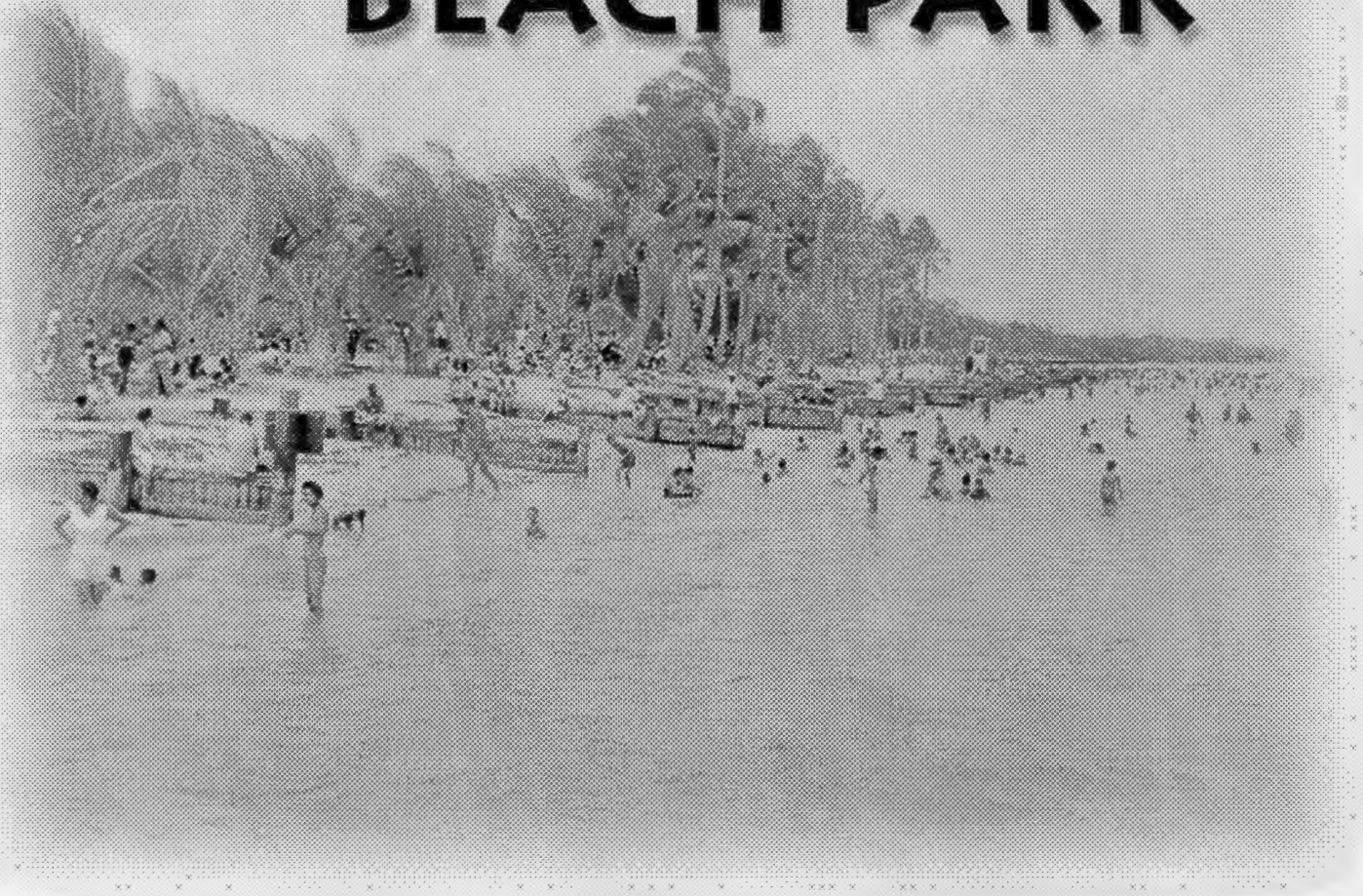


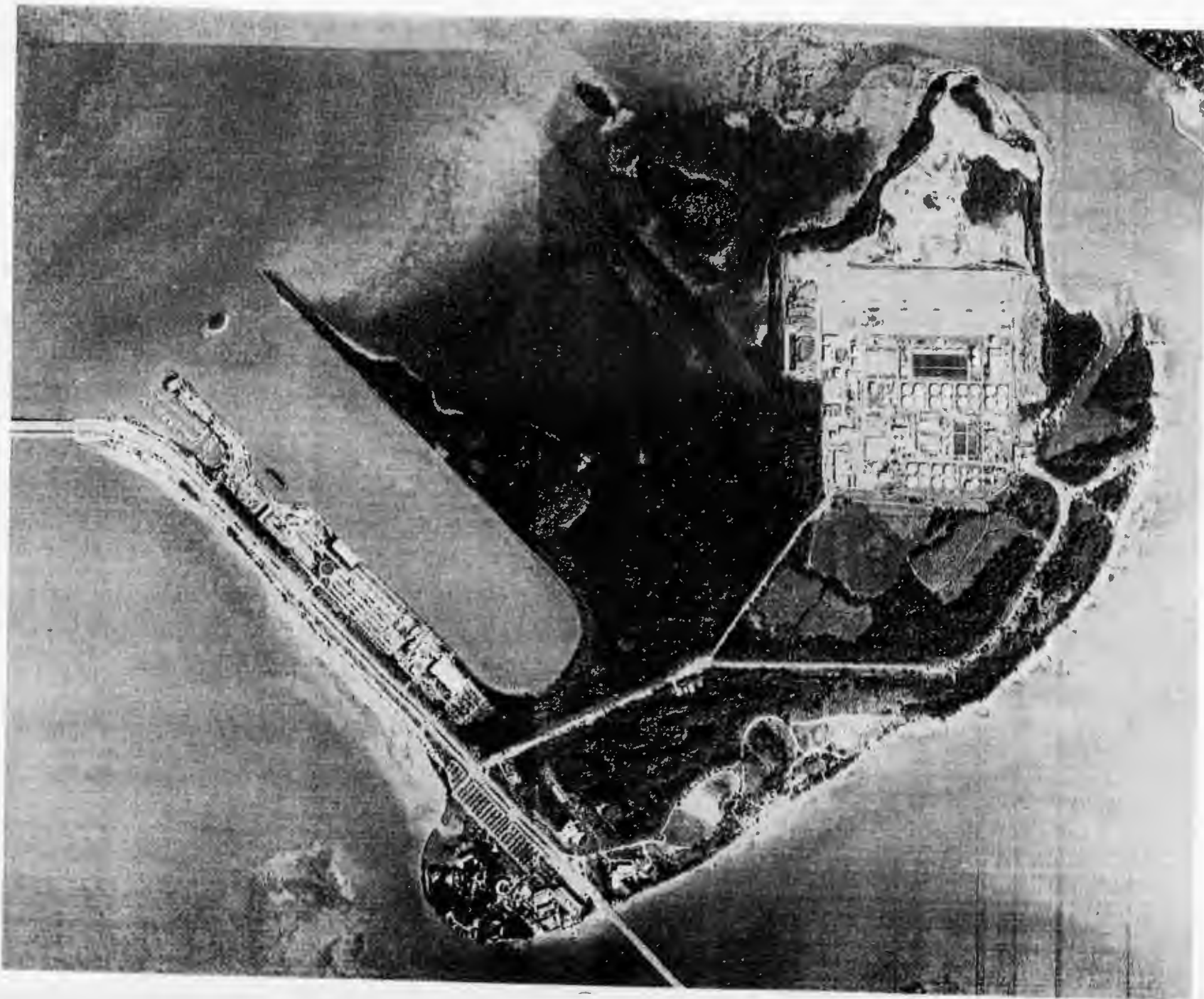
“TIDES THAT  
BIND”

Virginia Key Beach Park Trust  
Audubon of Florida  
Citizens for a Better South Florida

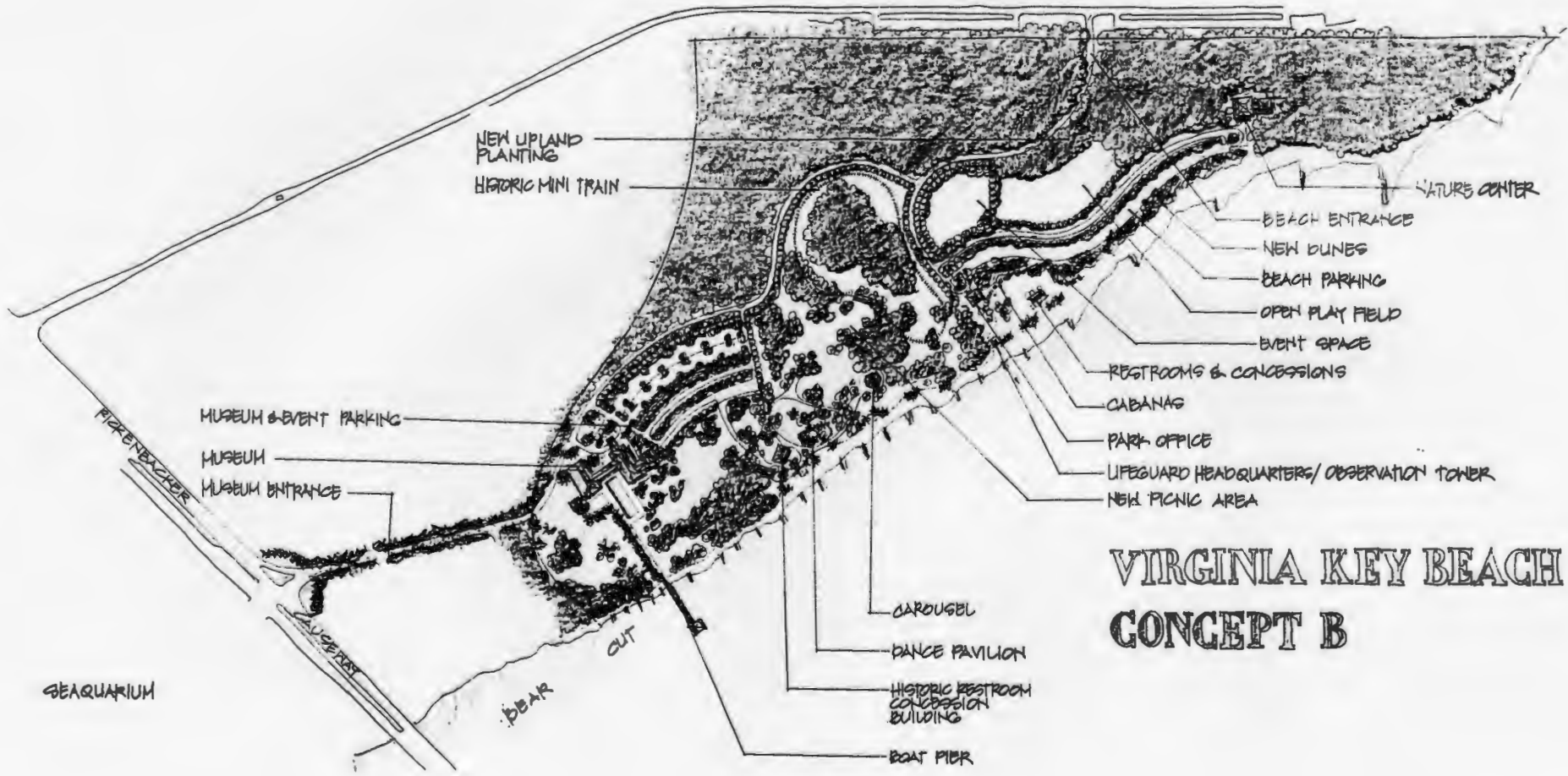
*I am a*  
**FAN**

*of* **VIRGINIA KEY**  
**BEACH PARK**









# VIRGINIA KEY BEACH PARK

## CONCEPT B

# The Natural Resources on the Virginia Key Beach Park Site

## Endangered Species:

Manatee

Sea Turtles

Threatened Sea Grass Species

Essential Wildlife Habitat

Beach and Dune Wildlife Communities

Coastal Strand and Tropical Hammock Communities

Mangrove:

Coastal Band Communities

Brakish Pond Colonies

Wetland forest:

Exotics

Leather Fern

Mangrove

Disturbed Forest Edge:

Exotics

Coastal Hammock

Mangrove Species

Invasive Exotics:

Australian Pine

Brazilian Pepper

Colubrina



# Historical and Cultural Features on the Virginia Key Beach Park Site

## Historic Structures:

The Pier

Cabanas

Mini Train Tracks, Station, Tunnel

Picnic Pavilion

Carousel

Dance Pavilion

Concession Building

Restroom Building

Parking Lot

Superintendent's House

Park Office & Maintenance Facilities

# Army Core of Engineers (ACOE) on the Virginia Key Beach Park Site

The ACOE has two projects to perform on the site:

Section 111 - Shoreline Restoration

Section 1135 - Clearing Invasive Exotic Plants;  
Re-planting Native Plants

Both projects will help restore Virginia Key Beach Park to its original physical and nature setting. The space is to be used as a public park and open space for public enjoyment.

## Natural Features:

Topography

Drainage

Manmade Lake

Vegetation

Native Shade Trees

Coconut Groves

Views and Vistas

Vantage

Points and Landmarks

## Cultural Features:

Structures and Site Features

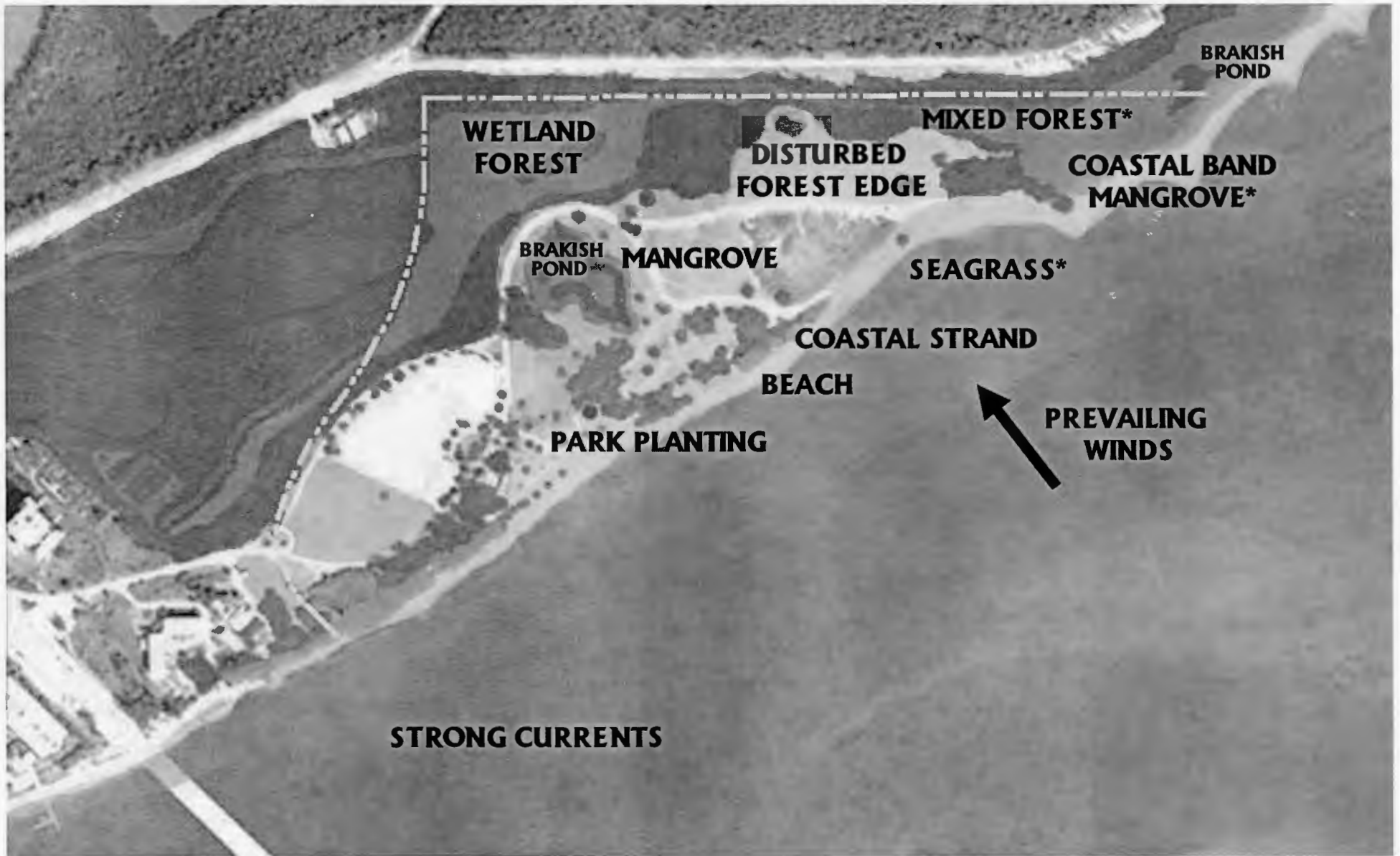
Building and Road Layout

Circulation

Open Spaces

# I. NATURAL RESOURCES

# NATURAL RESOURCES AND FEATURES



**\*High Quality Habitat**

## **II. HISTORIC FEATURES**

# **HISTORIC PRESERVATION GOALS**

**MEETING ACCEPTED STANDARDS**  
Secretary of the Interior's Standards

**COMMUNITY EXPECTATIONS**  
Balancing preservation/compatible new uses

**POTENTIAL SAFEGUARDS AND PROTECTIONS**  
City of Miami Historic Preservation District  
Inclusion in National Park

# HISTORIC STRUCTURES & FEATURES



- LOST
- SURVIVING



# CHARACTER DEFINING LANDSCAPE FEATURES



# TOPOGRAPHY, DRAINAGE & WATER FEATURES

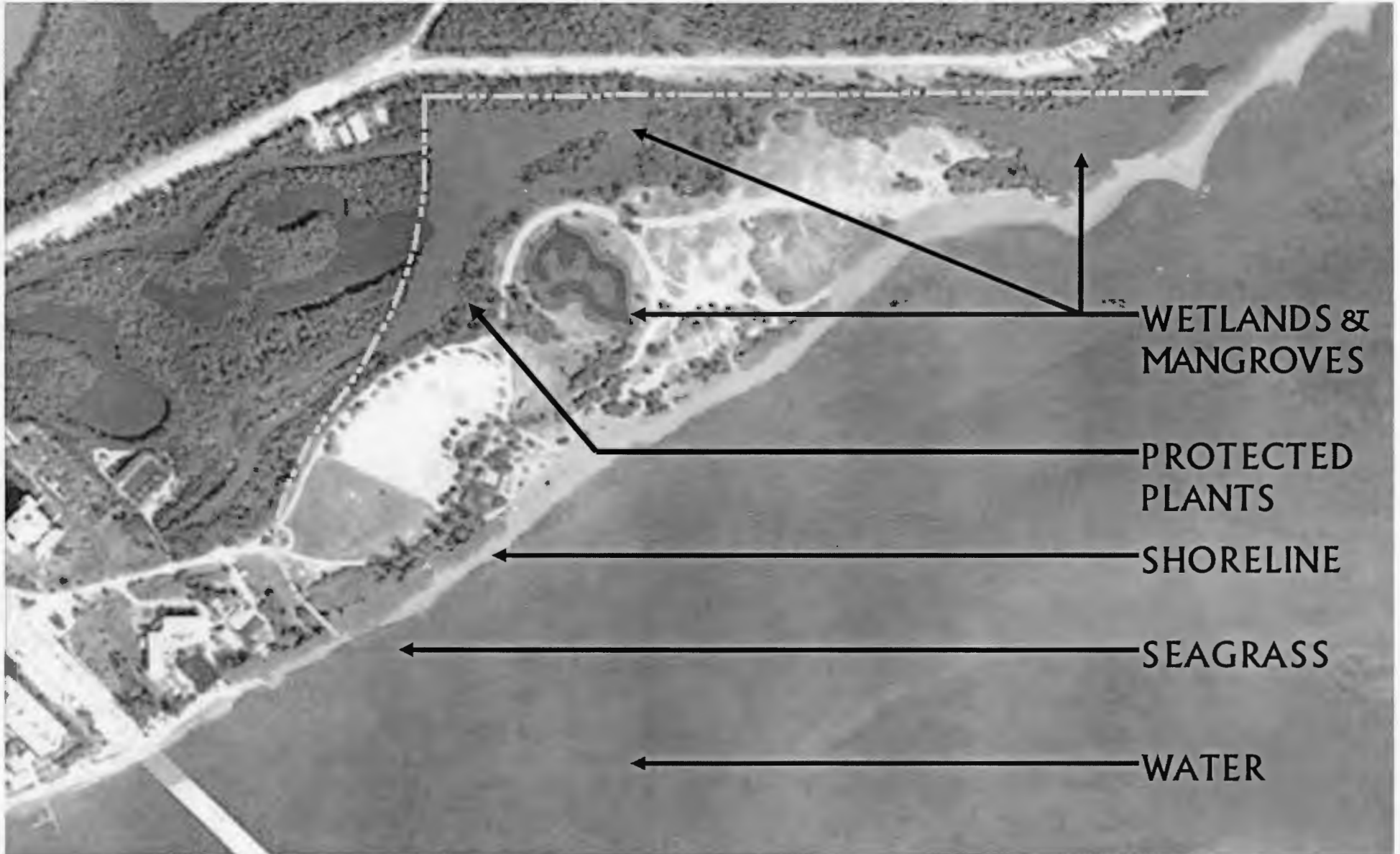


# VEGETATION



# **III. REGULATORY CONTEXT**

# PROTECTED NATURAL RESOURCES



**AVOID, MINIMIZE AND MITIGATE IMPACTS**

# **ENVIRONMENTAL AGENCY REVIEW**

## **USACOE**

**US ARMY CORPS OF ENGINEERS**

**coastal construction/restoration, Fish and Wildlife, National Marine Fisheries,  
Environmental Protection Agency**

## **DEP - SFWMD**

**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

**air and water quality, storm water, dredging/filling**

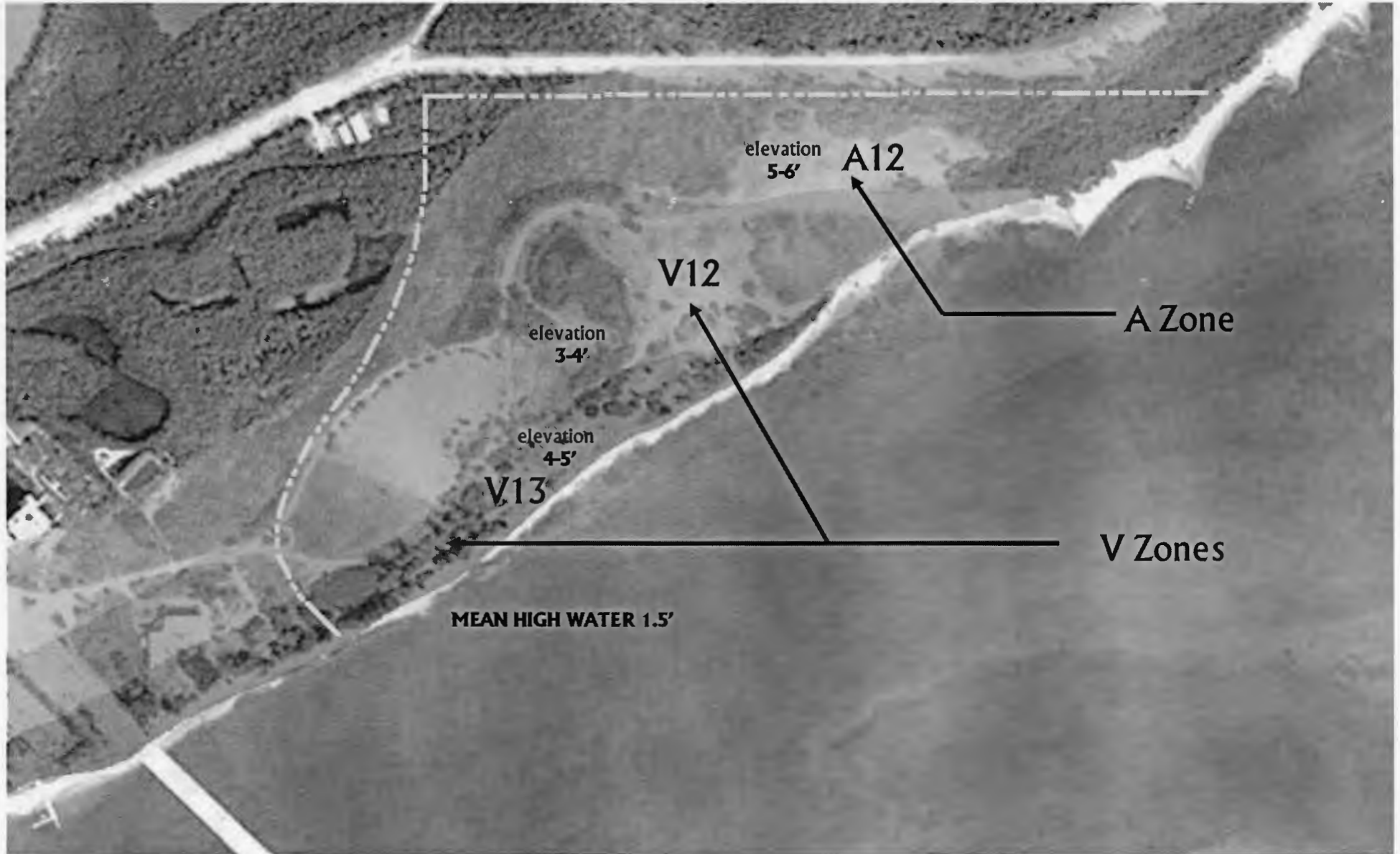
**marine fisheries, State Aquatic Preserves, beach management, coastal structures,  
Motorboat Exclusion Area, Manatee Protection Plan**

## **DERM**

**MIAMI DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT**

**wetlands, docks, marinas, bulkheads, mangroves**

# FEMA FLOOD HAZARD ZONES

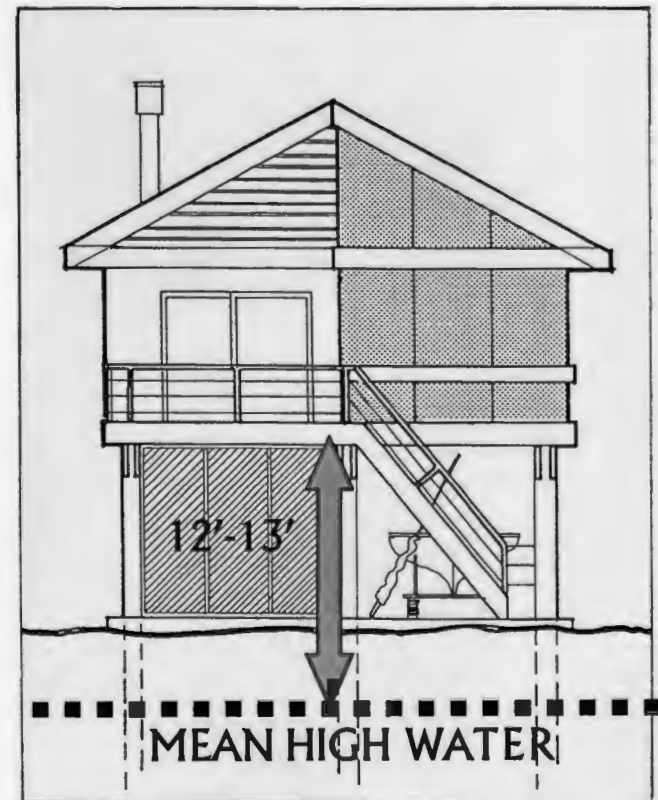


# FLOOD HAZARD ZONES

## FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

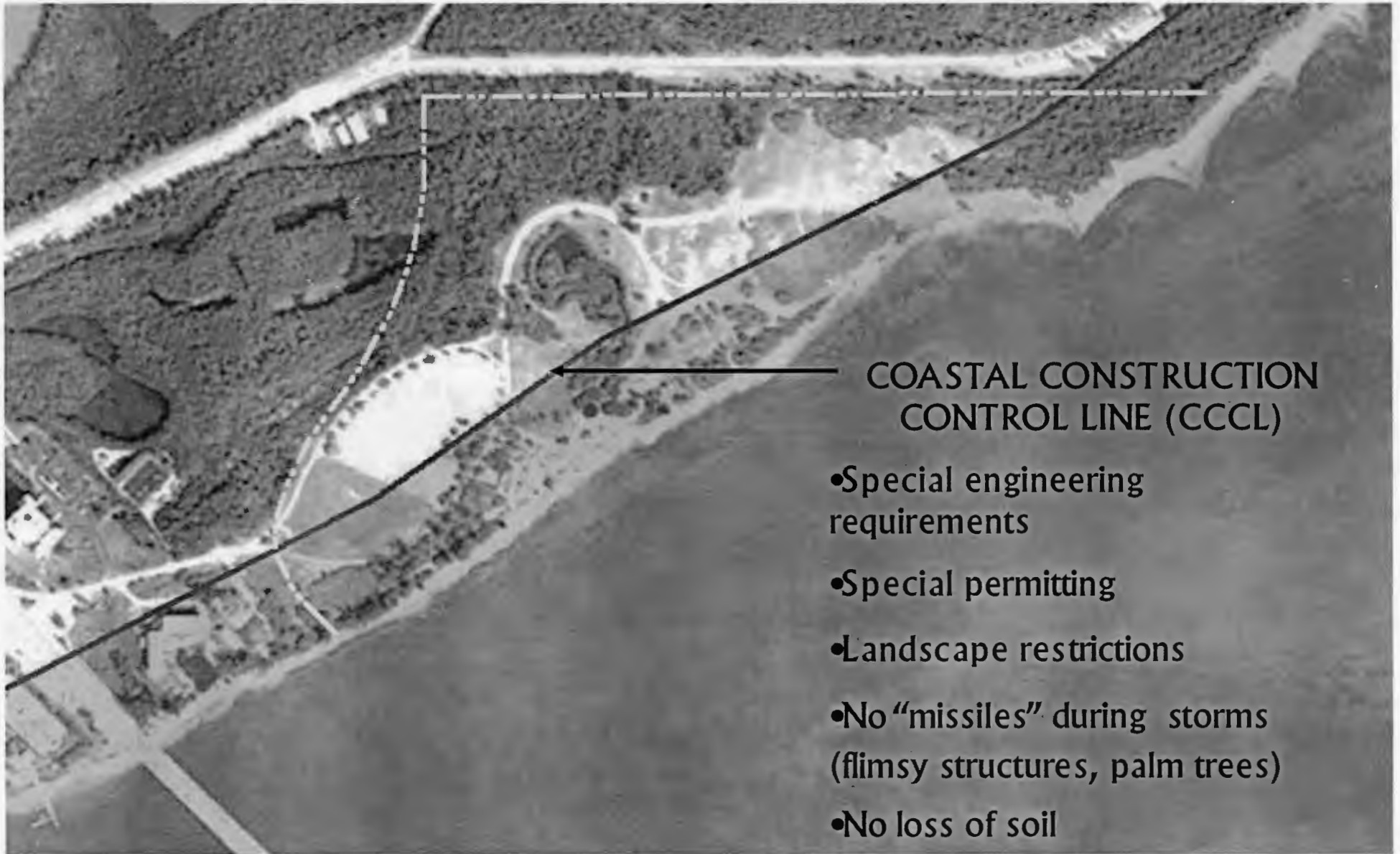
"A" Zone - HABITABLE SPACE 12' ABOVE MEAN HIGH WATER, FILL ALLOWED

"V" Zone - ALL STRUCTURES MUST BE ON PILINGS 13' ABOVE MEAN HIGH WATER

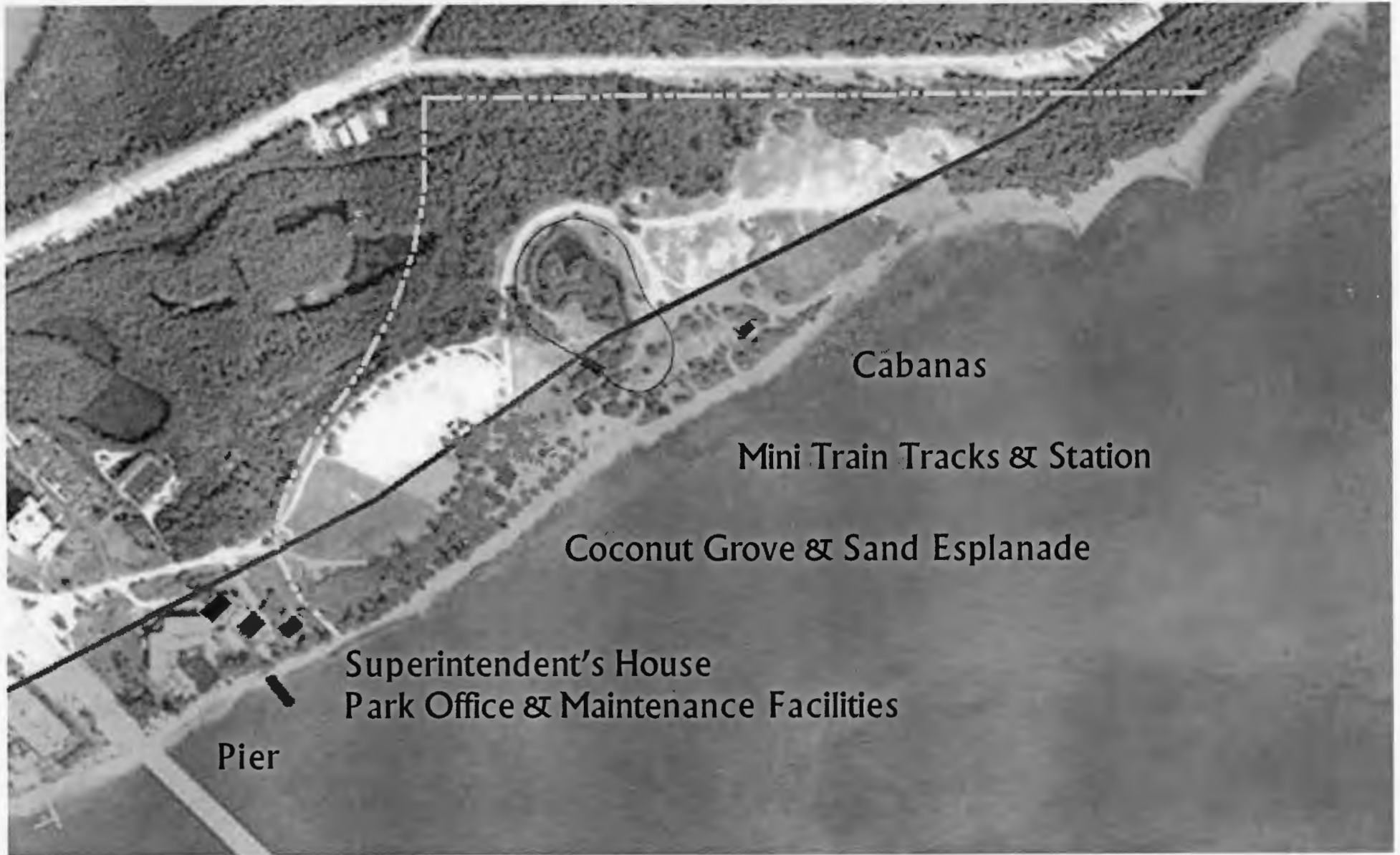




# COASTAL CONSTRUCTION CONTROL LINE - CCCL



# LOST HISTORIC FEATURES WITHIN THE CCCL



# REPLICATION OF HISTORIC FEATURES SEAWARD OF CCCL

## ALL REQUIRE SPECIAL PERMITTING BY FLORIDA DEP

### CABANAS\*

- engineering and flood standards may make recreation prohibitively expensive
- historic character may not be possible to replicate within building code requirements

### MINI TRAIN TRACKS & STATION, PICNIC PAVILIONS\*

- flow-through, non-habitable structures such as picnic pavilions are typically permitted

### PIER

- special permitting due to State Submerged Lands, though outside Aquatic Preserve
- seagrass impact will drive placement - avoid, minimize and mitigate impact
- Manatee Protection Plan permits only limited new boat traffic on Miami River
- currents make landing difficult, restrict use to special launches, not general boat access
- length must not impede navigation

### COCONUT GROVE

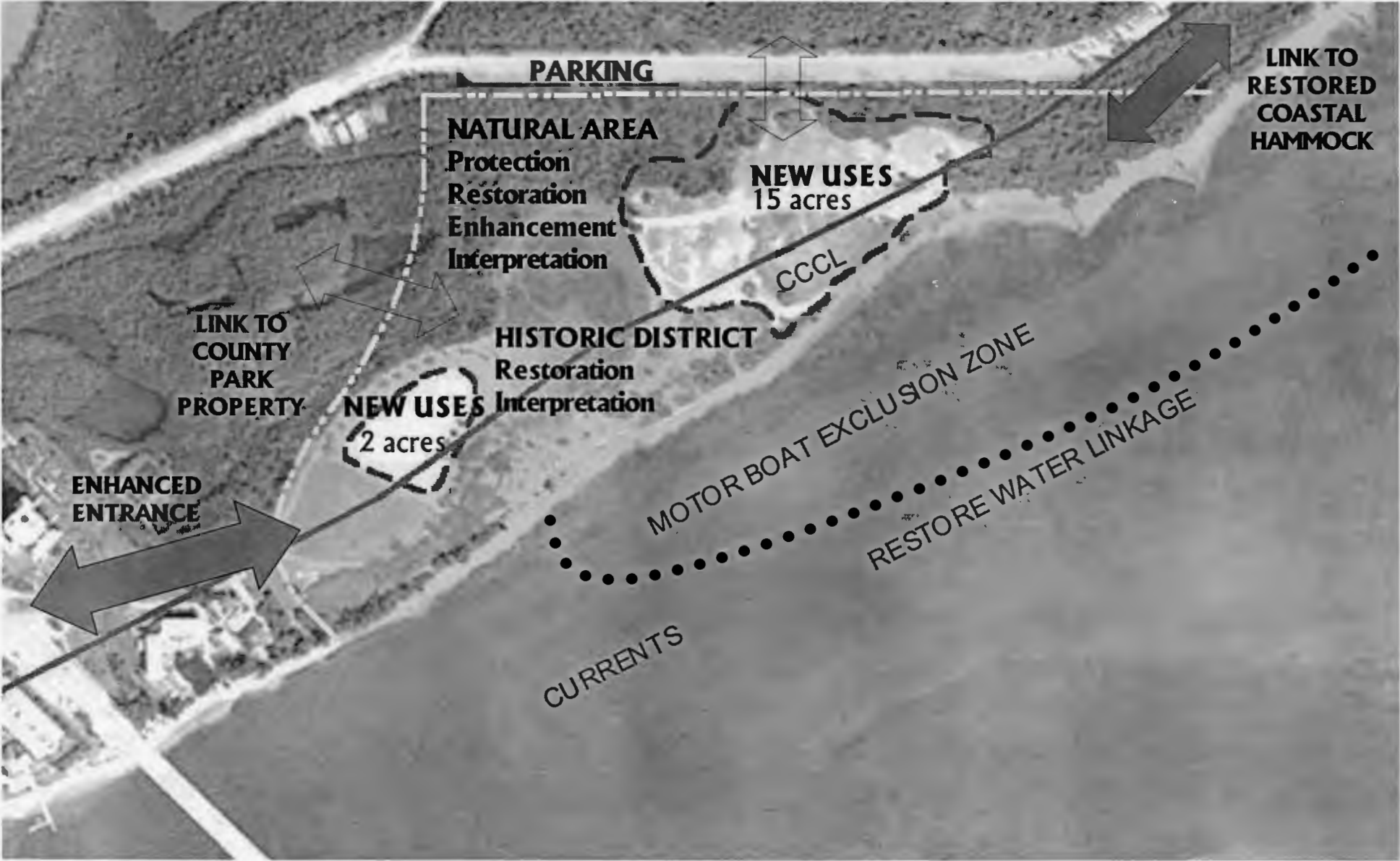
- generally disallowed, though historic significance may increase “permissibility”
- only palms not susceptible to Lethal Yellowing may be used

### SUPERINTENDENT’S HOUSE, PARK OFFICE & MAINTENANCE YARD\*

- original site outside park boundary
- engineering and flood standards may make recreation prohibitively expensive
- historic character may not be possible to replicate within building code requirements

\*These features could be replaced and built to code in new, non-historic locations.

# OPPORTUNITIES & CONSTRAINTS



**PRELIMINARY**

# **OPPORTUNITIES**

## **NATURE AREAS**

**Habitat Restoration and Enhancement  
Nature Trails and Interpretation**

## **HISTORIC PRESERVATION**

**Restoration / Replication of Historic Features**

## **NEW USES**

**Civil Rights Museum  
Nature and History Interpretive Features  
Camping  
(new-style cabanas, tenting areas)  
Event / Festival Lawn  
Entertainment Facilities**

# **CONSTRAINTS**

## **ENVIRONMENTAL PROTECTION**

**Endangered Species**

**Mangroves**

**Shoreline**

**Water Resources**

**Plant Communities/Habitat Protection**

## **BUILDING CODE / ZONING REQUIREMENTS**

**New structures on pilings**

**Parking Requirements / Land Use Restrictions**

**Design Review**

## **HISTORIC PRESERVATION**

**Compatibility of New Uses**

**Building Code/Coastal Construction Requirements**

## **SIZE LIMITATIONS**

**Limited area for new uses/parking and maintenance**

# **PUBLIC FORUM QUESTIONS**

Please introduce yourself

**What opportunity should not be missed?**

**Are there other opportunities you would like to identify?**

**Are there other constraints you would like to identify?**

**Other than historic park uses, what new uses would you most like to see?**