

VISION PLAN: EXECUTIVE SUMMARY

OUR KEY · OUR VISION | 2022



PREPARED FOR:
VILLAGE OF KEY
BISCAINE

BY: DPZ CODESIGN

ADOPTED BY
VILLAGE COUNCIL
RESOLUTION
MAY 9, 2023



EXECUTIVE SUMMARY

OUR VISION, OUR KEY

The Key Biscayne Vision Plan is a guide for the future. The Plan summarizes key challenges and proposes an array of potential solutions. The Plan was informed by a robust public process that included both online and in-person participation and gave Village residents an opportunity to discuss their concerns and aspirations. The resulting recommendations protect, preserve, and celebrate the Village's most valued qualities and culture, as well as honor its history.

The Vision Plan was crafted by the community and for the community to better envision, plan for, and understand Key Biscayne's possible future. Proposals range from the ambitious and visionary to the more pragmatic and feasible. Village residents and Council

will determine the best solutions, time frames and priorities. It is important to note that this Vision Plan is not a mandatory, regulatory instrument, and the designs depicted are illustrative only. The document is intended to identify important issues and imagine possible solutions. All solutions require further study. It is a flexible, living document that can be revisited and supplemented over time.



Process: Presentation during community workshop.

Cape Florida Light



There is an underlying principle to the Vision Plan that was repeatedly expressed in the resident surveys, well-attended public meetings and discussions that led to its creation. That principle is that while communities inevitably evolve, Key Biscayne cannot accommodate more residential density or commercial intensity. Representations in the Plan of possibilities for the commercial district that show mixed-uses are based on incorporating existing residential units or reducing residential density elsewhere. Drawings of the commercial district that may portray larger structures than exist today are consistent with what current zoning and building codes allow. The sections

of the Vision Plan that address private property should be understood as an effort to protect and enhance vibrancy, resiliency, and aesthetic cohesion while discouraging greater residential or commercial density and intensity.



Existing dune shoreline at Beach Park.

The Plan is organized into four chapters:

- 1. PLACE & DESIGN.....34**
- 2. RESILIENCY & FUTURE.....90**
- 3. POLICY & REGULATION.....154**
- 4. COMMUNITY & MANAGEMENT.....168**



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1. PLACE & DESIGN

(P 34) Place and Design pairs quality of life issues with the design of the physical environment that meets the needs and desires of the residents. This includes rethinking the Villages entrance, addressing mobility issues, commercial properties, senior housing, and the needs for specific types of open spaces and parks.

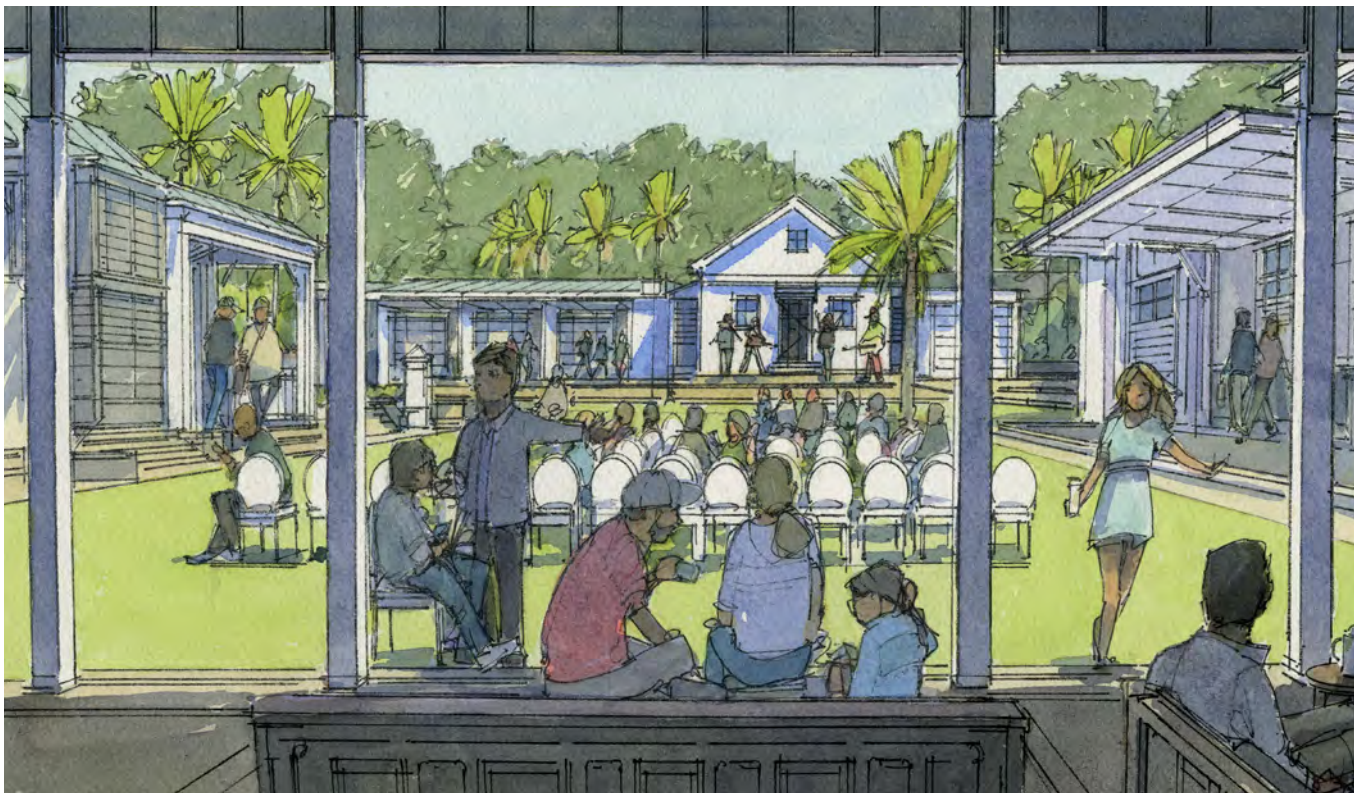
1. Create a Gateway
2. Establish A Resilient Community Hub
3. Enable Multi-Generational Living
4. Reinforce Village-Wide Mobility
5. Enhance the Village Green & Civic Networks

Create a Gateway: Historic Calusa Playhouse Renovation & New Courtyard Complex

1. Place & Design: Create A Gateway (p 36)

Establish an entrance into the Village so Crandon Boulevard transitions from a fast-moving parkway into a main street. The Gateway would alleviate traffic congestion and optimize traffic flow, create sense of arrival, and provide options for the entry block.

Create a Gateway: Create bay access from Calusa park.





One of the options for Village Gateway and adjacent improvement from Calusa Park to the Harbor Drive / Ocean Lane Drive intersection.

Create A Gateway: Calusa Playhouse (p 38)

A restored and revitalized Calusa Playhouse with additional public space would create a civic amenity which will preserve Village history and identity while providing space for enhanced programs for different ages.

Create A Gateway: Create Additional Pathways

(p 40) Connect existing tennis courts and amenities with paths by the new playhouse and a bayside viewing area.

- Improve access to the water
- Increase access to open and park space

Create A Gateway: Entry Block with Oval Plaza (p

41) A roundabout could be the main feature to create a proper gateway experience at the north of the community. A roundabout at the Village entrance could improve traffic flow while slowing vehicle speeds. The roundabout will need to be designed to emphasize lower speeds and walking within the Village with paving and crosswalks. A second vehicular entrance through Calusa park could further reduce traffic at the entry intersection. The center of the oval may contain a gateway feature to further mark the entrance.

- Relieve traffic congestion
- Improve pedestrian experience and walkability
- Create a sense of place



Roundabout with gateway feature.

The Gateway is made up of three components:

- Calusa Playhouse
- Additional pathways
- Entry Block with Oval Plaza



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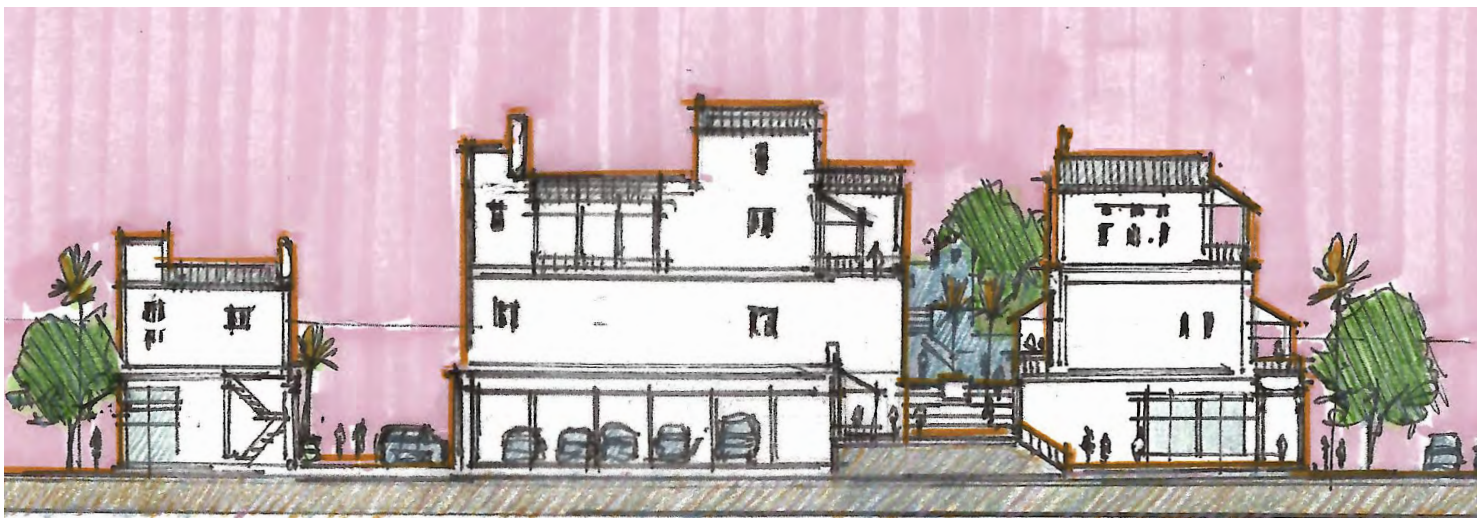
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2. Place & Design: Establish a Resilient Community Hub (p 46)– If and when the properties in the commercial strip are redeveloped, they should be as flood resistant as recently built single family homes. In anticipation of the likelihood that commercial properties will be redeveloped, the Village government should set regulations that will ensure that the commercial properties become a cohesive, vibrant, and resilient community hub, and create a true “Main Street” experience by:

- Creating a continuous, shaded pedestrian path with shopfronts and canopies along Crandon Boulevard.
- Creating an elevated pedestrian promenade with connections between properties.
- Reducing vehicular traffic by improving pedestrian circulation.
- Generating new commercial and outdoor dining opportunities along the double-loaded promenade.

- Improving Fernwood Road by placing buildings which match the scale of the houses on the west side. Buildings could mix offices and residences which replace the units at 325 Fernwood Road with no increase in residential units.
- Hiding all parking, storage, and loading areas below the promenade in the center of the block.
- Including playing fields, well-planted plazas, and open spaces over parking.

A Resilient Community Hub would be connected by a pedestrian promenade.



< Fernwood Dr. Resilient Community Hub with Elevated Promenade section Crandon Blvd. ^

- Integrating flood mitigation, heat-island mitigation, and sustainable energy elements into rooftops and basements.

3. Place & Design: Enable Multi-Generational Living (p 68) Create housing opportunities to welcome younger adults and aging in place in a mixed-use complex with active shopfronts lining sidewalks without increasing residential density.



- Enable residents to remain in the Village.
- Create buildings better connected to the street with amenities for residents and neighbors.

4. Place & Design: Reinforce Village-wide Mobility (p 72) Support a broad, multi-modal range of movement throughout the Village.

- Encourage a decrease in car dependence within the Key.
- Enhance pedestrian comfort along thoroughfares.
- Enable and promote awareness for a variety of green vehicle options.
- Provide the infrastructure to park and charge electric modes of transport.

Multi-generational living complex example.



Reinforce village mobility with a well-connected street and path network.



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Enhanced green and civic networks should be improved by a bayside park well connected to other green spaces. A bayside park will provide water access and support stormwater infrastructure.



5. Place & Design: Enhance the Village Green & Civic Networks – (p 80) Provide a range of passive and active recreational green spaces. Enhance and connect existing parks and open spaces, including adjacent state and county parks.

- Complete the existing green network and loop by phased additions and adding individual properties.
- Create a network of spaces within a 15 minute walk for every resident.
- Create parks of differing size and activity level connected by trails or sidewalks.
- Create a parks and open space plan by partnering with the City of Miami and/or Miami-Dade County to make best use of adjacent parks.
- Partner with additional schools for recreational access.
- Create a bayside park with water access which functions as stormwater infrastructure.



Embrace best practices by collaborating with and learning from regional expertise such as “Resilient 305” prepared by Miami-Dade County, the City of Miami, and the City of Miami Beach.

2. RESILIENCY & FUTURE

(p 90) Resiliency & Future presents necessary responses to climate change to ensure that the Village will be a safe and enjoyable place to live even in the face of sea-level rise and other environmental changes. These ideas to protect Key Biscayne from the changing environment include fortifying beaches and seawalls from storms, reduction in

flooding, strengthening infrastructure, improving roadways, mitigating environmental impacts, and applying sustainable strategies:

1. Prioritize & strategize an action plan
2. Analyze current trends & embrace best practices
3. Reinforce & protect the ocean shoreline
4. Strengthen & modernize the bayside seawalls
5. Secure flood protection
6. Transform civil infrastructure into civic art
7. Employ sustainability strategies & tactics

1. Resiliency & Future: Prioritize & Strategize (p 93) Maintain an overall strategy and framework for action in order to make efficient use of funding and resources.

2. Resiliency & Future: Analyze Current Trends & Embrace Best Practices. (p 94) Stay up-to-date on the latest research and guidelines and incorporate relevant policies that address environmental challenges.

- Identify key risks
- Evaluate possible options and responses
- Adapt solutions to local conditions
- Expedite the adoption of regional policy changes.



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3. Resiliency & Future: Ocean Shoreline Protection (p 102) Leverage efforts to fortify the oceanside shoreline to strengthen the Village's connectivity and access to the beach.

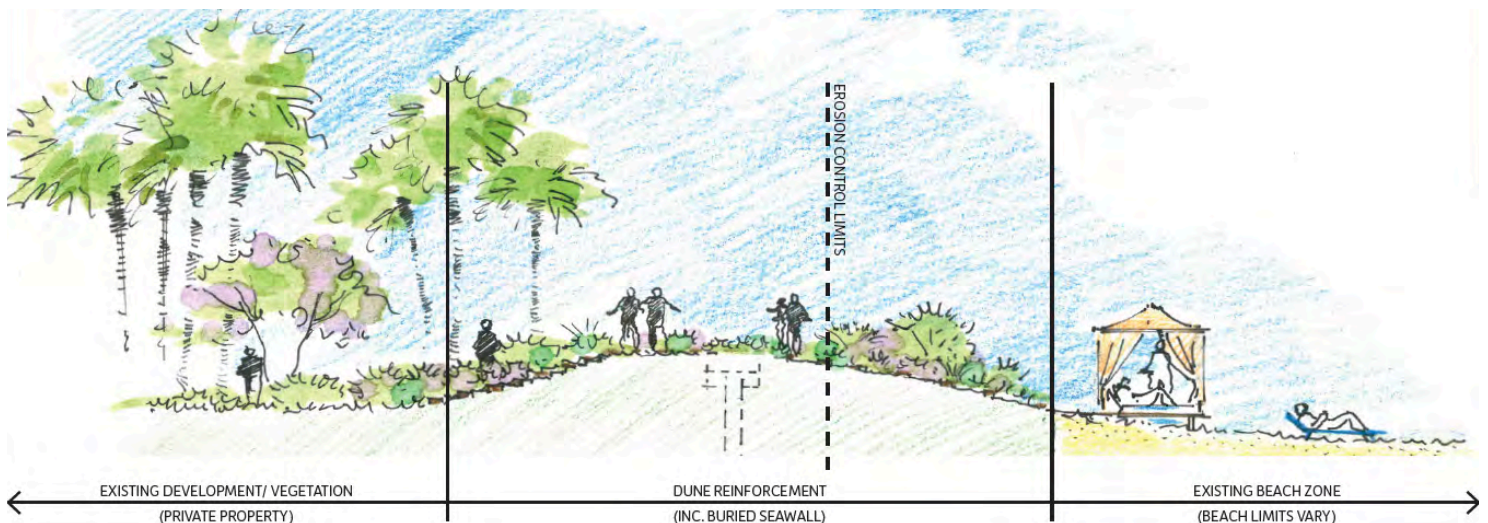
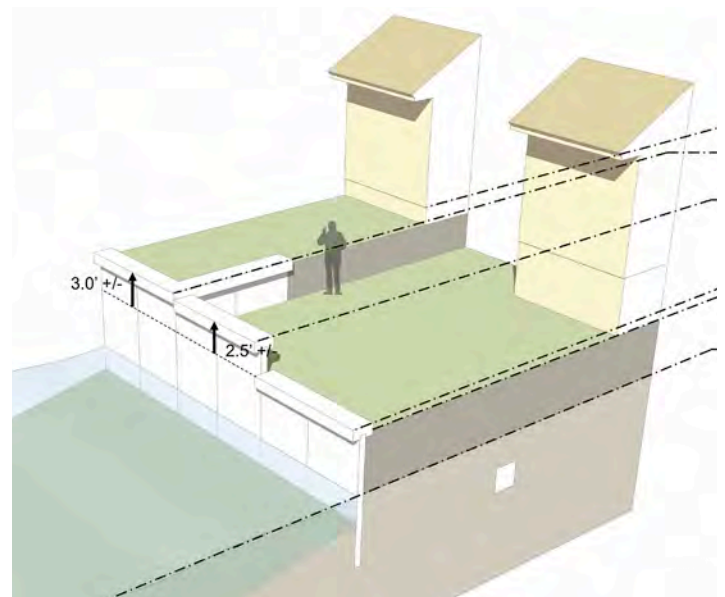
- Support projects by the US Army Corps of Engineers (USACE)
- The USACE initially proposes a fortified dune with enhanced planting.
- Support from the USACE is dependent on the Village protecting the bayside.
- Expand & Improve Access Points to the Beach

4. Resiliency & Future: Bayside Protection (p 110) Rethink the placement and nature of seawalls to protect the Village from bayside surge.

- Provide Homeowner Options
- Consider Innovative Techniques

- Innovative techniques will include structural innovations which allow future raising of walls.
- Innovative techniques may include flexible location of flood barriers to preserve homeowners access to water and views.

Bayside protection will require eventual increases in height of protection, but will allow flexibility.



Ocean shoreline protection may include a seawall integrated into an improved and planted dune.

5. Resiliency & Future: Secure Flood Protection

(p 120) Ensure resiliency with a comprehensive stormwater management plan which includes utilities, roadways, and elevated structures.

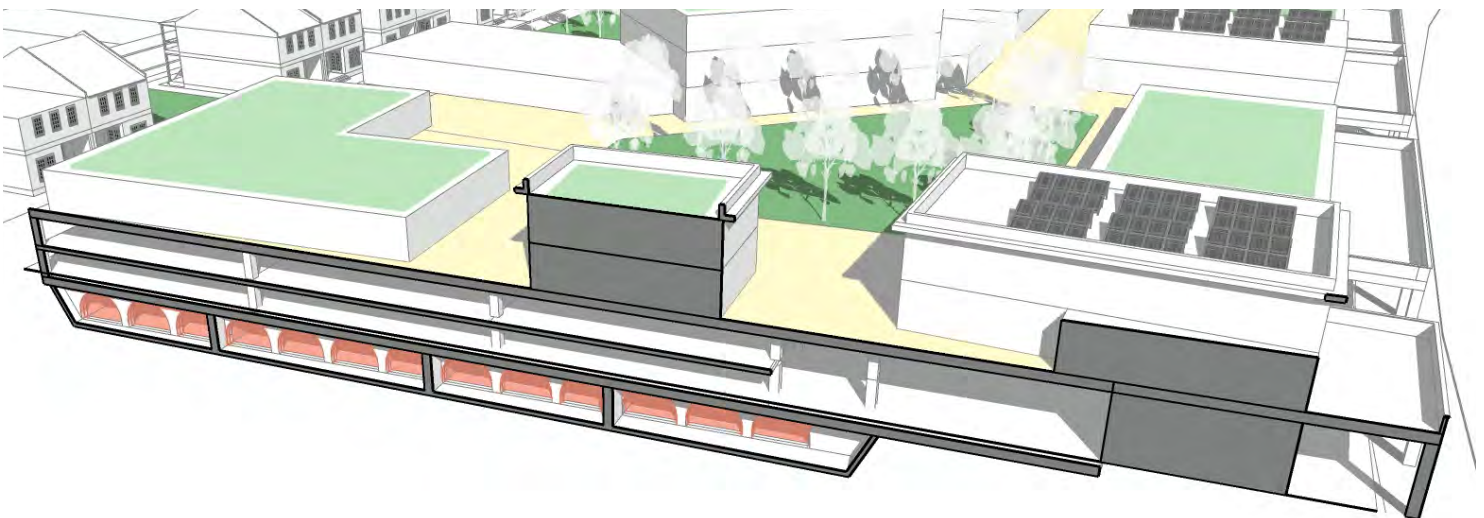
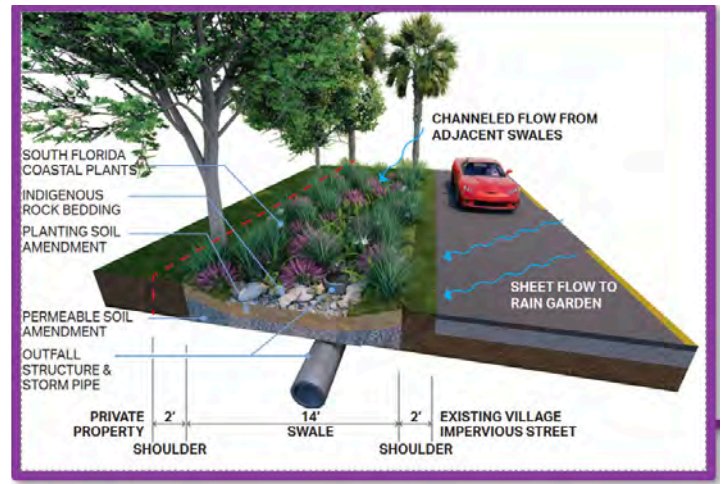
- Decrease Street Flooding

Bayside protection requires multiple techniques such as living shorelines which preserves views.



- Increase Stormwater Storage Capacity
- Adopt Resilient Strategies to Address Sea-Level Rise
- Plan for Flood Protection in the Resilient Community Hub

Secure flood protection may include green infrastructure managing stormwater



Secure flood protection will be incorporated into elevated structures such as the Resilient Community Hub which include stormwater storage.



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6. Resiliency & Future: Civil Infrastructure as Civic Art. (p 132) Take advantage of upgrading public utility resilience to beautify the public realm.

- Coordinate Underground Infrastructure Improvements with Above Ground Street Enhancements.
- Incorporate Equipment into Functional, Aesthetic Civic Architecture.

7. Resiliency & Future: Employ Sustainable Strategies & Tactics. (p 148) Mitigate the effects of climate change with a range of green approaches.

- Distinguish Between Mitigation and Adaptation Techniques
- Reduce and Sequester Carbon
- Reduce Heat and Stormwater Run-off

Transform civil infrastructure into civic art by incorporating pump stations into improved seating areas



3. POLICY & REGULATION

(p 154) Policy & Regulation advises updating regulatory frameworks to provide simplified and easy-to-use codes, maintain an updated vision plan and master plans, and increase connectivity of green spaces including adding open space and public parks, especially for playing fields.

Updating development regulations may include form-based code which dictates the shape of public space created by private buildings.



Policy & Regulation: Update Development Regulations. (p 156) The Village should update land development regulations to reflect Village priorities. Prioritize pedestrian-friendly, Village characteristics, and resilient improvements especially on commercial properties in the Village Core.

- Improve Resiliency by reducing vulnerability to flooding.
- Preserve the character of Key Biscayne, including both social and financial values.

- Residences should face the street and feature visible front entrances and plenty of windows.
- Commercial buildings should have shopfronts close to wide pedestrian spaces and streets.
- Elevated promenades will create a pedestrian corridor and open spaces above flood elevation.

- Consider resiliency standards, streetscape standards, and park design standards to improve public spaces.

Policy & Regulation: Maintain Plans (p 165) The Village should create and maintain master plans including a streetscape plan to coordinate above and below ground right-of-way resilience efforts. Periodically reassess and update Village goals in the Vision Plan.

- Comprehensive / Masterplan sets out general urban design goals which may be incorporated into regulations over time.
- Evaluation and Appraisal Report is the periodic analysis of the goals, policies, and objectives of the Comprehensive / Masterplan
- A Streetscape Masterplan would harmonize multiple sub-surface drainage and infrastructure projects with a plan for how the surface of the streets in the Village will look and feel.



Maintaining Plans, such as updates to Vision Plans, allows the Village to create purposeful regulations..

Policy & Regulation: Promote New Standards With Resident-Friendly Tools. (p 160)

The Village should create regulations that are more intelligible to residents by using illustrations in addition to text and using less-abstract metrics.

- Consider a form-based code which dictates parameters for building shapes
- Consider an architectural design code which would regulate style for the commercial district.



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4. COMMUNITY AND MANAGEMENT

(p 168) Lists a series of recommendations intended to aid the Village staff in administering a variety of resident priorities.

- **Community & Management: Reinforce Security** (p 170) Calibrate both design and community surveillance practices to the Village conditions
- Cop on a Bike will encourage positive police interaction with the community.
- Crime Prevention Through Environmental Design deters crime through access control, social management, natural surveillance, territorial reinforcement and maintenance.
- Monitoring includes cameras as well as license plate readers, and natural surveillance created by windows and lines of sight.

- **Community & Management: Inspire Community Activism** (p 176) Provide orientation for elected and appointed officials to reinforce Village traditions. Inspire government through participation by members of the community, particularly youth.
- Good Governance should include orientation which describes the Council-Manager form of government, charter, existing plans, and review of boards and ways to involve the community.
- Community Engagement & Volunteerism should continue to improve the Village with grass-roots efforts supported by government.
- Youth Programs which expand upon athletics to foster a sense of self-reliance and community in Village youth.



Reinforce Security with positive police interactions with the community which also regulate personal transportation safety.



Reinforce Security with CPTED which encourages visibility and activity to prevent crime.

After much public participation and professional input, a Vision Plan has been prepared “for the community, by the community” to preserve our small-town quality of

- **Community & Management: Optimize Parking & Peak-Hour Traffic Management** (p 180)
Coordinate the Village parking needs for each mode of travel and proactively address the high traffic volumes at peak school hours.
- Car Parking should be maintained but not expanded at the expense of walkability or encouraging other transportation modes.
- Golf Cart Parking should be expanded to encourage carts as a cleaner, safer, alternative to full-size vehicles.
- Personal Transport Parking should also be expanded, though scooters and e-bikes must be regulated to keep pedestrians safe.
- School Shuttles should be expanded to relieve peak-traffic associated with drop-off and pick-up.



Good government includes active participation by community members who can share expertise.

Community & Management: Preserve Environment & Heritage Structures (p 186) Monitor and safeguard the health of the ecosystems and legacy infrastructure on the island of Key Biscayne

- Partnerships with federal, state, and county governments in adjacent and nearby parks are essential to preserve both nature and structures such as the Lighthouse.
- Land Acquisition and Parks Conservancy may expand and improve upon the parks system in partnership with the Village.
- Historic Landmarks such as the Cape Florida Lighthouse, Calusa Playhouse, and Key Biscayne Beach Club provide key links to the past which the Village should help preserve.



Preserve the built environment: Calusa Playhouse

life, better prepare for the challenges of the future, and ensure that the Key Biscayne enjoyed by past generations will also be enjoyed by future generations.

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OFFICIALS

VILLAGE COUNCIL DURING PREPARATION 2022

Michael W. Davey, Mayor

Brett Moss, Vice Mayor

Franklin H. Caplan

Luis Lauredo

Edward London

Allison McCormick

Ignacio J. Segurola

STRATEGIC VISION BOARD

Mario Garcia-Serra, Vision Board Chair

Jorge Mendia, Vice-Chair

Matt Bramson

Luis F. de la Cruz

Robert Duzoglou

Lucia A. Marin

Tom McCormick

VILLAGE COUNCIL DURING ACTION 2023

Joe I. Rasco, Mayor

Franklin H. Caplan, Vice Mayor

Edward London

Allison McCormick

Brett G. Moss

Oscar Sardiñas

Fernando A. Vazquez

STAFF AND CONSULTANTS

VILLAGE STAFF

Steve Williamson, Village Manager

Chad Friedman, Village Attorney

Jocelyn B Koch, Village Clerk

Jocelyne Moussavou, Chief of Staff

Jake Ozyman, Director of Public Works

Jeremy Calleros Gauger, Building, Zoning and Planning Director

Dr. Roland Samimy, Chief Resilience Officer

Todd Hofferberth, Parks & Recreation Director

Jessica Drouet, Communications & Community Relations Officer

Michael Fleming, Information Technology Administrator

Olga Garcia, Zoning Plans Reviewer/ Planner

Mariana Dominguez-Hardie, Sr. Executive Assistant

Eric Lang, Fire Rescue Chief

Frank Sousa, Police Chief

Benjamin Nussbaum, Chief Financial Officer

CONSULTANTS TO THE VILLAGE

DPZ CODESIGN, LLC

Galina Tachieva, DPZ Partner-in-Charge

Elizabeth Plater-Zyberk, Project Advisor

Xavier Iglesias, Project Manager & Urban Designer

Ben Northrup, Designer

Paul Genovesi, Designer

Yasmine Benchekroun, Designer

David Carrico, Designer & Illustrator

Max Zabala, Consultant

IWPR GROUP

Irina Woelfle, Community Engagement & Public Relations Specialist