



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*  
Robert L. Vernon, *Mayor*  
Jorge E. Mendia, *Vice Mayor*  
Michael Davey  
Enrique Garcia  
Steve Liedman  
Thomas Thornton  
Patricia Weinman

DT: August 15, 2008  
TO: Honorable Mayor and Members of the Village Council  
FR: Genaro "Chip" Iglesias, Village Manager  
RE: Master Landscape Plan

*Village Manager*  
Genaro "Chip" Iglesias

**RECOMMENDATION**

That the Village Council accept the Landscape Master Plan and schedule a workshop for further consideration.

**EXPLANATION**

Our agreement with Wallace, Roberts, and Todd (WRT) provided for the preparation of an Inventory and Analysis of Existing Conditions, a Landscape Management/Maintenance Plan, and a Landscape Master Plan. The first two documents were previously forwarded to the Council and the third is attached for your review.

Staff is recommending that the Village Council schedule a workshop to review all three (3) documents. The Landscape Committee was instrumental in the preparation of the Master Plan and has recommended that the Village Council approve this document.

**Summary of Master Plan.** The Master Plan is based on the findings and recommendations that were presented in the Inventory and Analysis of Existing Conditions, the Landscape Management/Maintenance Plan, and information provided by the Landscape Committee. Together, these documents provide the Village with methods to significantly enhance the existing landscape environment. The Master Plan provides conceptual drawings and cost estimates for our most important open spaces. These estimates are presented below:

The Village Green	\$1,312,000
East End Lake and Beach Park	\$ 739,932
Community School	\$ 117,939

The Plan also provides recommendations and guidelines for street trees, intersection enhancements, schematic planting and design, vegetation, palms and tropical plants, shrubs, ground covers, annuals and perennials, scale and spacing, and hardscape.

**Next Steps.** Due to extent of the recommendations and the amount of information that is provided, it is recommended that the Village Council schedule a workshop. The Administration is in the process of engaging the services of a horticulturalist and issuing a Request for Qualifications for the maintenance of all Village open space and hardscape. The horticulturalist will oversee the day to day contact with our landscape contractors.

With regard to specific improvements to the Village Green, East Enid Lake Park, the Beach Park, and the Community School, the funding and timing of these projects should be considered within the broader context of the Capital Improvement Plan (CIP).



Planning & Design

August 20, 2008

Jud Kurlancheek, Director of Building, Zoning and Planning  
Village Hall  
88 West McIntyre Street  
Key Biscayne, FL 33149

RE: Landscape Management Plan Submittal

Dear Mr. Kurlancheek;

As requested, attached please find the fifteen copies of Landscape Master Plan, Phase II Concept Development Options for the Village of Key Biscayne.

In 2006 the Village of Key Biscayne authorized WRT, LLC to develop a comprehensive Master Landscape Plan that would focus on three tasks:

- The analysis and assessment of all existing public realm landscapes,
- The preparation of a landscape management plan with a schedule and implementation strategy,
- The creation of conceptual design and development scenarios for long-range enhancements of public realm landscapes

To date, WRT, LLC has completed those tasks and is now submitting a refined Master Landscape Plan with particular attention and focus to four identified early action projects:

- Village Green
- East End Lake
- Beach Park
- Community School

This document has been developed with Village staff and the Village's Landscape Committee who have provided invaluable input. We look forward to responses from the Village Council and the Village community upon Council's approval.

Attached is a summary of this phase II document.

Thank you for allowing us this opportunity to assist you with this important effort.

Sincerely,

Gerald Marston, FASLA  
Principal



August 20, 2008

Page 2

## **Village of Key Biscayne Landscape Master Plan - Executive Summary**

### **Process**

- Identification of study areas
- Inventory & analysis of existing conditions
- Stakeholder interviews
- Articulation of goals and objectives
- Conceptual/schematic design development
- Presentation with community feedback and subsequent plan honing
- Preparation of guidelines for project development, implementation, and management
- Submittal of master plan document
- Final presentation to Village Council

**Village-wide Goal** - to enhance and restore existing site elements

### **Concepts and Objectives**

#### Village Green

- Central Corridor and Fountain
  - Create a Grand Esplanade anchored by gateways at Crandon Boulevard and Fernwood Road
  - Integrate the War Memorial into gateway
  - Frame the Esplanade with shade trees to create unity within the park and with the Crandon Boulevard Landscape
  - Install vine-covered pergolas with seating for color, shade, and respite
  - Resurface existing fountain, and formalize through the addition of a surrounding "palm court"
- Pathways
  - Fashion existing path into a promenade that weaves through berms of palms, flowering trees, shrubs & groundcovers
  - Use sculpted landforms to create enclosure and buffer vehicular noise on adjacent streets
- Performance Pavilion
  - Establish the Village Green as an exceptional outdoor performance venue
  - Establish new pedestrian connections between the performance area and the remainder of the park
  - Use landform to buffer vehicular noise from neighboring streets
  - Renovate the gazebo, considering its scale relative to its contextual area
  - Enclose the area with a seatwall, providing interior lawn space for blankets and a more intimate environment for performers
- Children's Playground
  - Upgrade area by including age-appropriate equipment located in age-focused areas
  - Consolidate play area to increase density and enhance security & overall user visibility
  - Provide a vibrant destination by including safety pavement in colorful patterns that reflect the Village's environment and heritage
  - Create a low surrounding wall to bolster security and sense of enclosure while satisfying the need for additional seating

#### East Enid Lake & Beach Park

- Lake area
  - Create a "hard edge" for toy sailboat launching and a spectator overlook with seating
  - Utilize lake side of existing Ocean Club wall as a canvas for public art
- Linear park connection
  - Enhance the pedestrian realm with consistent hedge material and intermittent seating nodes, potentially incorporating a historic/interpretive element
- Beach entry plaza, walkway and lawn
  - Add tot lot to large grassy area north of palm court
  - Activate the courtyard area by removing central palms, changing paving, and adding gaming tables.
  - Move guardhouse to open up ocean view/axis
  - Provide a walkway with vine-covered trellis designed to manipulate perspective



August 20, 2008

Page 3

- Add sculptural seating to interior lawn
- Restrooms and beach access
  - Move vending in pavilion to a separate enclosed area to maximize the pavilion's useable space
  - Resurface the boardwalk area between pavilion and restrooms
  - Install bike rack and wayfinding element at beach opening

#### Community School

- Pedestrian circulation
  - Improve safety by making necessary repairs to sidewalks
  - Re-sod or mulch "desire lines"
- Parking
  - Re-configure parking area to provide more spaces
  - Determine whether parking along perimeter needs to remain, or if the space may be used for additional oaks/palms
- Vegetation
  - Add gumbos the full length of the west perimeter for consistency with street trees on opposite side of road
  - Add small, colorful trees in between royals (east entry area) and groundcover below
  - Remove storm-damaged *Ficus* sp. on NW corner of site and add clean mulch to the ground plane
  - Create consistency and shade with oaks in island and areas directly adjacent to street (east side of site); discourage parking and resultant erosion along wall/island by adding ground cover and colorful/shade tolerant accent plants
  - Replace mahoganies in parking area with oaks
  - Install continuous hedge of the same species along south perimeter, inside sidewalk
  - Install shade trees along buildings with exposed south façades
- Structural elements
  - Integrate disparate facilities and various architectural styles with consistent building color, canopy, and matched signage
  - Add play equipment for middle school-aged children, and/or outdoor seating to unutilized fenced area on west side of site

#### Streets and Intersections

- Create unity and improve wayfinding by planting each roadway with the same tree species
- Replace existing street trees with species recommended in the *Landscape Master Plan*, which were chosen for drought-, salt-, and/or storm-tolerance (if existing canopy trees are not among the *Landscape Master Plan* recommended species but coverage is greater than 50%, the remainder of the roadway may be replaced with the non-approved species)
- Enhance village-wide harmony by standardizing signage placement and planting layout for intersections, cul-de-sacs, pocket parks, roundabouts, medians, and bio-swales

#### **Guidelines**

##### Vegetation recommendations

- Species considerations provided for each study area, highlighting natives and exceptional performers in Key Biscayne's climate; lists include:
  - large and small trees
  - palms and tropical plants
  - shrubs
  - groundcovers/vines
  - annuals and perennials
- Establish a standard for typical plant sizes and the spacing thereof

##### Site Design Recommendations

- Hardscape
  - Pavers
  - Concrete
  - Permeable alternatives



August 20, 2008

Page 4

- Engaging elements
  - Play surfaces
  - Water features (standard and interactive)
- Amenities
  - Trellises
  - Wayfinding elements
  - Programming for play, exploration and relaxation
- Appurtenances
  - Trash, recycling, and pet waste receptacles
  - Lighting (numerous types and uses)
  - Benches
  - Drinking fountains
  - Bike racks
  - Tree grates