



# Virginia Key Master Plan: 2010

A Forgotten Natural Wonder,  
A Community Planning Process

by the Virginia Key Public Planning Coalition  
with City of Miami Planning Department

# 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

Miami Neighborhoods United

Dade County History Museum

Tropical Audubon Society

Sierra Club

Urban Paradise Guild

Miami Rowing Club

Miami International Triathlon

Speedboat Racing Association of  
America

Dragon Boat Racing Association

Swim Gym

Rusty Pelican

Friends of Virginia Key

...more...

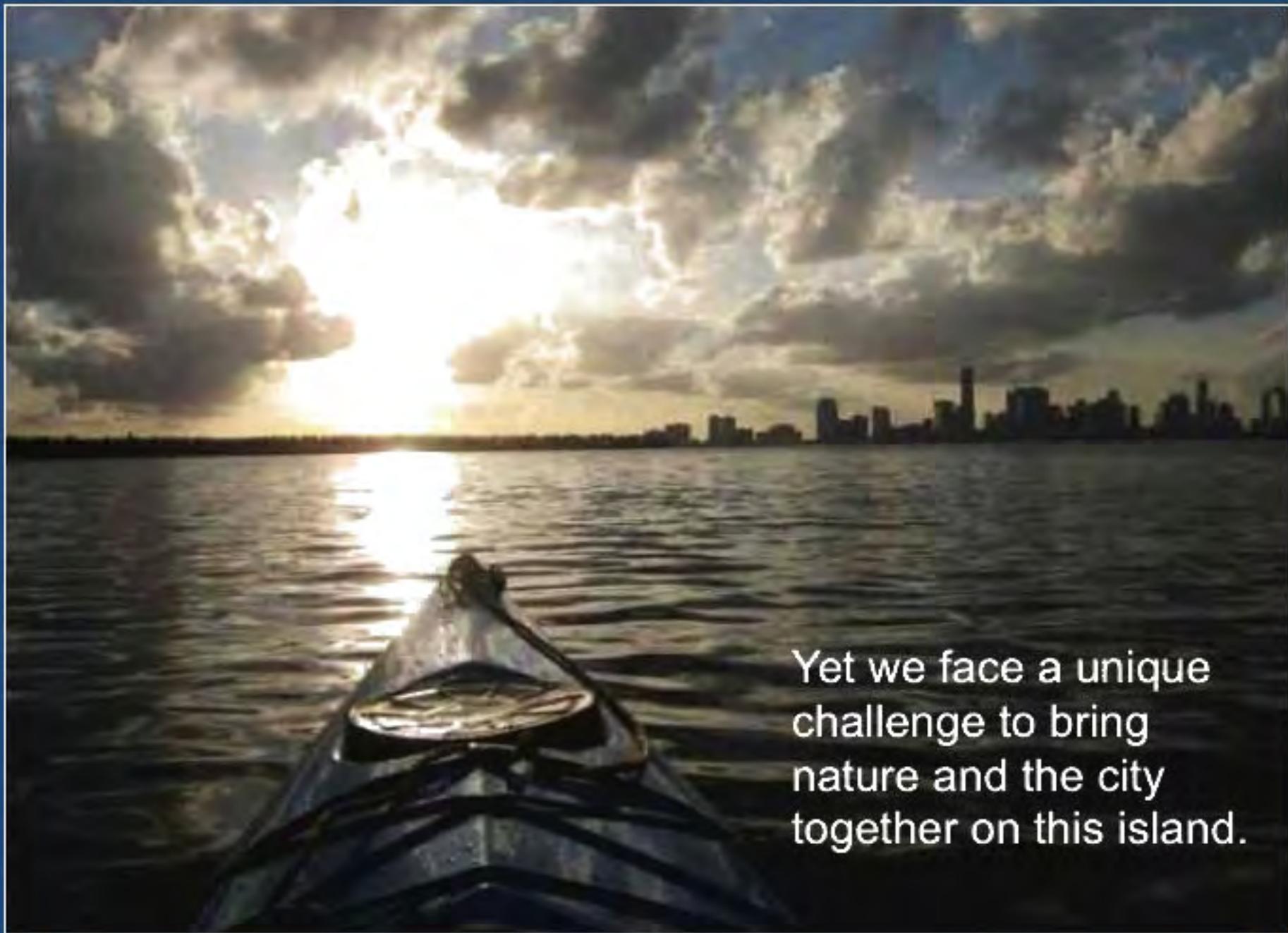
# And Partnered With

- City of Miami Mayor's office and staff
- City of Miami Commissioner's office and staff
- City of Miami Planning Department
- Miami Dade County DERM
- Miami Dade County Public Works Department
- Miami Dade County Transportation
- Dade County Commissioner Gimenez's Office

# Why are we here?

- In Oct 2009 City Commission voted to delay the approval of the Virginia Key Master Plan to allow for additional community input.
- After numerous public meetings (three workshops) and at least a dozen working sessions - as well as consultation and collaboration with Planning Staff and government representatives, we're here to present the consensus plan.





Yet we face a unique challenge to bring nature and the city together on this island.

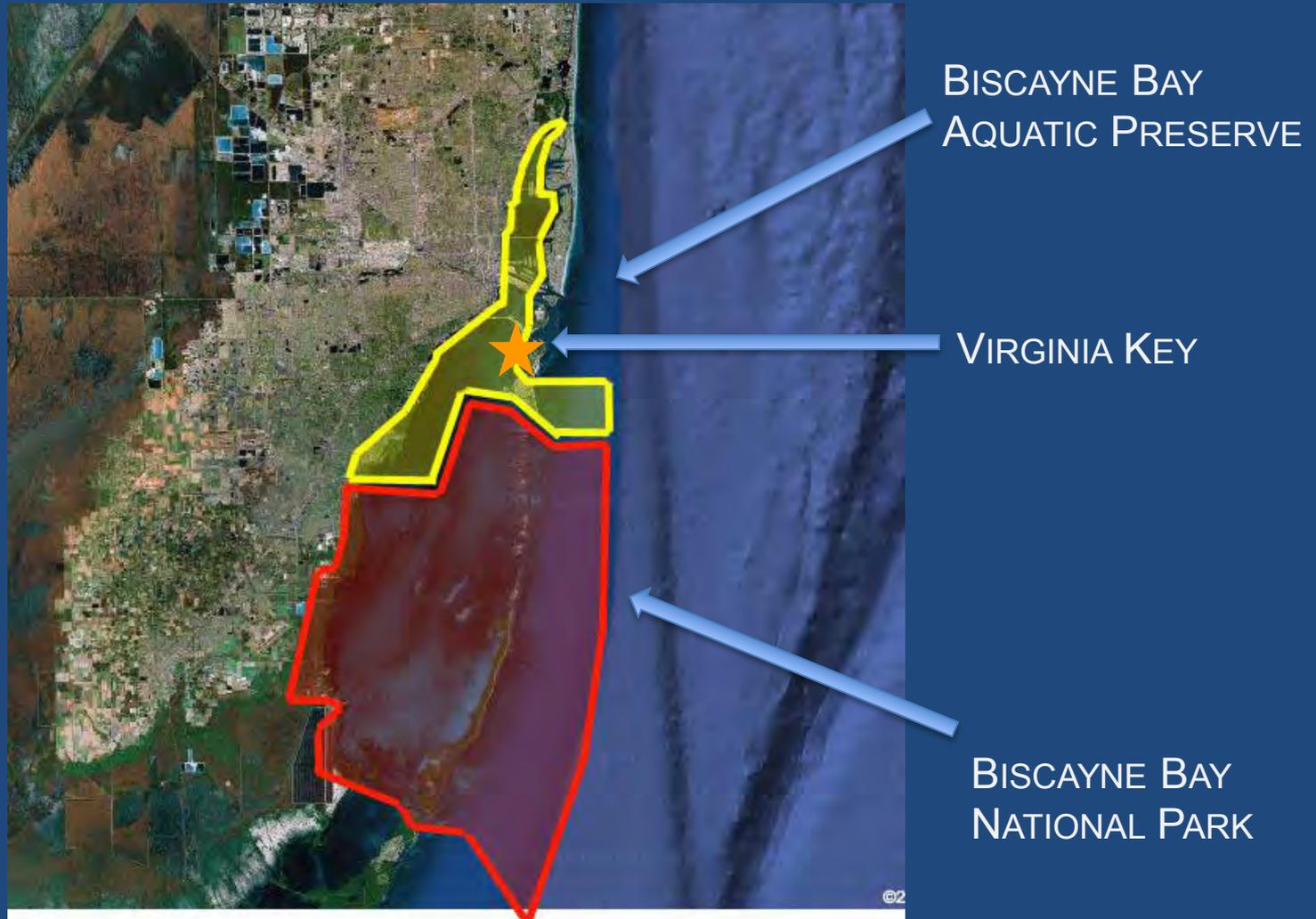


We have built consensus for a better plan for Virginia Key, showing the value of a more coherent public process that has included the hard work of many people in this room - both public officials and concerned residents. We thank you.

# Enduring Themes and Features of Va Key

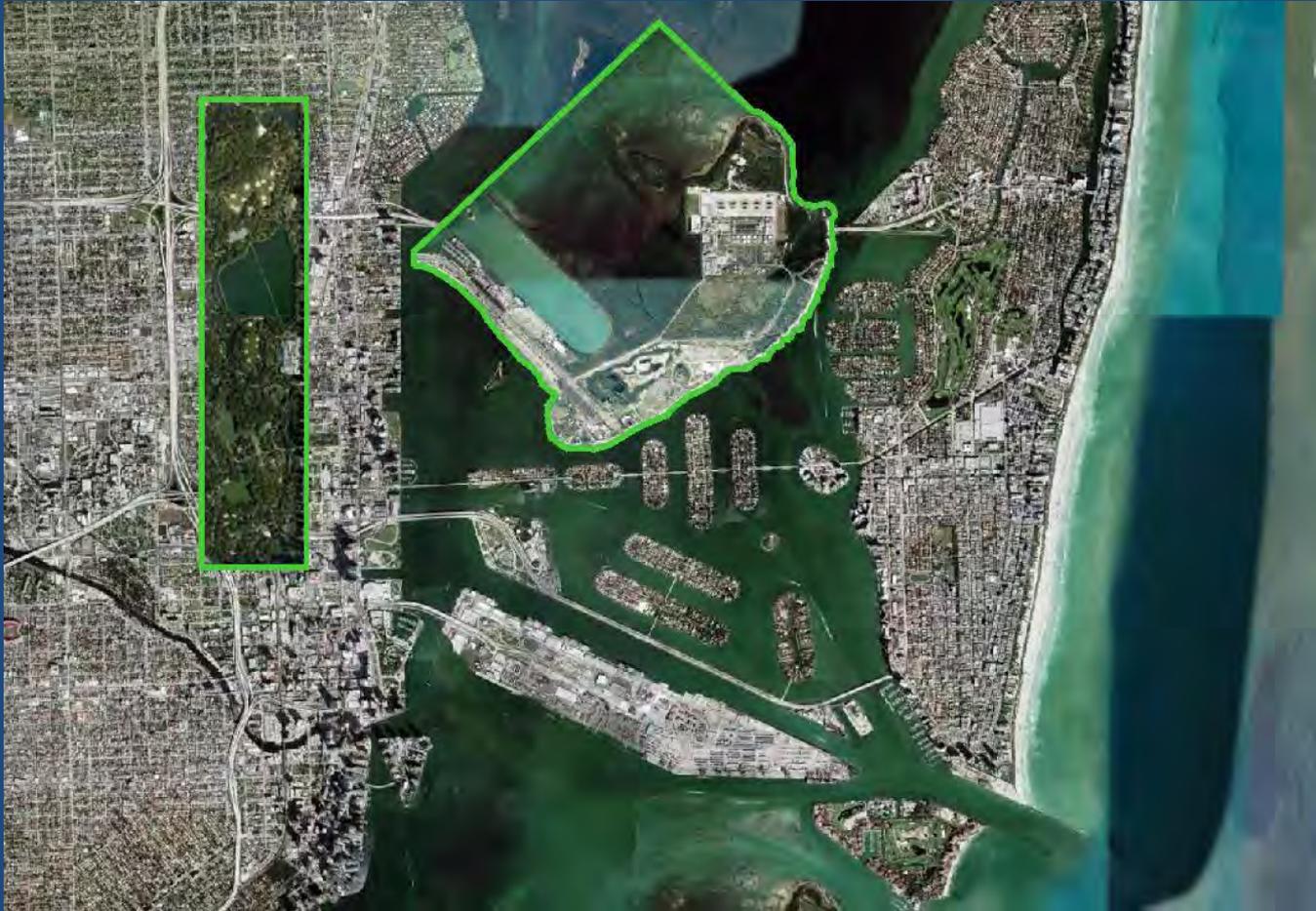
- Education and research related to the natural world
- Recreation and leisure spaces in the water and on land
- Historical interpretation of the island and preservation of key sites: VK Beach, Marine Stadium, natural areas
- Preservation and enhancement of nature

# WHAT IS UNIQUE ABOUT ITS SETTING?



VIRGINIA KEY:  
MIAMI MARINE PARK

# HOW BIG IS VIRGINIA KEY?



VIRGINIA KEY: 1300 ACRES, 700 ACRES SUBMERGED, TOTAL ACREAGE 2000  
CENTRAL PARK: 840ACRES

# Deed Restrictions: Property Conveyed to Local Gov'ts for Public Purposes

- Marine Stadium: “Marine Stadium and allied purposes only” for much of the basin area.
- Virginia Key Beach (1982): “for public park purposes only” or it reverts to the county. (No Hotels Recommended for the Island!)



Biscayne Bay

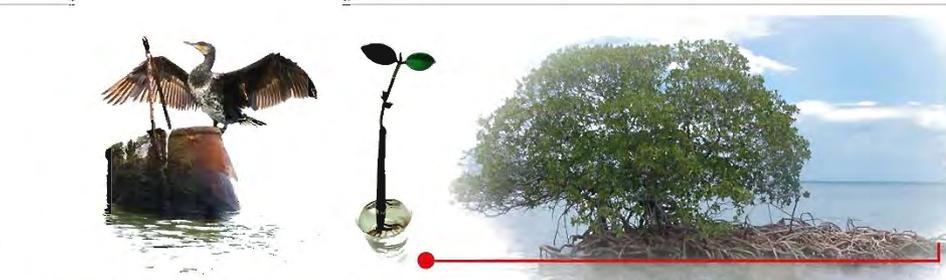
**LEGEND:**

- 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

# Bill Sadowski Critical Wildlife Area

- 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.

# BILL SADOWSKI PRESERVE CRITICAL WILDLIFE AREA



EXISTING ENVIRONMENTAL CONDITIONS

RECLAMATION PROJECT



MANGROVE



RESTORATION EFFORTS



HAMMOCKS



TYPICAL LANDSCAPE



ACTIVE UNDERWATER LIFE

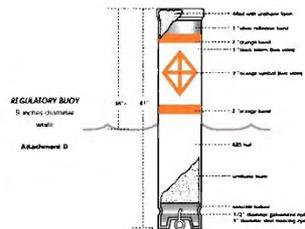


## PROPOSAL

IMPROVE SIGNAGE

PROVIDE RESTING POINT FOR BIRDS.

EDUCATIONAL PURPOSE



**BUOYS, BOATS-OUT TYPE**  
MUST BE PLACED AT INTERVALS NOT MORE THAN 75' APART TO IMPROVE SIGNAGE.

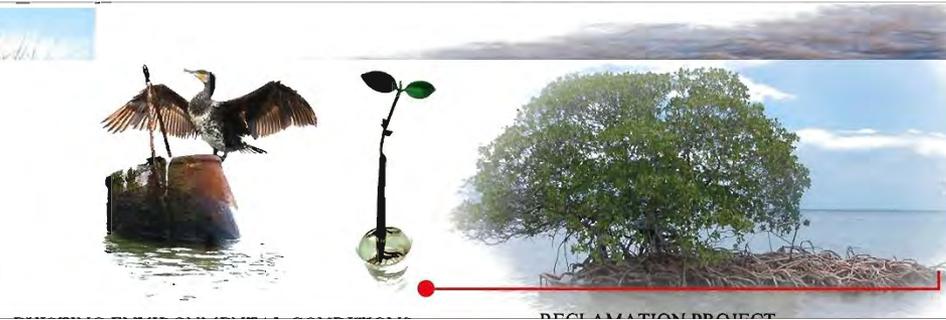


## FAUNA

SEA TURTLE

MANATEE

BLACK HAWK



RECLAMATION PROJECT



**VIRGINIA KEY  
CONSENSUS  
MASTER PLAN**

**Bill Sadowski  
Critical Wildlife Area:**

**Environmental  
Educational  
Trails**



**JULY 2010**

# Proposed Wildlife Watch Tower



West Lake Park, Florida



Park, Broward County, Florida





# VIRGINIA KEY BEACH PARK

## MASTER SITE PLAN



WILSON BROS. ARCHITECTS

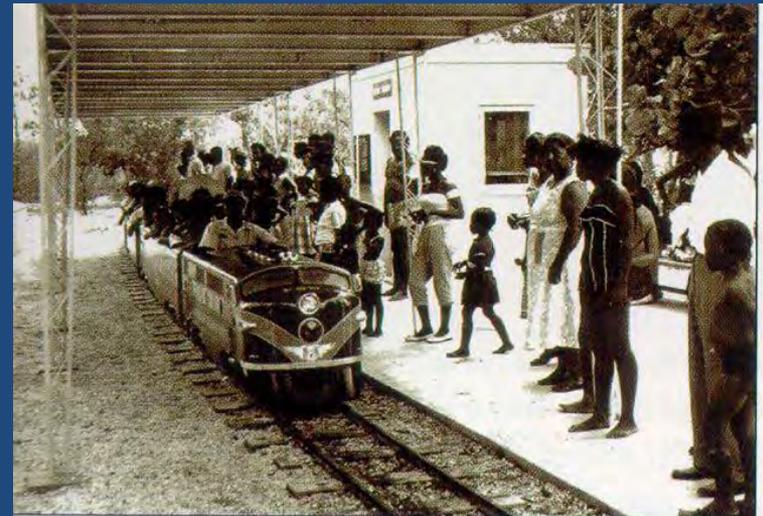


The late great Athalie Range and others fought too hard to preserve this historic beach. It should not be dominated by inappropriate uses.

Deed restrictions would be violated.



- 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 Trust is central to the integrity of the island.



# Planning & The Public Process

## How did we get here in 2010?

- 2006, City of Miami gives go-ahead to EDSA for a master plan of the island.
- 2007, First UEL sponsored public workshop to obtain public input.
- 2007, EDSA 'Charrette' at LaSalle High School; 300 people attended; one of the largest such gatherings in Miami's history.

• **STAKEHOLDER INTERVIEW PROCESS,**  
*January 18-22, 2007*

• **PUBLIC MEETING #1: SITE INVENTORY AND ANALYSIS, (RSMAS)**  
*March 29, 2007*

• **PUBLIC MEETING #2: COMMUNITY WORKSHOP AND CONSENSUS BUILDING,(LaSalle)**  
*June 20, 2007*

• **PUBLIC MEETING #3: PRELIMINARY MASTER PLANNING,**  
*August 26, 2008*

• **PUBLIC MEETING #4: VIRGINIA KEY MASTER PLAN, (City Hall)**  
*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
4. Balance fiscal and environmental sustainability



# Vision For Virginia Key From UEL Workshop Sept 27, 2009

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

# What Does the Community **Not** want the Island to be?

- Hotels, condos and shopping centers
- Overbuilding
- Encroachment into natural areas
- Insensitive stewardship of cultural/historic sites

# 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.

# 3. Transportation: Connectivity and Sustainability

- Compliment use of cars on the island with more public transportation to mainland
- Need for some sort of island tram
- Address the problem of sea level rise
- Causeway as scenic byway
- Enhance view corridors
- Environmentally sensitive water taxi system-need manatee protection

# TRANSPORTATION TO THE ISLAND BASE ON ENVIRONMENTAL CONDITIONS ANALYSIS



# VIRGINIA KEY: ISLAND INTERNAL TRANSPORTATION

INITIAL CONSIDERATION:

- USE OF SOLAR POWERED VEHICLES AS SHUTTLES.



## ISLAND TRANSPORTATION PROPOSAL



## VIRGINIA KEY: MIAMI MARINE PARK



Biscayne Bay

**LEGEND:**

- 1- Marine Stadium Basin Properties
- 2- Historic Virginia Key Beach Park Site
- 3- North Point
- 4- Old Landfill
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# North Point



## 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  
50 0 100 200

JULY 2010

#### 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



# Shrimper's Lagoon

- Includes Jimbo's and Surrounding Beach
- Low scale recreational amenities (kayaking, canoeing, snorkeling, picnic areas)
- Promote ongoing habitat restoration program led by City of Miami's Parks Dept. and DERM
- Provide access and Educational opportunities to all environmental and cultural resources on the island



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)

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

# Landfill

## 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

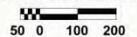
#### LEGEND

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

Note: Environmental community concern over lighting of the fields and turtle nesting



GRAPHIC SCALE



JULY 2010



## Miami Marine Park

Miami Marine Stadium and basin built in 1963

# MARINE STADIUM AND BASIN DESIGNATED HISTORIC JULY 2008



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.



and

UEL

VIRGINIA KEY:  
MIAMI MARINE PARK



## A COMPARISON BETWEEN THE WASHINGTON MALL AND THE VIRGINIA KEY BASIN



Street Elevation of Marine Stadium



Waterfront Elevation of Marine Stadium



Marine Stadium under construction and architect Hilario Candela





LIVE BY THE BAY

Jimmy  
Buffett



STEREO



NATIONAL  
TRUST  
FOR  
HISTORIC  
PRESERVATION\*

Richard Moe  
PRESIDENT

June 25, 2008

Ms. Ellen Uguciori, Historic Preservation Officer  
& Members of the Historic and Environmental Preservation Board  
City of Miami Planning Department  
444 SW 2<sup>nd</sup> Avenue  
3<sup>rd</sup> Floor  
Miami, FL 33130

Delivered by Hand

Dear Ms. Uguciori and Members of the Historic and Environmental  
Preservation Board:

I'm writing to support the designation of the Commodore Ralph Middleton  
Munroe Miami Marine Stadium as a historic site and structure. As you know, the  
Miami Marine Stadium was designed by Hilarlo Candela when he was only 26  
years old. Candela would later become one of the most prominent architects in  
the region, but the Marine Stadium will always be considered one of his finest  
designs.

The Miami Marine Stadium is of particular interest to the National Trust for  
Historic Preservation because it is an important mid-century modern civic  
structure -- a building type that has only recently been recognized as an  
important part of America's heritage. The National Trust has been working for  
several years to save and preserve the important places of our recent past, and  
the Stadium is an excellent example of a structure that not only illustrates the  
architectural features of the mid-century era, but also possesses enormous  
cultural and social significance. Thousands, if not millions, of people have  
gathered at the Marine Stadium over the years to view aquatic sports, participate  
in multi-denominational religious services, and attend concerts by such great  
artists as Sammy Davis, Jr., Jimmy Buffet and Jose Luis Rodriguez "El Puma".

The concrete cantilever structure, with its design mimicking the waves of the  
water it sits on as well as the sails of the ships that pass by, is considered the  
finest example of a mid-century sporting venue in the region. Unfortunately, the  
Marine Stadium has been vacant for 16 years, and what was once a meeting  
place and entertainment venue for all is now abandoned and covered in graffiti.

I hope that the City of Miami does right by this important architectural, cultural,  
and socially significant mid-century stadium and designates it as a historic site

1785 Massachusetts Avenue, NW Washington, DC 20036  
+ 202.288.9900 + 202.508.6000 [www.nationaltrustforhistoricpreservation.org](http://www.nationaltrustforhistoricpreservation.org)

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Page 1

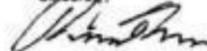
Ms. Ellen Uguciori & Members of the Historic and Environmental Preservation Board  
June 25, 2008  
Page Two

and structure. The City must recognize this important historic resource and do  
everything possible to save and preserve it so that it will once again be a  
treasured symbol of Miami's heritage.

The National Trust is supportive of the Dade Heritage Trust and the Friends of  
Marine Stadium in their efforts to designate the stadium and its environs as a  
historic site and structure. I encourage you to contact Karen Nickless in the  
National Trust's Southern Regional Office at 843-722-8552, so that she may be  
of further assistance in bringing National Trust resources to the foreground in  
saving this important historic place.

Warmest regards,

Sincerely,



Richard Moe

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National Trust for Historic Preservation  
Letter of Support



April 13, 2008

Ms. Becky Roper Matkov  
Chief Executive Officer  
Dade Heritage Trust  
190 Southeast 12<sup>th</sup> Terrace  
Miami, FL 33131

Dear Ms. Matkov:

This letter is in support of the nomination of the grandstand at Miami Marine Stadium (here discussed as Miami Marine Stadium) as a Historic Structure. Part of the Marine Stadium, itself a unique and outstanding example of tropical landscape architecture in the country, the grandstand should be preserved as an icon of postwar concrete and sport architecture in Florida and in the United States. Its significance is very high, not only for the local community but also as a great achievement of the Modern Movement in the United States.

1. The grandstand of the Marine Stadium is the most remarkable poured-in-place concrete building in Florida, and one of the most significant nationally. The 6,500-seat grandstand of the Commodore Murore Stadium, named for Coconut Grove pioneer and boating enthusiast Ralph Murore, was completed in 1954. Poured entirely in concrete, it consists of a dramatically cantilevered folded plate roof supported by eight big slanted columns anchored in the ground through the grandstand. From the top of the columns, each section of the six-inch-thick roof – a feat of craftsmanship in Miami – developed as four folds. Seen from the causeway, the folds suggest “the romance of the water” and the structure expressed the movement of the waves gently bathing the stadium’s shoreline as well as those of the sailboats that cruise the bay and the stadium. Together, the straight and inverted triangles of the structure create an elegant and mineral facade that alludes to the complex geometry of marine life.
2. Because of its specific concrete technology and design, the Miami Stadium grandstand belongs to the first generation of modern sport facilities initiated in Europe and Latin America, using the plastic qualities of poured-in-place concrete for efficiency and spectacular visual effect. Pier Luigi Nervi’s Florence Stadium (1929-32) and Palazzo dello Sport (1958-60) in Rome pioneered plastic concrete shell construction. In Nervi’s footsteps, Carlos Raúl Villanueva (University Stadium in Caracas, 1950-52), Oscar Niemeyer and especially Felix Candela, the Spanish-born architect who immigrated to Mexico, made concrete a genuine expression of modern Latin American architecture, whose sensuality and plasticity contrasted with the rationalist canons of the international style. The Miami Marine Stadium is definitely worthy of its international predecessors and should be given the same respectful treatment.

3. The grandstand was commissioned to the firm of Parcoast, Ferendino, Crafton, Skeels and Burnham. Hilario Candela, a young Cuban architect educated at Georgia Tech and recently arrived to Miami, was the main responsible for the project, along with Albert Ferendino. Candela, who worked along Felix Candela when he was in Cuba designing the Becard factory, also worked for Max Borges, a Cuban architect well known for his use of poured-in-place concrete at the Tropiana nightclub in Havana (1951). In that sense, I argue that the Marine Stadium was in fact the first building in Miami (and one of the few who were built along with the Miami Dade Community College complex, south and north campuses), which had strong roots in modern Latin America—and also Cuban—architecture. This relation makes it historically significant as well for Miami and South Florida.
4. The final point regards the function of the Stadium from 1954 to 1962. It was used regularly for boat-racing events (a unique specialty of South Florida early in its history) as well as for entertainment, particularly concerts and other performances. Important politicians, sportmen and artists, including President Nixon, Sammy Davis Jr., Jimmy Buffet, Governor of New York Mario Cuomo, appeared at the Marine Stadium for important events and concerts.

For all these reasons, we urge the Dade Heritage Trust to do everything in its power to declare the Miami Marine Stadium a historical landmark in the history of Miami and South Florida.

Sincerely yours,

Enrique Media  
President  
DOCOMOMO US/Florida

Jean Francois Lejeune  
Vice President  
DOCOMOMO US/Florida

DOCOMOMO\_US/Florida  
Letter of Support

25 Madison Avenue  
New York, NY 10017  
Telephone (212) 477-1010  
Fax (212) 477-1010  
www.wmf.org

## WORLD MONUMENTS FUND

September 18, 2008

Mr. Timothy Barber  
Chairman  
Historic and Environmental Preservation Board  
City of Miami Planning Department  
444 SW 2<sup>nd</sup> Avenue  
Miami, FL 33130

Dear Mr. Barber:

I am writing in support of the Historic and Environmental Preservation Board designation of the Miami Marine Stadium as a local historic landmark.

Founded in 1965, the World Monuments Fund is recognized as a leader in the field of international heritage conservation. This year, as part of our bi-annual designation of the 100 most endangered sites in the world, the World Monuments Watch, World Monuments Fund recognized "Main Street Modern," as a category of iconic American civic structures, like the Miami Marine Stadium, that define a critical shift in American architectural style that are threatened with demolition or obsolescence and are under recognized for their bold use of materials and masterful design because they are too recently constructed to be understood as significant moments adding to the character of a community. By listing "Main Street Modern" structures, World Monuments Fund sought to raise awareness of the threat of demolition due to the special conservation challenges they present or the public's lack of understanding of their value in our catalogue of great American architectural works. It is for this reason that I am urging your careful consideration of this landmark structure.

The Miami Marine Stadium is an iconic and important symbol of Miami and American modernism. Designed by Cuban-American Hilario Candela, this building speaks to the bold, modern image of the growing city and the international cultural influences that have helped shape Miami's image. As the first purpose-built facility to host popular water sports that activated Miami in the mid-century and the site of numerous cultural events, the Marine Stadium looms large in the public's image of the city. As a highly visible, recognizable landmark in the Miami skyline, it is an essential part of the city fabric for generations of Miami residents and visitors.

By recognizing the importance of the Marine Stadium, you and your fellow board members will be in good company with colleague agencies nation wide that have made

the decision to preserve America's mid-century civic landmarks. Recently, Grosse Pointe, Michigan recognized the importance of its modernist library and they are finding ways to expand and restore this internationally recognized structure. Similar preservation efforts are taking place from New York to California.

Miami, with its especially rich mid-century modern civic architecture is poised to be a leader in the recognition and preservation of America's mid-century identity. The Marine Stadium presents a prime opportunity to preserve and adaptively use a site that is seen as iconic and valuable by the citizens you serve. To demonstrate its viability, World Monuments Fund is willing to provide technical assistance to the Friends of Marine Stadium, Dade Heritage Trust, and the City of Miami.\*

World Monuments Fund applauds your decision to hear the arguments for designation and we strongly encourage your action to support the preservation of the Marine Stadium.

Sincerely,



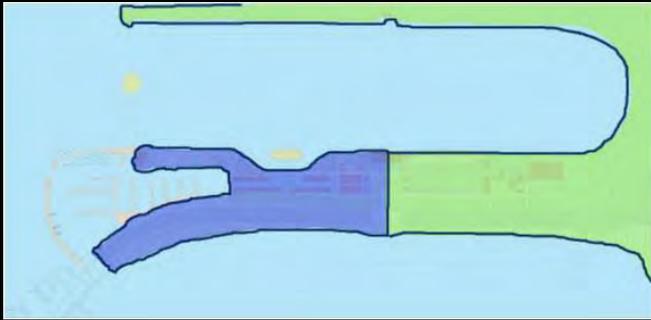
Amy L. Prellag  
Program Director, United States

CC: Hon. Manuel A. Diaz, Mayor, City of Miami  
Becky Roper Matkov, Dade Heritage Trust  
Enrique Madia, DDCOMOMOUS Florida  
Richard Moe, National Trust for Historic Preservation  
Frank Sanchez, Municipal Art Society  
Don Worth, Friends of the Miami Marine Stadium

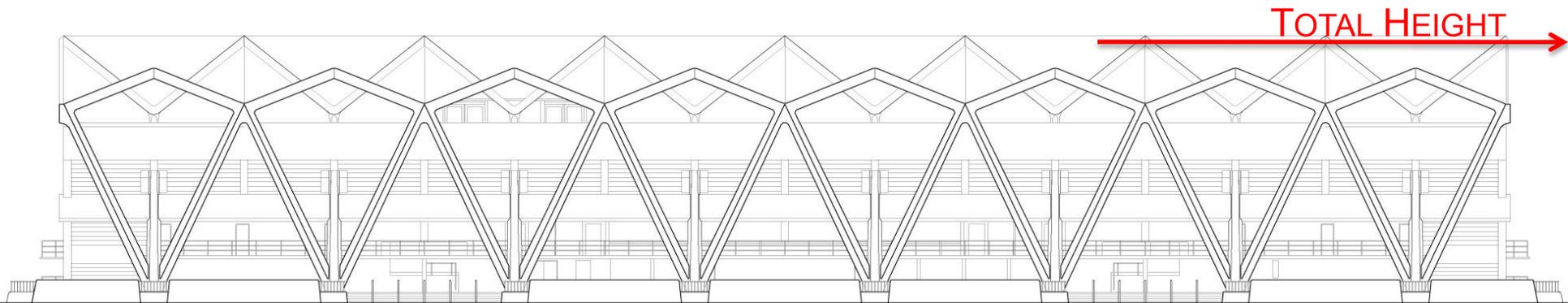
World Monuments Fund  
Letter of Support

# Only in Miami





# MIAMI MARINE PARK PLANNING PRINCIPLES



# 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 MARITIME CENTER AND ISLAND ORIENTATION
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



and

UEL

VIRGINIA KEY:  
MIAMI MARINE PARK

**RUSTY PELICAN  
RESTAURANT**

**RICKENBACKER  
MARINA**

**DRY-STACK BOAT  
STORAGE**

**MIAMI MARINE  
STADIUM & PARKING**

**MIAMI ROWING CLUB  
AND SWIM GYM**

**MAST ACADEMY**





# Miami Marine Stadium



# Marine Stadium Opening Night Dec 2012



# Speed Boat Racing



# Concerts



# Rowing Regattas





## DRAGON BOAT RACING



and

UEL

VIRGINIA KEY:  
MIAMI MARINE PARK



TRIATHLON  
MIAMI INTERNATIONAL TRIATHLON



and

UEL

VIRGINIA KEY:  
MIAMI MARINE PARK



## DISTANCE SWIMMING EVENTS



and

UEL

VIRGINIA KEY:  
MIAMI MARINE PARK



WAKEBOARDING COMPETITIONS  
BOARD-UP MIAMI



and UEL

VIRGINIA KEY:  
MIAMI MARINE PARK



FUTURE USES  
RED BULL FLUGTAG

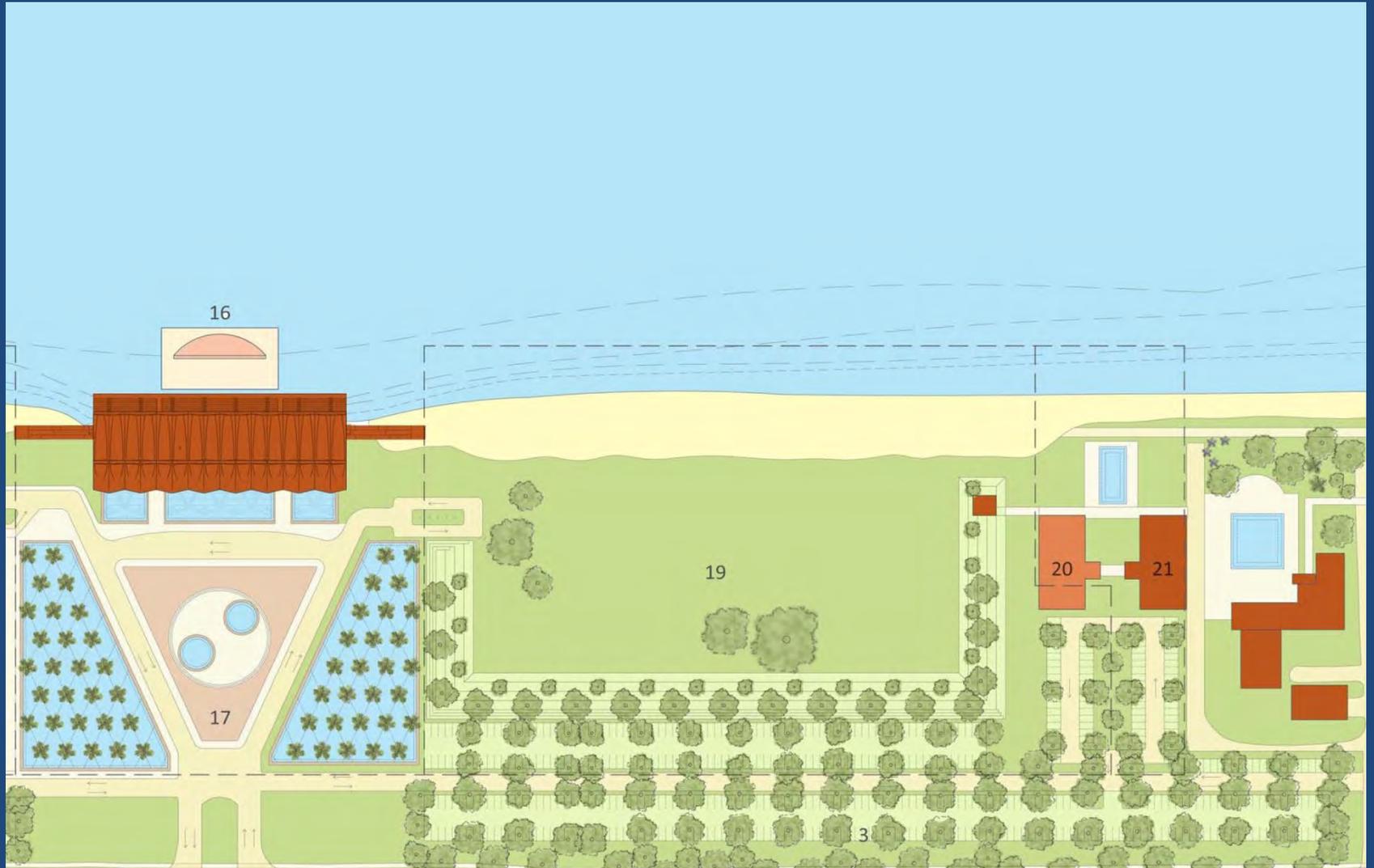


and UEL

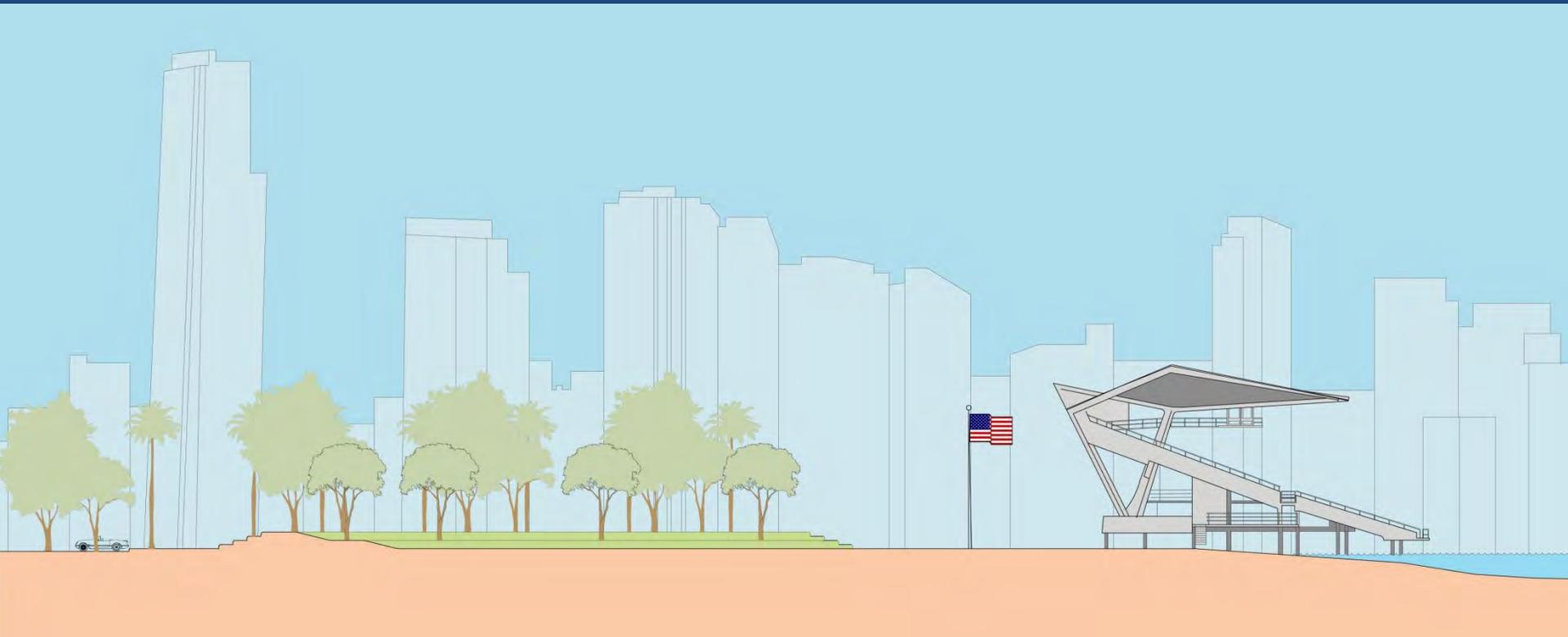
VIRGINIA KEY:  
MIAMI MARINE PARK

# Public Green Space

Flexibility required for daily activities and special events



# Section Through Public Green Space



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





SWIM GYM



ROWING CLUB



and UEL

VIRGINIA KEY:  
MIAMI MARINE PARK

# Marina





and UEL

VIRGINIA KEY:  
MIAMI MARINE PARK

# Rusty Pelican Island





RUSTY PELICAN

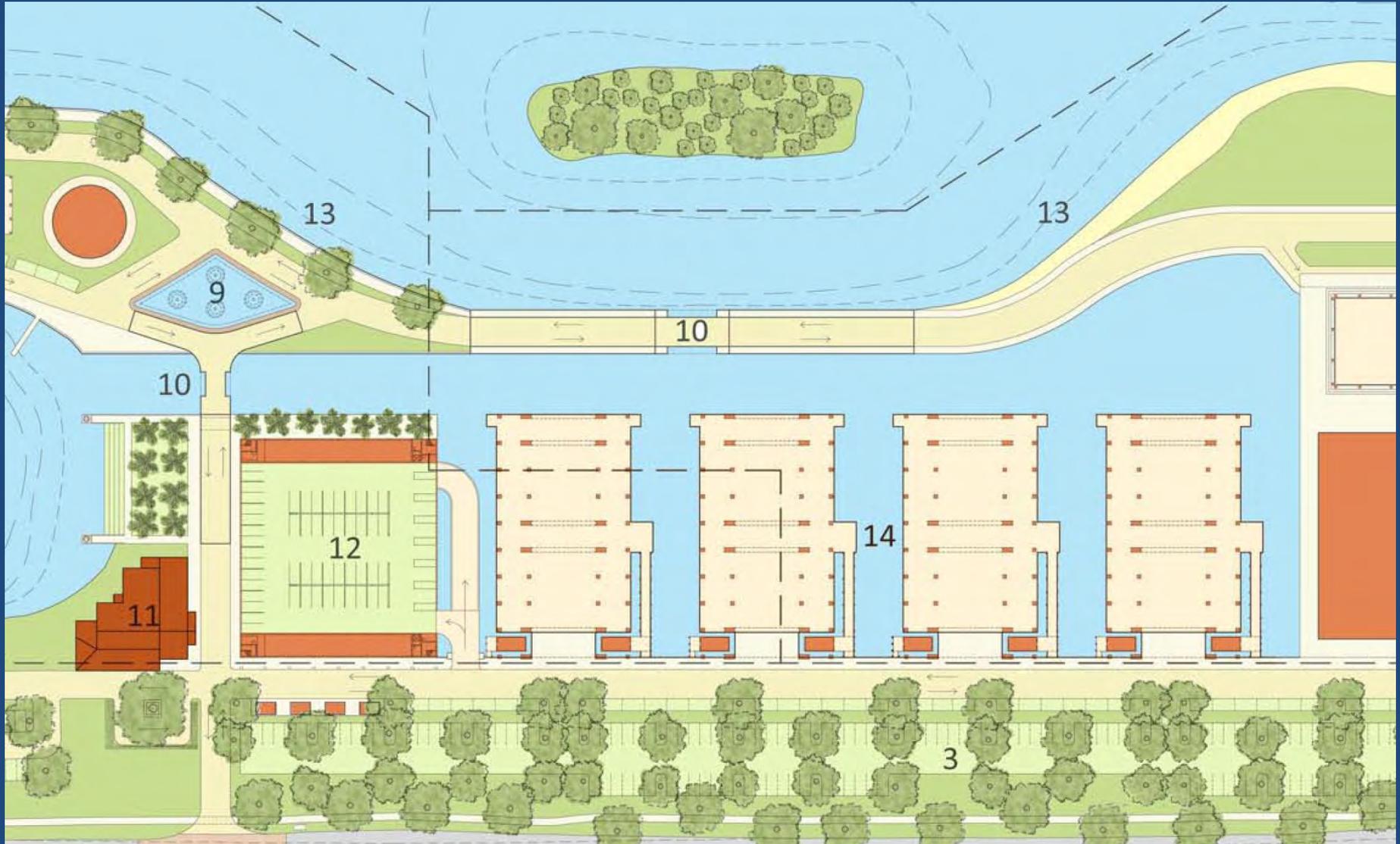


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MIAMI MARINE PARK

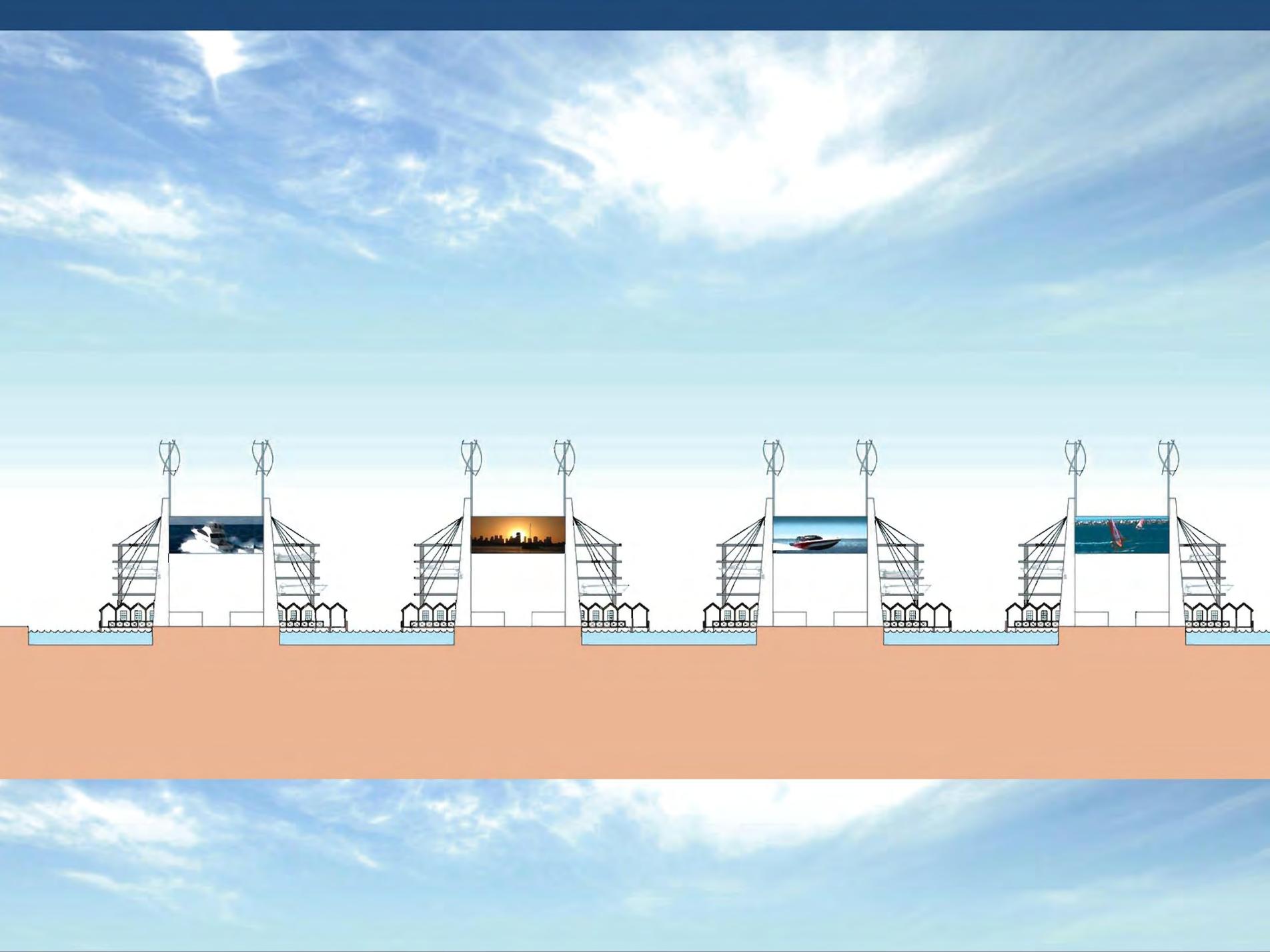
# Dry Dock Storage



Parking structure for 300 cars and state of the art dry dock storage



## VIRGINIA KEY MARINA EXISTING CONDITIONS



# Miami Maritime Center and Island Orientation

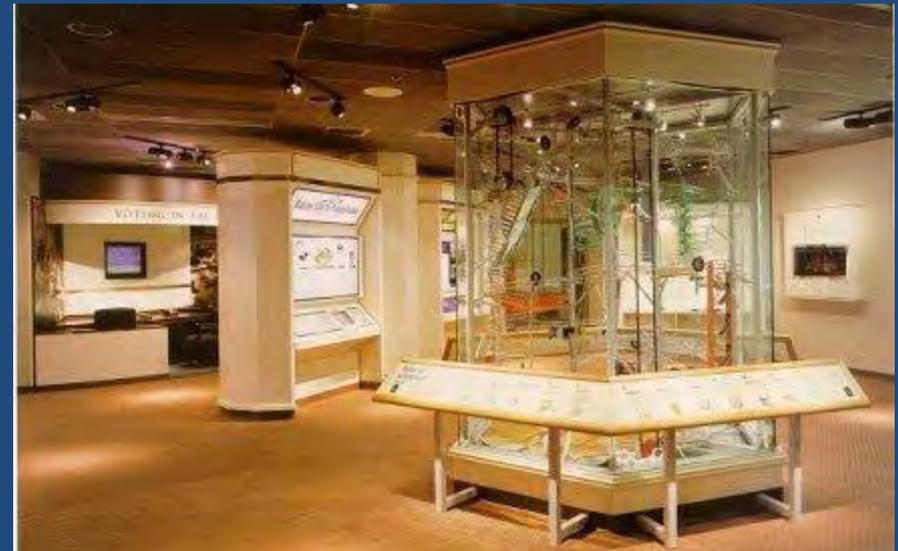


# Physical Dimensions of the Miami Maritime Center and Island Orientation

- 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, loggias, breezeways and make it tropical in nature.

# Miami Maritime Center and Island Orientation

- 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



## MIAMI MARITIME CENTER AND ISLAND ORIENTATION

A PLACE THAT CELEBRATES THE MARINE HISTORY OF THE REGION



Interprets the Natural History of the site



Miami Marine Stadium



Virginia Key Beach



Virginia Key Beach

Interprets the Cultural  
History of the site



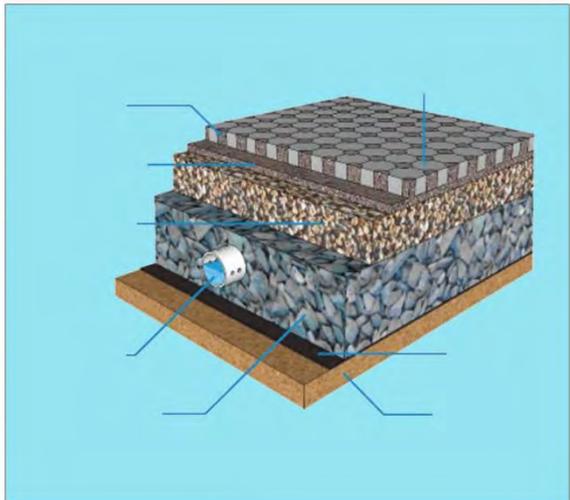
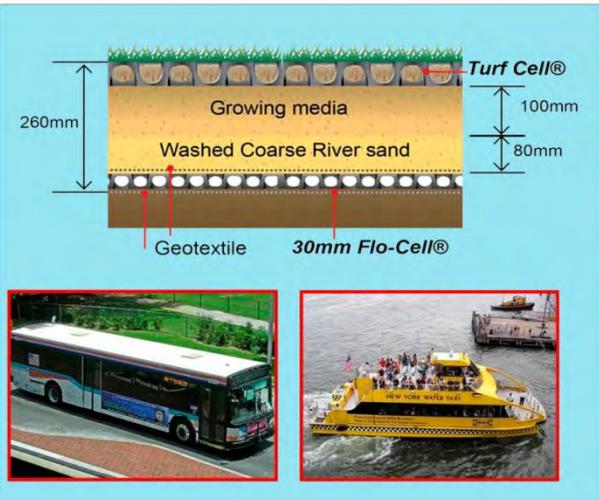
Showcases advancements and innovations in the Marine Industry



Environmental educational opportunities for Biscayne Bay and educational programs for Marine Safety

# Parking





### GREEN PARKING



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



# Maximize Public Access to Waterfront



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



Solar Panels, Wind Turbines, Low Carbon Footprint, LEED Certified

What is the future of the Marine Stadium and  
the Miami Marine Park?

Demolition by neglect?



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





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

# Possible sources of funding:

- Wet and Dry Slips
- Existing Leases
- Restaurants
- Rental of spaces for social and athletic events
- Licensing to vendors for kayaks, bicycles, etc
- Funds to stay for island financial needs

# Financing Sources for Public Assets

- Bond funds
- Grants from private foundations
- State and federal funds
- Funds from existing and future Marine auxiliary uses and special events
- Sale of Historic Tax Credits



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.