

**Facsimile****305.448.0788 Fax 305.443.8431**

**Date:** December 12, 2002  
**From:** Carolyn Mitchell  
**Ref. No.**  
**Project:** Virginia Key Beach Park General Plan  
**Pages:** 10 (including cover)  
**Re:** Preservation Plan

**To/Fax:** David Shorter  
Project Coordinator  
Virginia Key Beach Park Trust

**FAX:** 305 571 8311

**Remarks:**

David,

Here is the grants-in-aid application describing the Preservation Plan.

**HISTORICAL RESOURCES GRANTS-IN-AID APPLICATION**

- 1) **PROJECT TITLE:** Historic Preservation Plan for Virginia Key Beach Park
- 2) **APPLICANT:** VIRGINIA KEY BEACH PARK TRUST
- 3) **AMOUNT REQUESTED:** \$7,500 **MATCH/LOCAL COST SHARE AMOUNT** \$15,000

**4) PROJECT TYPE (CHECK ONE PLEASE)**

SPECIAL CATEGORY;  ACQUISITION & DEVELOPMENT;  SURVEY & PLANNING;  COMMUNITY EDUCATION;  CLG;  
 MAIN STREET;  NON-MATCHING;  MUSEUM GENERAL OPERATING SUPPORT;  MUSEUM EXHIBIT;  MARKER

5) **TYPE OF APPLICANT:**  NON-PROFIT ORGANIZATION;  GOVERNMENTAL AGENCY;  FOR-PROFIT ORGANIZATION

6) In the space provided below, briefly describe the project and the property or properties for which funding is requested: do not attach additional sheets.

This project is for the development of a Historic Preservation Plan for Virginia Key Beach Park in order to establish the best use of this historic resource. "Old County Park", as it is historically referred to as, is approximately 77 acres in size, has a rich civil rights legacy surrounded by a delicately balanced but thriving eco-system of flora and fauna. Thus, the challenge for the Trust, as it seeks to preserve and restore the Park, is to carefully plan to do so first.

Several steps have been taken in this regard, including a community-wide Planning Charrette, conducted in January 2000 and reported to the Miami City Commission in December 2000, which led to the establishment of the Trust to guide and direct the preservation and restoration of the Park. The City of Miami, with State support for consultants, obtained an Archaeological Survey of the Park (September 2001) and applications for nomination of the Park to the National Register of Historic Places and a Florida Landmark Marker were prepared (November 2001). Current efforts include a survey of the parcel, an architectural and engineering analysis of the existing structures on the parcel, and the preparation of a site plan for the Park.

This request for financial assistance for the development of a Preservation Plan will enable the Trust to hire a Consultant who will utilize existing information as well as prepare new and additional information. The result will be a Historic Preservation Plan containing, but not limited to, the following: 1) A comprehensive yet general history which will be used to educate the public in numerous publications, pamphlets, local histories, etc., 2) A detailed site map with all existing and planned structures drawn to scale; 3) A review of any and all ordinances and other restrictions that apply to the site such as historic preservation ordinances, zoning ordinances, zoning overlays, etc., 4) A completion of the architectural history of each building or resource, including a thorough review of existing historic maps; 5) A review of the architectural and engineering analysis and renovation cost estimates by a Preservation Architect; 6) A review of proposed uses by the public in a formal setting such as a series of meetings, workshops and/or a charrette including a review of previous proposed uses and why they failed, etc., 7) An analysis of proposed uses and their impact on the historic resources and integrity of the site as a whole, to be conducted with the input of the Trust, the City of Miami (the property owner) and its various departments and Boards such as the Real Estate and Economic Development Department and the Parks and Recreation Department and the Preservation Board and the Waterfront Advisory Board; 8) The development of at least two alternative and/or new uses for the property and/or resources, including graphics; and 9) The compilation of this information into a publication suitable for reading and understanding by the general public and used by the owner as part of the Master Plan for Virginia Key. It will include proposed ordinance language and other preservation recommendations such as detailed instructions on the proper care for the historic resources and their restoration.

The Trust believes that the development of this comprehensive Historic Preservation Plan is crucial to the restoration and preservation of the Park and must be undertaken now before it can move further toward this goal.

7) Provide a 3x5 photograph of the principal view of the property.



Florida Department Of State  
 Division of Historical Resources  
 Form HR3E210695  
 (Effective July 1996)

HISTORICAL RESOURCES GRANTS-IN-AID APPLICATION

15) Indicate the level(s) of Project Activities completed to date:

Architectural:  Feasibility study;  Schematics;  Design Development;  Construction documents;  Other;  None  
 Preservation Planning:  Design Guidelines;  Preservation Ordinance;  Preservation Element;  Other:  None  
 Archaeological Excavation:  Research Design;  Excavation;  Analysis, Curation, Conservation;  Other;  None  
 Museum Exhibit:  Research;  Script;  Artifact Selection;  Design;  Fabrication;  Other;  None

If other, describe: Planning Charrette (January 2000, Report issued December 2000); Archaeological Survey (September 2001); National Register Application (November 2001); and Landmark Marker Application (November 2001)

16) Project timeline: on graph below indicate all the major elements of the project and the amount of time required to complete each item; (Special Category Projects Only)

MONTH:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
ACTIVITY:																					
A. Preparation of general history ( 1-2 months)																					
B. Review of ordinances and other restrictions (1-3 months)																					
C. Complete review of architectural history of resources (1-3 months)																					
D. Review of A & E analysis by Preservation Architect (1-3 months)																					
E. Survey of proposed uses of site by all affected parties (3-6 months)																					
F =Analysis of proposed uses and impact on historic resources and integrity (3-6 months)																					
G. Recommendations of alternative uses (1-3 months)																					
H. Preparation and publication of Report (1-3 months)																					

17) Describe the major elements of the project and indicate the entities (i.e. Consultant, in-house, volunteers) responsible for each element.

- |  |                                  |
|--|----------------------------------|
| A - Preparation of general history                                   | Consultant; volunteers           |
| B - Review of ordinances and other restrictions                      | Consultant; in-house             |
| C - Survey of Site   | A & E firm                       |
| D - Review of architectural history of resources                     | Consultant                       |
| E - Preparation of site plan   | Volunteers                       |
| F - Architectural and Engineering analysis                           | A & E firm                       |
| G - Review of Architectural and Engineering analysis                 | Preservation Architect           |
| H - Survey of proposed uses  | Consultant; in-house             |
| I - Organize and conduct public meetings, workshops, charrette, etc. | In-house; Consultant; volunteers |
| J - Analysis of proposed use and impact                              | Consultant                       |
| K - Recommendations of alternative uses                              | Consultant; volunteers           |
| L - Graphics   | City of Miami; volunteers        |
| M - Preparation of Report  | Consultant; in-house             |
| N - Publication of report  | In-house                         |
| O - Overall coordination of project                                  | In-house                         |

18) What is the anticipated annual Cost Of Maintenance of the Historic Property, Archaeological Site, or Museum Exhibit upon completion of the project; and what is the source of the funding?

Based upon best available information, including costs to maintain similar properties on the Key and in the City of Miami and projected increases, we anticipate that the annual cost will be \$500,000. The property owner, the City of Miami, is committed to maintaining the site and ensuring an appropriate funding level to assure a standard of care and maintenance.

19) Provide a brief description of the Educational Benefits this project will have on the local community and the state. Please enter the current or anticipated annual visitation in space provided below.

Direct educational benefits of this project include: 1) Informing the public of the importance of preservation and restoration of historic and public places; 2) Increasing awareness of the Park and its history by the public, especially those who have no direct link to the Park and its history; 3) Providing a "living history" lesson for educators and students regarding the civil rights movement in South Florida; 4) Serving as a link to the history of the national civil rights struggle; and most importantly, 5) Serving as a model of citizen involvement in the preservation and restoration of an historic place.

Annual Visitation 125,000 based upon an average of 2,500 visitors to the park weekly

**8) PROJECT INFORMATION:**STREET ADDRESS: Rickenbacker CausewayCOUNTY WHERE PROJECT IS LOCATED: Miami-DadeCOMMUNITY POPULATION 362,470 COUNTY POPULATION 2,253,362 (according to 2000 Census)**9) APPLICANT INFORMATION:**ORGANIZATION NAME: VIRGINIA KEY BEACH PARK TRUSTADDRESS: 444 SW 2<sup>nd</sup> Avenue, 7<sup>th</sup> FloorCITY: MiamiSTATE: FloridaZIP: 33130APPLICANT'S FEDERAL EMPLOYER IDENTIFICATION NO: 65-1118022

SAMAS NO.. (STATE AGENCIES ONLY) \_\_\_\_\_ 00100000

CONTACT PERSON: Lynette Williams Austin, Executive DirectorDAYTIME TELEPHONE NO: (305) 416-1776 EXT. \_\_\_\_\_ FAX NUMBER: (305) 400-5262**10) State House Of Representatives District Number And Name Of Representative For Project Location.**DISTRICT NUMBER(S): 107 REPRESENTATIVE: Barcelo Gustavo

State Senate District Number And State Senator For The Project Location:

DISTRICT NUMBER(S): 38 SENATOR: Ronald Silver

Congressional District Number And Name Of U.S. Congressional Representative For The Project Location

DISTRICT NUMBER(S): 18 CONGRESSMAN: Ileana Ros-Lehtinen**11) APPLICANT'S GRANT HISTORY:** Has the applicant received previous grant assistance from the Department of State? If yes, specify the year, the project name, the Division which awarded the grant and the amount of the award.

YEAR	DIVISION	PROJECT NAME	AWARD
NONE			

**12) INDICATE EACH TYPE OF HISTORICAL DESIGNATION CURRENTLY HELD BY THE PROJECT SITE:**

Individual National Register Listing;  National Register District - Contributing Site;  
 Individual Local Designation;  Local District Designation - Contributing Site;  None Of The Above

NOTE: Application for nomination to National Register submitted to State, November 2000

**13) INDICATE THE LEVEL(S) OF LOCAL PROTECTION CURRENTLY AFFORDED THE SITE/AREA:**

Local Ordinance  Local Ordinance Design Review  Preservation Or Conservation Easement  Protective  
 Covenant  Maintenance Agreement  Other: (Specify) Deed Restrictions

**14) Provide a brief explanation of immediate threats to the site or area such as proposed demolition, extensive structural damage, on-going site disturbance for archaeological sites, planned re-zoning, etc.**

After a two-year effort, Virginia Key Beach Park has been under the auspices of the Trust since January 2001. However the immediate threats of continued structural deterioration, commercial development, limited unencumbered beach access, and continued beach erosion still remain. The most immediate threat is that the Park still has not been recognized and preserved as a historic beach and park.

20) Provide a brief explanation indicating the direct impact of this project on minorities and the disabled. Include any alterations to the site that will make the site more accessible to the public.

The planned activities of this survey and planning project provides many opportunities for minorities and the disabled to participate as volunteers, staff and/or consultants. This project, the preservation and restoration of the Virginia Key Beach Park, has enjoyed significant involvement from the minority and disabled community thus far and this level is expected to increase significantly.

The site will be designed to meet and/or exceed ADA requirements, making it more accessible to the disabled to the greatest extent possible. Additionally, great outreach efforts will be made to ensure that the minority community is involved in all planning activities.

21) Provide a brief explanation of the Direct Economic Impact this project will have on the surrounding community. Include any information regarding number of jobs it will provide, if known.

The project will supplement funds available for planning and implementing preservation and restoration projects of historical significance in Miami-Dade Florida. It is estimated that at least five (5) consultants and small businesses will have increased income generating opportunities as a direct impact of this project. Upon implementation of the preservation plan, the project will hire at least five (5) additional employees to maintain the Park.

**22) FOR ALL ACQUISITION & DEVELOPMENT/SPECIAL CATEGORY PROJECTS:**

Provide The Dates Of Original Construction: \_\_\_\_\_ All Major Alterations: \_\_\_\_\_;  
And The Florida Master Site File Number: \_\_\_\_\_ (Attach copy of the Site File Form as Attachment M)

Original Use: \_\_\_\_\_ Current Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Provide a brief statement of significance for the property/site:

Not applicable

For Acquisition projects, provide the Full Purchase Amount \$ \_\_\_\_\_ and the acreage of the property to be acquired \_\_\_\_\_.

The maximum grant share for an acquisition project shall not exceed 50% of the value of the property as determined by the appraisal; the average of two appraisals, if two were obtained; or the average of the closest two appraisals, if more than two were obtained; or 50% of the purchase amount, whichever is less.

**23) FOR ALL SURVEY & PLANNING GRANTS:**

For Surveys, indicate the types of historical resources to be surveyed. Virginia Key Beach Park - Concession stand, bath house, carousel building and train tunnel.

LIST ANY PREVIOUS SURVEYS IN THE PROPOSED AREA.

- 1) Archaeological Survey - September 2001
- 2) Survey of existing buildings for nomination to the National Register - November 2001
- 3) Survey of property for Florida Landmark Program - November 2001
- 4) Virginia Key property campground boundary survey - 1994
- 5) Virginia Key property boundary survey - 1994

Indicate the anticipated Number of New Sites to be recorded 1, the anticipated Number of Florida Site File Form Updates 0 and the Acreage to be covered in the survey area 77 acres.

For National Register Nominations, indicate the number of anticipated Individual Nominations, 1 District Nominations, \_\_\_\_\_.  
Will a multiple property cover nomination be produced? yes,  no.

**24) FOR ALL COMMUNITY EDUCATION PROJECTS:**

For Audio-Visual Productions, Books, Pamphlets, Walking Tour Brochures, etc., Explain how the product will be Marketed and/or Distributed.

NOT APPLICABLE

How many minutes/pages is the product? \_\_\_\_\_

How many copies of the product will be produced? \_\_\_\_\_

If the printed/media materials are proposed for distribution, will there be a per item charge? \_\_\_ yes \_\_\_ no. If yes, provide the estimated charge. \_\_\_\_\_

For Educational Materials, is the local school system actively involved in your project? \_\_\_ yes \_\_\_ no. If yes, describe their participation to date and anticipated participation in this project.

Do you intend to integrate your project into the Florida Heritage Education Program? \_\_\_ yes \_\_\_ no.

For Historic Markers, include Form No. HR3E171294 from the Bureau of Historic Preservation as Attachment L.

**25) FOR ALL MUSEUM EXHIBITS PROJECTS (Including Special Category Museum Projects):**

Explain the Historical Theme for the Museum Exhibit and why it is important to Florida history.

NOT APPLICABLE

What is the square footage of the museum exhibit? \_\_\_\_\_

**26) FOR ALL HISTORICAL MUSEUM GENERAL OPERATING SUPPORT PROJECTS**

Describe the museum's management structure and governing authority:

NOT APPLICABLE

**27) Describe the museum's collections, collections management practices, exhibits, and educational programs:**

NOT APPLICABLE

**28) Describe the physical facility, including square footage of exhibit, storage, collections, and administrative spaces:**

NOT APPLICABLE

**29) Estimate the percentage of the museum's budget allocated to Florida history: \_\_\_\_\_%**

Has the museum been open to the public for at least 180 days per year for each of the 2 years prior to the application date?  Yes  No.

How many persons visited the museum in the last 2 fiscal years?

19\_\_\_\_, \_\_\_\_\_ persons                      19\_\_\_\_, \_\_\_\_\_ persons

**General Operating Expenses**

**Excess (Deficit) of Revenue Over Expenses**

\$ \_\_\_\_\_ FY \_\_\_\_\_

\$ \_\_\_\_\_ FY \_\_\_\_\_

\$ \_\_\_\_\_ FY \_\_\_\_\_

\$ \_\_\_\_\_ FY \_\_\_\_\_

\$ \_\_\_\_\_ FY \_\_\_\_\_

\$ \_\_\_\_\_ FY \_\_\_\_\_

**30) PROJECT BUDGET**

<u>BUDGET ITEMS</u>	<u>GRANT FUNDS</u>	<u>MATCHING FUNDS/LOCAL COST SHARE</u>	<u>SUB-TOTAL</u>
<u>Planning Consultant</u>	<u>\$ 7,500</u>	<u>\$ _____</u>	<u>\$ 7,500</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>Preservation Architect</u>	<u>\$ _____</u>	<u>\$ 3,000</u>	<u>\$ 3,000</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>Planning Charrette</u>	<u>\$ _____</u>	<u>\$ 7,000</u>	<u>\$ 7,000</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>Plan (graphics and publications)</u>	<u>\$ _____</u>	<u>\$ 5,000</u>	<u>\$ 5,000</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
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<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<u>_____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>
<b>TOTALS</b>	<b><u>\$ 7,500</u></b>	<b><u>\$ 15,000</u></b>	<b><u>\$ 22,500</u></b>



## HISTORICAL RESOURCES GRANTS-IN-AID APPLICATION

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- 31) **Matching and Local Cost Share Funds:** List the sources and amounts of confirmed matching funds. (For items involving personnel, indicate the number of hours to be spent on project activities with their per/hour value and the project activities to be performed.) For matching grant projects, funds must not be expended before execution of a Grant Award Agreement. For Special Category grant projects, clearly indicate 1) the resources contributed to the project during the preceding five (5) year period and 2) the resources available for the project during the period for which funding is requested.

\$15,000 cash match from FY 02 Virginia Key Beach Park Trust Operating Budget (Attachment B)

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**CERTIFICATIONS**

32) **Applicant certification:** This certification must be signed by the duly authorized representative of the applicant organization or agency before the application will be considered for funding assistance.

I certify that the information contained in this application is true and correct to the best of my knowledge, and that I am the duly authorized representative of the applicant.

Name (type or print) Lynette Williams Austin Title Executive Director

Agency or organization VIRGINIA KEY BEACH PARK TRUST

Signature *Lynette Williams Austin* Date December 17, 2001

33) **Owner concurrence:** If the applicant does not own the property, the owner of record must sign the following statement indicating concurrence with the proposed project and this application for grant assistance.

I, the undersigned, am the owner of the property identified under item 8) Project Information on Page Two of this application and hereby acknowledge my support for and full concurrence with this application.

Name (print or type) Laura L. Billberry, Director, Asset Management

Signature *Laura L. Billberry* Date 12/17/01

Address 444 S.W. 2nd Avenue

City Miami State Florida Zip 33130

Daytime telephone 305-416-1452 FAX Number 305 416-2156

34) **Agreement to Execute Restrictive Covenant (SPECIAL CATEGORY & ACQUISITION PROJECTS ONLY):**

For projects involving historic properties and those involving archaeological sites which will be maintained subsequent to the completion of the project, the owner, long-term lessee or other responsible party must sign the following statement indicating agreement to execute a 10 year restrictive covenant to run with the property deed, should a grant award be made.

I, the undersigned, am the duly authorized representative of the owner, long-term lessee, or other organization or agency having responsibility for maintenance of the property identified under item 8) Project Information on Page Two of this application subsequent to completion of the project for which funding is requested. I hereby indicate agreement to execute a restrictive covenant through which the organization or agency I represent will commit to maintenance of the referenced property in accordance with good preservation practice and the applicable standards and guidelines of the Secretary of the Interior for a period of ten years. I further agree that the organization or agency will not make any modifications to the property (other than routine repairs and maintenance) without review of the plans and specifications by the Bureau of Historic Preservation and that every effort will be made to design any modifications in a manner consistent with the applicable standards and guidelines of the Secretary of the Interior.

Name (print or type) \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Daytime telephone \_\_\_\_\_ FAX Number \_\_\_\_\_

# **I. NATURAL RESOURCES AND FEATURES**

## **II. REGULATORY CONTEXT**

### **1 ENVIRONMENTAL AGENCY REVIEW**

- a. US Army Corps of Engineers
- b. Florida Department of Environmental Protection/SFWMD
- c. Miami Dade County Department of Environmental Resource Management

### **2. BUILDING CODE REQUIREMENTS**

- a. Coastal Construction Control Zone
  - 350' from mean high water:
  - 5000' set back from CCCL:
- b. Federal Flood Zones
  - "A" Zone
  - "V" Zone

### **3. PLANNING & ZONING**

- a. Design Criteria
  - Parks Advisory Board
  - Waterfront Advisory Board
  - City of Miami Class II Special Permit
  - Miami Dade County Waterfront Development Committee
- b. City of Miami Rezoning
  - Marine Facilities
    - Marine Stadiums
    - Accessory Hotels
    - Water Theme Parks
    - Marine and Marina Facilities
    - Educational Facilities
    - Cultural Facilities
    - museums /art galleries /exhibit spaces
    - Waterfront Specialty Centers
    - restaurants / cafes / retail
    - Entertainment Facilities
  - Parks & Recreation
    - Public Parks
    - Clinics and Day Care
    - Police Facilities
    - Marine and Marina Facilities
    - Educational Facilities
    - Cultural Facilities

museums /art galleries /exhibit spaces  
Social & Entertainment Services  
restaurants /cafes /retail  
Entertainment Facilities  
Restricted Parks & Recreation  
Open Space  
Nature Trails  
Interpretive Centers  
Picnic Areas  
Playgrounds  
Canoe Trails & Launches  
Small Concession Stands  
Restrooms  
Other similar uses  
Commercial Photography  
movie/print sets with no impact

- c. Other potential Tools to Guide Development
- Special Zoning Overlay District with use / design restrictions
  - Historic Preservation Zoning
  - Restricted Parks and Recreation Zoning Designation
  - City Covenant Restricting Uses
  - Scenic Easement on adjacent parcels
  - Conservation Easement on adjacent parcels

### **III. HISTORIC PRESERVATION REQUIREMENTS**

#### **A. Setting Historic Preservation Goals**

1. Meeting accepted standards for preservation *Secretary of the Interior's Standards for the Preservation of Historic Structures and Guidelines for the Preservation of Historic Landscapes*
2. Meeting community expectations
3. Establishing safeguards and protections
  - a. City of Miami Historic Preservation District
  - b. Evaluation by the National Park Service for possible inclusion in Biscayne NP

#### **B. Developing a Preservation Planning Strategy**

Preservation planning for a cultural landscape according to the standards established by the Secretary of the Interior involves several well defined techniques. Adherence to these standards in the preparation of the General Plan will ensure preservation of the integrity of the site and will also allow the General Plan to be useful tool in the event the park or Virginia Key is evaluated for inclusion in Biscayne National Park or given Historic Preservation zoning status by the city of Miami. Preparation of a Cultural Landscape Report or CLR is the primary method of documenting and evaluating the history, significance, integrity and treatment of a cultural landscape,

including any changes to its geographical context, features and materials. While the objective of the Virginia Key Beach Park General Plan is not to provide a Cultural Landscape Report, the methodology and techniques used in the preparation of the General Plan reflect the requirements for the preparation of a CLR. The components of a CLR include historical research and preparation of period plans; documentation of existing conditions, site analysis and evaluation of the integrity and significance of the landscape features; development of a historic preservation treatment approach and plan, development of a management plan and philosophy, preparation of a record of the treatment and future research recommendations.

Documentation of historical research and preparation of as-built period plans that document to the greatest extent possible the appearance of a site during a particular period is included in the **Site Development Chronology**. Period Plans are based on primary archival sources, which are noted on the plan. Miami Dade County Parks and Recreation Department records and Miami Dade County Historic Preservation Board aerial photographs provide excellent primary source material for the preparation of Period Plans. Oral histories, the National Register nomination forms and other secondary sources of information are also reflected in the site development chronology. The **Site Development Chronology** includes a series of period plans and a narrative that reflect the park's evolution over time.

Documentation of existing conditions follows the Secretary of the Interior's standards for documenting the character defining features of a cultural landscape. The objectives of the **Site Inventory and Evaluation** are to provide a general inventory and assessment of the physical and functional condition of man-made and natural features of Virginia Key Beach Park in order to determine the general condition, probable useful life and adverse environmental impacts of existing park facilities and park uses. By following the Secretary's Standards for documenting historic landscapes, the site inventory provides a basis for comparison with the historic site plans, site evaluation and analysis. This comparison and evaluation of continuity and change in the landscape establishes the historic significance of landscape features. Character defining features of significance define the historic significance of a landscape. Safe guarding the integrity of these landscape features is a primary objective of the General Plan. The **General Plan** will include the development of a historic preservation approach and treatment plan to accomplish this objective. The General Plan will also include recommendations for a management plan and philosophy along with recommendations for further research.

C. National and State Register of Historic Places

1. Applicable National Register Criteria: A property associated with events that have made a significant contribution to broad patterns of our history. The first public facilities for African Americans in South Florida-a turning point in civil rights.
2. Area of Significance: Ethnic Heritage, Recreation, Social History
3. Period of Significance: 1945-51
4. Contributing Resources:  
    Concession Stand

Carousel  
Bathroom/Restroom Building  
Picnic Pavilion  
Smaller Picnic Pavilion  
Restrooms

1. Non-contributing Resources

Miniature Train Tunnel  
Foundations Park Office  
Cabanas  
Parking Lot west of Cabanas  
Train Depot  
Parking Lot details  
Dance Pavilion

2. Character Defining Features of the Setting

Natural Features  
Topography and Soils  
Drainage and Water Features  
Vegetation  
Views and Vantage Points (into and from the site)  
Cultural Features  
Open Spaces  
Circulation  
Building and Road Layout  
Structures and Site Features

**D. Condition and Deficiencies of Historic Structures and Features**

1. Significance and Integrity of the Site Features
2. Restoration of Existing Features
3. Recreation of Lost Features
  - a. Non contributing resources
  - b. Ferry / Fishing Pier

**E. Public Access and Visitor Experience**

1. Creating an experience of the park that reflect its significance, historic uses
2. Compatible new uses

**IV. OPPORTUNITIES & CONSTRAINTS**

Opportunities

Connection to Coastal Hammock Restoration Area/ City Beach

Connection to Biscayne Bay Access Plan

Connection to Miami Dade County wetlands area

Operation and maintenance requirements

Size – scale reference

Site carrying capacity/event day parking requirements/crowd size

Dangerous Currents in Bear's Cut

Limited Access

**Flood Hazard**

**Sensitive Natural Resources**

**Limited Buildable Area / Building Code Requirements**

**Views of water /accessible beach area limited by dune restoration**