



V I L L A G E O F K E Y B I S C A Y N E

Office of the Village Manager

Village Council
Mayra P Lindsay, *Mayor*
Edward London, *Vice Mayor*
Franklin H. Caplan
Luis F de la Cruz
Gary R. Gross
Theodore Holloway
Michael E. Kelly

MEMORANDUM

DATE: October 18, 2016
TO: Honorable Mayor and Council Members
FROM: John C. Gilbert, Village Manager
RE: Site Plan Review: 401 Hampton Ln.

RECOMMENDATION

It is recommended that the Village Council approve the attached Site Plan for a park located at 401 Hampton Ln. The recommendation is based on the Building, Zoning, Planning and Public Works Director's determination that the project is consistent with the attached review criteria.

BACKGROUND

The Administration has submitted a Site Plan for a park at 401 Hampton Ln. For this type of project, the Zoning and Land Development Regulations require approval of a Site Plan by the Village Council. The Regulations contain criteria to evaluate the Site Plan. The Building, Zoning, Planning and Public Works Director has compared the application with the criteria. The Director found that the request is consistent with the attached review criteria and has recommended that the Village Council approve the attached Site Plan.



V I L L A G E O F K E Y B I S C A Y N E

Department of Building, Zoning and Planning

Village Council
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DT: October 18, 2016
TO: John C. Gilbert, Village Manager
FR: Jud Kurlancheek, AICP, Director
Building, Zoning, Planning and Public Works Department
RE: Site Plan Review: 401 Hampton Ln.

Director
Jud Kurlancheek, AICP
Chief Building Official
Eugenio M. Santiago, P.E., CFM

APPLICATION SUMMARY

Applicant	Village Manager
Request	Site Plan Approval for a park
Site Address	401 Hampton Ln.
Master Plan	Single Family Medium Density Residential.
Zoning District	GU Government Use
File Number	SP - 25
Recommendation	Approval

Master Plan and Zoning: Both the Master Plan and Zoning and Land Development Regulations specifically permit the use of the property as a park.

Purpose of Site Plan Review: Site plan review is designed to achieve the following objectives:

1. To insure that infrastructure (water, sewer, and roads) is in place at the time the development is completed.
2. To encourage logic, imagination, and variety in the design process.
3. To insure that projects are compatible, both aesthetically and functionally, with the surrounding area.

4. To promote excellence in urban design.
5. To encourage buildings that are consistent with the high quality environment associated with the Village.

Site Plan Review Criteria: In order for the project to move forward, the Village's Zoning and Land Development Regulations require the site plan for the above captioned project be approved by the Village Council. In order to approve a site plan, the Council must find that the project is consistent with the following criteria:

Criteria 1 *Natural Environment.* All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state, and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the Village's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

Analysis: The submission includes a Landscape Plan which is marked LA-1. The Landscape Plan includes a variety of native trees, including Lignum vitae (3), Simpson's Stopper (15), Spanish Stopper (20), Yellow Elder (5), Jamaican Caper (12), Orange Geiger Trees (4), Spicewood (3), Live Oak (1), Wild Cinnamon (3), and Florida Thatch Palms, as well as a variety of non-native trees and palms valued for their flowering and/or textural qualities. The existing site does not contain any trees. The Landscape Plan also includes a variety of shrubs which will add a variety of scents, textures and colors to the project, as well as provide screening of the park to the adjacent residences. The type and location of the trees and shrubs compliment the project.

Finding: Consistent

Criteria 2 *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements.

- a. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

- b. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement rather than duplicate, nearby public recreational activities.

Analysis:

- a. A Passive Open Play Area with a flat lawn and an eight foot tall climbing berm occupies a majority of the core of the lot. The Play Area is located closer to the street rights of way for enhanced visual and pedestrian access, and with greater distance from the adjacent Single Family Residential lots to provide maximum privacy and screening. The bike racks and perimeter path further enhance accessibility to the space. Benches and a trellis have been located along the path to provide a variety of shaded seating areas for passive relaxation while demarcating the passive and active spaces.
- b. Active Open Space consists of a bacci court nestled into the shrubs and trees at the southeast of the site. This is easily accessed by the perimeter path through the site and is a unique feature within the Village.

Finding: Consistent

Criteria 3 *Circulation and parking.* All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

- a. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.
- b. Whenever possible in proposed residential developments, living units should be located on residential streets or courts that are designed to discourage non-local through traffic.
- c. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

- d. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by Chapter 52.11 of the Florida Building Code.
- e. Sidewalks shall be provided as required by the Village regulations.
- f. Handicapped Accessibility shall be provided as required by all applicable regulations.

Analysis: The following analysis is alphabetically keyed to the above criteria.

- a. The proposed use of the property is a park. It is located at the southeast corner of the W. Heather Dr. and Hampton intersection. There is an existing sidewalk on W. Heather and a proposed interior pathway. The sidewalk and pathway provide a high level of pedestrian circulation at the edge of the park and in the interior.
- b. This criteria is not applicable as the project does not contain any residential units.
- c. The park is intended to be used by residents who can walk, jog or ride their bicycles. A sidewalk abuts the park on W. Heather Dr. As such, vehicles cannot park on the sidewalk or the street. On Hampton Ln. trees and landscaping are planted where the park meets the street. As such, vehicles are prohibited from parking on the street.
- d. Emergency and service vehicles can easily arrive at the park by the adjacent streets and can enter the park by going over the sidewalk.
- e. There is an existing sidewalk on W. Heather Dr. The proposed internal walkway meets the Florida Building Code.
- f. Since there are no parking spaces, handicap parking is not required by the Florida Building Code. The existing sidewalk on W. Heather Dr. and the proposed interior walk are consistent with the American Disabilities Act (ADA).

Finding: Consistent

Criteria 4 *Community services and utilities.* All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

- a. An adequate sanitary sewer collection system, including all necessary extensions and connections, shall be provided in accordance with Village

standards for location and design. Where necessitated by the size of the development and/or by the unavailability of Village treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with Village and State standards and regulations.

- b. An efficient solid waste collection system, including the provision of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable Village standards.
- c. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.

Analysis: The following analysis is alphabetically keyed to the above criteria.

- a. When the plans are submitted for a building permit, the Village and Miami-Dade County Sewer Water Authority will require the appropriate connections.
- b. The proposed park will have trash and recycling cans at the pergola that covers benches and tables and at the bicycle racks at the northeast and southwest corners of the property. As such, there are adequate facilities for solid waste.
- c. During the review of the plans for building permit, the Fire Department will insure that the project meets all of the applicable fire related life safety codes.

Finding: Consistent.

Criteria 5 *Building and other structures.* All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

- a. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture, incompatible physical or visual relationships.
- b. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

- c. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

Analysis: The following analysis is alphabetically keyed to the above criteria.

- a. The only building or structure is a pergola located inside the park near the pathway facing Hampton Ln. It will be wood, provide shade and be covered with landscaping. The location provides a view of the entire park. The style and texture of the pergola is found throughout the Village.
- b. The only building or structure is a pergola which measures 9 ft. 4 in. in height, 18 ft. long and 12 ft. wide from post to post. It is located inside the park near the pathway facing Hampton Ln. The pergola provides shade for two (2) pic-nick tables and an opportunity to observe activity in the park. It is open on all sides. There is an 8 ft. tall hill/berm that is located towards the center of the park which will be used by children. As such, there are no privacy issues.
- c. All signage will meet Village standards. There is no sign naming the park.

Finding: Consistent.

Criteria 6 All applicants are required to prove that the project meets the Village's Concurrency Level of Service Standards for Roads, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Recreation and Open Space.

- Analysis: The proposed use of the property is a park. The concurrency requirements are:
 - a. Roads: The property is located on a corner. As such, it is very accessible.
 - b. Sanitary Sewer: There are no bathrooms in this park. The irrigation system will be connected to the water line in the street.
 - c. Schools: The park does not add to the school population.
 - d. Solid Waste: There are three (3) garbage and recycling cans in the park. These will be serviced by the Village.
 - e. Potable Water: There is water in the street. However, a fountain is not provided. If it is determined that a fountain is necessary, it can be connected to the existing water meter.

- f. Parks and Recreation: The Park contains approximately 9,846 sq. ft. or .23 of an acre. With this addition, the Village will have a shortfall of 5.43 acres in recreation and open space.

Finding: Consistent

Criteria 7 *Other Requirements.* Requirements and recommendations as provided in the Village tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

Analysis: The project exceeds the landscape requirements that are set forth in the Zoning and Land Development Regulations.

Finding: Consistent

RECOMMENDATION

Staff recommends approval of the project.

WEST HEATHER DRIVE



LONCHOCARPUS VIOLACEUS



COPERNICIA MACROGLOSSA



LAGERSTROMIA SPECIOSA



CALLIANDRA HAEMATOCEPHALA



STEMMADENIA LITORALIS



QUERCUS VIRGINIANA



CANELLA WINTERANA



DICTYOSPERMA ALBUM



PTYCHOSPERMA ELEGANS



CALYPTRANTHES PALLENS



COCCOTHRINAX MIRAGUAMA



CORDIA SEBESTENA



CANELLA WINTERANA



MYRCIANTHES FRAGRANS



TABEBUIA CARAIBA



GUIAACUM SANCTUM



PHOENIX SYLVESTRIS



DYPISIS CABADAE



COCCOTHRINAX CRINITA



PSEUDOPHOENIX VINIFERA



CAESALPINIA GRANADILLO



JACARANDA MIMOSIFOLIA

CORNER PARK
401 - Hampton Lane Park
Village of Key Biscayne

PROJECT NUMBER

ISSUE DATE
10.03.2016

REVISIONS
OCTOBER-2016

Brett G. Simon
Architectural Design

Arielle J. Simon,
Horticultural Adviser

Steven A. Simon, M.D.,
Project Coordinator

Mercedes Porcari,
Landscape Consultant,
Village of Key Biscayne

Landscape committee

DRAWING TITLE
LANDSCAPE DESIGN

SCALE 1/8" = 1'-0"

SHEET NUMBER

LA-1

WEST HEATHER DRIVE

HAMPTON LANE

25.0'



CORNER PARK

401 - Hampton Lane Park
Village of Key Biscayne

PROJECT NUMBER

ISSUE DATE
10.04.2016

REVISIONS
OCTOBER-2016

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Architectural Design

Arielle J. Simon
Horticultural Adviser

Steven A. Simon, M.D.
Project Coordinator

Mercedes Porcari
Landscape Consultant,
Village of Key Biscayne

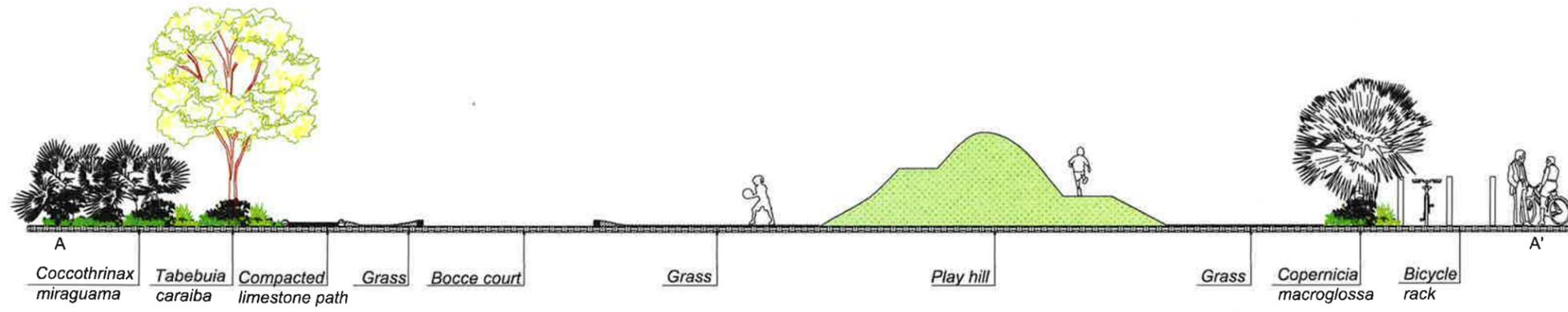
DRAWING TITLE

LAND USE PLAN

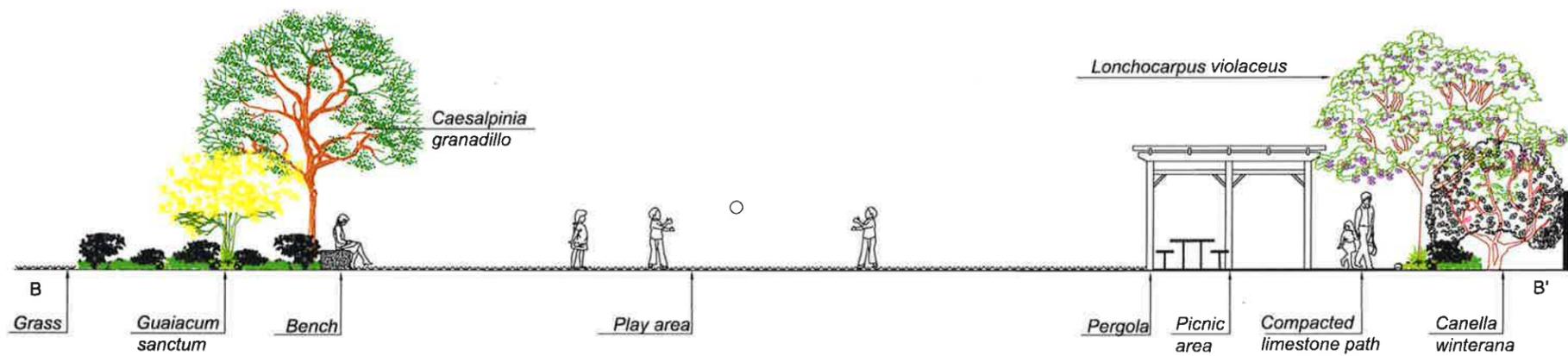
SCALE: 1/8" = 1'-0"

SHEET NUMBER

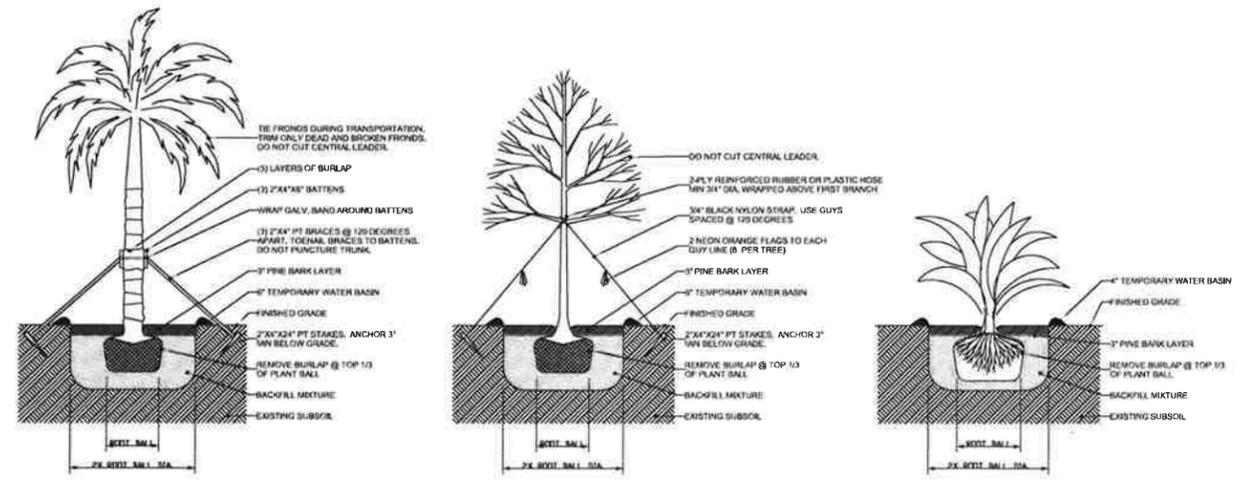
LA-2



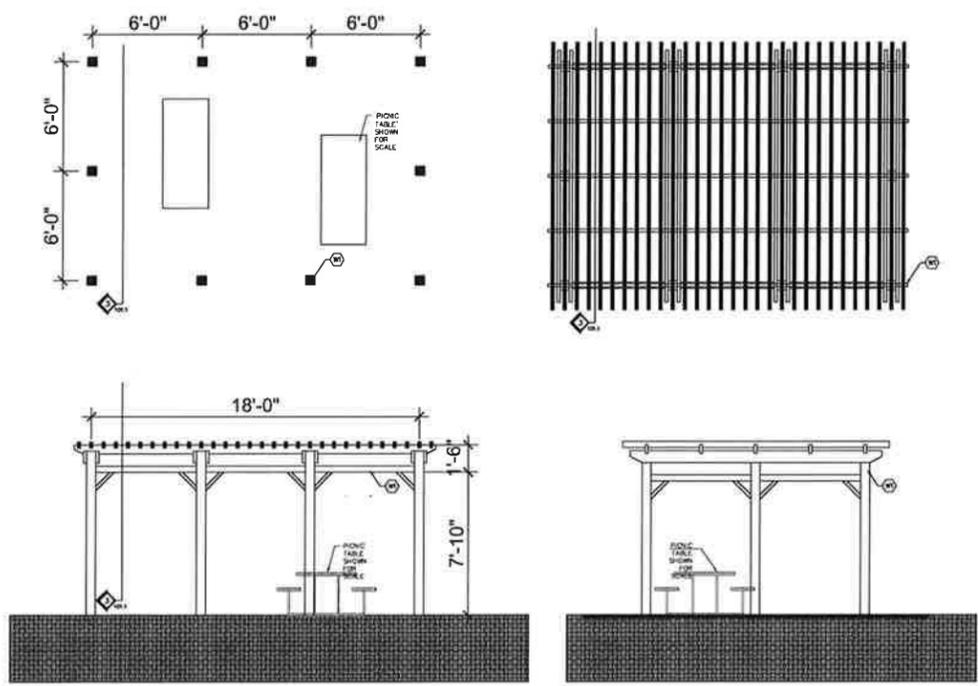
ELEVATION A - A'



ELEVATION B - B'



PLANTING DETAIL



PERGOLA DETAIL

CORNER PARK
 401 - Hampton Lane Park
 Village of Key Biscayne

PROJECT NUMBER

ISSUE DATE
 10.04.2016

REVISIONS
 OCTOBER-2016

Brett G. Simon
 Architectural Design
 Arielle J. Simon
 Horticultural Adviser

Steven A. Simon, M.D.
 Project Coordinator

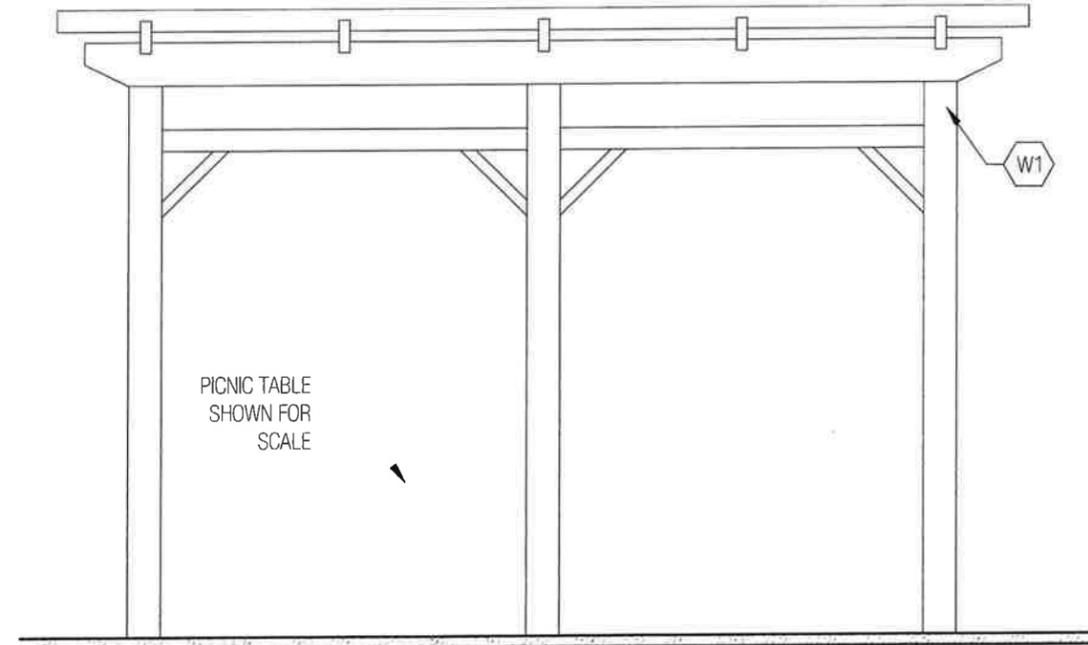
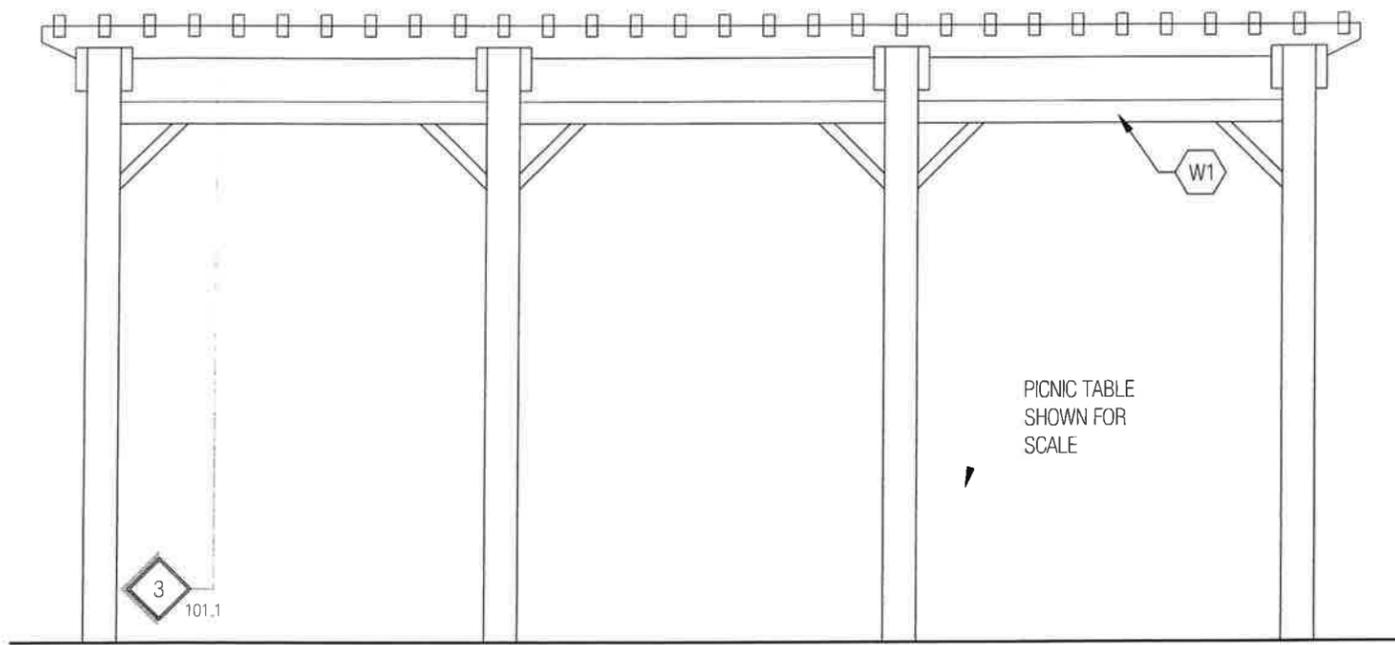
Mercedes Porcari
 Landscape Consultant,
 Village of Key Biscayne

DRAWING TITLE
 DETAILS

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

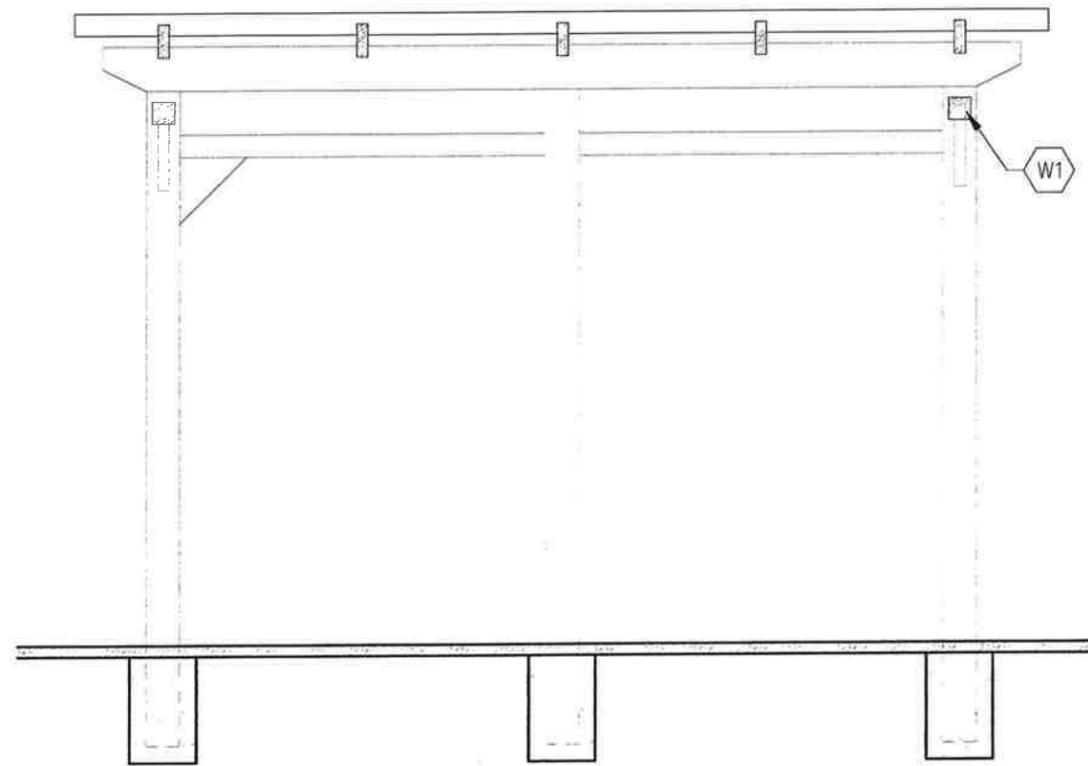
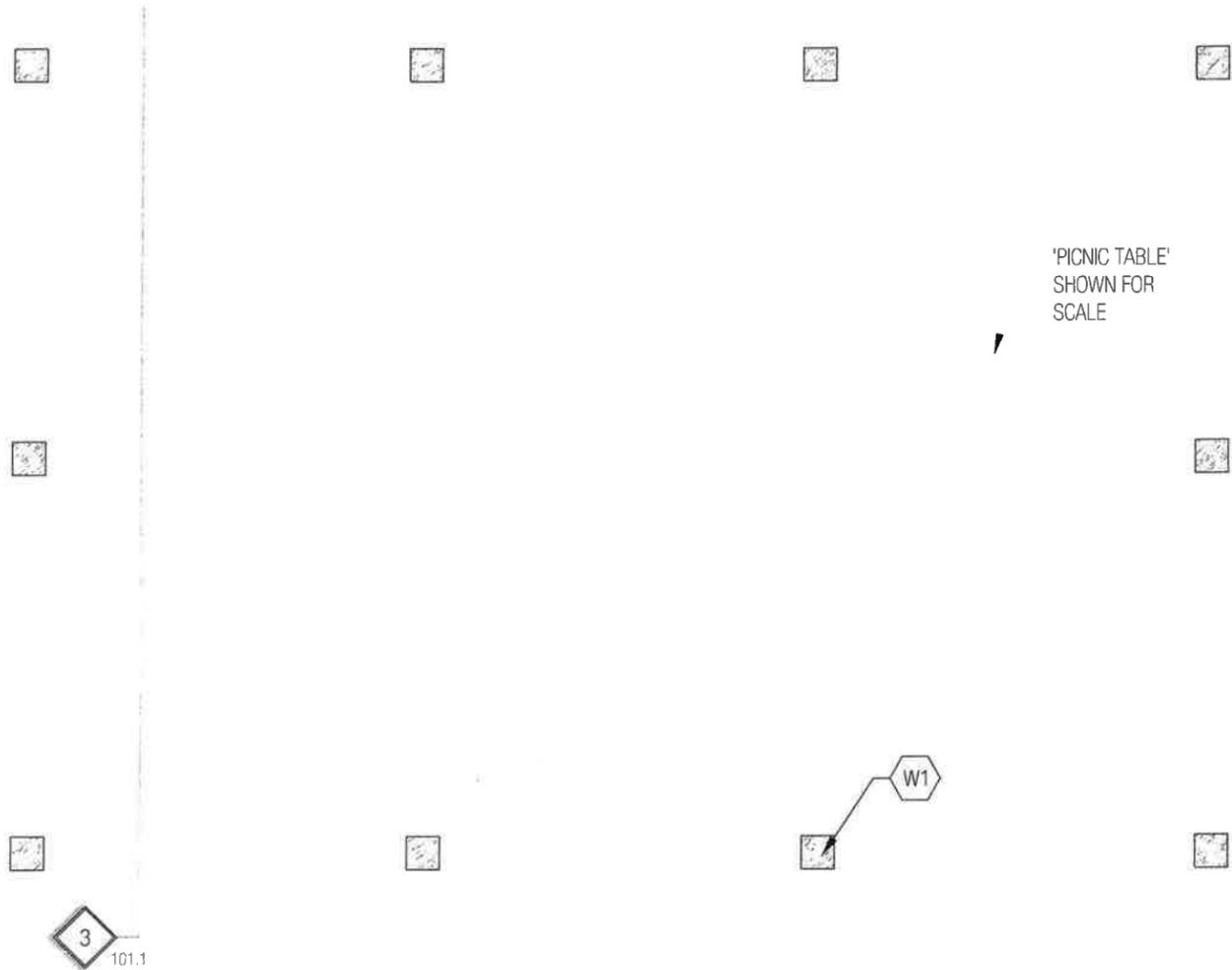
SHEET NUMBER

LA-3



1 LONG ELEVATION
3/8" = 1'

2 SHORT ELEVATION
3/8" = 1'



4 SECTION
3/8" = 1'

3 PLAN
3/8" = 1'

notes
W1. TBD Painted Pine

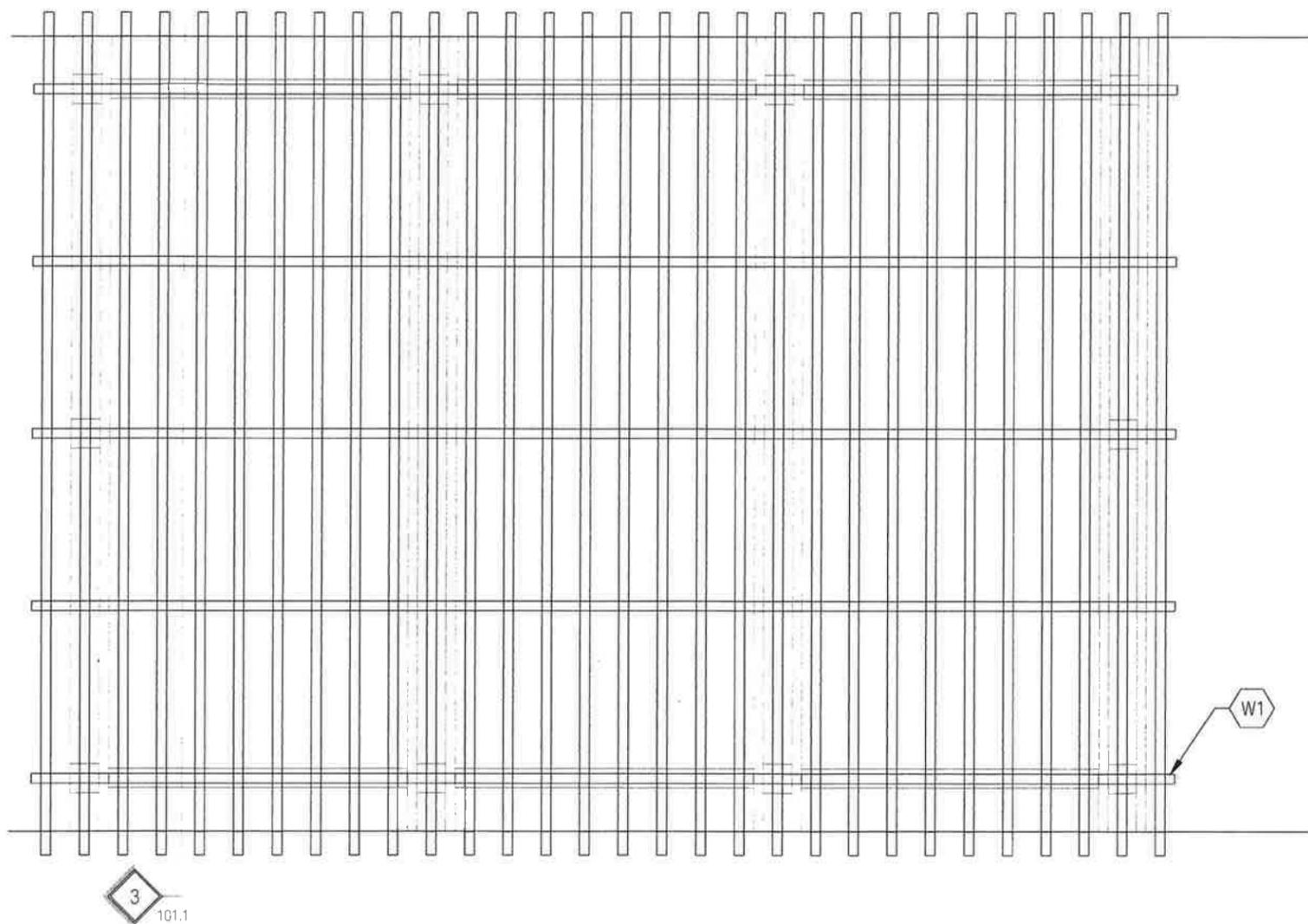
revision schedule
first submission 09.26.2016

project name
CORNER PARK PERGOLA

prepared by
Brett Simon

101.1

notes
W1. TBD Painted Pine



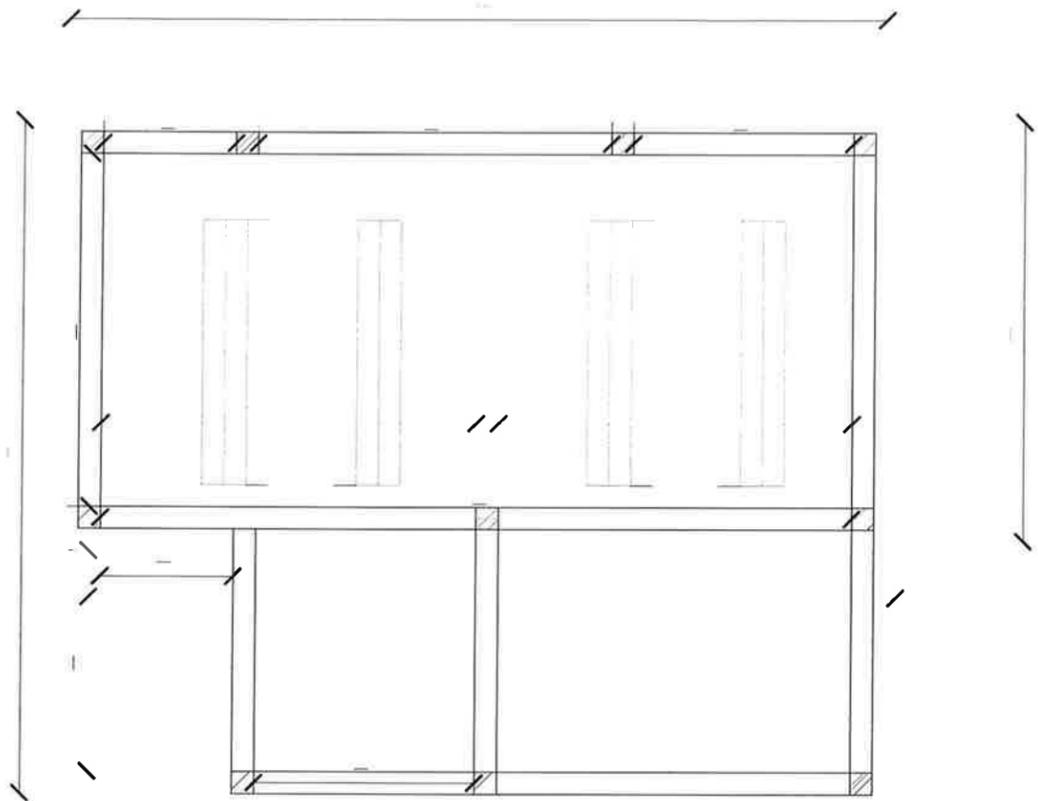
1. ROOF PLAN
3/8" = 1'

revision schedule
first submission 09.26.2016

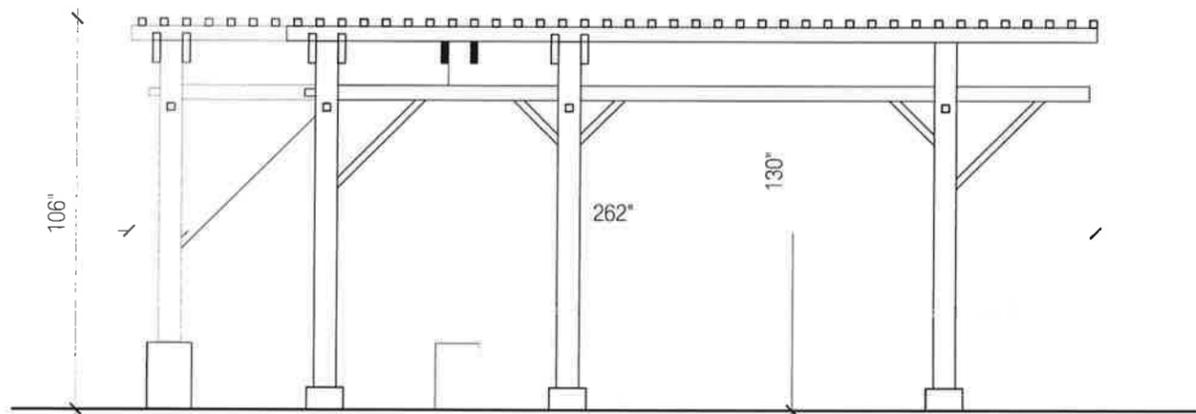
project name
CORNER PARK PERGOLA

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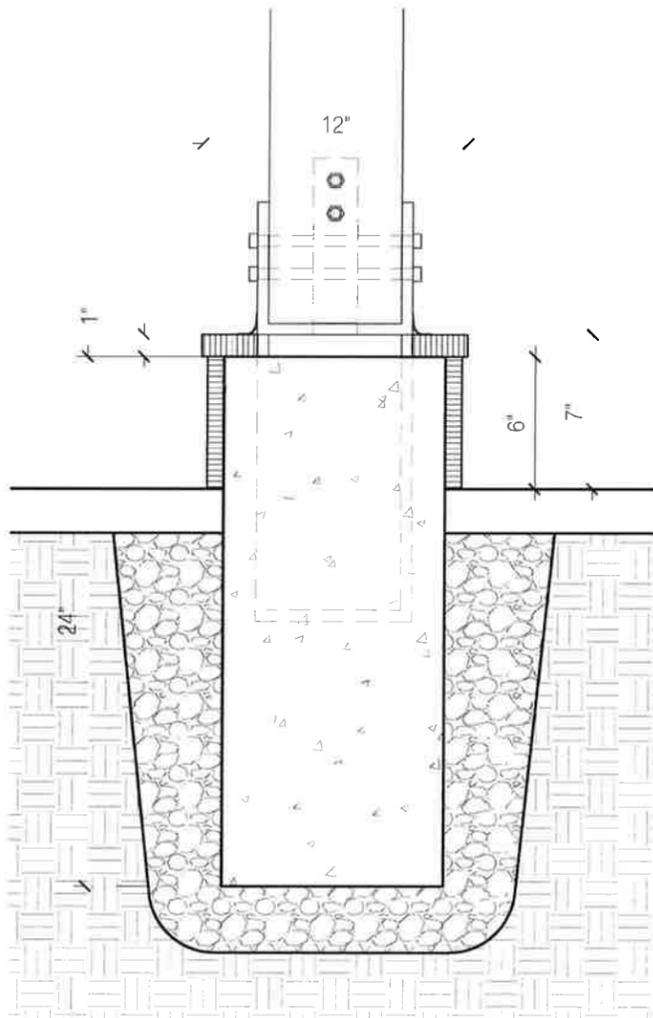
101.2



1 Plan: approximate footprint
1/4" = 1'



2 Elevation: roof suggested over portion of pergola
1/4" = 1'



3 Section: Preliminary Footing Detail and wood to concrete connection
1-1/2" = 1'

- notes
- Materials:
- Wood TBD
 - Steel connectors
 - Concrete
 - Gravel
 - Keystone

revision schedule	
first submission	10.12.2016



CORNER PARK PERGOLA

prepared by
Brett Simon