

# 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

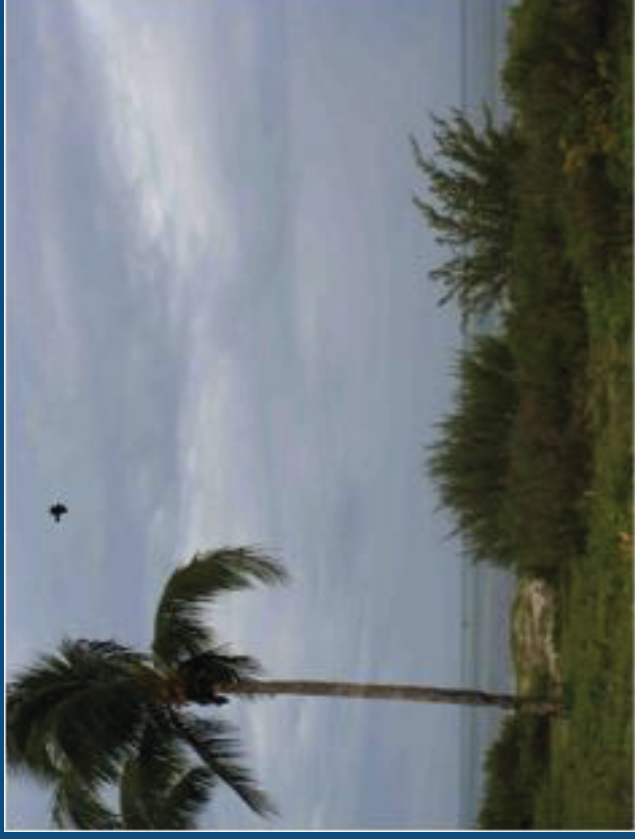
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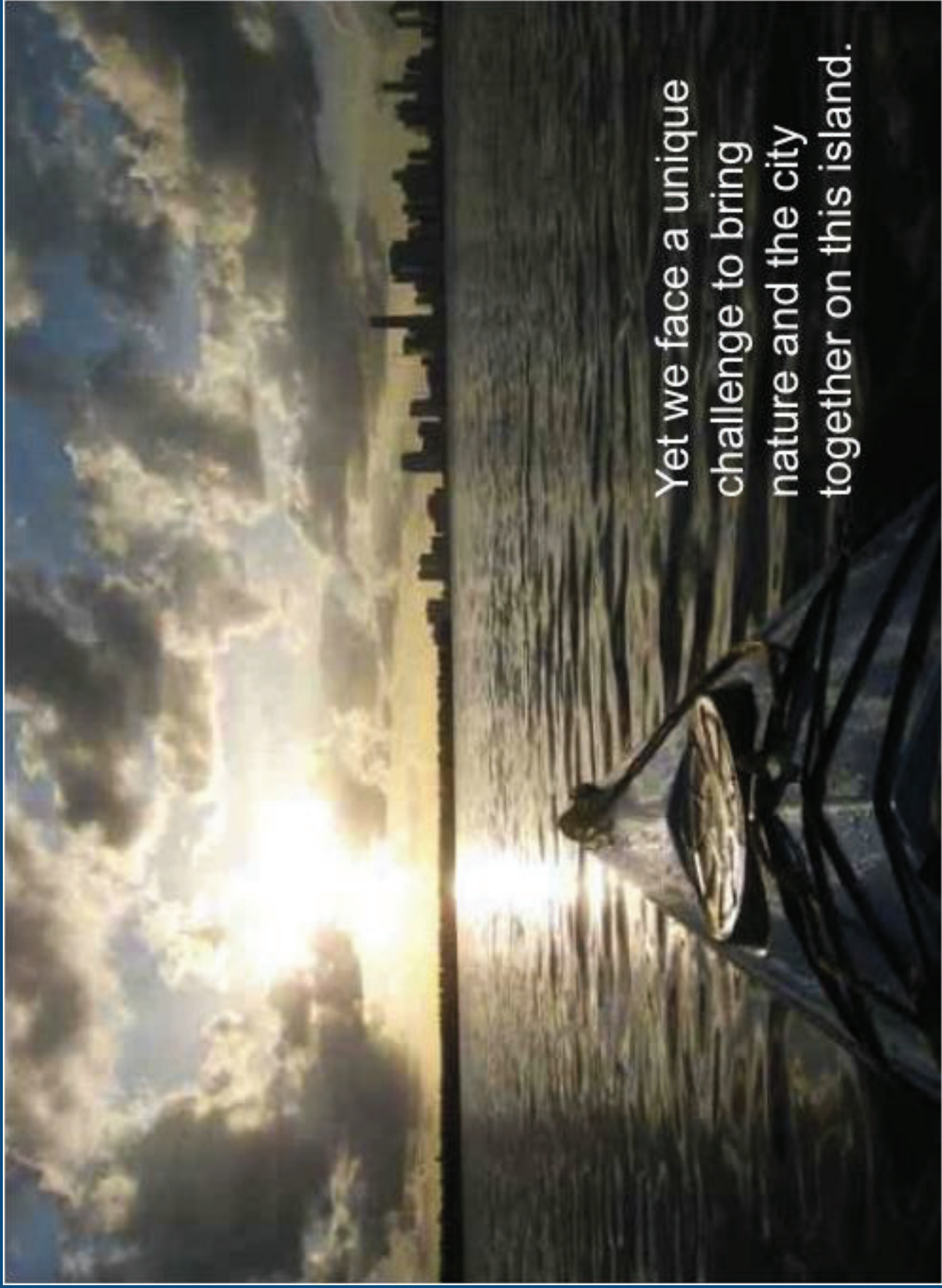
## And Partnered With

- 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.

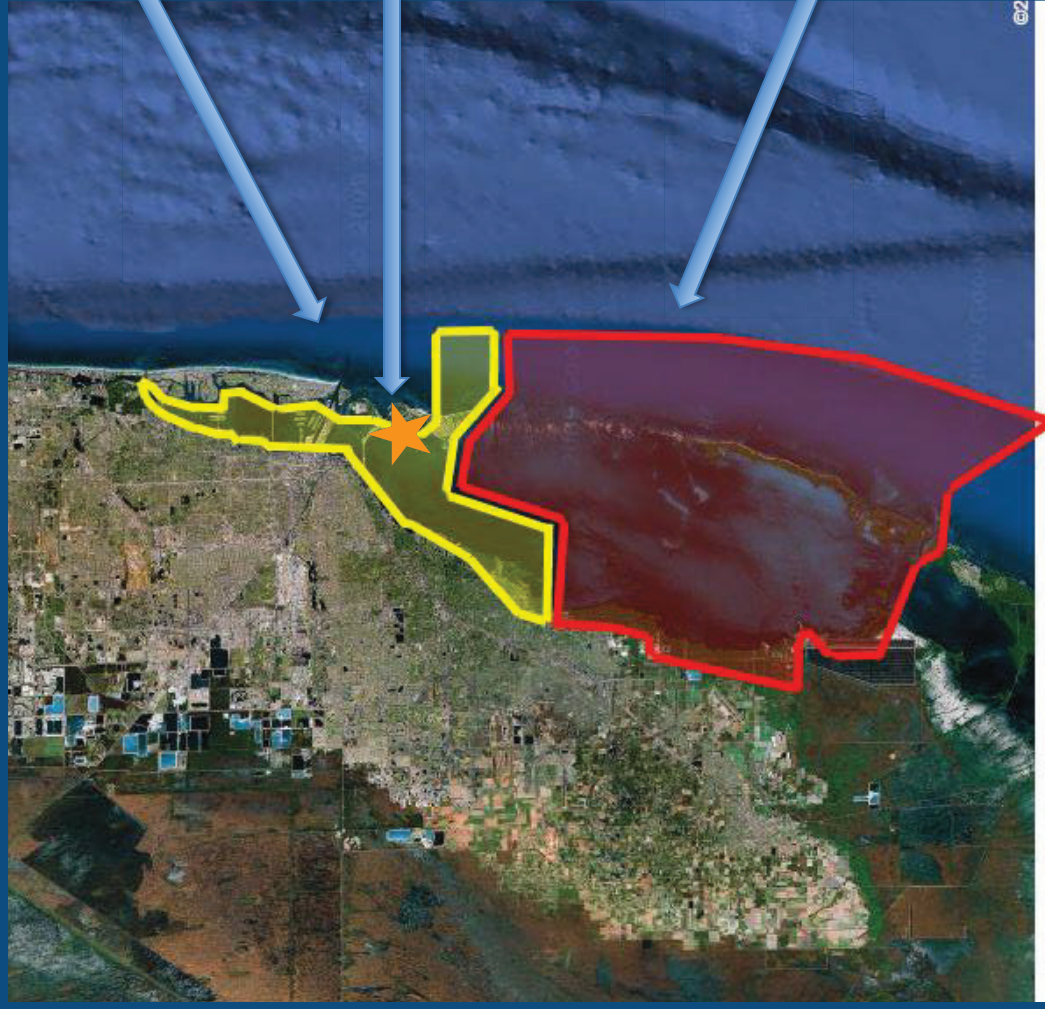


We have built consensus for a better plan for Virginia Key, showing the value of a more coherent public process that has included the hard work of many people in this room - both public officials and concerned residents. We thank you.

## 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?





# HOW BIG IS VIRGINIA KEY?



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



and UEL

VIRGINIA KEY:  
MIAMI MARINE PARK

# 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!)



**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



MANGROVE



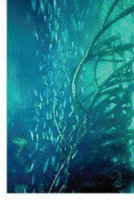
RESTORATION EFFORTS



HAMMOCKS



TYPICAL LANDSCAPE



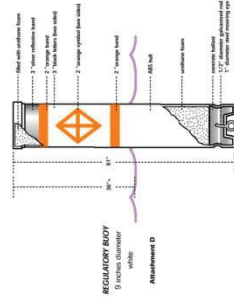
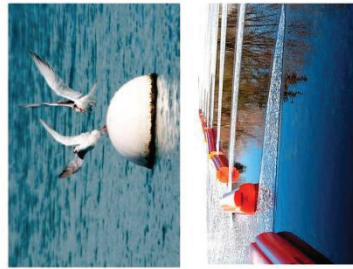
ACTIVE UNDERWATER LIFE



## RECLAMATION PROJECT

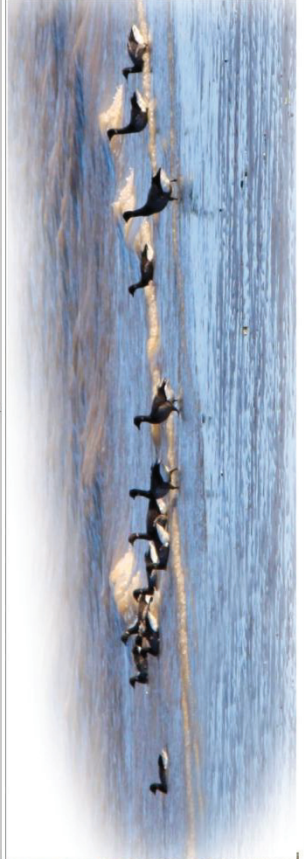
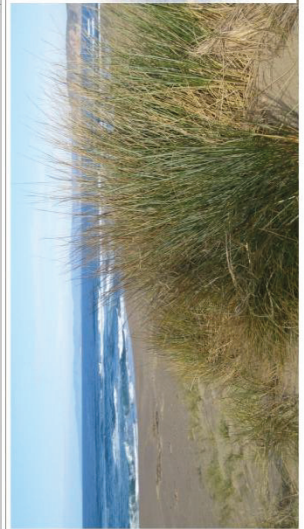
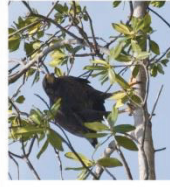


**PROPOSAL**  
IMPROVE SIGNAGE  
PROVIDE RESTING POINT  
FOR BIRDS.  
EDUCATIONAL PURPOSE



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

**FAUNA**  
SEA TURTLE  
MANATEE  
BLACK HAWK



**VIRGINIA KEY  
CONSENSUS  
MASTER PLAN**

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



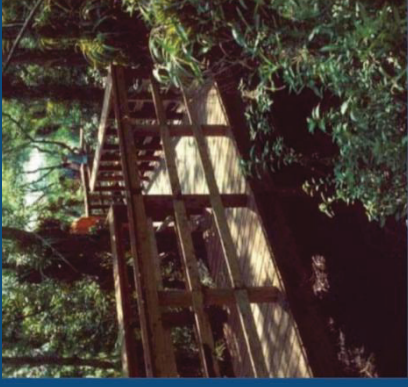
JULY 2010



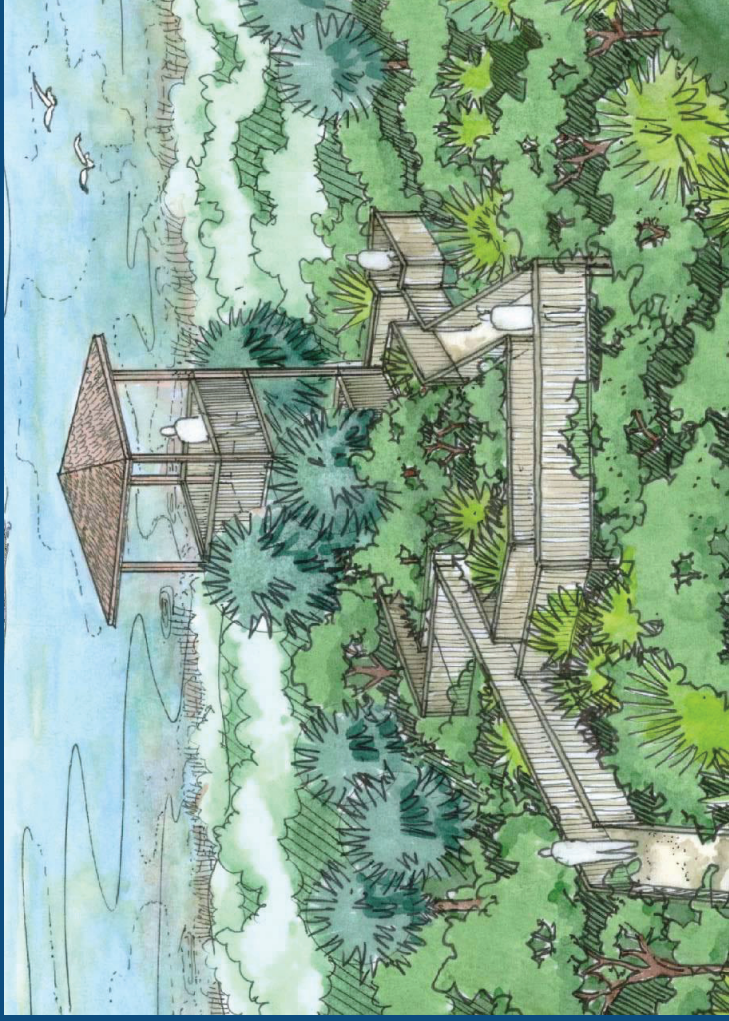
# Proposed Wildlife Watch Tower



West Lake Park, Florida



Park, Broward County, Florida





# VIRGINIA KEY BEACH PARK

## MASTER SITE PLAN



WILLIAM ROBERTS & TOWN, LLC

◆ HISTORIC FEATURE

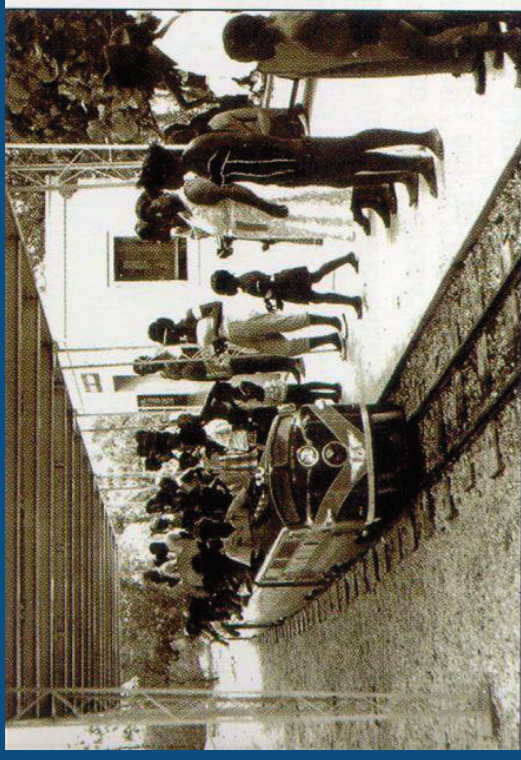
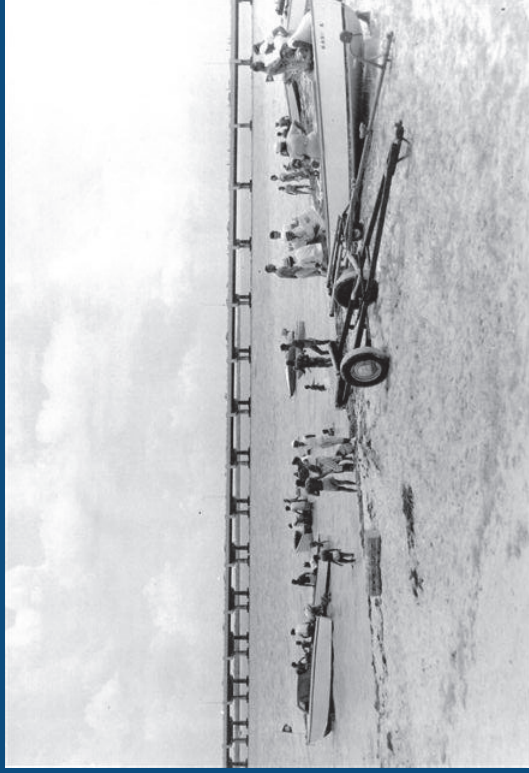




The late great Athalie Range and others fought too hard to preserve this historic beach. It should not be dominated by inappropriate uses.

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

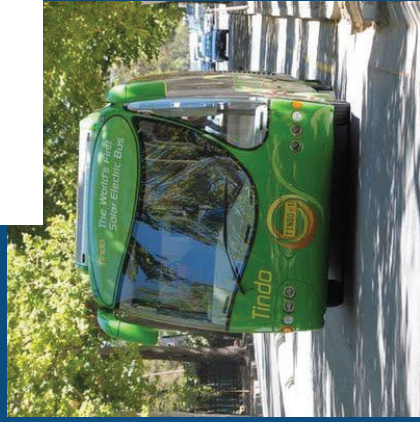
# TRANSPORTATION TO THE ISLAND BASE ON ENVIRONMENTAL CONDITIONS ANALYSIS



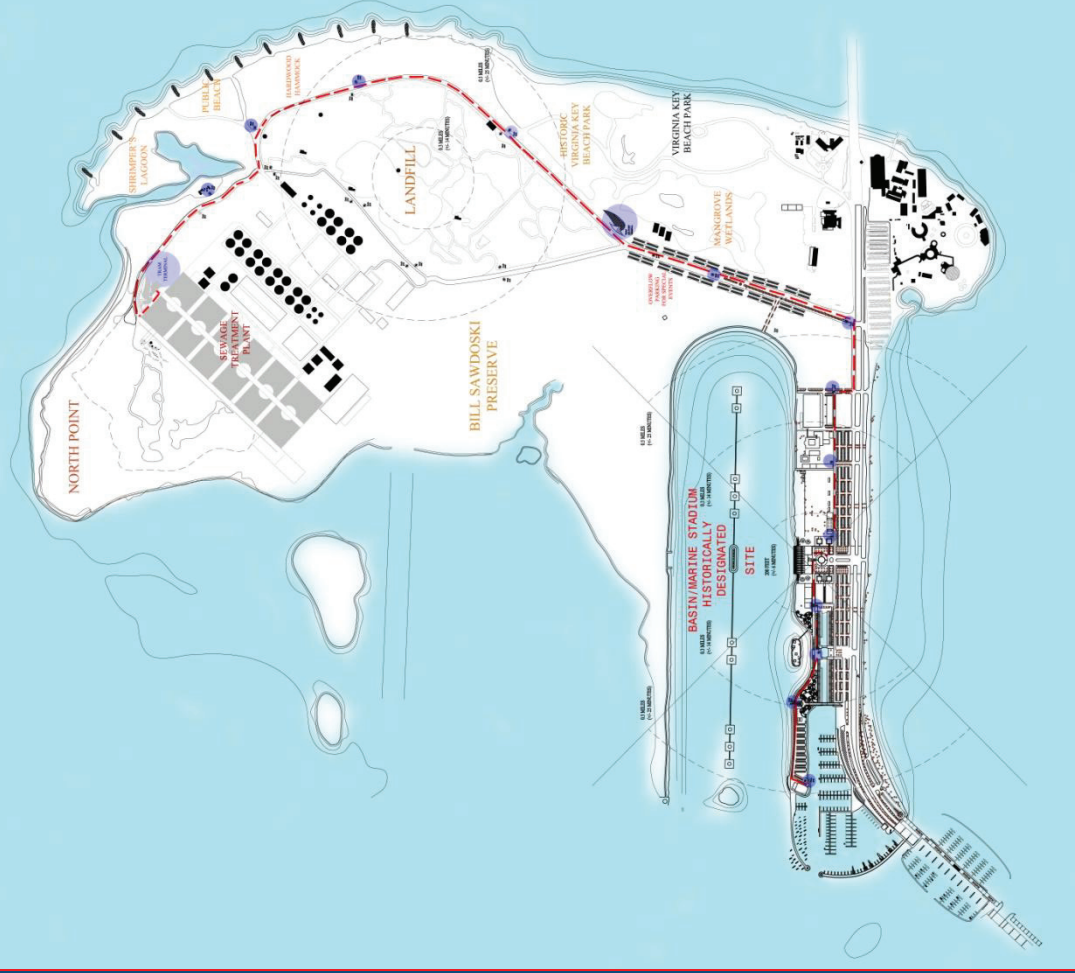
# VIRGINIA KEY: ISLAND INTERNAL TRANSPORTATION

## INITIAL CONSIDERATION:

- USE OF SOLAR POWERED VEHICLES AS SHUTTLES.



## ISLAND TRANSPORTATION PROPOSAL



# VIRGINIA KEY: MIAMI MARINE PARK



and UEL



**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

# 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



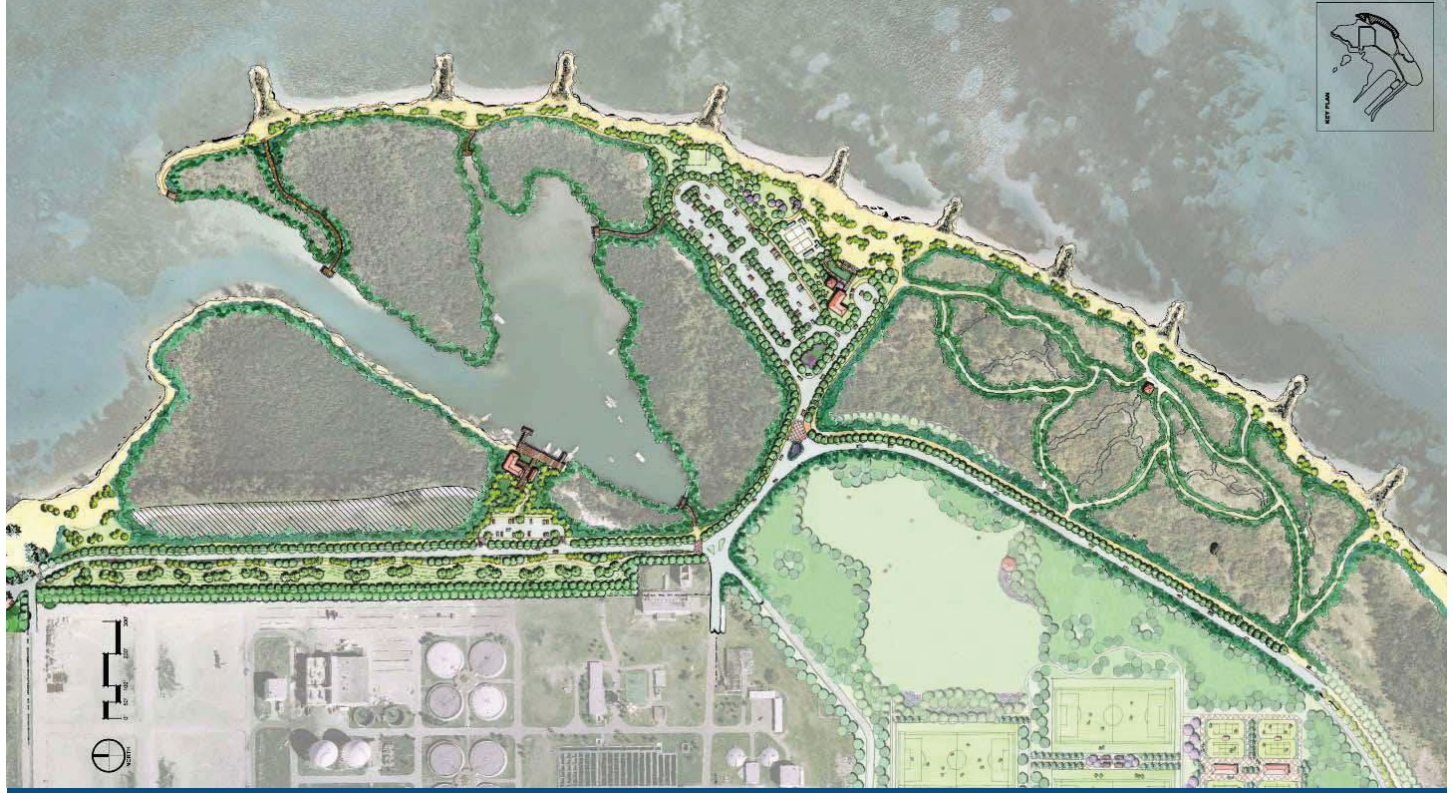
#### LAND USE SUMMARY

- 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

50 0 100 200

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

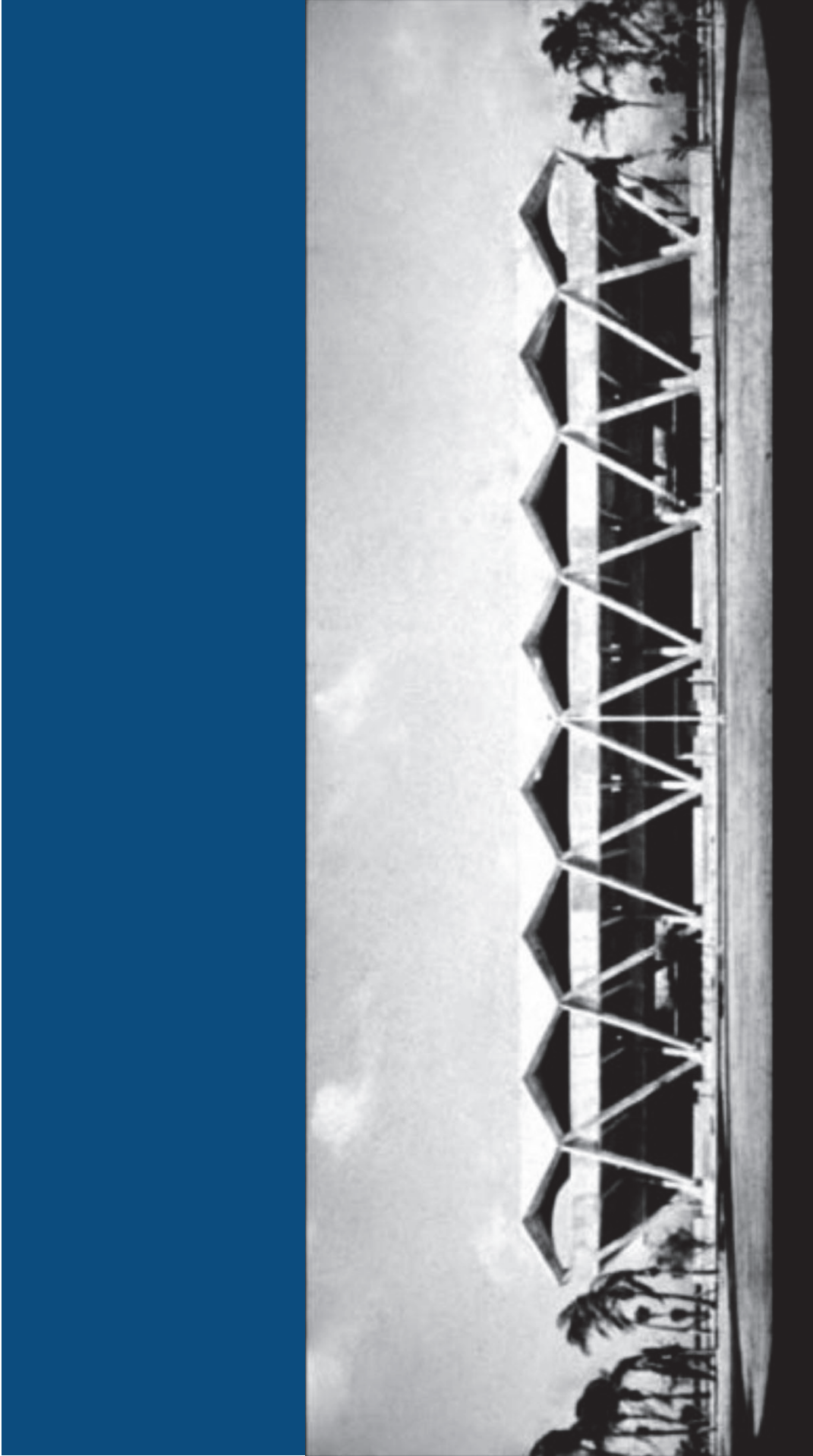


# A COMPARISON BETWEEN THE WASHINGTON MALL AND THE VIRGINIA KEY BASIN

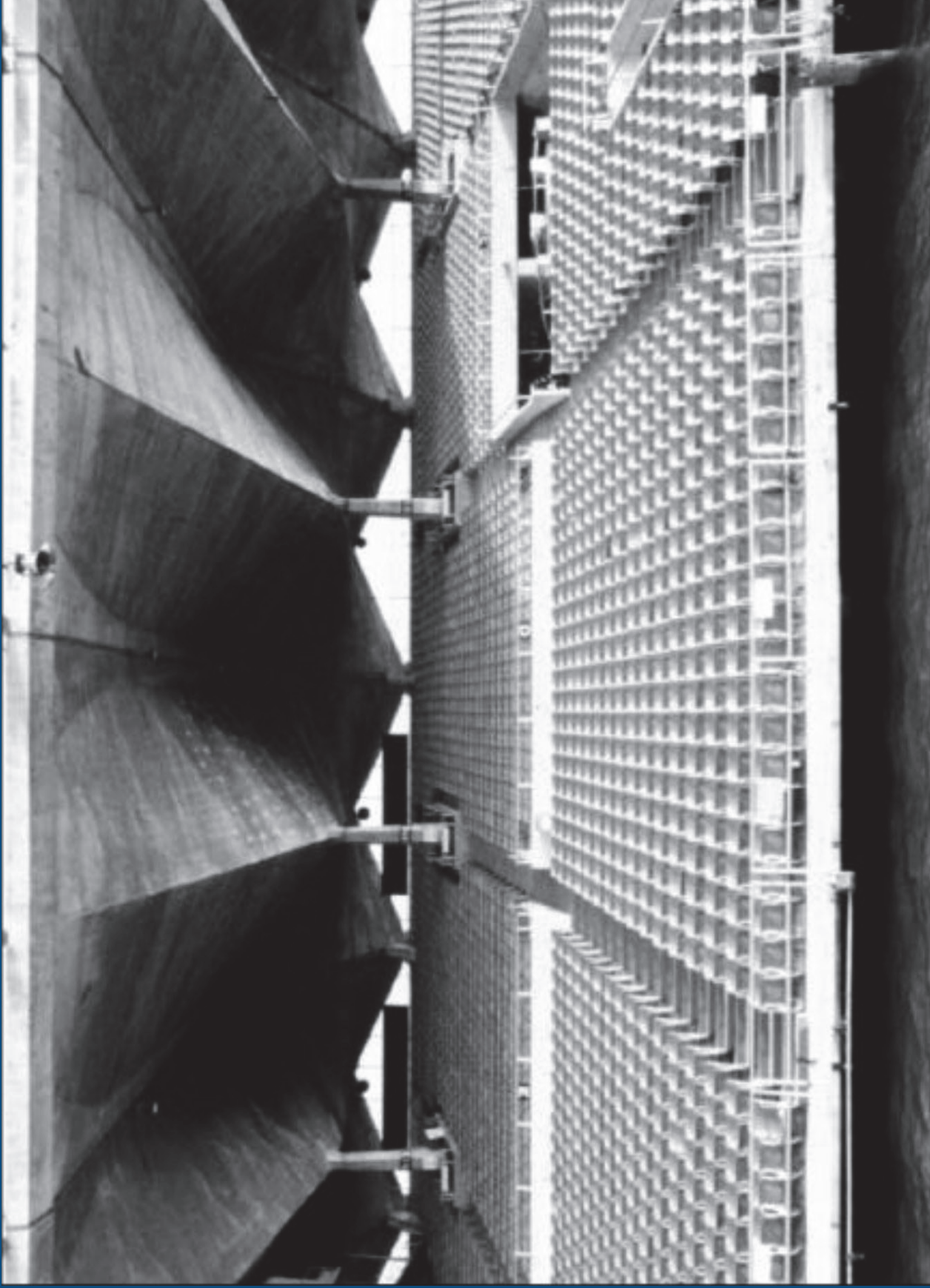
VIRGINIA KEY:  
MIAMI MARINE PARK



and UEL



Street Elevation of Marine Stadium



Waterfront Elevation of Marine Stadium



Marine Stadium under construction and architect Hilario Candela

# ELVIS

THROWS THE WILDEST BEACH PARTY SINCE THEY INVENTED THE BIKINI AND THE BEAT!!!



IT'S **ELVIS!**

in  
**"CLAMBAKE"**

SEE ELVIS  
ON TV  
ONLY ON  
BCA VICTOR  
RECORDS

**ELVIS PRESLEY** in **"CLAMBAKE"**

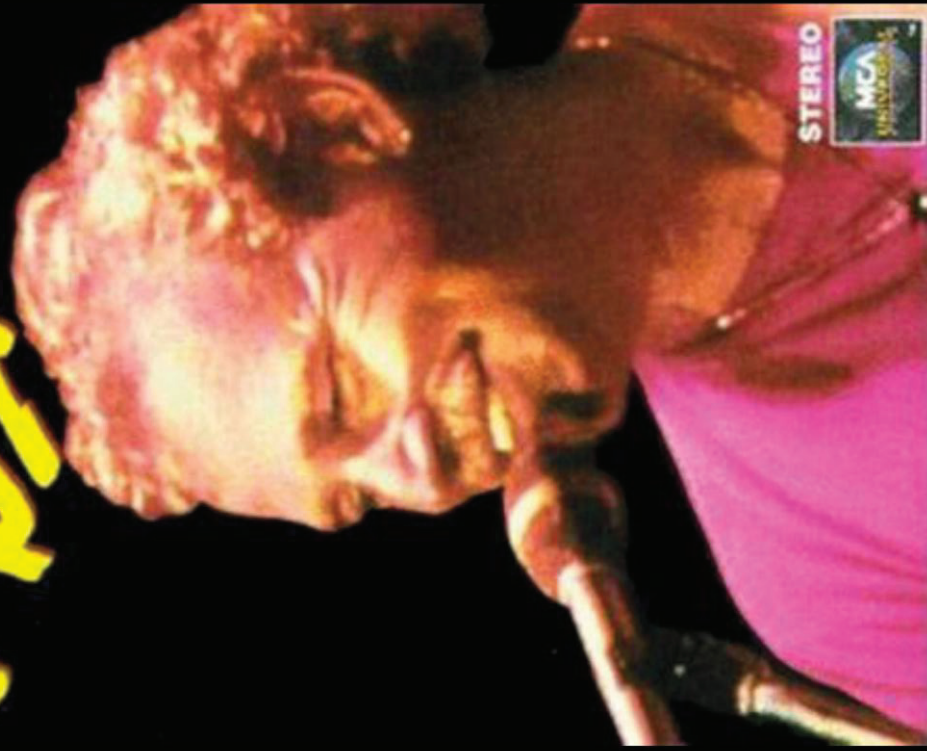
STORY BY SHIRLEY HAYES  
SCREENPLAY BY SHIRLEY HAYES  
DIRECTED BY SHIRLEY HAYES  
CASTING BY SHIRLEY HAYES  
MUSIC BY JERRY BRONSON  
EXECUTIVE PRODUCERS: JERRY BRONSON, JERRY BRONSON  
PRODUCED BY JERRY BRONSON  
DISTRIBUTED BY  
WARNER BROS. PICTURES  
A WARNER BROS. COMPANY





LIVE BY THE BAY

*Jimmy Buffett*



STEREO



**NATIONAL TRUST FOR HISTORIC PRESERVATION**  
**Richard Moe**  
PRESIDENT

June 25, 2008

Ms. Ellen Ugucioni, 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. Ugucioni 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 Hilario Candela when he was only 20 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

1165 Pennsylvania Avenue, NW Washington, DC 20004  
+ 202.638.1000 + 202.638.1000 www.nationaltrustforhistoricpreservation.org

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305.174.0005

Page 1

Ms. Ellen Ugucioni & Members of the Historic and Environmental Preservation Board  
June 20, 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 Niekiers 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

RHM:hs

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Page 2

# National Trust for Historic Preservation Letter of Support



April 13, 2008

Ms. Becky Roper Markov  
Chief Executive Officer  
Dade Heritage Trust  
180 Southeast 1<sup>st</sup> Terrace  
Miami, FL 33131

Dear Ms. Markov:

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 6,565-seat grandstand of the Commodore Munroe Stadium, named for Commodore Grove pioneer and boating enthusiast Ralph Munroe, 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 at 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 battering the stadium’s shoreline as well as traces of the sailboats that cruise the bay and the stadium. Together, the straight and inverted triangles of the structure create an elegant and robust 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 installed 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 (1928-32) 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 Calubita, the Spanish-born architect who immigrated to Mexico, made concrete a genuine expression of modern Latin American architecture, whose sensuality and plasticity combined with the rationalist canons of the international style. The Miami Marine Stadium is obviously worthy of its international predecessors and should be given the same respectful treatment.

3. The grandstand was commissioned to the firm of Perceps, Frenkel, Craftin, Skoob and Burnham, Hilario Candella, a young Cuban architect educated at Georgia Tech and recently arrived to Miami, was the main responsible for the project, along with Albert Frenkel and Candella, who worked along Felix Candella when he was in Cuba designing the Biscayne factory, also worked for Max Borges, a Cuban architect well known for his use of poured-in-place concrete at the Tropicana 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 laid strong roots in modern Latin American—and also Cuban—architecture. This status makes it historically significant as well for Miami and South Florida.

4. The final point regards the function of the stadium from 1954 to 1992. It was used regularly for local sporting events (a unique specialty of South Florida early in its history) as well as for entertainment, particularly concerts and other performances. Important politicians, sportsmen and artists, including President Nixon, Jimmy 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 Méndez  
President  
DOCOMOMO US/Florida

Jean-Francois Lejeune  
Vice President  
DOCOMOMO US/Florida

DOCOMOMO\_US/Florida  
Letter of Support

18 Republic Square  
New York, NY 10014  
Telephone (845) 485-6100  
Fax (845) 485-1159  
www.wmfund.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 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 monuments 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 Candón, this building speaks to the bold, modern image of the growing city and the international cultural influences that have helped shaped Miami's image. As the last 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 intentionally recognized structure. Smaller 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.

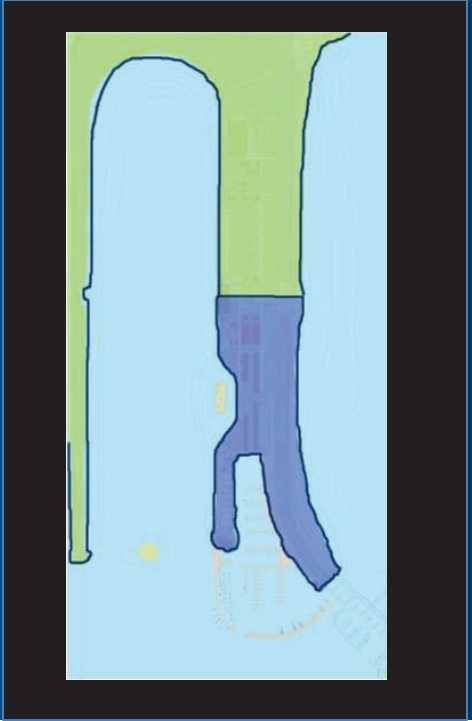
Sincerely,  
  
Amy V. Preising  
Program Director, United States

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

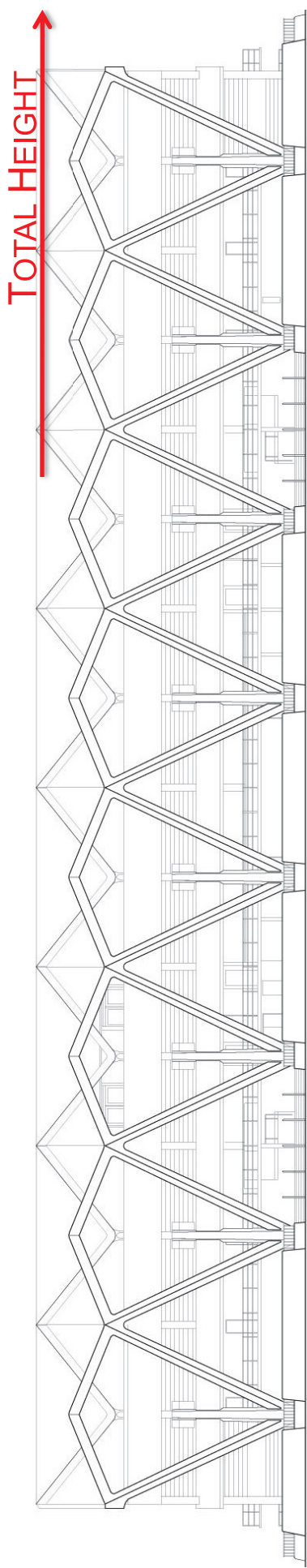
World Monuments Fund  
Letter of Support

# Only in Miami





# MIAMI MARINE PARK PLANNING PRINCIPLES



and UEL

VIRGINIA KEY:  
MIAMI MARINE PARK

# 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

UFL

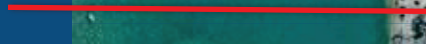
VIRGINIA KEY:  
MIAMI MARINE PARK



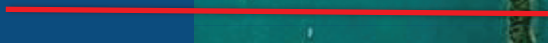
**RUSTY PELICAN  
RESTAURANT**



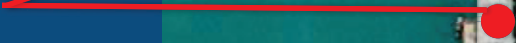
**RICKENBACKER  
MARINA**



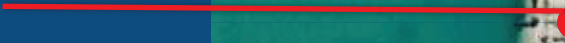
**DRY-STACK BOAT  
STORAGE**



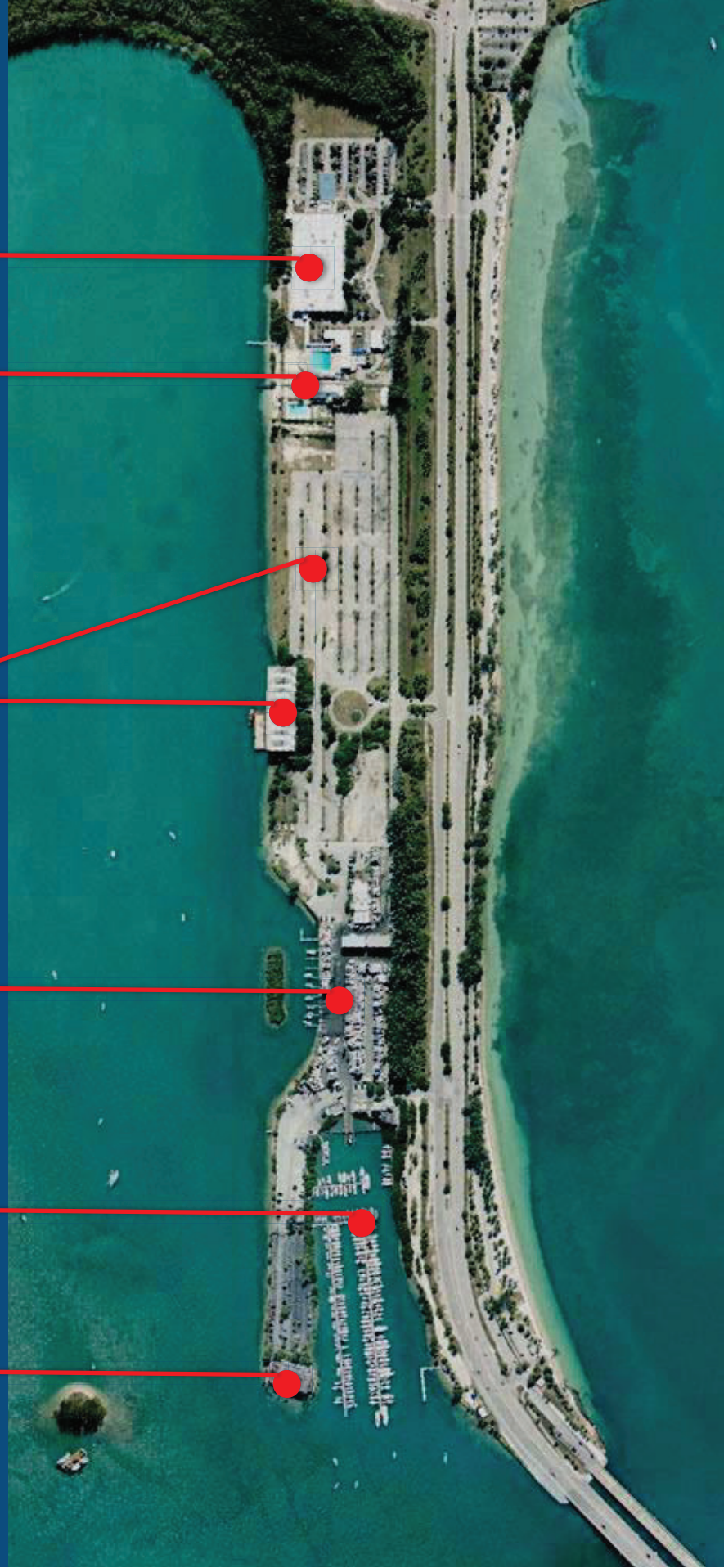
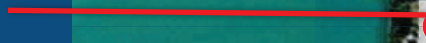
**MIAMI MARINE  
STADIUM & PARKING**



**MIAMI ROWING CLUB  
AND SWIM GYM**



**MAST ACADEMY**



# Miami Marine Park



**VIRGINIA KEY**  
**MASTER PLAN**  
**MIAMI MARINE PARK**  
 UNIVERSITY OF MIAMI  
 1375 UNIVERSITY AVENUE, SUITE 1000  
 MIAMI, FL 33199  
 PREPARED BY: UNIVERSITY OF MIAMI ARCHITECTURE

**ON SITE PARKING** 84.1  
 Green Surface Parking 2000  
 Asphalt Surface Parking 2000  
 Special Event Overflow for Field 1000  
 Special Event Overflow for Activity Field 1000  
 Total 6000

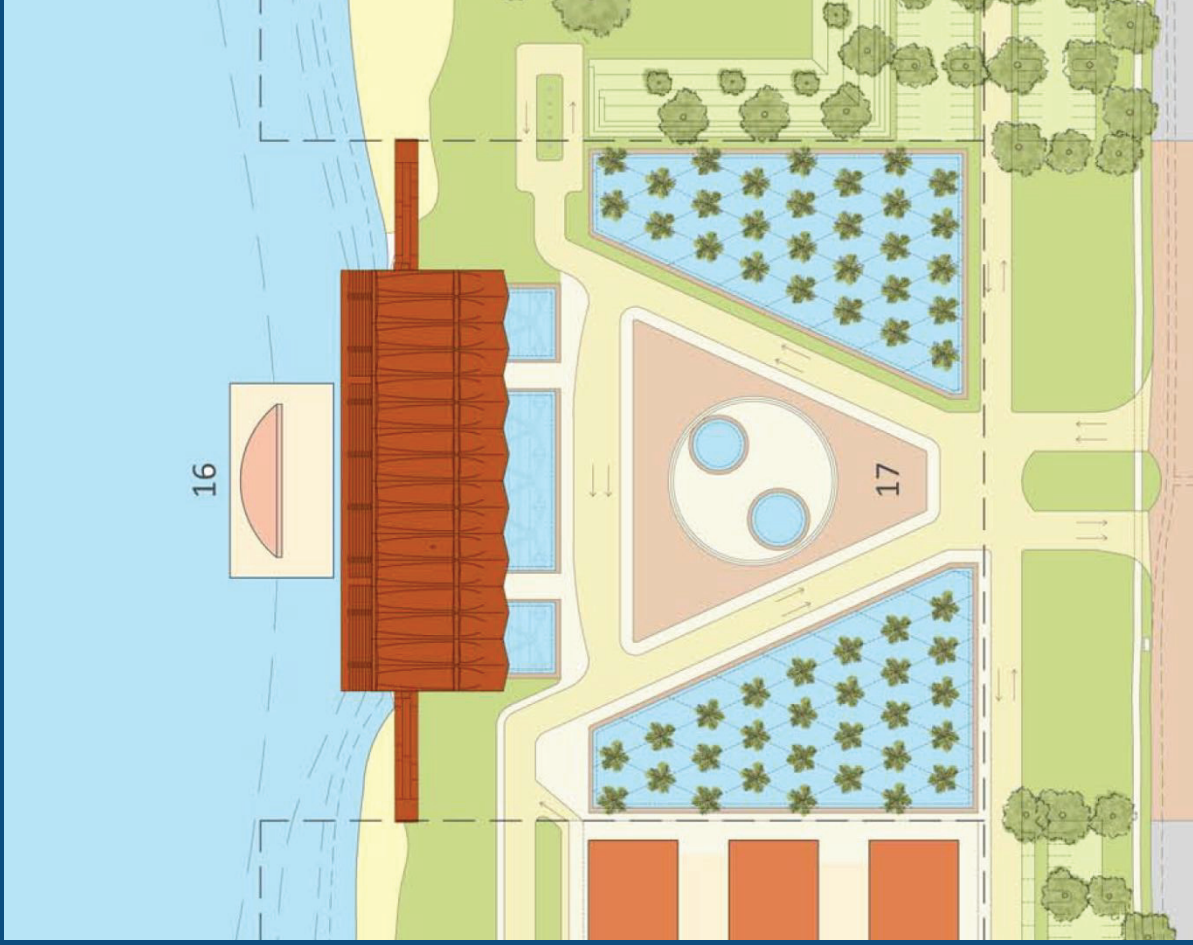
- LEGEND**
1. LOOKOUT POINT
  2. RUSTY PELICAN
  3. PARKING GARDEN
  4. EXISTING RICKENBACKER MARINA
  5. PROPOSED NEW MARINA EXPANSION
  6. RICKENBACKER CAUSEWAY
  7. FRESH MARKET
  8. FISHING CHARTER DOCK
  9. FOUNTAIN
  10. RUSTY PELICAN BRIDGE
  11. HORACIO'S RESTAURANT AND RETAIL SPACE
  12. PARKING DECK
  13. PEDESTRIAN WALKWAY
  14. DRY STACK STORAGE
  15. MARINE EXHIBITION CENTER
  16. MIAMI MARINE STADIUM
  17. MARINE STADIUM ENTRANCE PLAZA
  18. HOBBIE BEACH
  19. OPEN GREEN FIELD
  20. SWIM GTM
  21. ROVING CLUB
  22. MAST ACADEMY



and UEL

VIRGINIA KEY:  
 MIAMI MARINE PARK

# 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



# VIRGINIA KEY: MIAMI MARINE PARK



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DISTANCE SWIMMING EVENTS

VIRGINIA KEY:  
MIAMI MARINE PARK



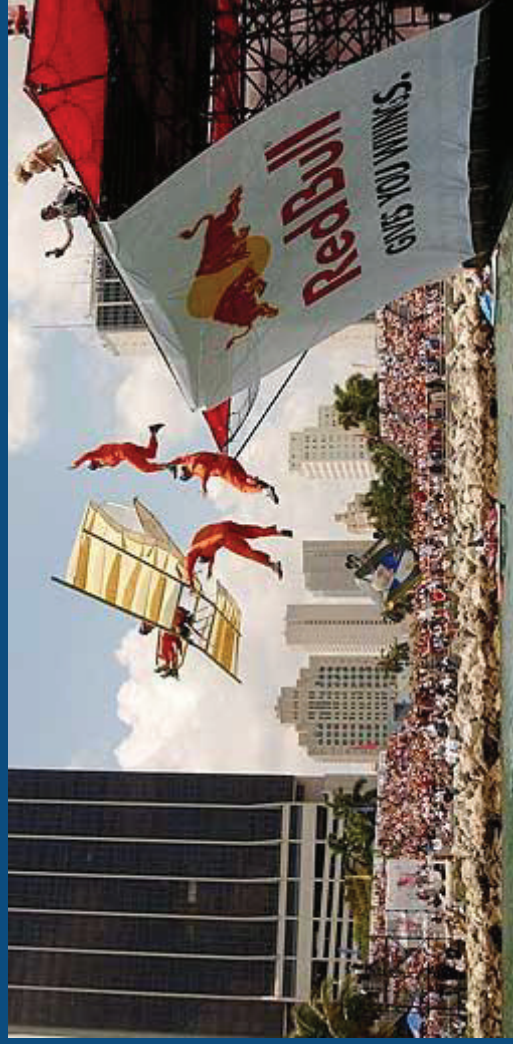


# WAKEBOARDING COMPETITIONS BOARD-UP MIAMI



and UEL

VIRGINIA KEY:  
MIAMI MARINE PARK



FUTURE USES  
RED BULL FLUGTAG

VIRGINIA KEY:  
MIAMI MARINE PARK



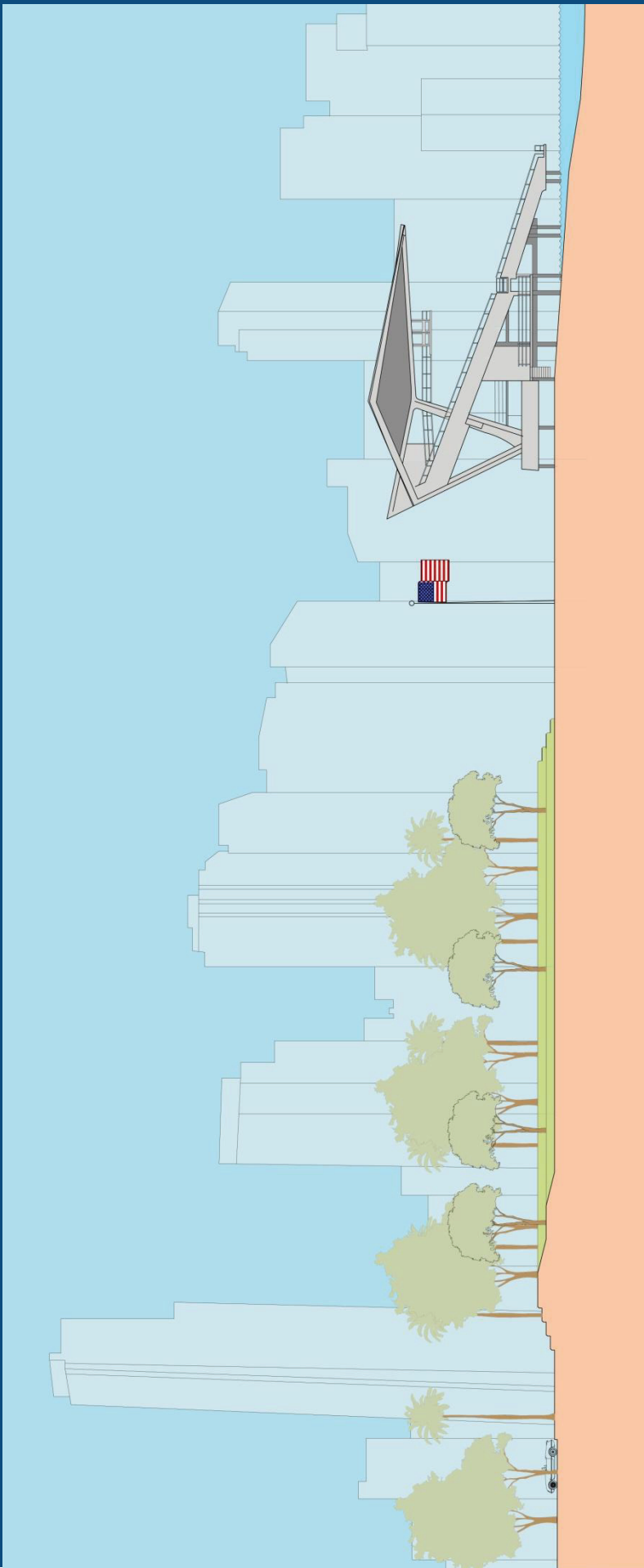
and UEL

# Public Green Space

Flexibility required for daily activities and special events



# Section Through Public Green Space



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



and UEL

VIRGINIA KEY:  
MIAMI MARINE PARK



SWIM GYM



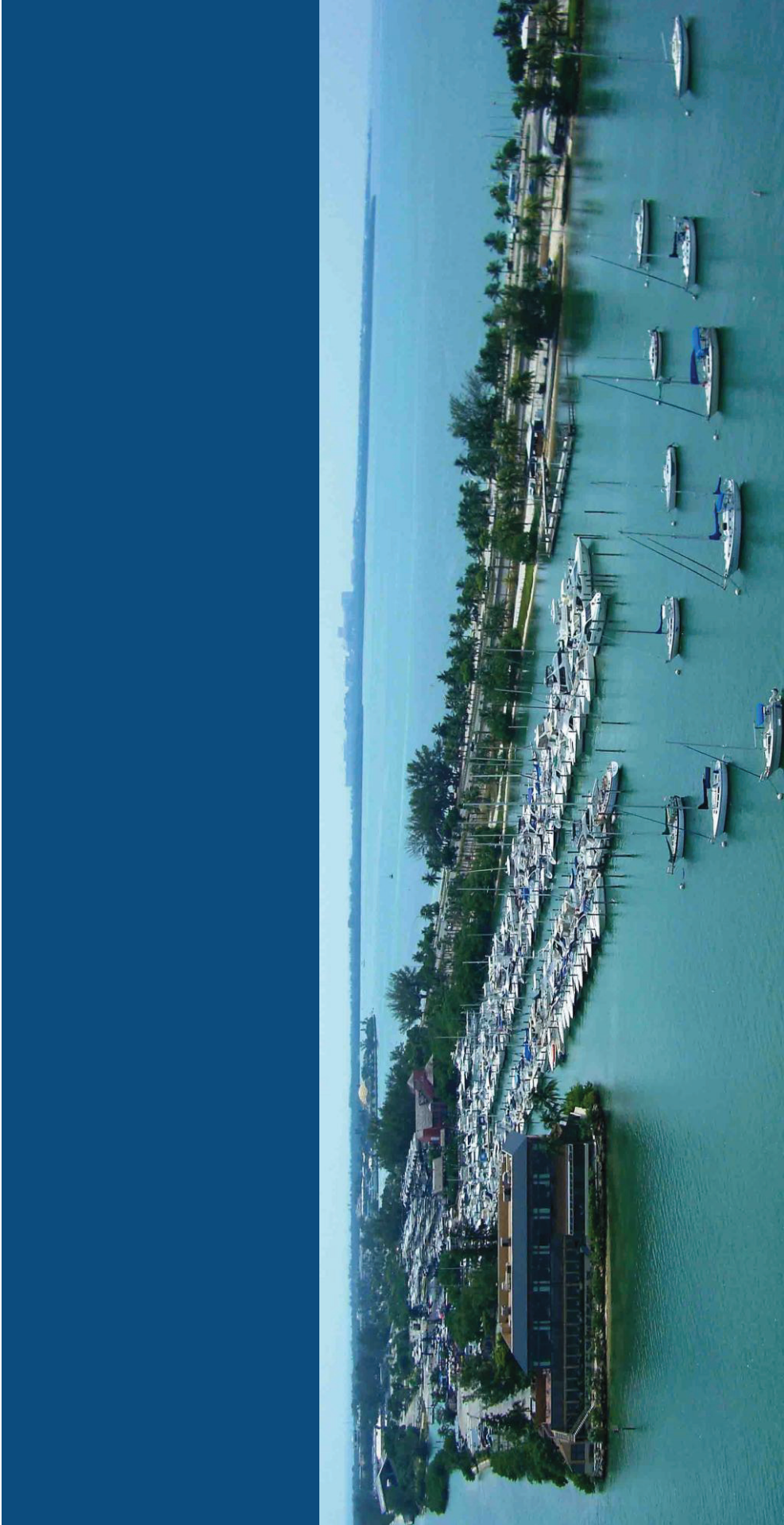
ROWING CLUB





# Marina





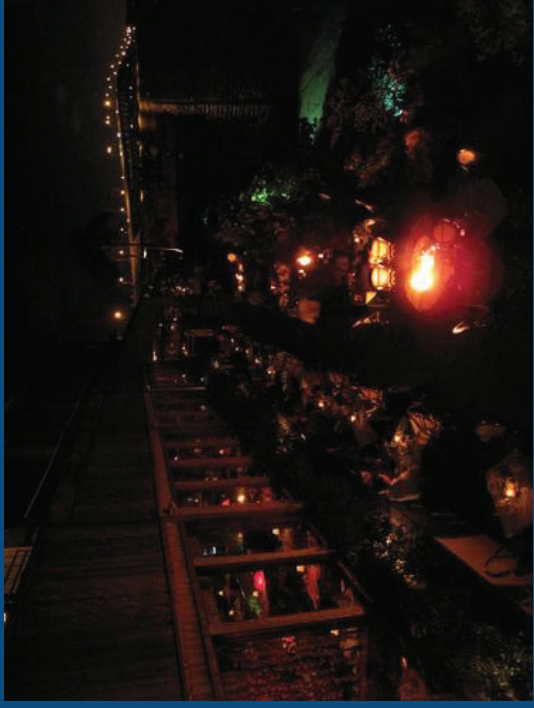
VIRGINIA KEY:  
MIAMI MARINE PARK

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# Rusty Pelican Island





RUSTY PELICAN

VIRGINIA KEY:  
MIAMI MARINE PARK



# Dry Dock Storage



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

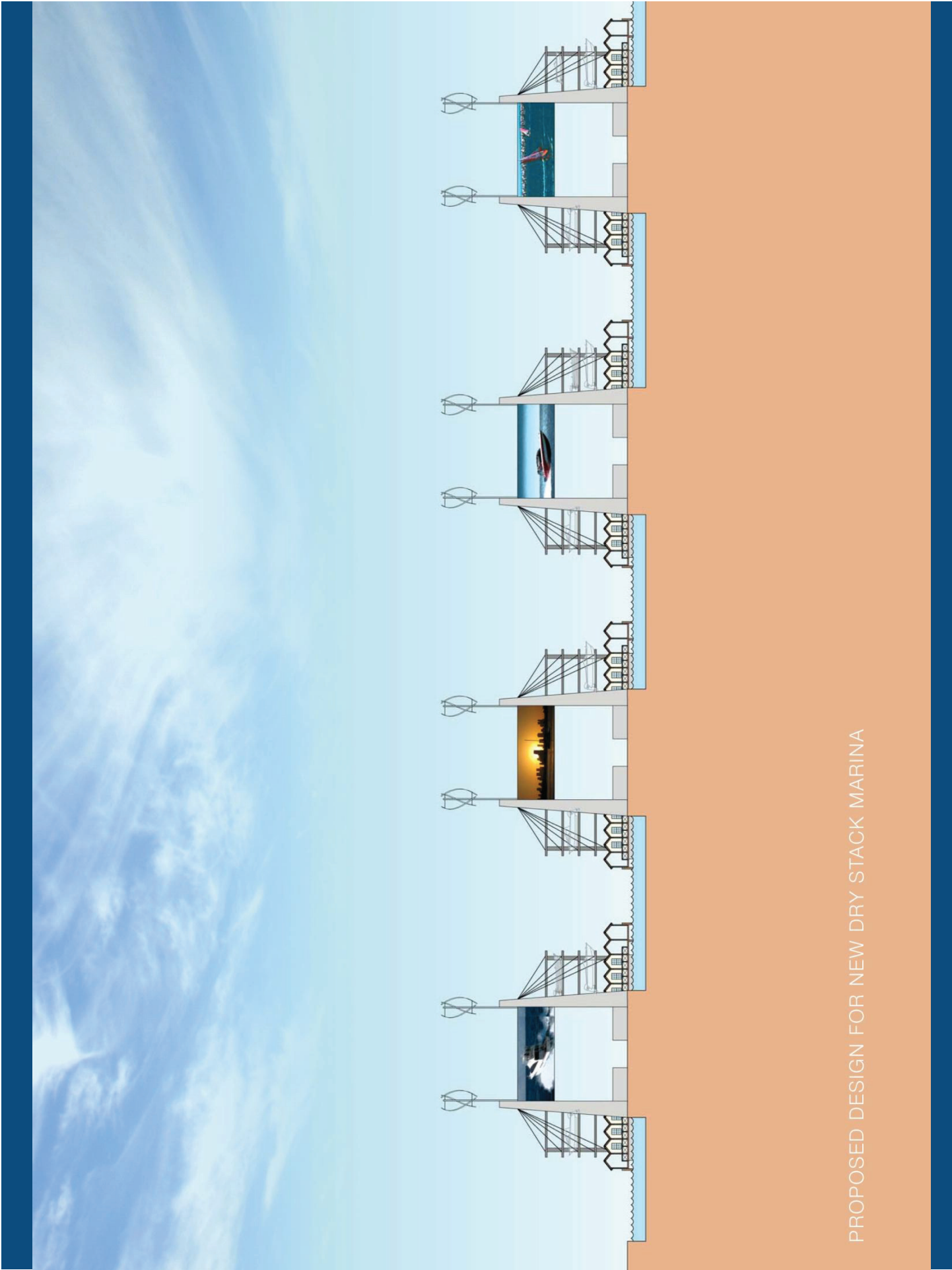


## VIRGINIA KEY MARINA EXISTING CONDITIONS

## VIRGINIA KEY: MIAMI MARINE PARK

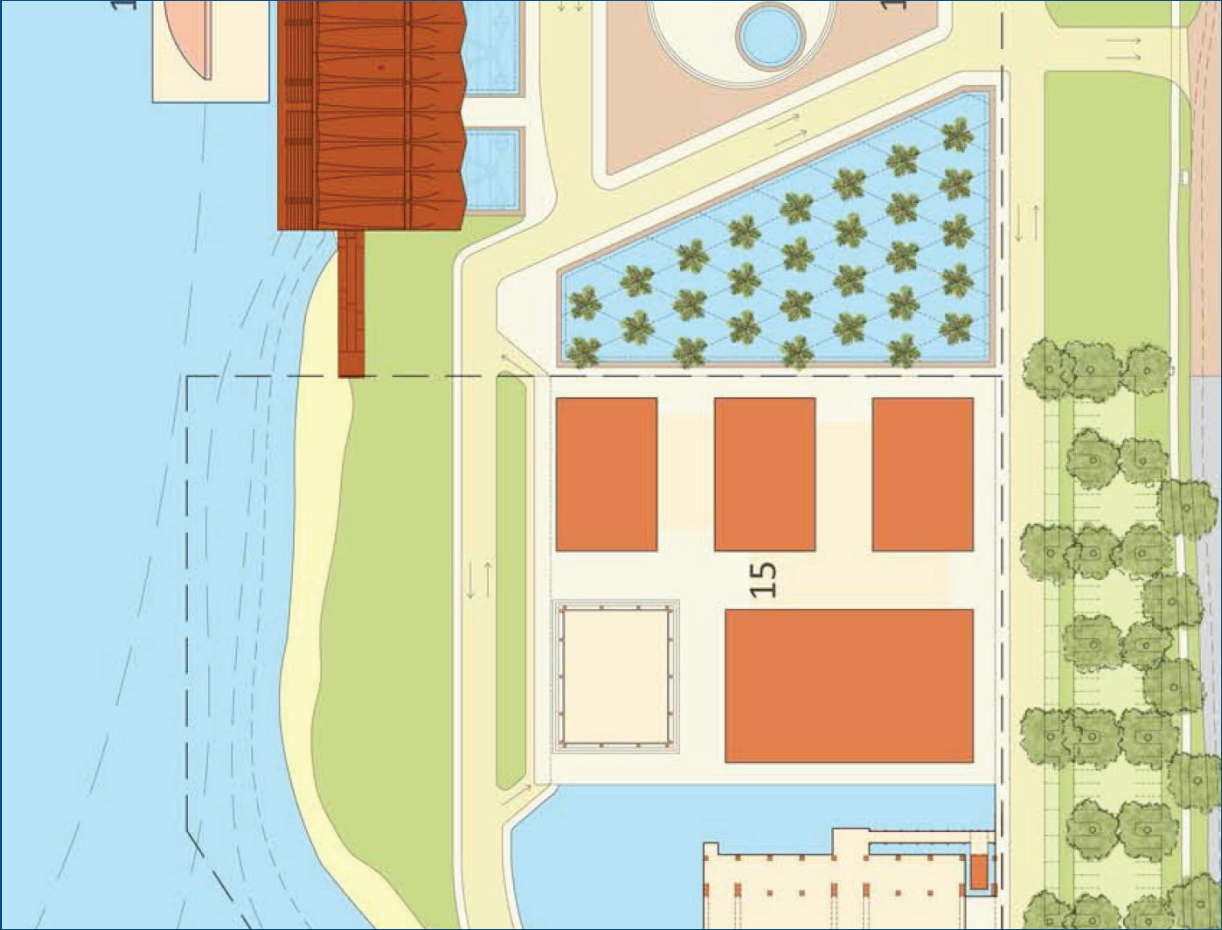


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PROPOSED DESIGN FOR NEW DRY STACK MARINA

# 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

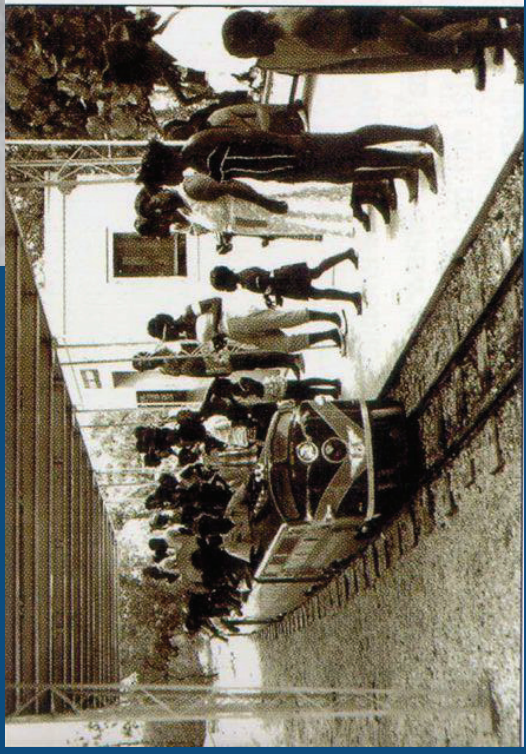




Interprets the Natural History of the site



Miami Marine Stadium



Virginia Key Beach

Interprets the Cultural  
History of the site



Virginia Key Beach



Showcases advancements and innovations in the Marine Industry

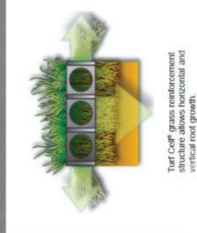
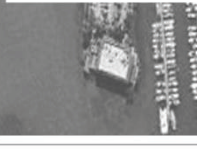
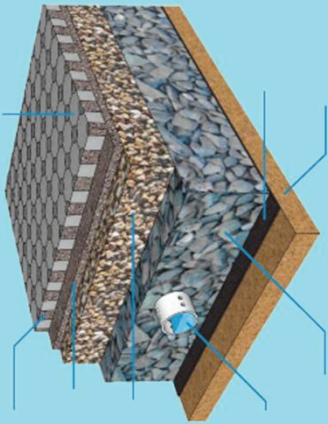
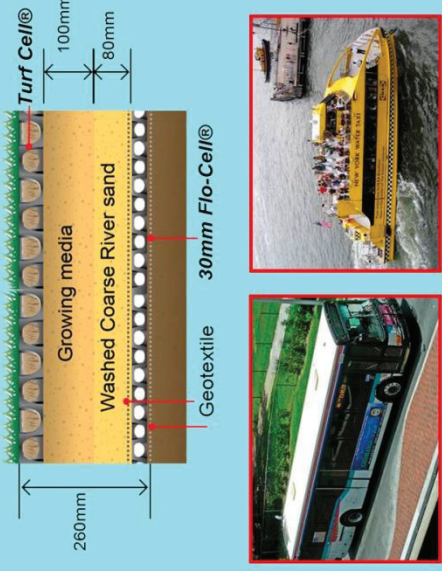
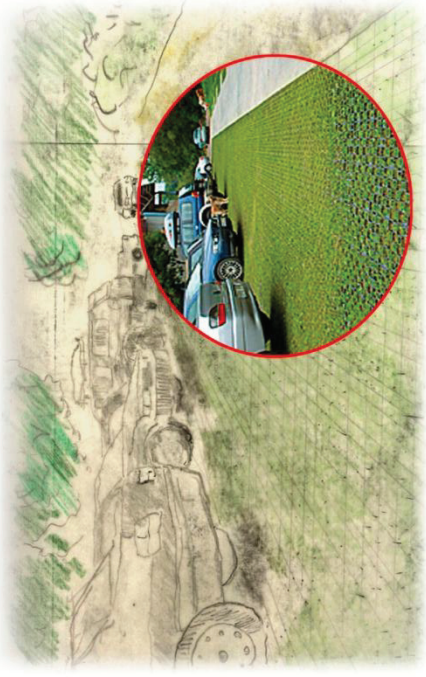


Environmental educational opportunities for Biscayne Bay and  
educational programs for Marine Safety

# Parking







and UEL

VIRGINIA KEY:  
MIAMI MARINE PARK

# 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

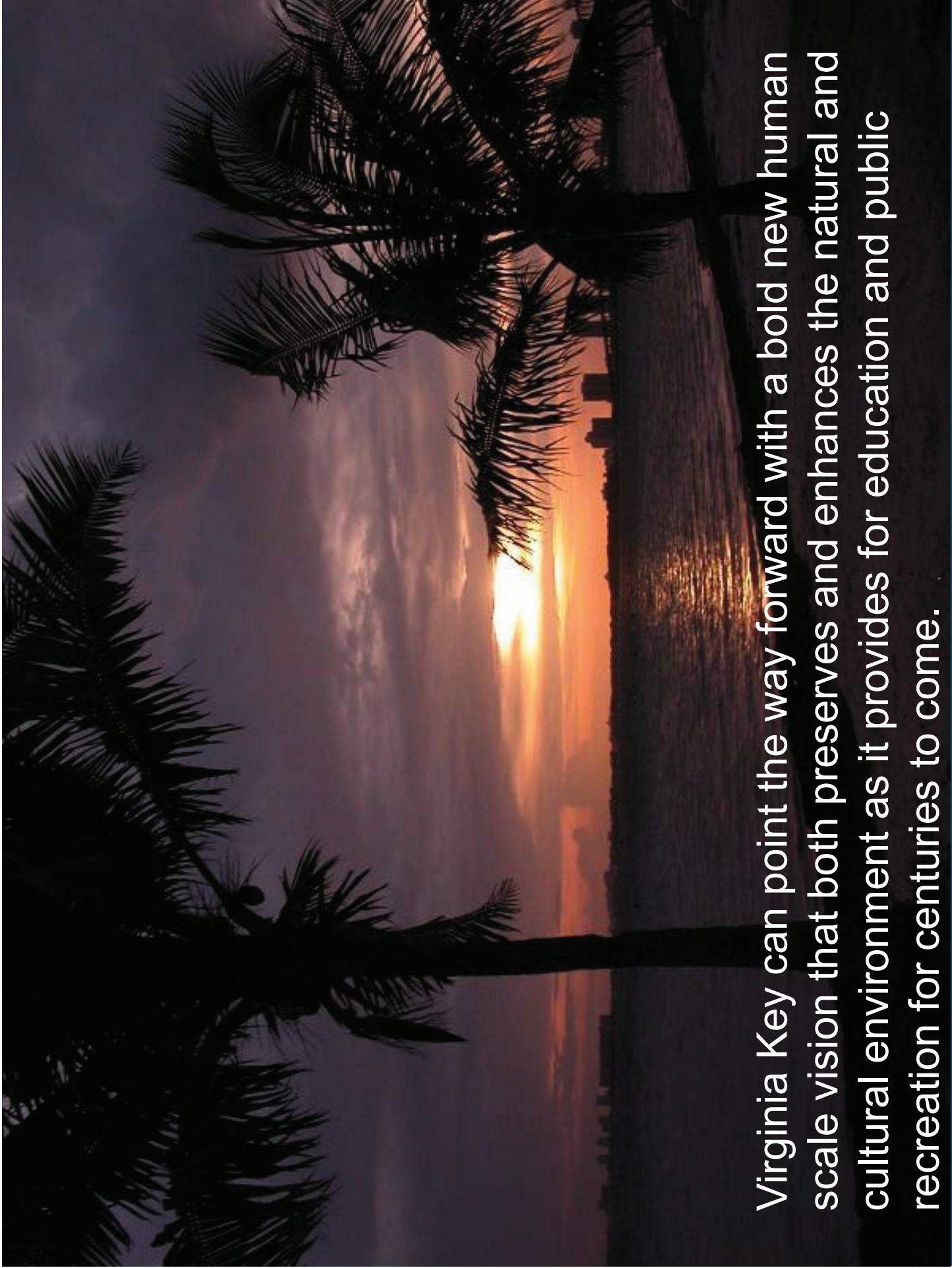
# Possible sources of funding:

- 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.