

Civic Center-Area Site

I propose that the following be constructed on the footprint at the civic center-area site (in the enclosed photos, this site is depicted by the continuous red line):

Both underground and above ground (“grade level”) parking, then above that—starting at a height that would have to be raised anyway to comply with FEMA flood zone requirements—we build a state of the art K-8 school that includes a gymnasium and an auditorium that can double as a performing arts center and—on the roof—soccer and/or football and youth baseball fields, thus creating playing fields out of thin air.

Composition of the Footprint

- 1). The current open air parking lot behind Village Hall, which is the site of the proposed parking garage being discussed by the Village Council.
- 2). One privately owned commercial property directly to the east of Village Hall’s open air parking lot and immediately adjacent to the south of the fire station.
- 3). Included are the “air rights” of two streets and the fire station parking lot as described in more detail below.

Please note: The aerial photographs of the footprint show a two-dimensional (“bird’s eye”) view of the site, so it simply shows the overall coverage of that footprint’s space. However, the “street” view would allow you to see that both West Enid and Village Green Way remain open—with the school structure above—as does the parking lot of the Key Biscayne Fire Station. In fact, the proposed school building structure in those areas allows sufficient clearance so that trucks going to Winn-Dixie’s delivery ramp or returning to the back of the fire station can continue to do so. The school would cross those streets and, on West Enid, “land” in the public swale as it approaches Winn-Dixie. Therefore, this concept incorporates the “air rights” above streets that are under the control of the Village and “air rights” that are above the fire station, which is also under the control of the

Village. It is anticipated that, for the implementation of this project in this urban core/civic center district, the section of the Village Municipal Code that pertains to the current height limit may need to be modified.

The Existing K-8 School Property

After the kids move into their new school, all structures would be removed from the existing school property and the entire property would be turned into green space for playing fields, with one exception. The newest—and largest—building, which includes a grade level parking lot underneath, would get “re-purposed” by the Village.

Conclusion

Summary of unsolved problems (unmet needs) that are addressed in this proposal:

- 1). New state-of-the-art K-8 school.
- 2). Increasing—in fact—maximizing our inventory of playing fields within our municipal boundaries.
- 3). Adding a second gymnasium (in close proximity to the one inside the Community Center).
- 4). An auditorium, that can double as a performing arts center.

Notes for the enclosed pictures: One photo highlights both sites that I discussed at the April 12, 2016 meeting: the proposed new K-8 school site (red straight line), the current school site’s perimeter (neon green), and the newest and largest building—with parking underneath—at the current site that, in my proposal, would remain (red dashes) and be “re-purposed.”

The other enclosed photo only shows the outline of the proposed new K-8 school site (red straight line).

Submitted by: Steven A. Simon, M.D.



Key Biscayne K-8 Center

Key Biscayne Fire Rescue Department

Ridgewood Rd

Glenridge Rd

Fernwood Rd

Village Green Way

Crandon Blvd

W Enid Dr

W Enid Dr

W McIntyre St

W McIntyre St

W Enid Dr

SunTrust Bank

Key Biscayne Community Center

Novocento

El Gran Inka

Winn-Dixie

Key Pharmacy

Burns Limited

Yogurt By U

BB&T

Tinkys

ARTISAN KITCHEN AND BAR

Clasica Victoria

Bread