAL GABLES, FLORIDA
 SASAKI ASSOCIATES, INC.
 MARCH 15, 2008

Existing Landscape and Planting Plan



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

Existing Landscape and Planting: Aerial Photograph Detail



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LOCATION PLAN 1/8"

**Montgomery Botanical Center
 Plant Conservation Building**

11901 Old Cutler Road
 Coral Gables, Florida 33156

Date: 10 FEB 09
 Commission: 0702
 Revisions:

Sheet No: