



Virginia Key Master Plan: 2010

A Forgotten Natural Wonder,
A Community Planning Process

- **STAKEHOLDER INTERVIEW PROCESS,**

January 18-22, 2007



- **PUBLIC MEETING #1: SITE INVENTORY AND ANALYSIS,**

March 29, 2007

- **PUBLIC MEETING #2: COMMUNITY WORKSHOP AND CONSENSUS BUILDING,**

June 20, 2007



- **PUBLIC MEETING #3: PRELIMINARY MASTER PLANNING,**

August 26, 2008



- **PUBLIC MEETING #4: VIRGINIA KEY MASTER PLAN,**

May 20, 2009



- **WATERFRONT ADVISORY BOARD,**

June 9, 2009

- **PLANNING ADVISORY BOARD,**

June 17, 2009

- **UEL DESIGN WORKSHOP**

September 27, 2009



- **WATERFRONT ADVISORY BOARD,**

October 5, 2009



- **CITY COMMISSION**

October 8, 2009

Public Consensus Building

UEL Design Workshop Sept 27, 2009

Recommendations:

1. **Welcome Center within Marine Stadium Park Area**
2. **Multi-jurisdictional authority over island**
3. **Transportation: Connectivity**

Vision For Virginia Key From UEL Workshop Sept 27, 2009

- **Complete public access to waterfront**
- **Sustainable principles: healthy activity, low carbon footprint**
- **No overnight accommodations but expand eating and public facilities and recreational activities.**
- **Enhance public amenities, transportation**
- **Integrate Thematic Linkages: Heritage, Recreation, Environmental Education, and Conservation of Natural Resources**
- **An Accessible Place of Recreation, Heritage, and Natural Conservation**



October 5, 2009

Waterfront Advisory Board

MOTION

To accept the Virginia Key Master Plan as presented with the following additions and inclusions:

- **Welcome Center on the Marine Stadium site and restoration of Marine Stadium.**
- **A transportation plan to and from the Marine Stadium, Park and Passive use areas.**
- **No Hotel or Hotels on site.**
- **Inclusion of one or two of the identified Boat Ramps included in the Master Plan.**
- **Re- inclusion of the BMX and Mountain Bike trails.**
- **Creation of an Implementation Committee.**
- **Cleaning up the landfill and examine possible leaking from the site into the bay. Proper remediation.**
- **Increase the buffer areas between nature areas (i.e. mangrove) and the proposed playing fields.**
- **Historic Virginia Key Beach continued restoration.**

October 8, 2009

City Commission

MOTION

To defer Item PZ.1 to the first scheduled City Commission meeting in May 2010

- **Immediately allow a mountain bike facility on North Point,**
- **Immediately move forward with the remediation of the landfill and utilize the \$45 million in Miami-Dade County funds for same, and**
- **To ensure the Virginia Key Beach Park Trust has the flexibility in its efforts to construct, operate, or maintain the proposed Civil Rights Museum complex and any other facilities as the Trust may deem necessary in order for the Museum to survive**

Public Consensus Building and Project Schedule following City Commission Deferral on October 8, 2009

- **December 10, 2009-** First Workshop at Lummus Park with UEL
- **January 14, 2010-** Second Workshop at Lummus Park with UEL
- **February 3, 2010-** Mountain Bike Course Layout at North Point site
- **February 11, 2010-** Discussion Item at City Commission. Deferral to July 22, 2010.
- **March 27, 2010-** Dade Heritage Trust and Virginia Key Public Planning Coalition presentations at Rusty Pelican & design workshop at VKBPT offices
- **April 27, 2010-** City and County Commissioners / Staff / UM at City Hall
- **May 4, 2010-** Final UM Studio presentations by architecture students
- **May 5, 2010-** Meeting with UM / UEL / City Administration at Mayor's Office
- **July 1, 2010-** Meeting at County Public Works Department (Basin Area Plan)
- **July 13, 2010-** Waterfront Advisory Board
- **July 15, 2010-** Parks Advisory Board
- **July 21, 2010-** Planning, Zoning and Appeals Board
- **July 22, 2010-** City Commission Meeting

Virginia Key Public Planning Coalition

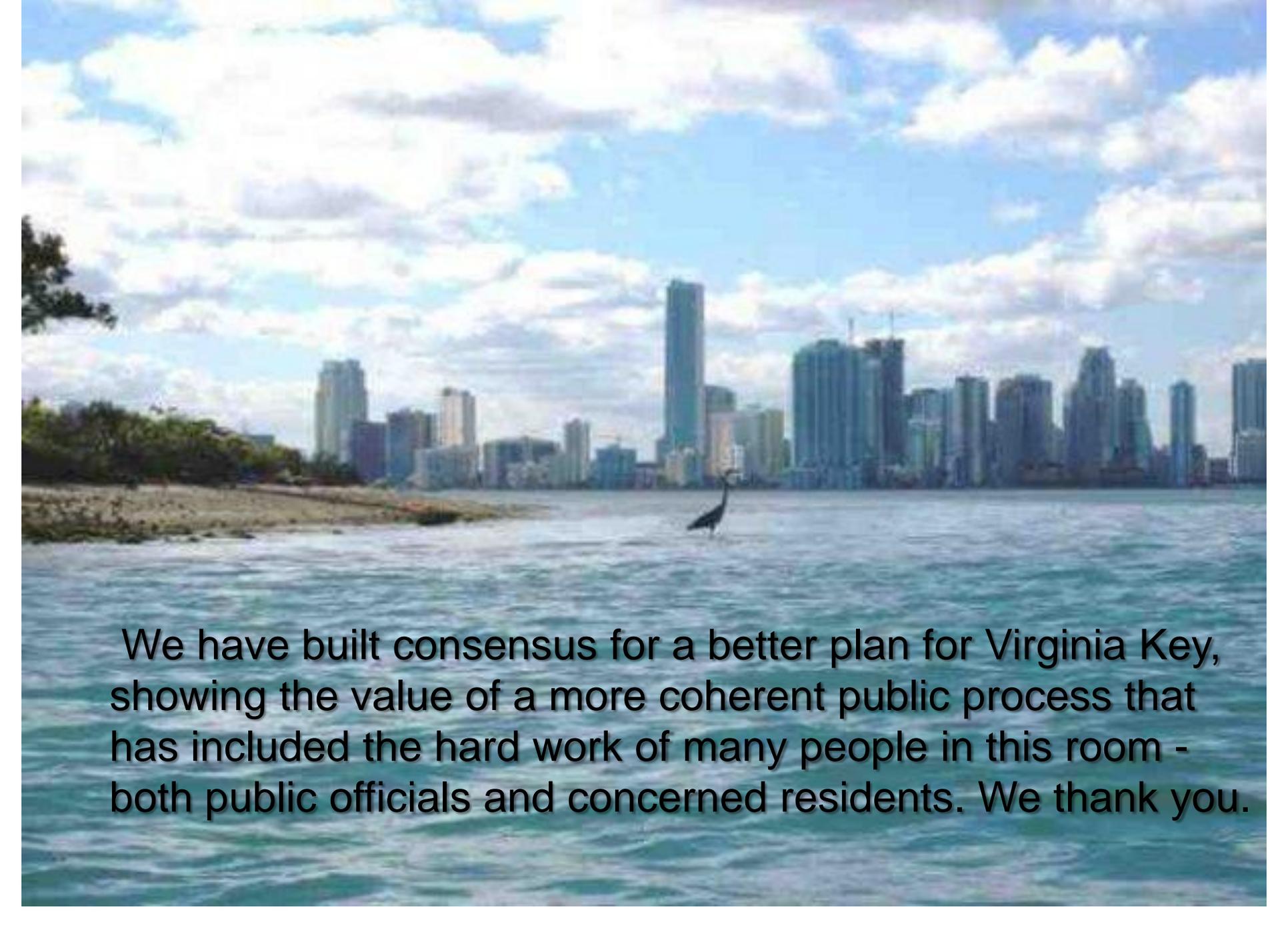
- Urban Environment League
- University of Miami School of Architecture
- Dade Heritage Trust
- Friends of Miami Marine Stadium
- Villagers
- National Trust for Historic Preservation
- World Monument Fund
- DOCOMOMO
- Virginia Key Beach Park Trust
- Dade County History Museum
- Tropical Audubon Society
- Sierra Club
- Urban Paradise Guild
- Miami Rowing Club
- Miami International Triathlon
- Speedboat Racing Association of America
- Swim Gym
- Rusty Pelican
- Friends of Virginia Key
- Miami Neighborhoods United
- Youth Serving Organizations of South Florida

Partnered with

- City of Miami Mayor's office and staff
- City of Miami Commissioner's office and staff
- City of Miami Planning Department
- City of Miami Parks and Recreation Department
- City of Miami Public Facilities Department
- Miami Dade County Parks and Recreation Department
- Miami Dade County DERM
- Miami Dade County Public Works Department
- Miami Dade County Transportation

We believe in honoring the input from the public in the planning process.



A scenic view of a city skyline across a body of water. The sky is blue with scattered white clouds. In the foreground, a bird is standing in the shallow water. The city skyline in the background features several tall buildings, including a prominent skyscraper. The water is a mix of blue and green, with some ripples. The overall scene is bright and clear.

We have built consensus for a better plan for Virginia Key, showing the value of a more coherent public process that has included the hard work of many people in this room - both public officials and concerned residents. We thank you.

Detailed Workshop Recommendations

1. Create a Welcome and Orientation Center

- Located at or near the Marine Stadium (possible relationship with National Park Service)
- Thematic integration of the Island
 - Education, research, recreation, natural areas, cultural memory, entertainment, food, water sports
- Introduction to island transportation system
 - Tram schedule, show nearby locations for bicycle rentals; where to rent kayaks

2. Follow historic legal agreements and establish a Controlling Authority

- County and State deed restrictions should be followed.
- Long term: A multi-jurisdictional Virginia Key Governing Board should be created to guide the future uses of the island and devise an equitable business plan for all elements of the Master Plan.

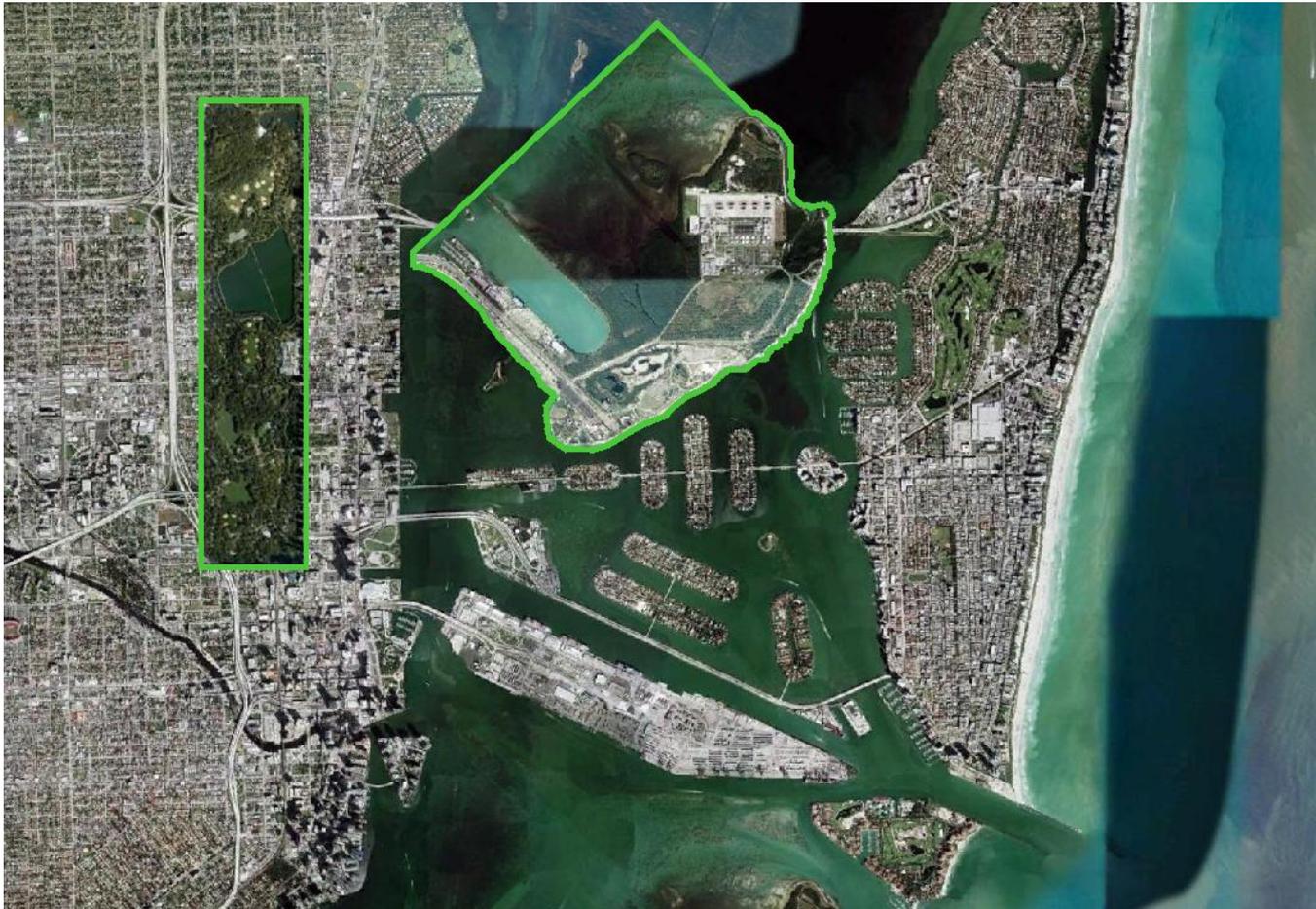


Where is Virginia Key?

- Originally part of what became Miami Beach
- Northernmost island between Miami and Key Biscayne
- Virginia Key includes 1,300 acres of submerged and surface land



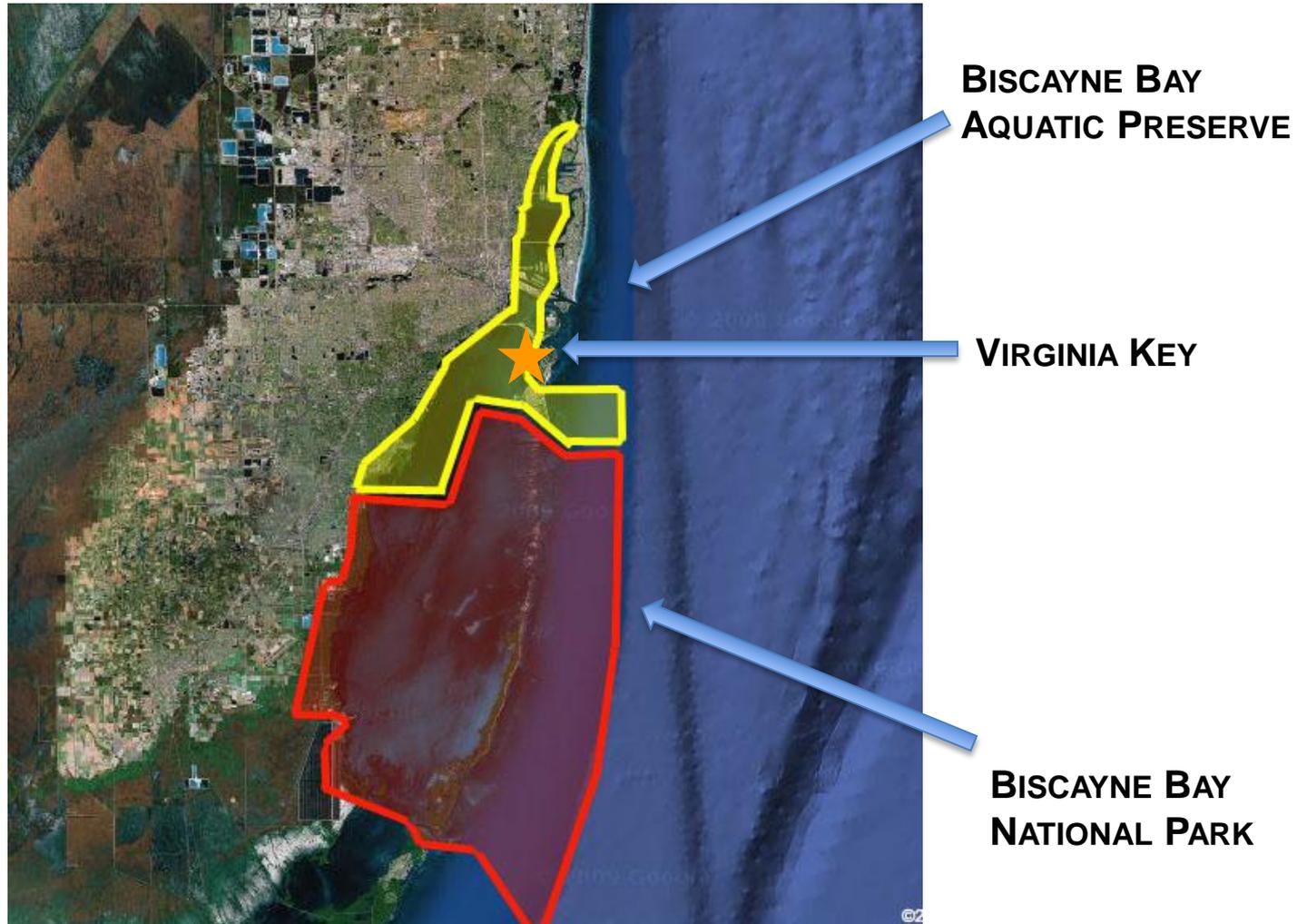
HOW BIG IS VIRGINIA KEY?



**VIRGINIA KEY: 1300 ACRES, 700 ACRES SUBMERGED,
TOTAL ACREAGE 2000**

CENTRAL PARK: 840ACRES

WHAT IS UNIQUE ABOUT ITS SETTING?



SUSTAINABILITY CRITERIA

1. Structures to follow USGBC's LEED Criteria for environmental sustainability standards
2. Use of Best Management Practices for stormwater management
 - permeable surfaces for trails, parking areas, and roadways,
 - bioswales/raingardens,
 - green roofs and rain cisterns for runoff collection, etc)



3. Use of onsite renewable energy resources (i.e. wind, sun, rain, etc)
4. Use of reclaimed water from Sewage Treatment Plant for irrigation and other non-potable water needs
5. Conservation of ecologically-sensitive areas with some opportunities for environmental education
6. Encouraging use of biking and pedestrian circulation through extensive island-wide trails
7. Reuse of brownfields and landfill area for green recreational opportunities
8. Use of environmentally-friendly products and practices for maintenance of parks and recreation areas

TRANSPORTATION TO THE ISLAND

BASE ON ENVIRONMENTAL CONDITIONS ANALYSIS



VIRGINIA KEY CONSENSUS MASTER PLAN JULY 2010



BISCAYNE BAY

NORRIS CUT

BILL SABOWSKI CRITICAL
WILDLIFE AREA

60.3 acres

1.1 acres

BASIN

21.4 acres

116.5 acres

15.6 acres

42.2 acres

HISTORIC VIRGINIA KEY
BEACH PARK
(WRT MASTER PLAN)

ATLANTIC OCEAN

BEAR CUT

NOTE:

This is a Conceptual Plan. Site elements such as parking garage, marina design and surface parking area locations may change.



LEGEND:

1- Marine Stadium Basin Properties

2- Historic Virginia Key Beach Park Site

3- North Point

4- Old Landfill

5- Beach and Hammock

6- Shrimpers' Lagoon and Treatment Plant

7- Critical Wildlife and Conservation Area

8- Miami-Dade County Property, Seaquarium and UM Rosentiel School

VIRGINIA KEY NORTH POINT



VIRGINIA KEY CONSENSUS MASTER PLAN

North Point
Existing
Conditions

60.3 acres



LAND USE SUMMARY

Mountain biking: 27.0 acres
Eco Campground: 3.0 acres
Information Center / restrooms: 0.02 acres
Biker's wash down area: 0.72 acres
Pervious parking: 1.08 acres
Hammock / trails / beach: 28.48 acres

TOTAL NORTH POINT: 60.3 acres



VIRGINIA KEY CONSENSUS MASTER PLAN

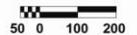
North Point Park

LEGEND

1. Mountain Bike Trails
2. Eco Campground
3. Biker's wash down area
4. Information Center with Restrooms
5. Pervious parking (100 spaces)
6. Enhanced public beach
7. Existing upland habitat restoration
8. Restored mangroves
9. Bill Sadowski Nature Preserve
10. Miami-Dade WASA Treatment Plant
11. Observation opportunities
12. Perimeter Multiuse Nature Trails
13. Proposed Coastal Hammock with nature trails
14. Foot Bridge
15. Lightly Planted Area



GRAPHIC SCALE



JULY 2010



LEGEND:

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**VIRGINIA KEY
CONSENSUS
MASTER PLAN**

**Landfill
Existing
Conditions**

116.5 acres



JULY 2010

LAND USE SUMMARY

Sport Fields: 19.9 acres (17%)
Pervious Parking: 2.2 acres (1.8%)
Recreation Center & Restrooms: 0.5 acres (0.5%)
Open Meadow: 9.0 acres (7.7%)
Mangroves & Hammock: 85.0 acres (73%)

TOTAL LANDFILL: 116.5 acres (100%)



VIRGINIA KEY CONSENSUS MASTER PLAN

Landfill Park

LEGEND

1. Softball / Little League (4 fields)
2. Soccer / Football (4 fields)
3. Tennis (4 courts)
4. Existing / restored mangroves
5. Batting Cage
6. Open Meadow
7. Recreation Center
8. Playground
9. Pervious parking (160 spaces)
10. Restrooms
11. Coastal Hammock / Nature Trails
12. Existing parking along Arthur Lamb Road



GRAPHIC SCALE
50 0 100 200

JULY 2010



Biscayne Bay

LEGEND:

- 1- Marine Stadium Basin Properties
- 2- Historic Virginia Key Beach Park Site
- 3- North Point
- 4- Old Landfill
- 5- Beach and Hammock
- 6- Shrimpers' Lagoon and Treatment Plant
- 7- Critical Wildlife and Conservation Area
- 8- Miami-Dade County Property, Seaquarium and UM Rosentiel School



1. Renovated Boat Launch with Canoe/Kayak Rentals and Food Concessions. (Existing to be improved)
2. Elevated Boardwalks with Environmental Educational Signage. (Existing to be improved)
3. Existing Parking to be improved with bio-swales and pervious pavement.
4. Beach Pavilion and Facilities Building, Playground/Tot-lot, Beach Volleyball Courts, and Public Picnic Area (Existing to be improved)
5. Enhanced Existing Public Beach Area and Trails
6. Coastal Hardwood Hammock Restoration Area with Enhanced Interpretive Trail System with Environmental Education Opportunities (minor improvements and additions to existing trails)
7. Public Restrooms and Shelter Building (Existing to be improved)

**VIRGINIA KEY
CONSENSUS
MASTER PLAN**

**Shrimper's
Lagoon,
Public Beach
and Coastal
Hammock
Restoration**



JULY 2010



LEGEND:

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Recent Historic Milestones

- **1945: Va Key Beach created for African-Americans after 1st Postwar civil rights demonstration**
- **1947: Causeway opened from Miami to Key Biscayne**
- **1953: UM RSMAS moves to Virginia Key**
- **1963: Marine Stadium opened**
- **1982: Va Key beach given to City in global deal; Va Key Park closed contrary to deed restrictions**
- **1987: City of Miami Virginia Key Master Plan**
- **1999: Virginia Key Beach coalition fights for preservation of park from upscale Eco-campground**
- **2003: Virginia Key Beach Park WRT Master Plan**



VIRGINIA KEY BEACH PARK

MASTER SITE PLAN

0' 300'

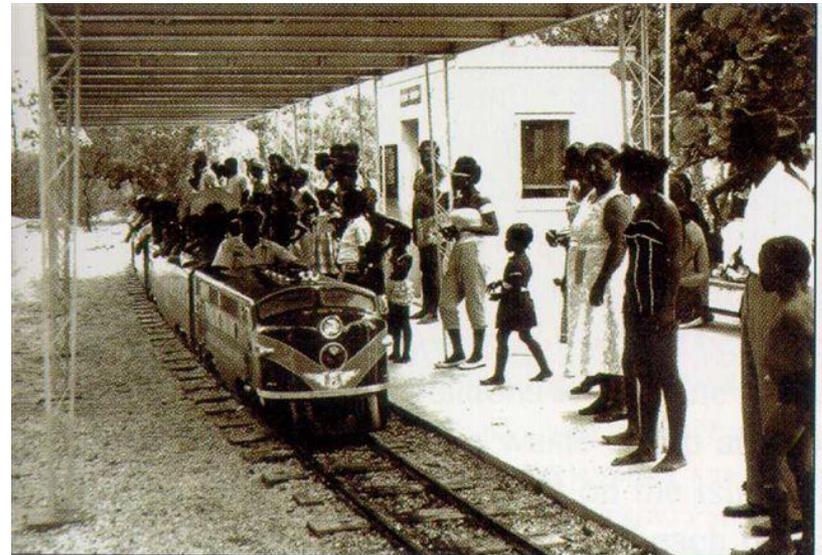


◆ HISTORIC FEATURE

WALLACE ROBERTS & TODD, LLC



- **Historic contribution to the diversity of our community.**
- **Crucial civil rights history happened here. To be honored in a museum.**
- **Protection of the Virginia Key Beach Park is central to the integrity of the island.**





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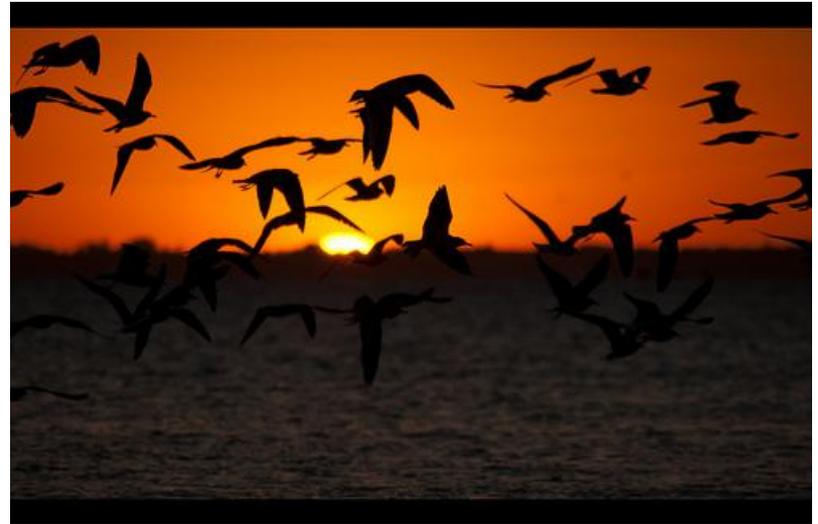
6- Shrimpers' Lagoon and Treatment Plant

7- Critical Wildlife and Conservation Area

8- Miami-Dade County Property, Seaquarium and UM Rosentiel School

Bill Sadowski Wildlife Preserve

- Extremely sensitive preserve, endangered marine life mating, etc.
- Bird rookery
- Recommendations: Improve the level of signage and buoy markers to ensure protection against intruders into this sensitive natural area.





**VIRGINIA KEY
CONSENSUS
MASTER PLAN**

**Bill Sadowski
Critical Wildlife Area:**

**Environmental
Educational
Trails**



JULY 2010



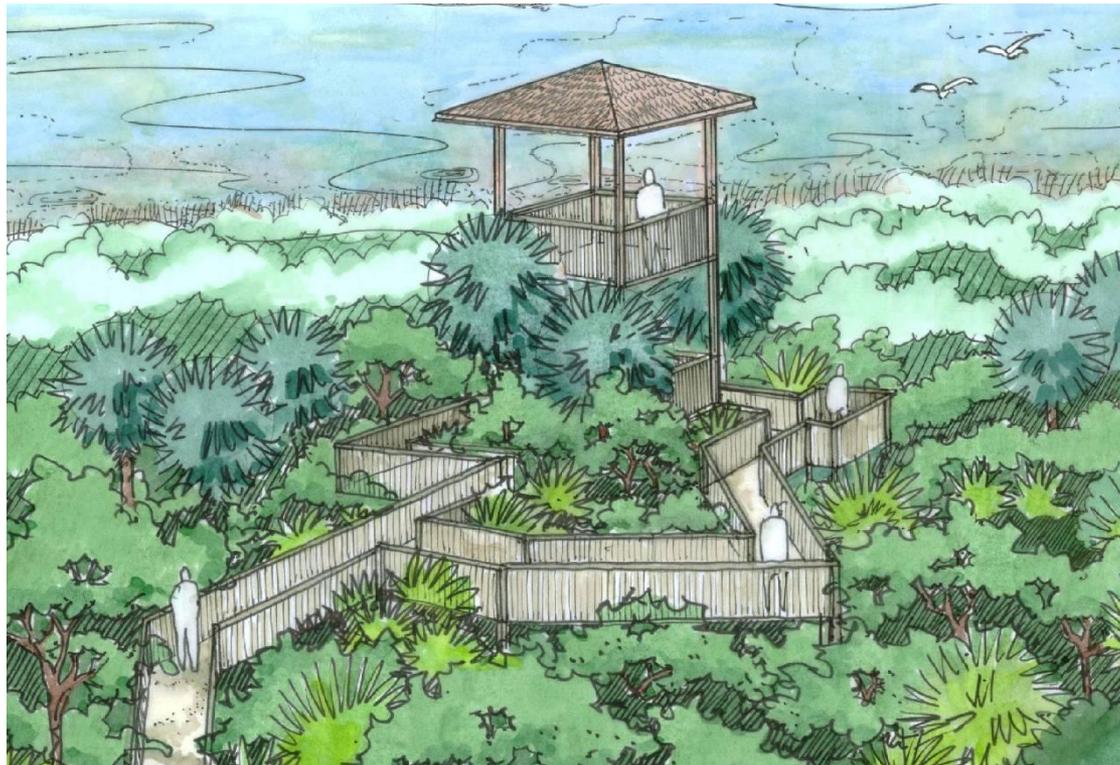
West Lake Park, Florida



Park, Broward County, Florida

**VIRGINIA KEY
CONSENSUS
MASTER PLAN**

**Bill Sadowski
Critical
Wildlife Area:
Environmental
Educational
Trails**



Proposed wildlife watch tower

JULY 2010



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RICKENBACKER MARINA

RUSTY PELICAN RESTAURANT

MIAMI MARINE STADIUM & PARKING

MIAMI ROWING CLUB AND SWIM GYM

MAST ACADEMY

DRY-STACK BOAT STORAGE



**VIRGINIA KEY
CONSENSUS
MASTER PLAN**

**Basin Area
Properties**

42.2 acres

**Existing
Conditions**



JULY 2010



**CITY OF MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD (HEPB)
HISTORICALLY DESIGNATED SITE (OUTLINED IN RED)**

THE INDICATED AREA SHOWS THE PROTECTED BOUNDARIES OF THE BASIN AND THE PROPERTY FRONTING THE STADIUM ALL THE WAY TO THE RICKENBACKER CAUSEWAY.



COMPARISON BETWEEN THE WASHINGTON MALL AND THE VIRGINIA KEY BASIN



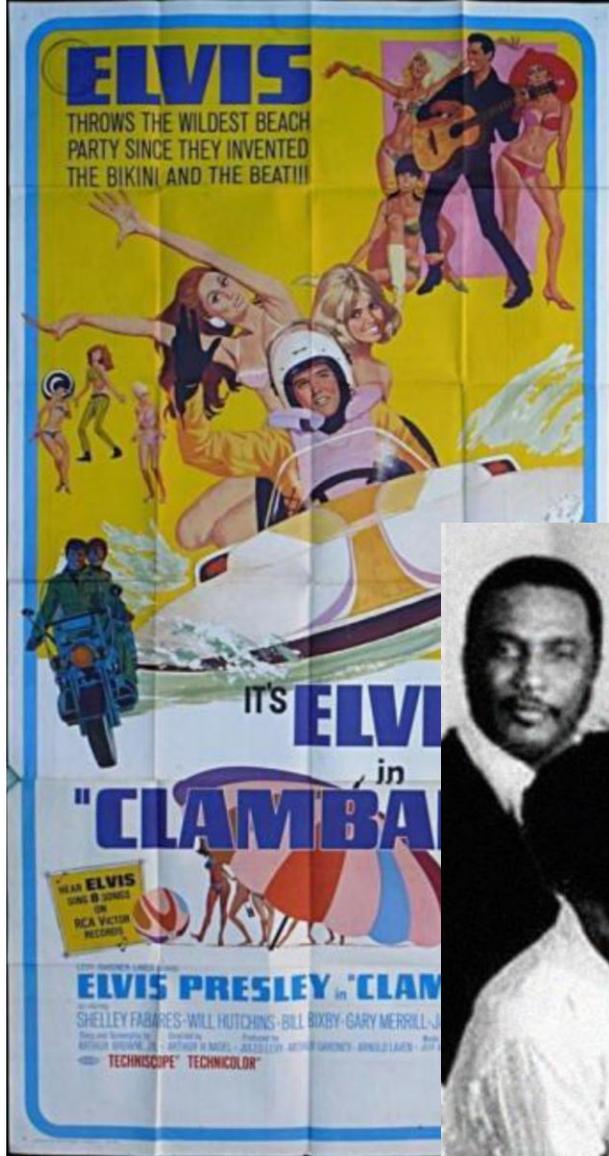
MIAMI MARINE STADIUM

**WORLD MONUMENTS FUND WATCH LIST 2010 AND NATIONAL
TRUST FOR HISTORIC PRESERVATION ENDANGERED LIST OF 2009**

Views of the Marine Stadium

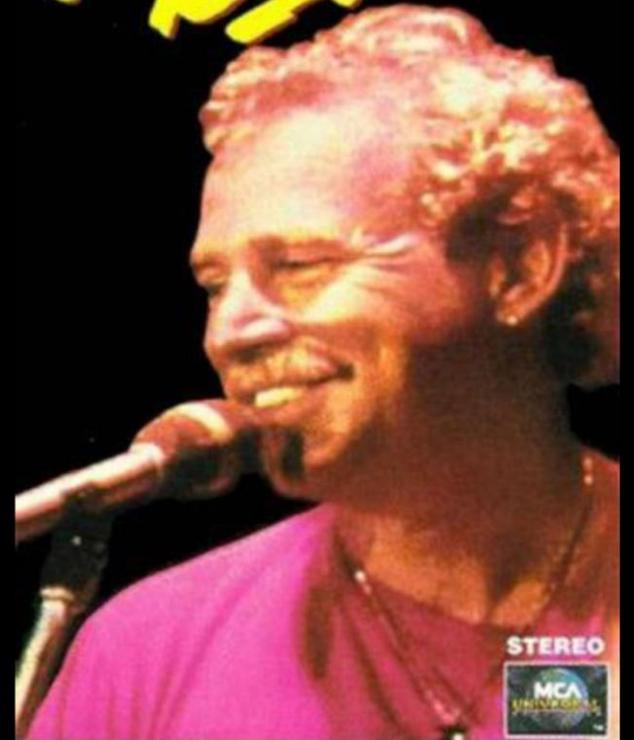


Marine Stadium under construction and architect Hilario Candela



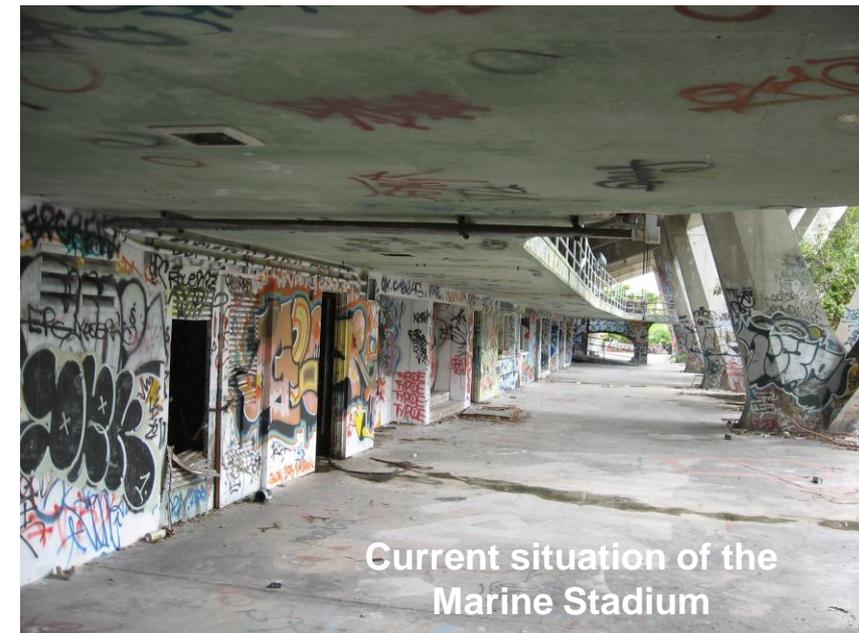
LIVE BY THE BAY

Jimmy Buffett

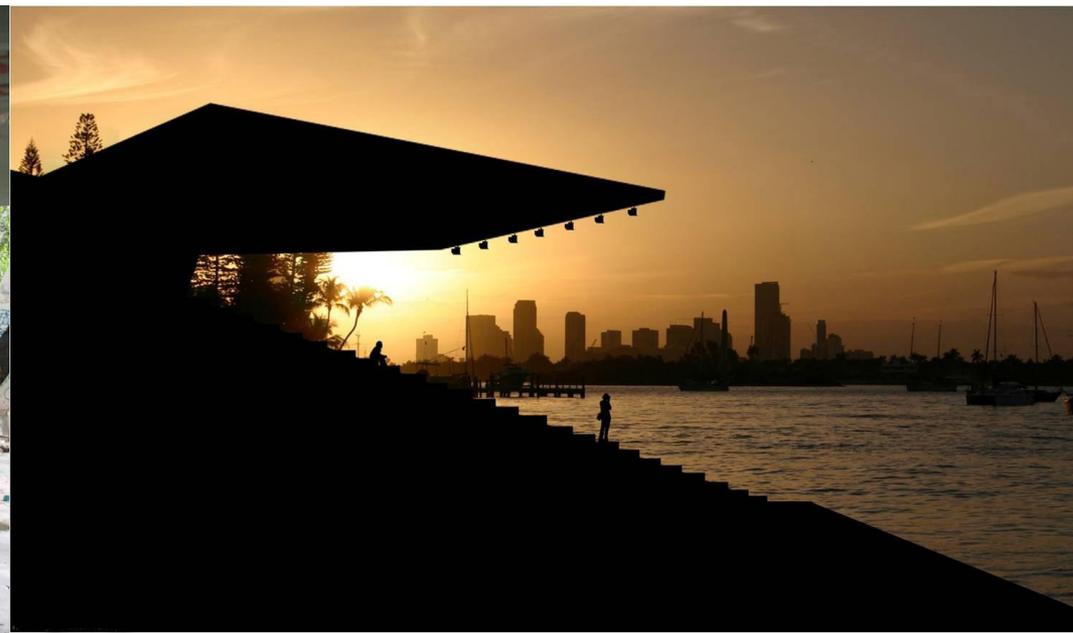




**A place of unique history,
extraordinary potential
and great views of the city.**



**Current situation of the
Marine Stadium**



- **NOAA, UM RSMAS**
- **Virginia Key Wastewater Treatment Plant**
- **City of Miami Recycling Plant**
- **Dade Marine Institute**
- **Virginia Key Beach Park Trust**
- **MAST Academy**
- **Seaquarium**
- **Public Works Facility**
- **Rowing Club and Swim Gym**
- **Rusty Pelican**
- **Bill Sadowski Critical Wildlife Area**
- **Historically Designated Miami Marine Stadium and Basin**

Established Institutions and Natural Areas



Miami Marine Stadium and basin built in 1963





ROWING REGATTAS & DRAGON BOAT RACING



MIAMI INTERNATIONAL TRIATHLON



WAKEBOARDING COMPETITIONS BOARD-UP MIAMI



SWIMMING





**SPEEDBOAT
RACING
RETURNING TO THE
BASIN**



**FUTURE USES
RED BULL
FLUGTAG**

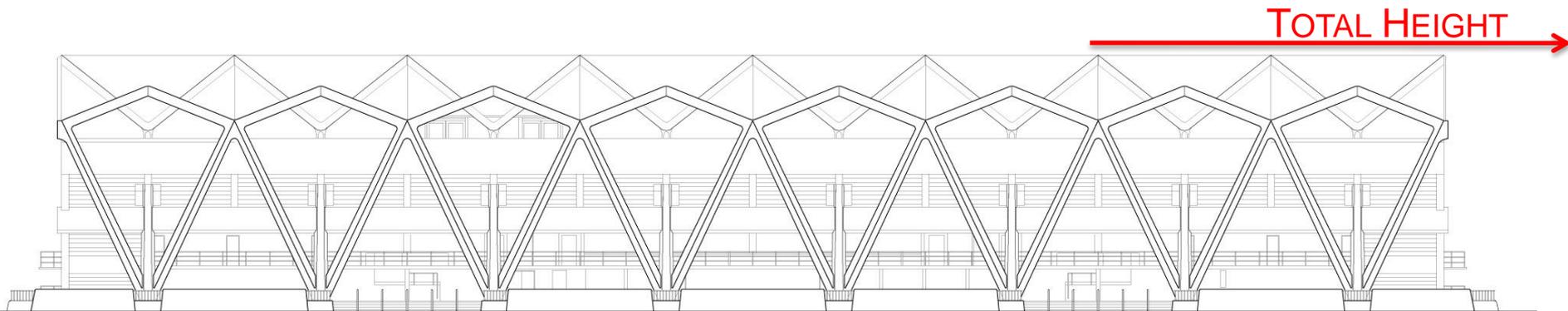
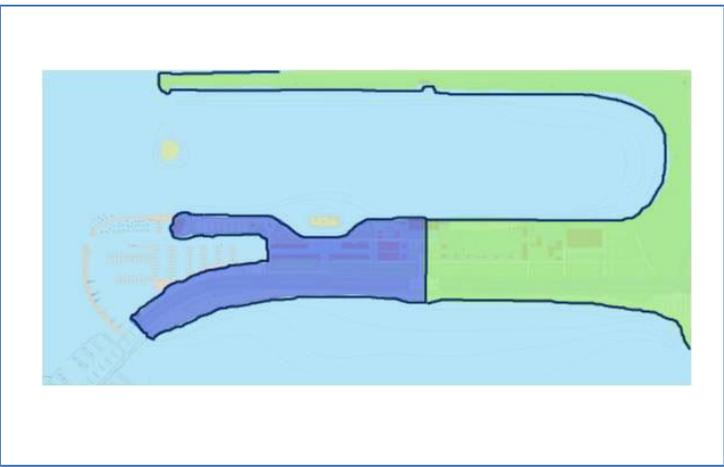


CONCERTS



Marine Stadium Opening Night Dec 2012





PLANNING PRINCIPLES

- 1. MAXIMIZE PUBLIC ACCESS TO THE WATERFRONT**
- 2. PROVIDE FLEXIBLE OPEN SPACE ON EASTERN SIDE FOR PUBLIC RECREATIONAL USE**
- 3. BUILD NEW REVENUE GENERATING BOATING FACILITIES**
- 4. PROPOSED SITE FOR MARINE EXHIBITION CENTER**
- 5. RESTORATION AND VIGOROUS USE OF MIAMI MARINE STADIUM
(NO STRUCTURES SHALL EXCEED THE HEIGHT OF THE HISTORIC MIAMI MARINE STADIUM)**
- 6. PROVIDE GREEN ALTERNATIVES FOR PARKING**
- 7. PROMOTE VARIED PUBLIC USE OF SITE FROM PASSIVE TO ACTIVE AND ISLAND INTEGRATION**

PROMOTE VARIED PUBLIC USE OF SITE FROM PASSIVE TO ACTIVE AND ISLAND INTEGRATION



Miami Marine Park



**VIRGINIA KEY
MASTER PLAN
MIAMI MARINE PARK**

UNIVERSITY OF MIAMI
SCHOOL OF ARCHITECTURE
SPRING & SUMMER 2012

DESIGNED BY: JOHN BROWN, JAMES CROWLEY, STEVEN DAVIS, WALTER
FRITZ, STEVE GARDNER, JENNIFER HARRISON, KAREN HULL, ANDREW LIPSON,
MICHAEL MORA, JOHN PERE, ANDREW RAY, ANDREW SHERMAN, ANDREW THOMAS
PROFESSOR JAMES HARRISON AND PROFESSOR KAREN HULL

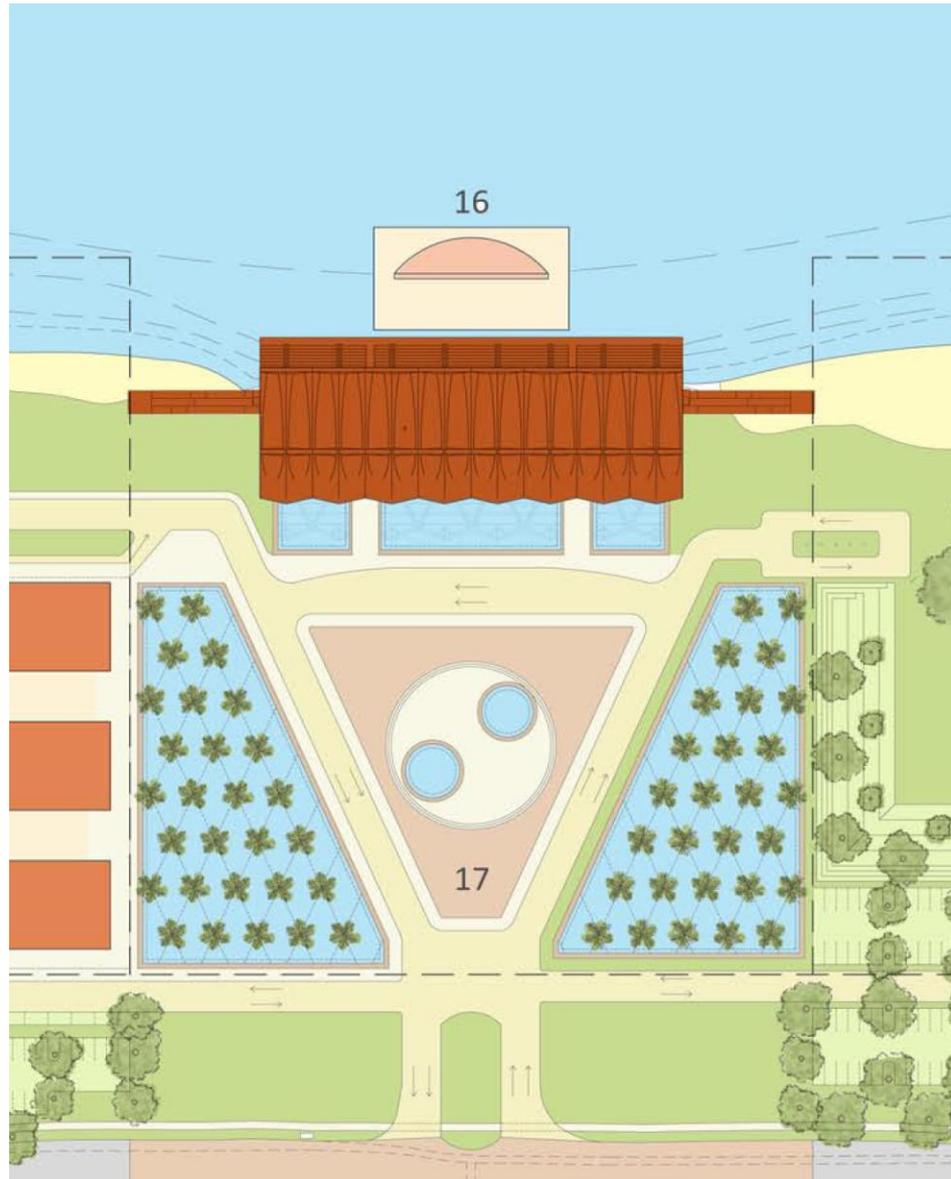
ON SITE PARKING

Green Surface Parking	843
Under Building Parking	200
Structured Parking	300
	1343
Special Event Overflow in Field	350
Special Event Overflow in Arthur Lamb Road	800
Total	2443

LEGEND

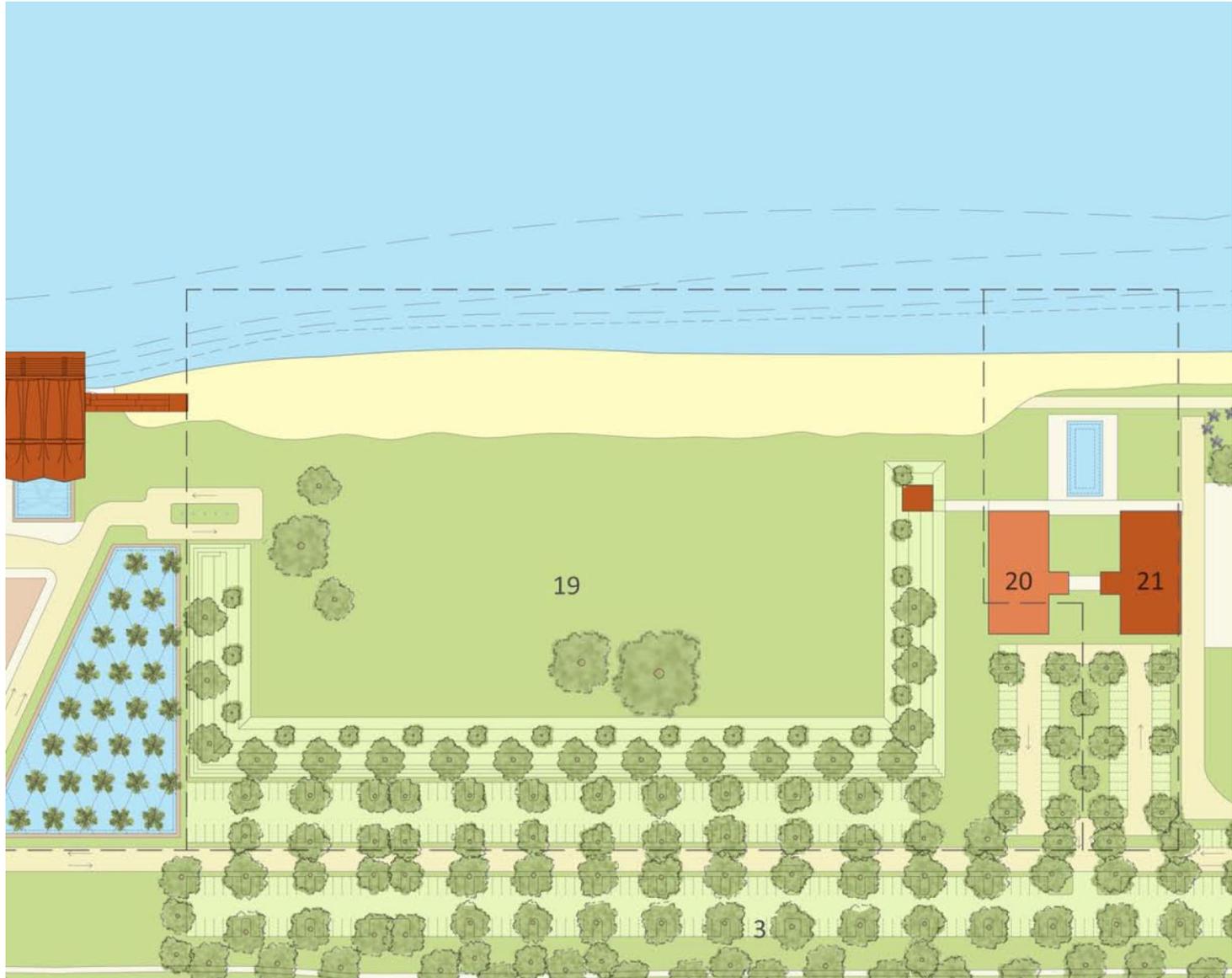
- LOOKOUT POINT
- RUSTY PELICAN
- PARKING GARDEN
- EXISTING RICKENBACKER MARINA
- PROPOSED NEW MARINA EXPANSION
- RICKENBACKER CAUSEWAY
- FRESH MARKET
- FISHING CHARTER DOCK
- FOUNTAIN
- RUSTY PELICAN BRIDGE
- HORACIO'S RESTAURANT
- PARKING DECK AND RETAIL SPACE
- PEDESTRIAN WALKWAY
- DRY STACK STORAGE
- MARINE EXHIBITION CENTER
- MIAMI MARINE STADIUM
- MARINE STADIUM ENTRANCE PLAZA
- HOBIE BEACH
- OPEN GREEN FIELD
- SWIM GYM
- ROWING CLUB
- MAST ACADEMY

Miami Marine Stadium



Public Open Space

Flexibility required for daily activities and special events





Marine related activities

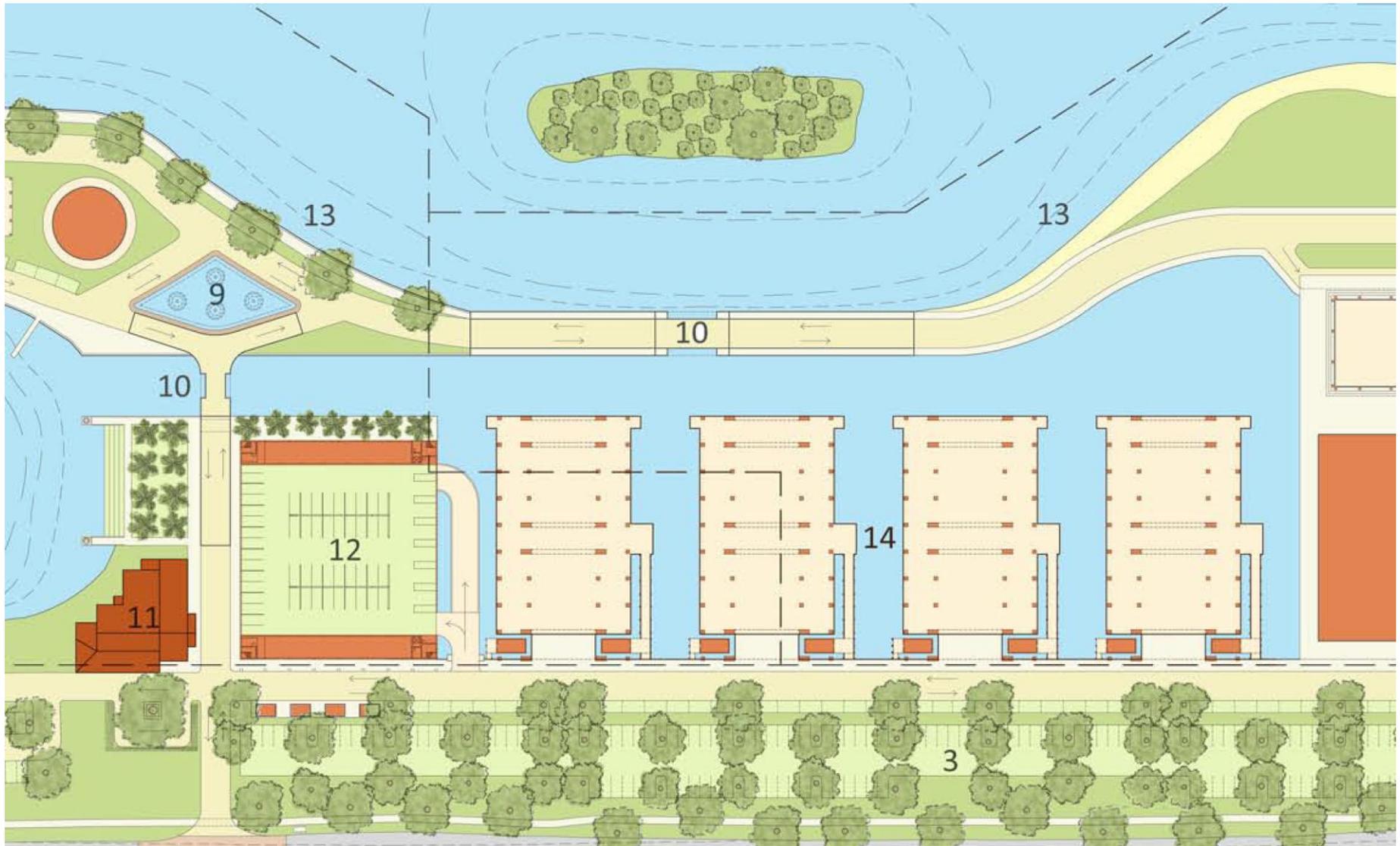


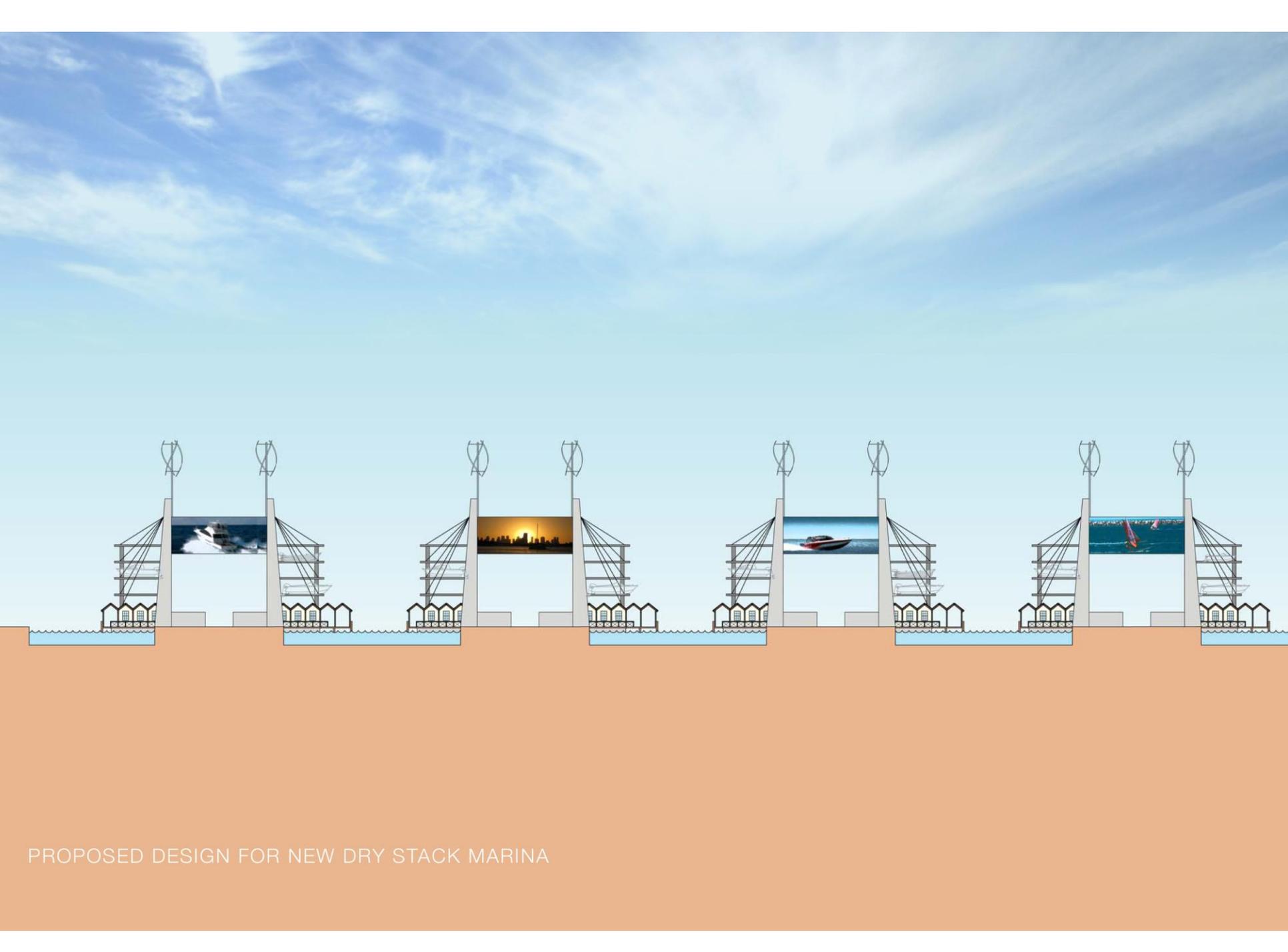
VIRGINIA KEY MARINA
750 DRY DOCK STORAGE
215 WET SLIPS

Marina



Dry Dock Storage





PROPOSED DESIGN FOR NEW DRY STACK MARINA

Rusty Pelican Island





RUSTY PELICAN

Marine Exhibition and Island Orientation Center

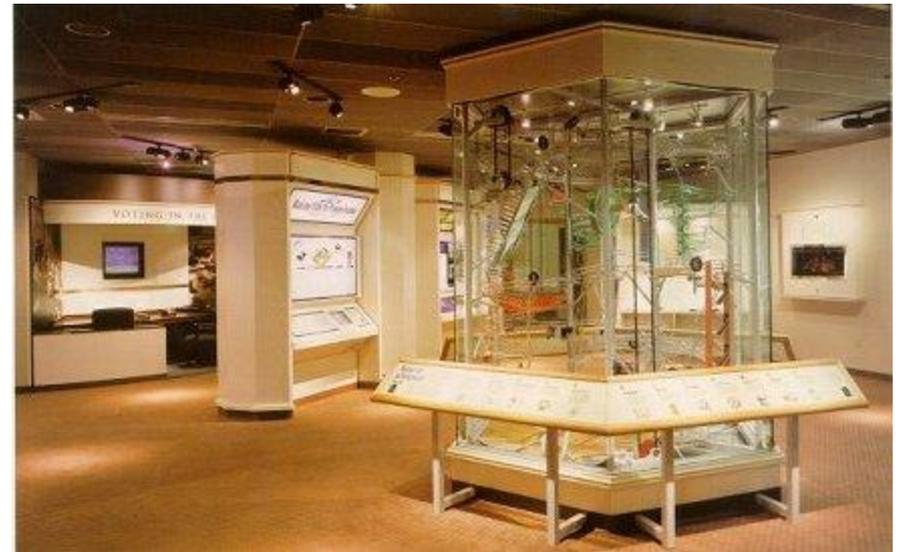


MIAMI MARITIME EXHIBITION AND ISLAND ORIENTATION CENTER

- **Public Emporium: Eating, cultural center, small music venue, Atlantic arts and crafts. themes- boat building; cultural diversity; trade; mobility.**
- **Percentage of the building dedicated to public purpose: 100%**
- **Water mobility: Historic Boat Museum- freedom rafts display, interpretation center of Maritime History and Culture**
- **Showcase of advancements in the Marine Industry featuring sustainable technologies**
- **Environmental educational opportunities for Biscayne Bay and educational programs for Marine Safety**
- **Possible site for Welcome and Orientation Center**
- **Revenue stream to enhance operations of the Marine Stadium**

Physical Dimensions

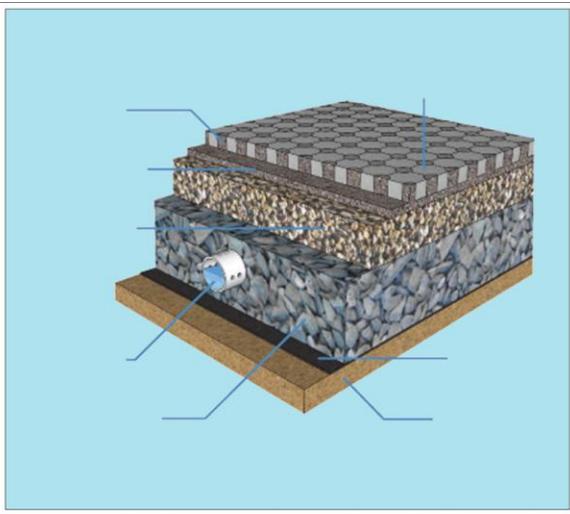
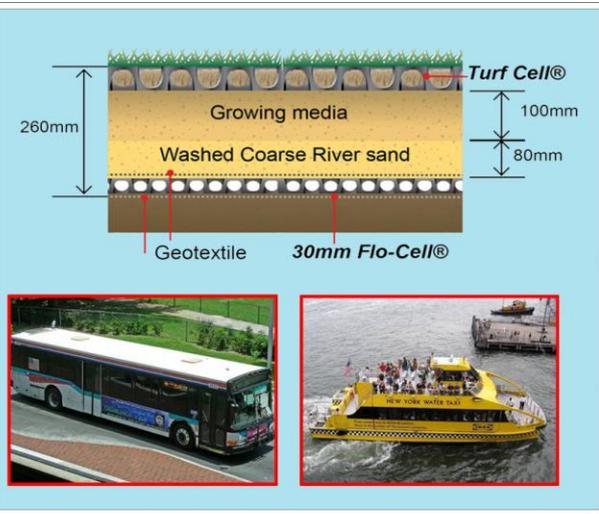
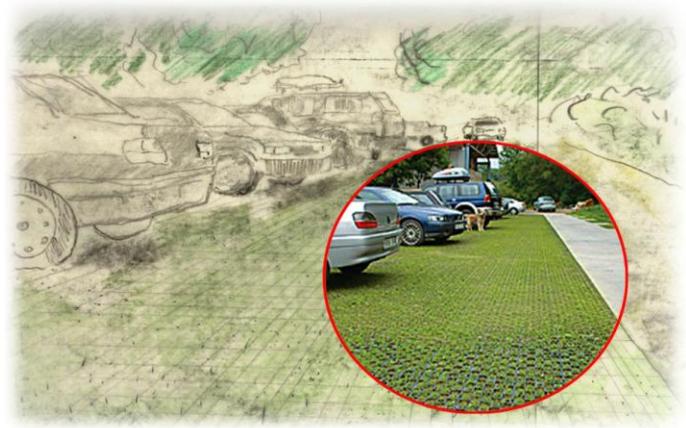
- **No taller than the crown of the Marine Stadium.**
- **Size: 35,000 - 135,000 sq. ft.**
- **Needs to be on an elevated base five feet tall for flood criteria.**
- **We recommend to elevate the base from existing grade + 5 feet to +10 feet for vehicle parking on grade.**
- **Should not be one monolithic structure, but a building whose mass is broken down by courtyards, porches, loges, breezeways and make it tropical in nature.**



**MARINE ATLANTIC MARITIME CENTER
MARINE EXHIBITION CENTER
A PLACE THAT CELEBRATES THE MARINE HISTORY OF THE REGION**

Parking





GREEN PARKING



Turf Cell® grass reinforcement structure allows horizontal and vertical root growth.



Maximized Public Access to Waterfront



All new construction to feature state of the art sustainability measures

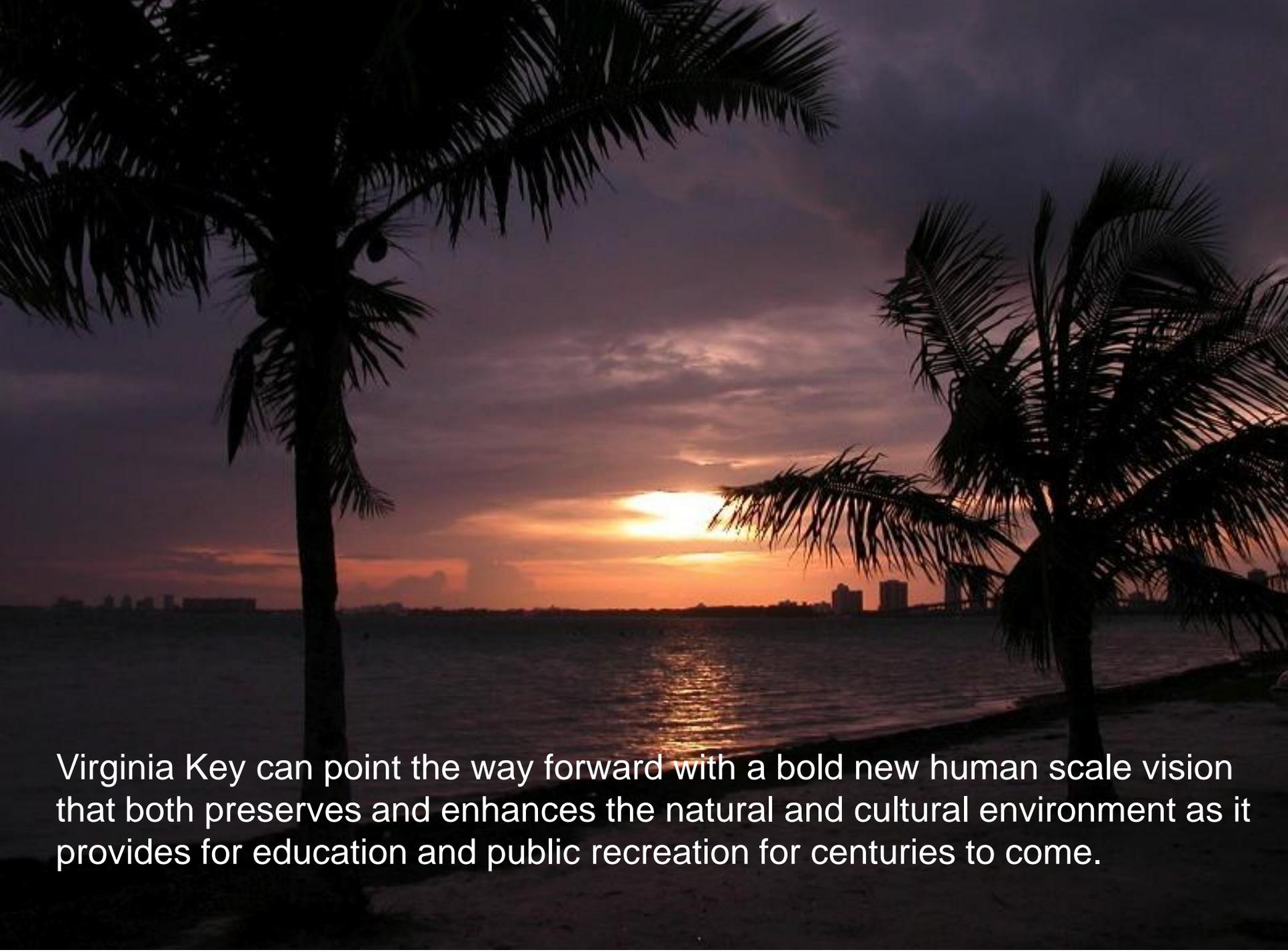




In Conclusion:

Community Recommendations

- **Set up Multijurisdictional Virginia Key Oversight board**
- **Continue regular meetings with public input or progress (website presence; quarterly reports to City Commission)**
- **Protect environmental and cultural heritage of the island.**
- **Promote uses that serve a public purpose (and abide by existing deed restrictions).**
- **Promote public access and expand educational opportunities.**
- **Promote a follow up comprehensive transportation plan.**
- **Sustainability should guide all planning for the island's future**



Virginia Key can point the way forward with a bold new human scale vision that both preserves and enhances the natural and cultural environment as it provides for education and public recreation for centuries to come.