

# **Virginia Key Master Plan: 20**

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*



## **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 8, 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 mou facility on North Point,**
- **Immediately move forward remediation of the landfill the \$45 million in Miami-Dade funds for same, and**
- **To ensure the Virginia Key Park Trust has the flexibility efforts to construct, operate and maintain the proposed Civic Museum complex and any facilities as the Trust may necessary in order for the 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 st
- **May 5, 2010-** Meeting with UM / UEL / City Administration a Mayor's Office
- **July 1, 2010-** Meeting at County Public Works Department (Basin
- **July 13, 2010-** Waterfront Advisc
- **July 15, 2010-** Parks Advisory Boa
- **July 21, 2010-** Planning, Zoning a Appeals Board
- **July 22, 2010-** City Commission M

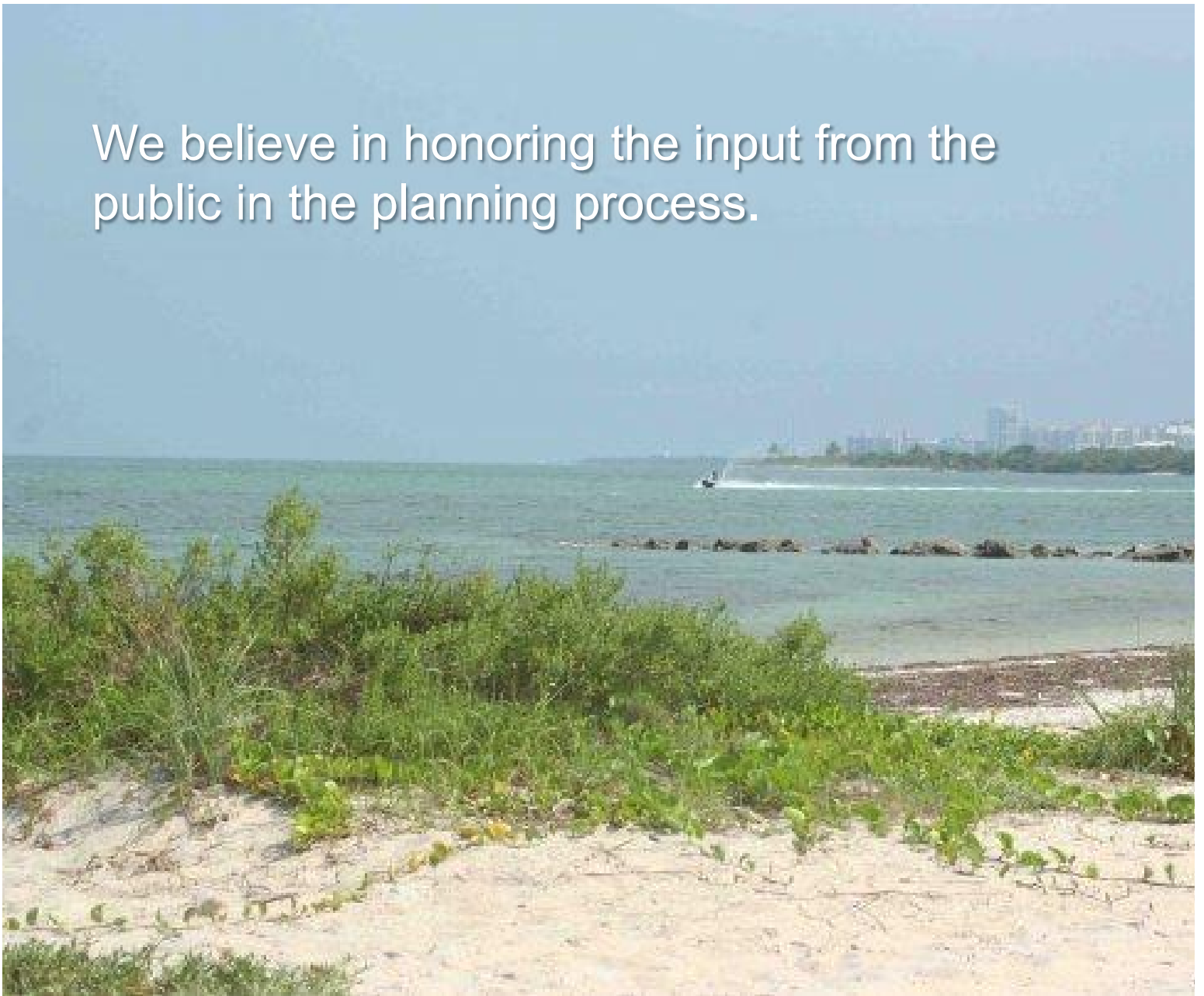
# Virginia Key Public Planning Coalition

- 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.





We have built consensus for a better plan for Virg showing the value of a more coherent public proce has included the hard work of many people in this both public officials and concerned residents. We t



# 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 to establish a Controlling Authority

- County and State deed restrictions should be
- Long term: A multi-jurisdictional Virginia Key Governing Authority should be created to govern future uses of the island and to devise an equitable benefit-sharing plan for all elements of the 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



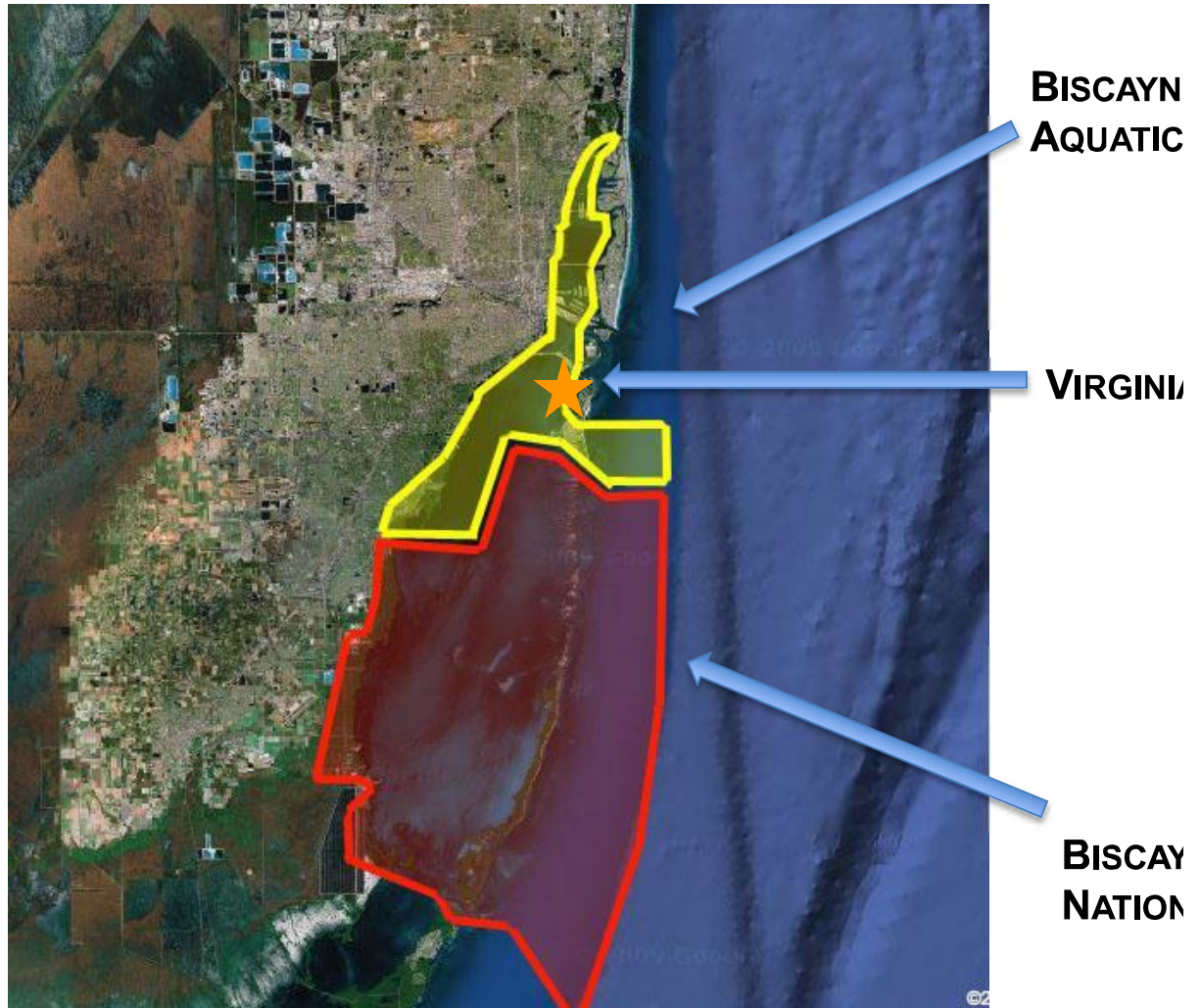
## HOW BIG IS VIRGINIA KEY?



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

**CENTRAL PARK: 840ACRES**

# WHAT IS UNIQUE ABOUT ITS SETTING?



# SUSTAINABILITY CRITERIA

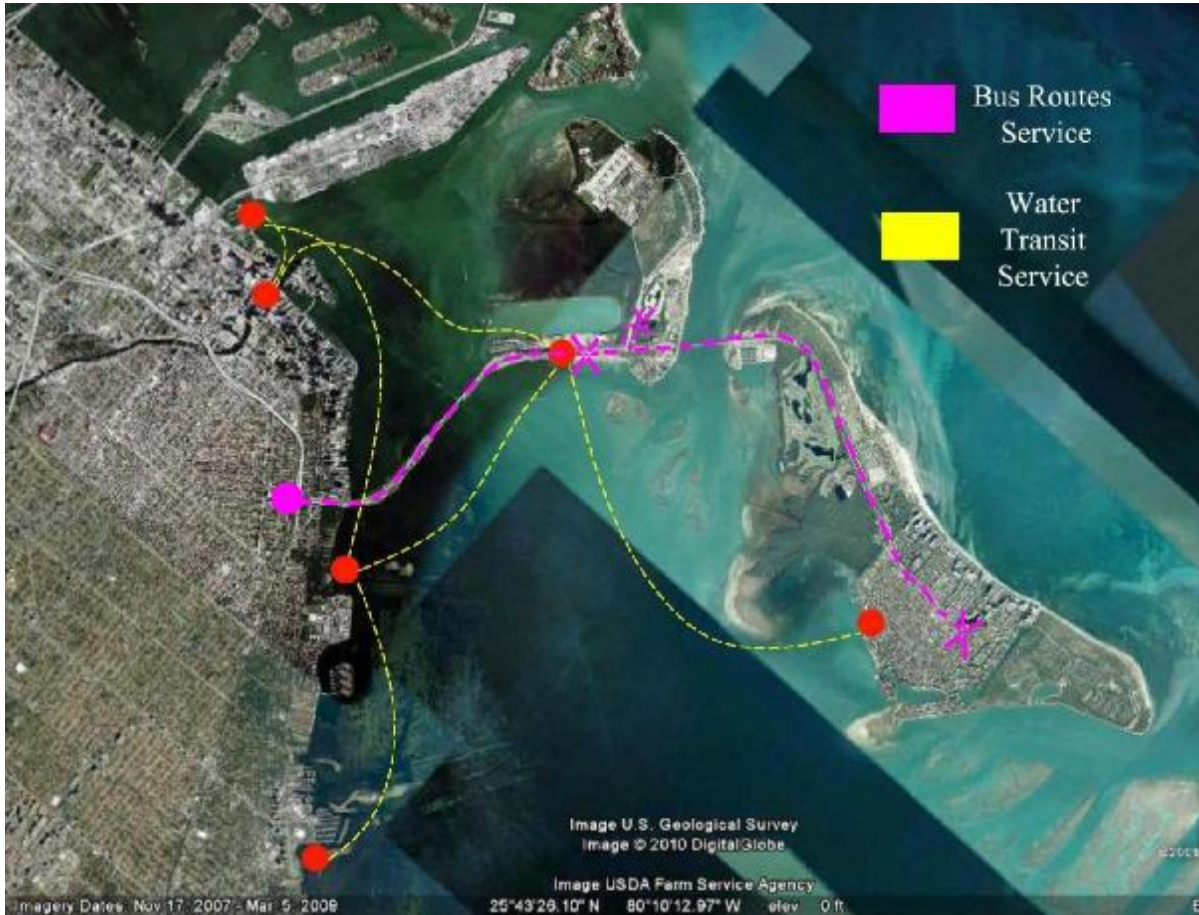
1. Structures to follow USGBC's LEED Criteria for environmental sustainability standards
2. Use of Best Management Practices for stormwater management
  - permeable surfaces for trails, parking areas, and roadways,
  - bioswales/raingardens,
  - green roofs and rain cisterns for runoff collection, etc)



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 trails
7. Reuse of brownfields and landfill areas as green recreational opportunities
8. Use of environmentally-friendly products and practices for maintenance of park and recreation areas

# TRANSPORTATION TO THE ISLAND

## BASE ON ENVIRONMENTAL CONDITIONS ANALYSIS



# VIRGINIA KEY CONSENSUS MASTER PLAN JULY 2010



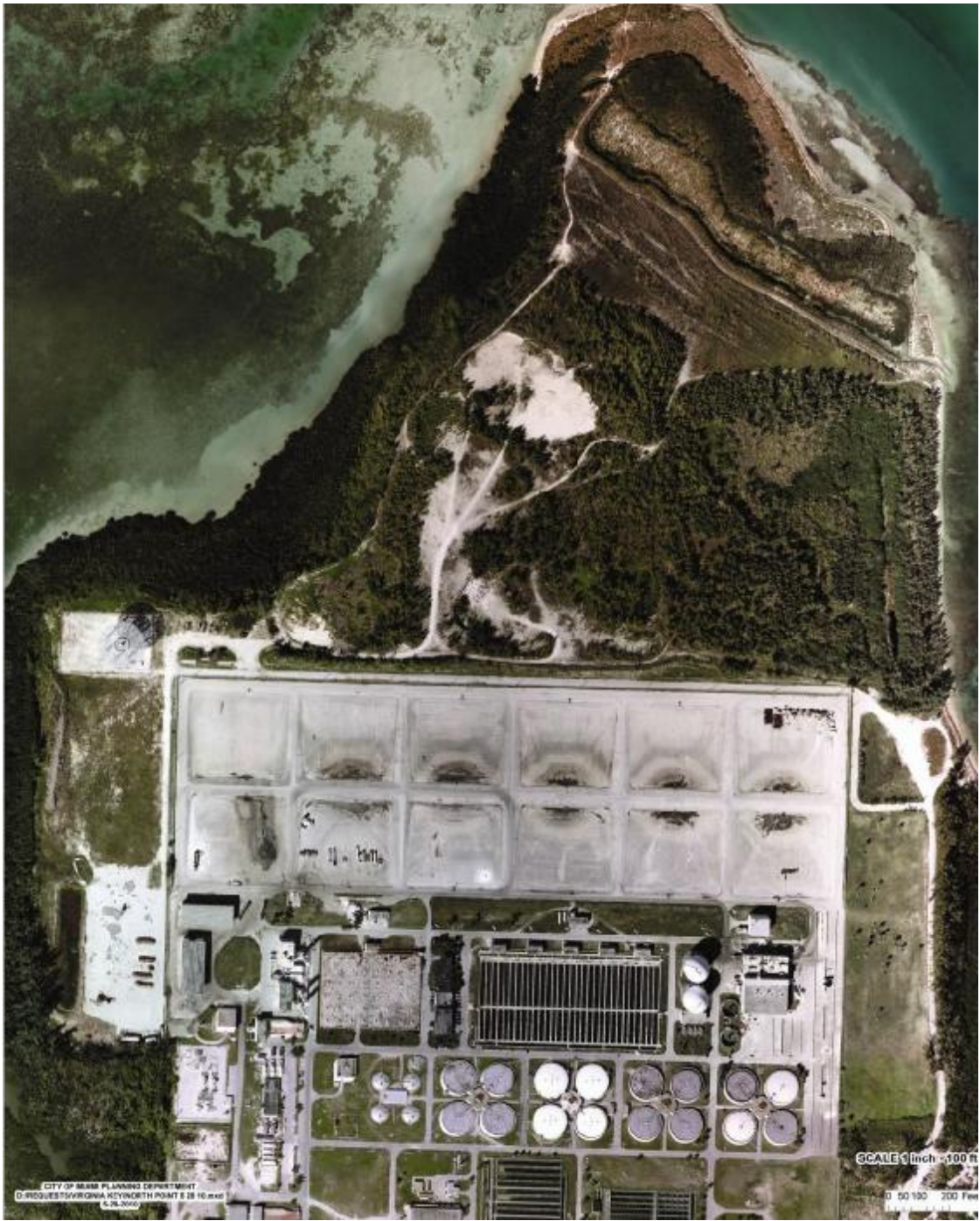
**NOTE:**  
This is a Conceptual Plan. Site elements such as parking garage, marina design and surface parking area locations may change.





**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**



CITY OF MASS PLANNING DEPARTMENT  
D:\REQUESTS\VIROGINA KEY\NORTH POINT S 28 10.mxd  
6/28/2009 9:11

SCALE 1 inch = 100 ft

0 50 100 200 Feet

### 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





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**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%)





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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)**





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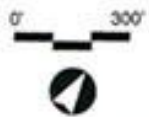
# Recent Historic Milestones

- **1945: Va Key Beach created for African-Americans after 1<sup>st</sup> Post 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 closes contrary to deed restrictions**
- **1987: City of Miami Virginia Key Master Plan**
- **1999: Virginia Key Beach coalition fights for preservation of park upscale Eco-campground**
- **2003: Virginia Key Beach Park WRT Master Plan**



# VIRGINIA KEY BEACH

## MASTER SITE PLAN

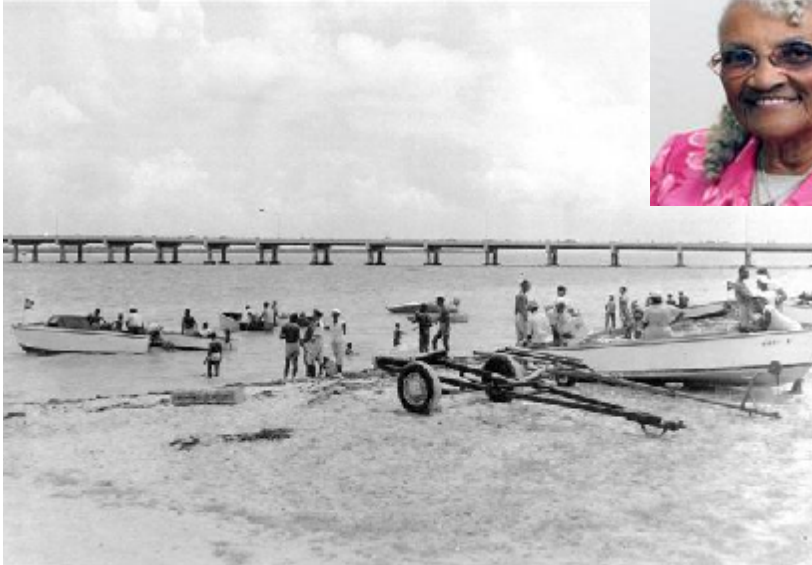


WALLACE ROBERTS & TODD, LLC

◆ HISTORIC FEATURE



- **Historic contribution to the diversity of our community.**
- **Crucial civil rights event happened here. It is honored in a museum.**
- **Protection of the Key Beach Park is vital to the integrity of the island.**





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# 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.





wildlife watch  
tower



West Lake Park, Florida



Park, Broward County, Florida



Proposed wildlife watch tower





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**RICKENBACKER  
MARINA**

**RUSTY PELICAN  
RESTAURANT**

**DRY-STACK BOAT  
STORAGE**

**MIAMI MARINE  
STADIUM & PARKING**

**MIAMI ROWING CLUB  
AND SWIM GYM**

**MAST ACADEMY**





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

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



**COMPARISON BETWEEN THE WASHINGTON MALL AND THE VIRGINIA KEY BAS**



## **MIAMI MARINE STADIUM**

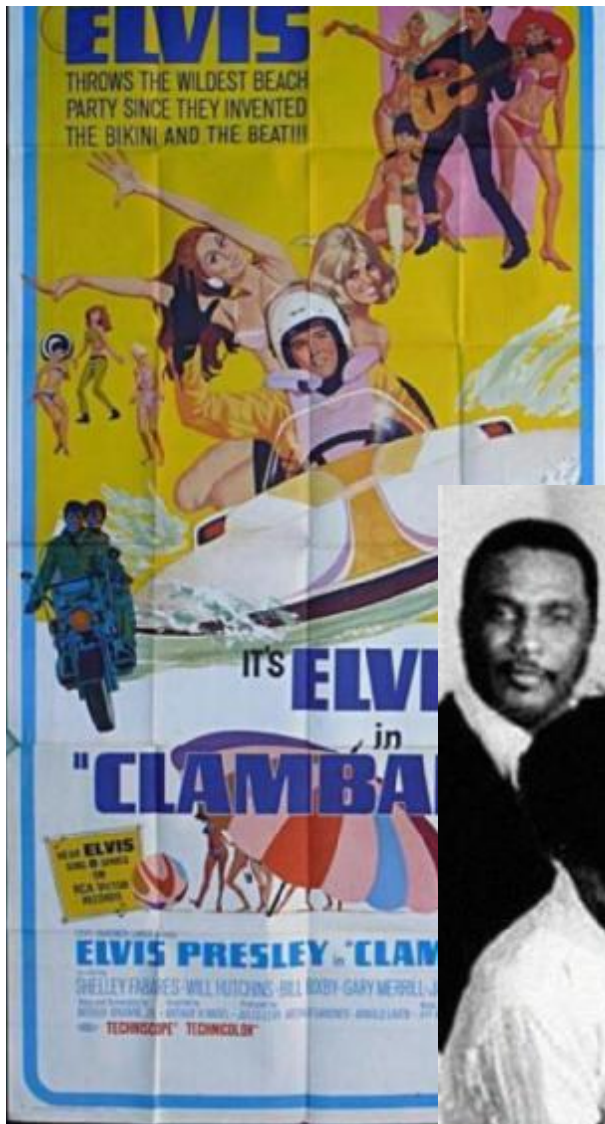
**WORLD MONUMENTS FUND WATCH LIST 2010 AND NATIONAL  
TRUST FOR HISTORIC PRESERVATION ENDANGERED LIST OF 2009**

DESIGN BY ARCHITECT ILARIO ANDELA ULT

## Views of the Marine Stadium



**Marine Stadium under construction and architect Hilario Candela**





**A place of ur  
extraordina  
and great vie**



**Current situation of the  
Marine Stadium**





## **Established Institutions and Natural Areas**

- **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**



**Miami Marine Stadium and basin**





**ROWING REGATTAS & DRAGON E**



## MIAMI INTERNATIONAL TRIATHLON



## WAKEBOARDING COMPETITIONS BOARD-UP MIAMI



## SWIMMING





**SPEEDBOAT  
RACING  
RETURNING TO THE  
BASIN**

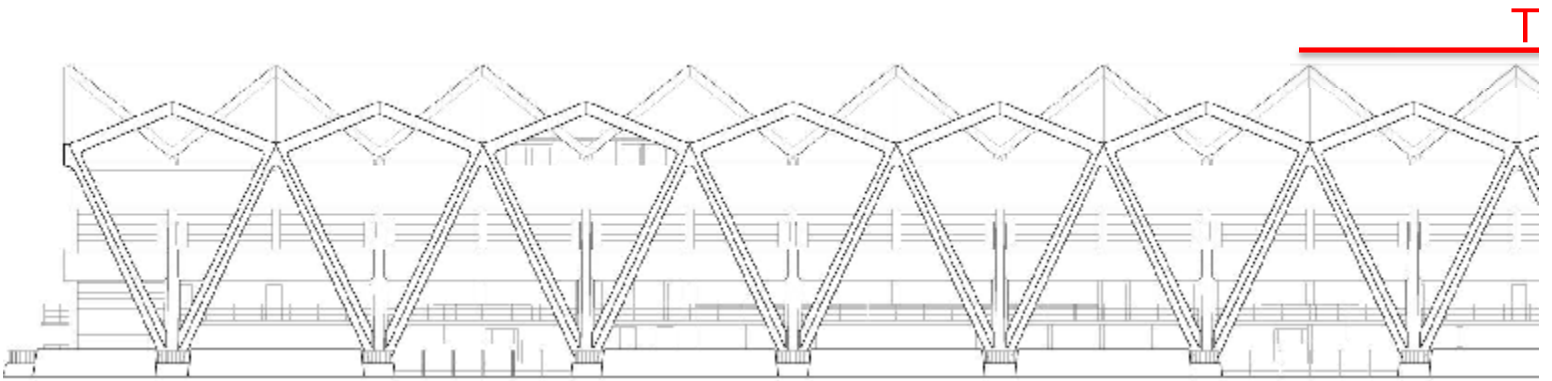
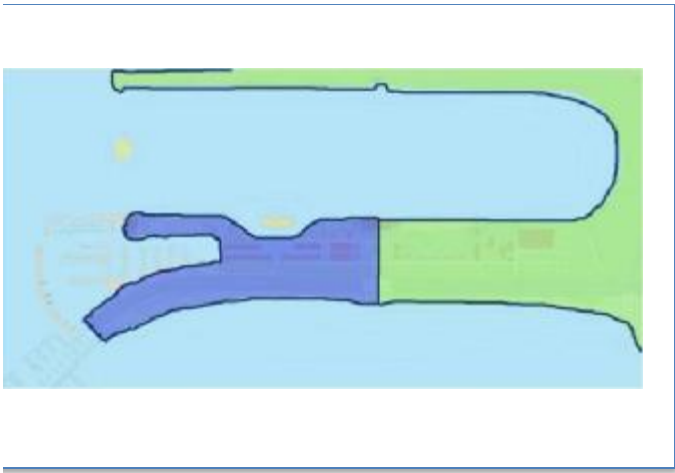


**CONCERTS**



# 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**



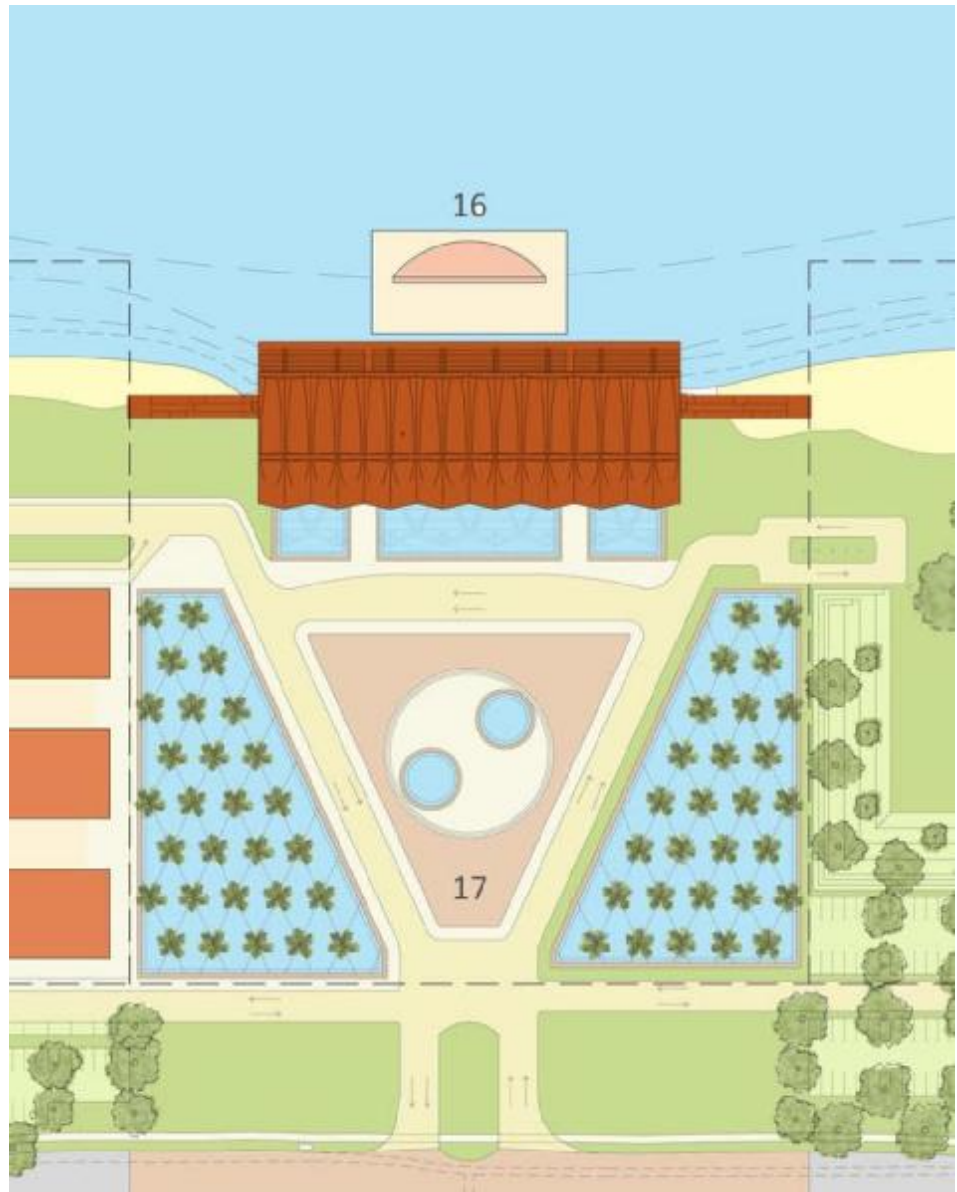
# PROMOTE VARIED PUBLIC USE OF SITE FROM PASSIVE TO ACTIVE AND ISLAND INTEGRATION



# Miami Marine Park



# 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**

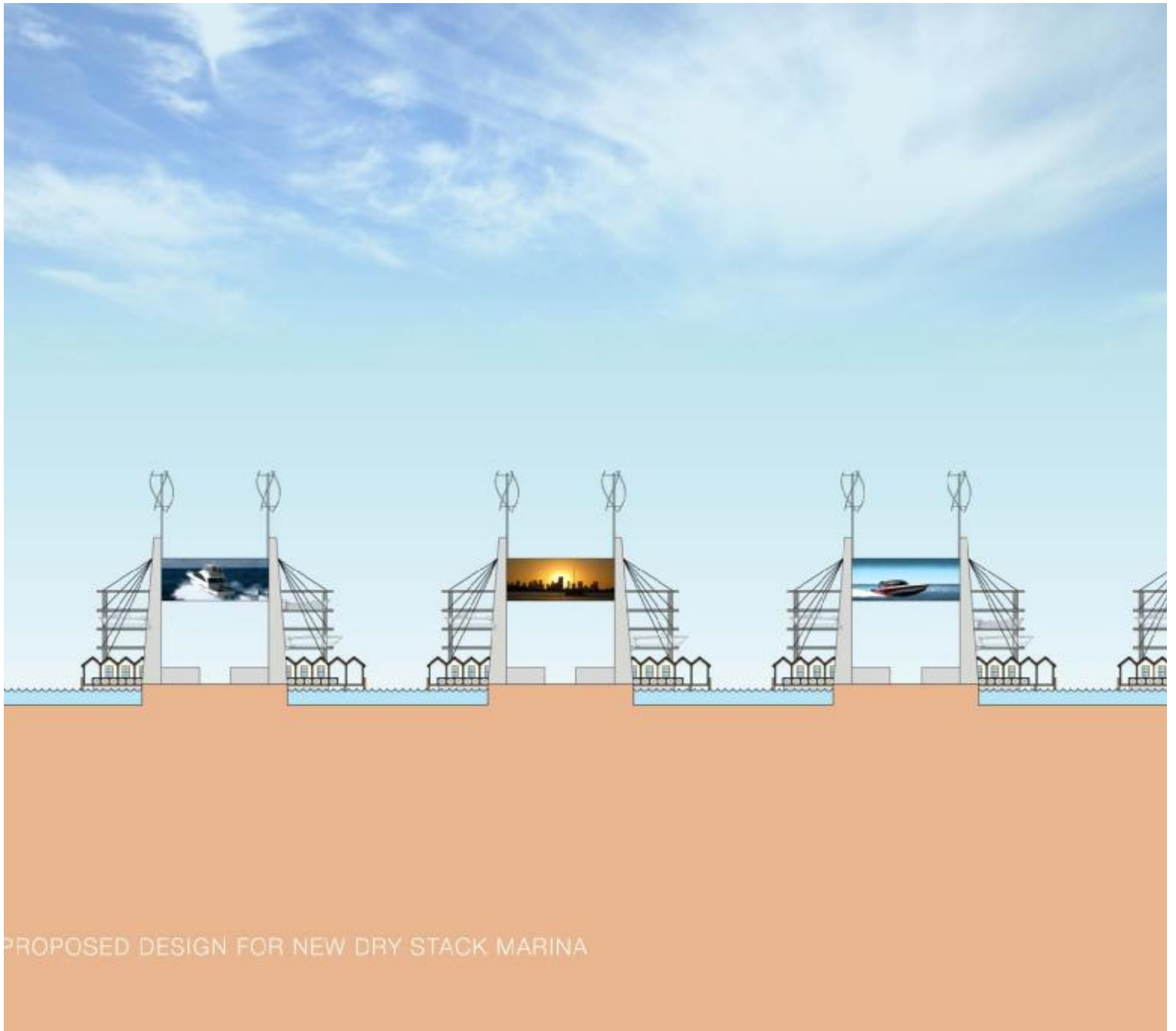
# Marina



# Dry Dock Storage







PROPOSED DESIGN FOR NEW DRY STACK MARINA

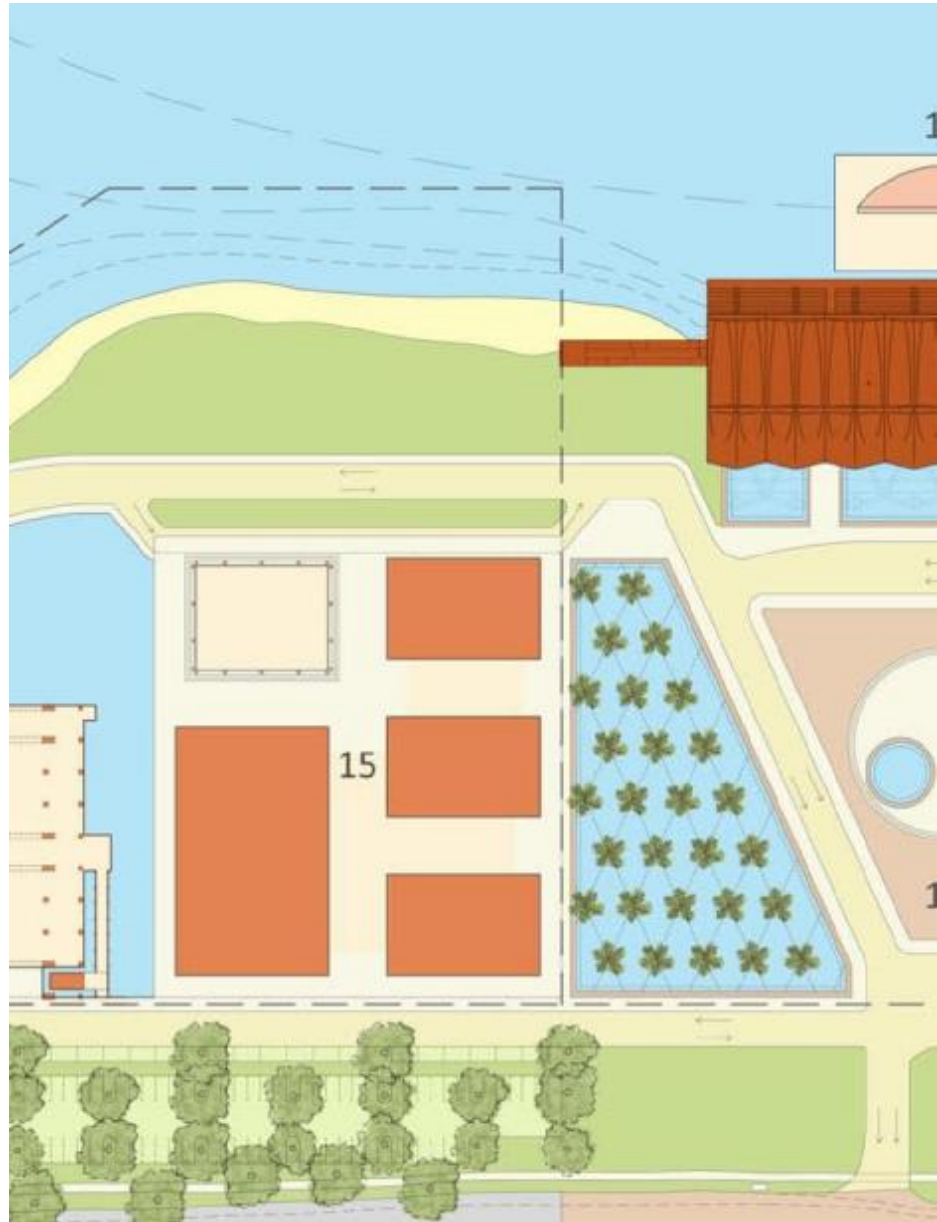
# Rusty Pelican Island





**RUSTY PELICAN**

# Marine Exhibition and Island Orientation Ce



# MIAMI MARITIME EXHIBITION AND ISLAND ORIENTATION CENTI

- **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:

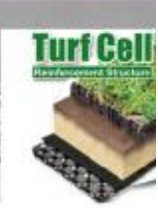
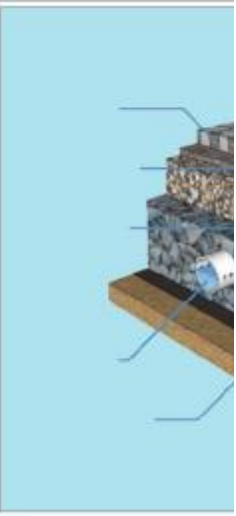
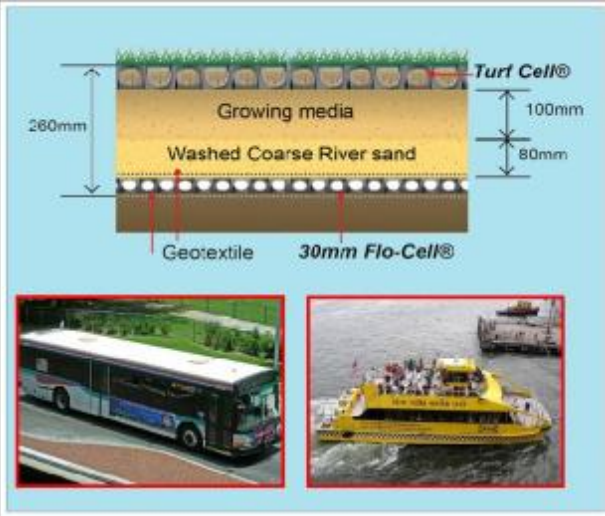
- **No taller than the crown Marine Stadium.**
- **Size: 35,000 - 135,000 sq**
- **Needs to be on an elevation five feet tall for flood crit**
- **We recommend to elevate base from existing grade to +10 feet for vehicle parking grade.**
- **Should not be one monolithic structure, but building whose mass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



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

# Parking







# Maximized Public Access to Waterfront



# All new construction to feature state of the art sustainability measures

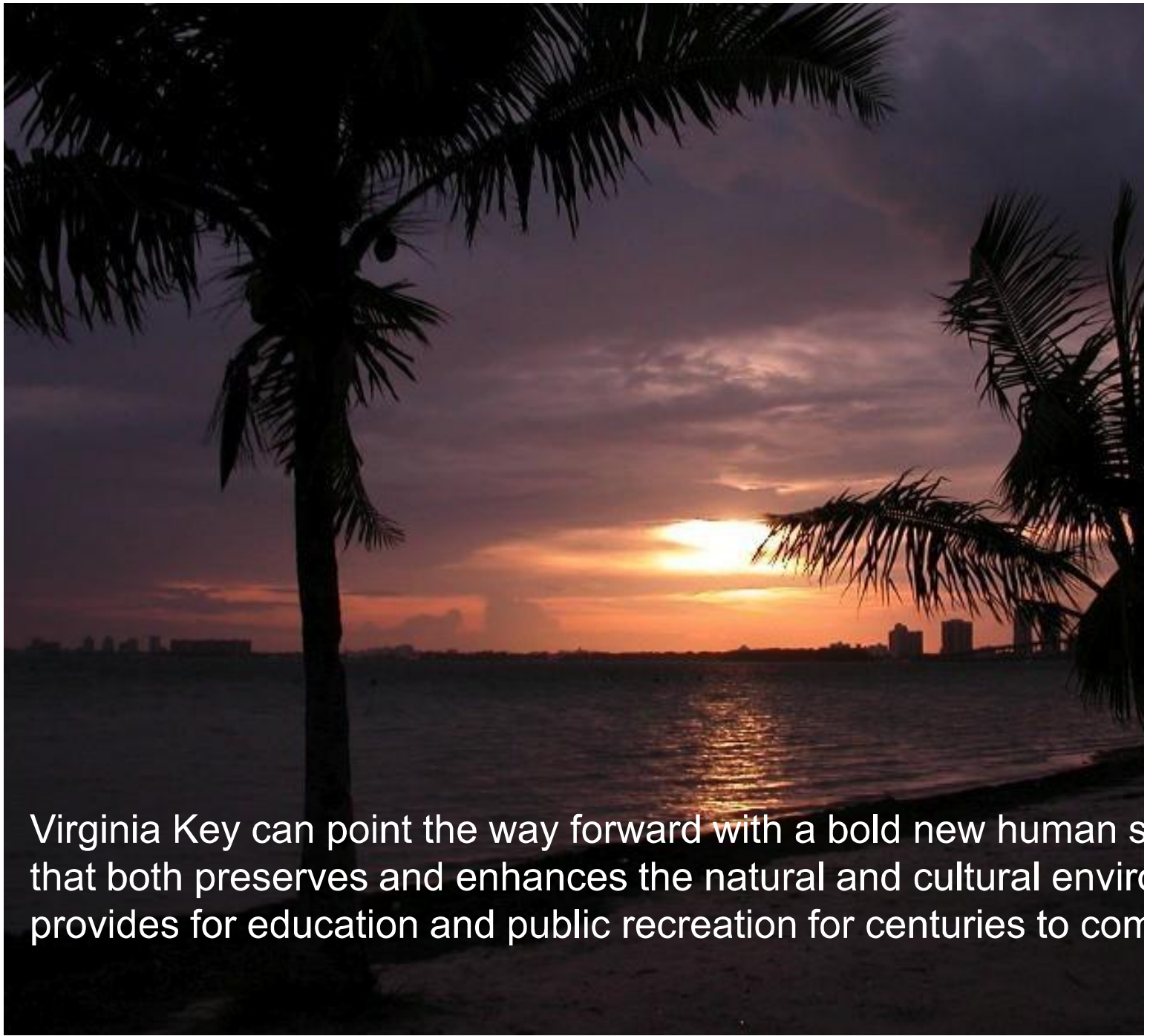




**In Conclusio**

# **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 settlement that both preserves and enhances the natural and cultural environment and provides for education and public recreation for centuries to come.