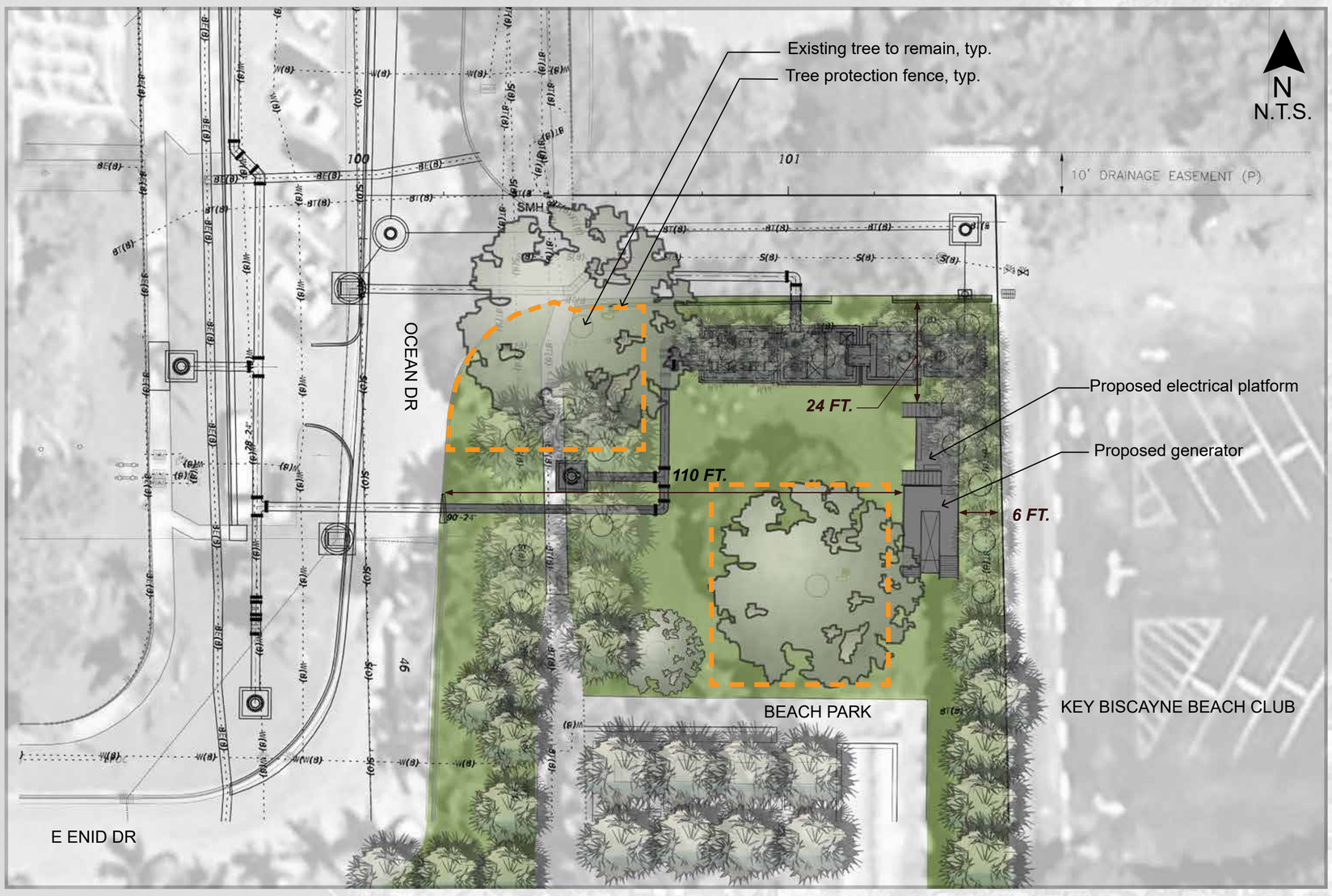


SITE PLAN



WEST ELEVATION



NORTH ELEVATION

VILLAGE OF KEY BISCAYNE
Beach Park
Site Plan and Conceptual Landscape Screening

KCI TECHNOLOGIES



GUMBO LIMBO
Bursera simaruba



GREEN BUTTONWOOD
Conocarpus erectus



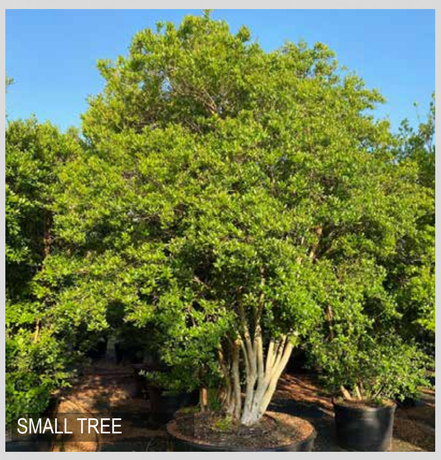
PIGEON PLUM
Coccoloba diversifolia



CRABWOOD
Gymnanthes lucida



SILVER BUTTONWOOD
Conocarpus erectus ‘Sericeus’



SIMPSON’S STOPPER
Myrcianthes fragrans



SPANISH STOPPER
Eugenia foetida



MARLBERRY
Ardisia escallonioides



SABAL PALM
Sabal Palmetto



FLORIDA THATCH PALM
Thrinax radiata



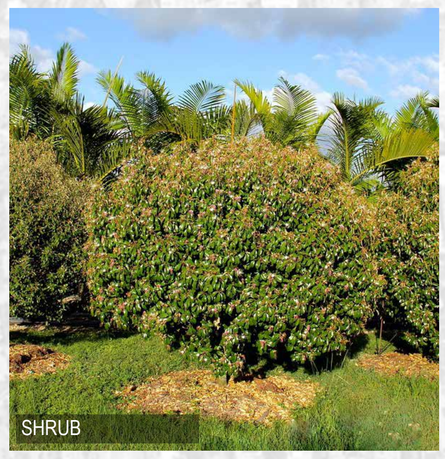
SILVER SAW PALMETTO
Serenoa repens ‘Cinerea’



COONTIE
Zamia pumila



BAHAMA WILD COFFEE
Psychotria ligustrifolia



JAMAICAN CAPER
Quadrella jamaicensis



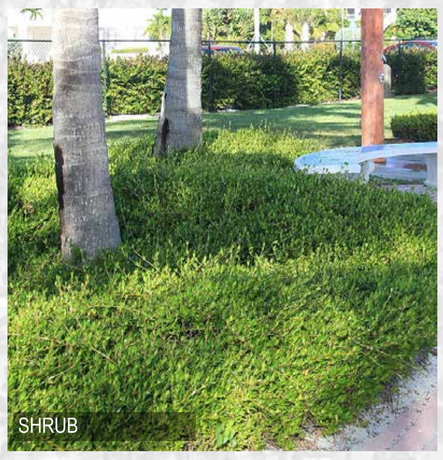
FIREBUSH
Hamelia patens



DWARF COCOPLUM
Chrysobalanus icaco ‘Horizontal’



NECKLACE POD
Sophora tomentosa



GOLDEN BEACH CEEPER
Ernodea littoralis



COCOPLUM
Chrysobalanus icaco



PINK MUHLY GRASS
Muhlenbergia capillaris



DWARF FAKAHATCHEE
Tripsacum floridana



SAND CORDGRASS
Spartina bakeri



SPIDER LILY
Hymenocallis caribaea



CREEPING JUNIPER
Juniperus horizontalis



SEA OXEYE DAISY
Borrichia arborescens

VILLAGE OF KEY BISCAYNE
Beach Park
Conceptual Plant Palette

KCI TECHNOLOGIES



Garden District Drainage Improvements

Site Plan Review Workshop 1

June 10, 2025 Council Meeting

Agenda

Project Location

Current System

Project Overview

Infrastructure Location Iterations

Final Location

Plant Palette



Garden District Flooding – Existing Condition

Project Location



Current System

***Red lines** show existing system. No connection along Ocean Drive.*



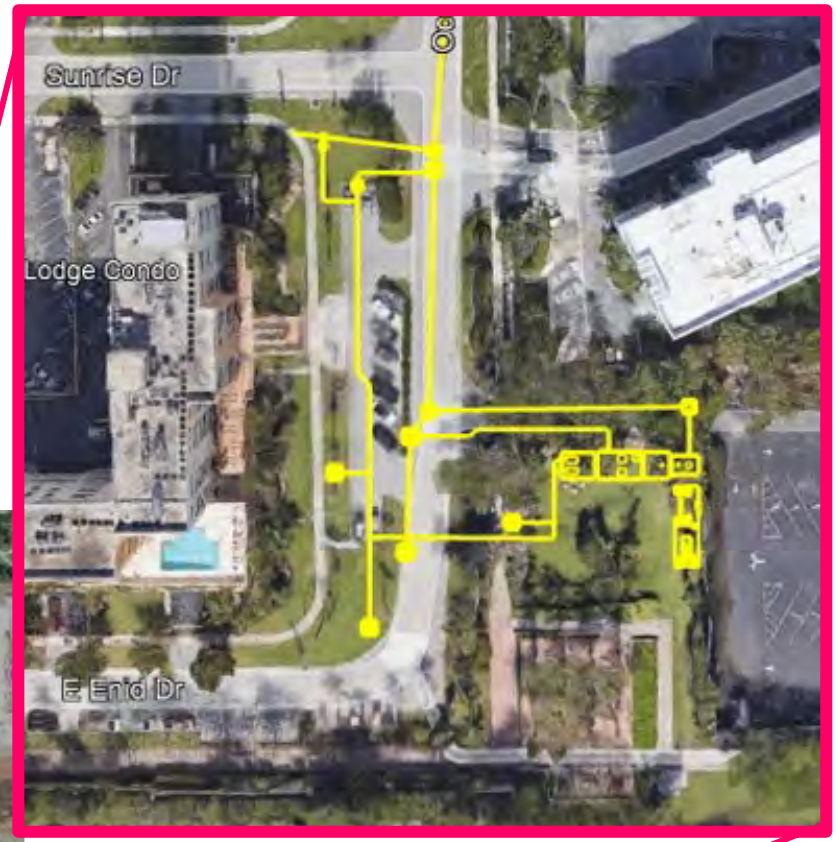
Garden District Drainage Improvements Project Overview

Purpose: To provide immediate flood relief to the Garden District neighborhood.

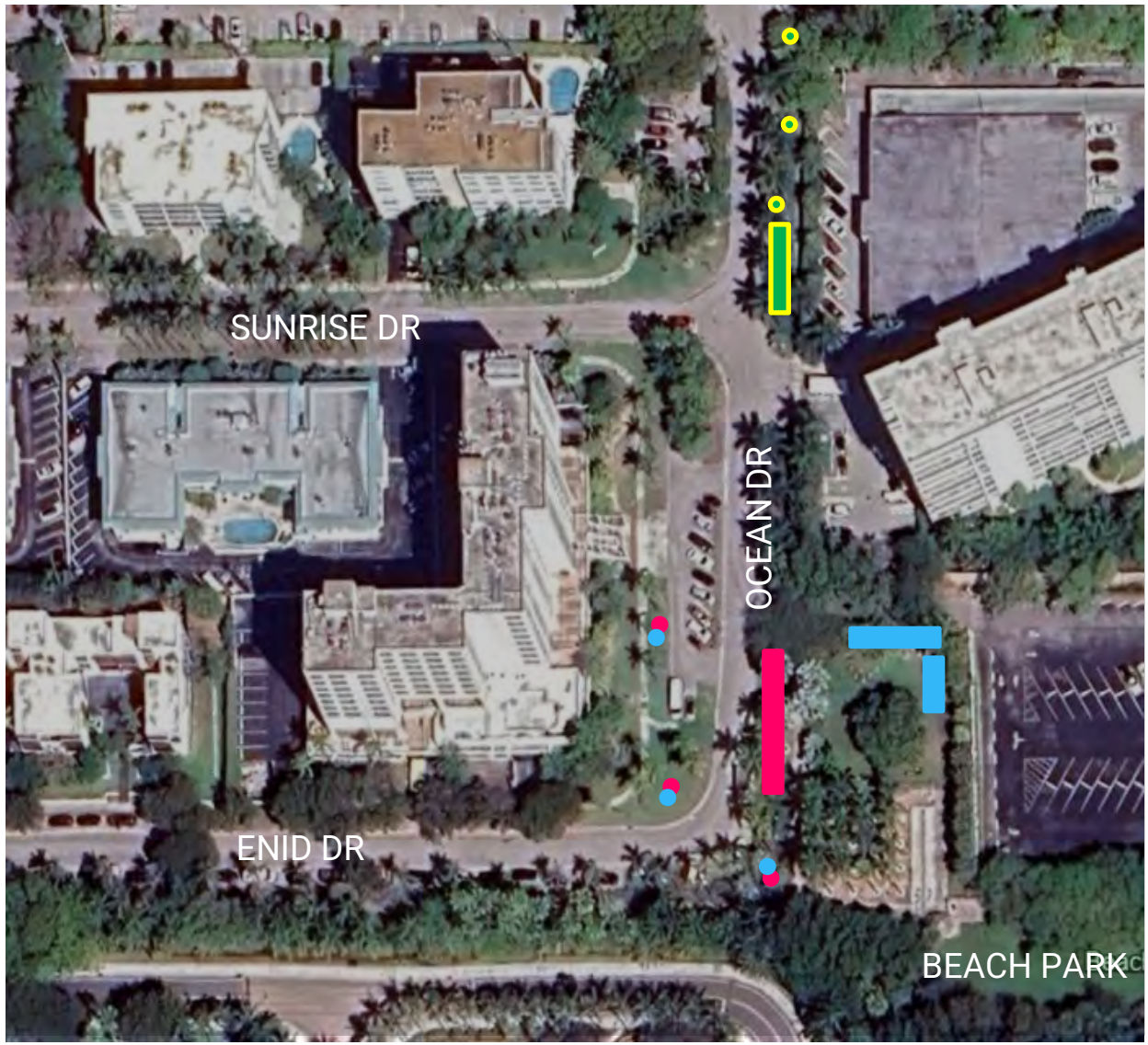
Key Work:

- 4 total pressurized wells
  - 3 new pressurized wells and converting 1 existing drainage well into pressurized well
- New stormwater pump station with generator
- Rehabilitating remaining gravity wells





Infrastructure Location Iterations



Location 1 (NOT FEASIBLE):

- **Not enough room** – needs 5-7 feet of additional ROW.
- Would require relocating communication and sanitary sewer lines
- **Pressurized wells not 75-ft apart**
- Visibly intrusive
- No site plan review needed

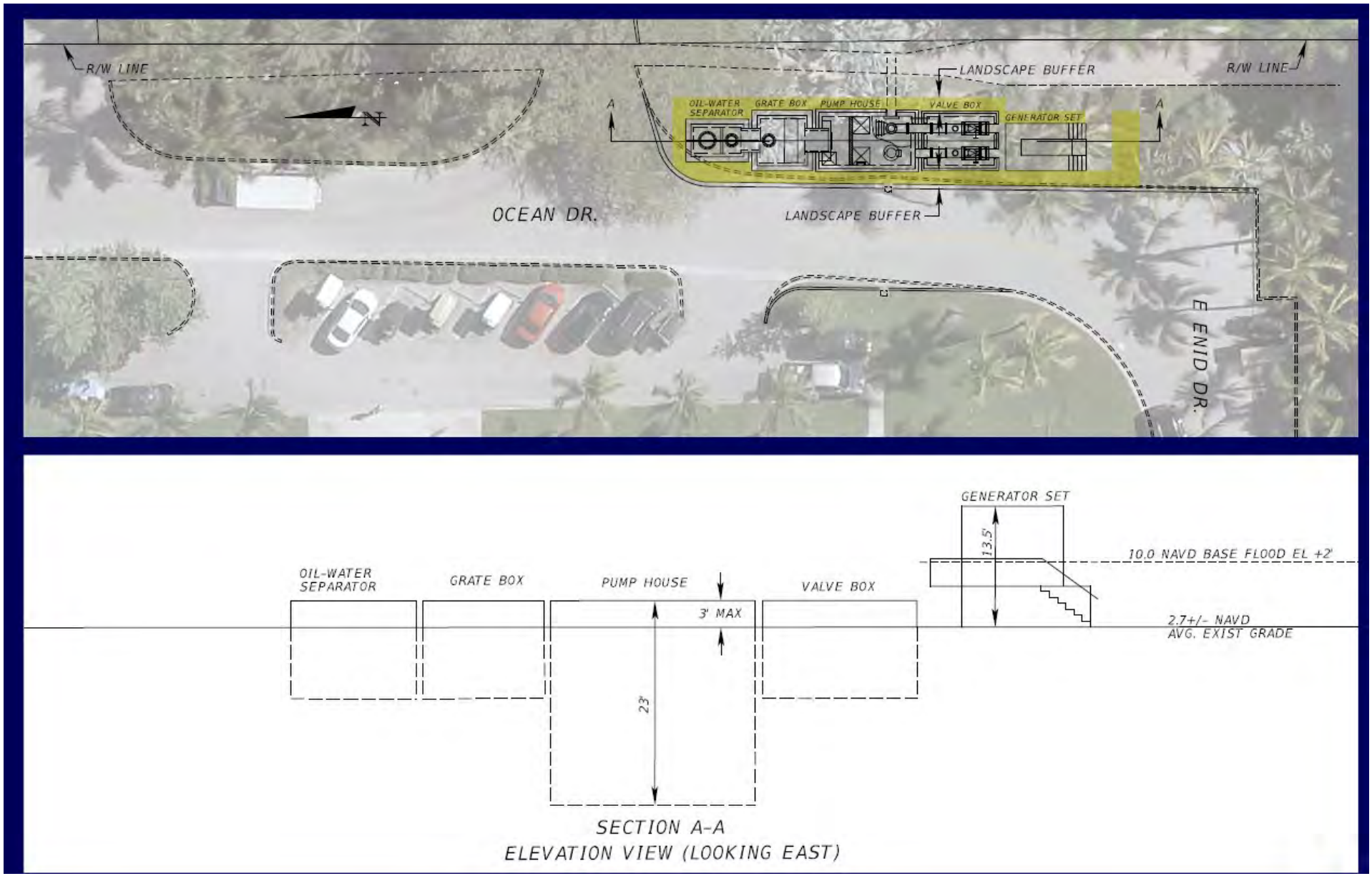
Location 2:

- Space is available
- Pressurized wells are minimum of 75-feet apart
- **Visibly intrusive**
- No site plan review needed

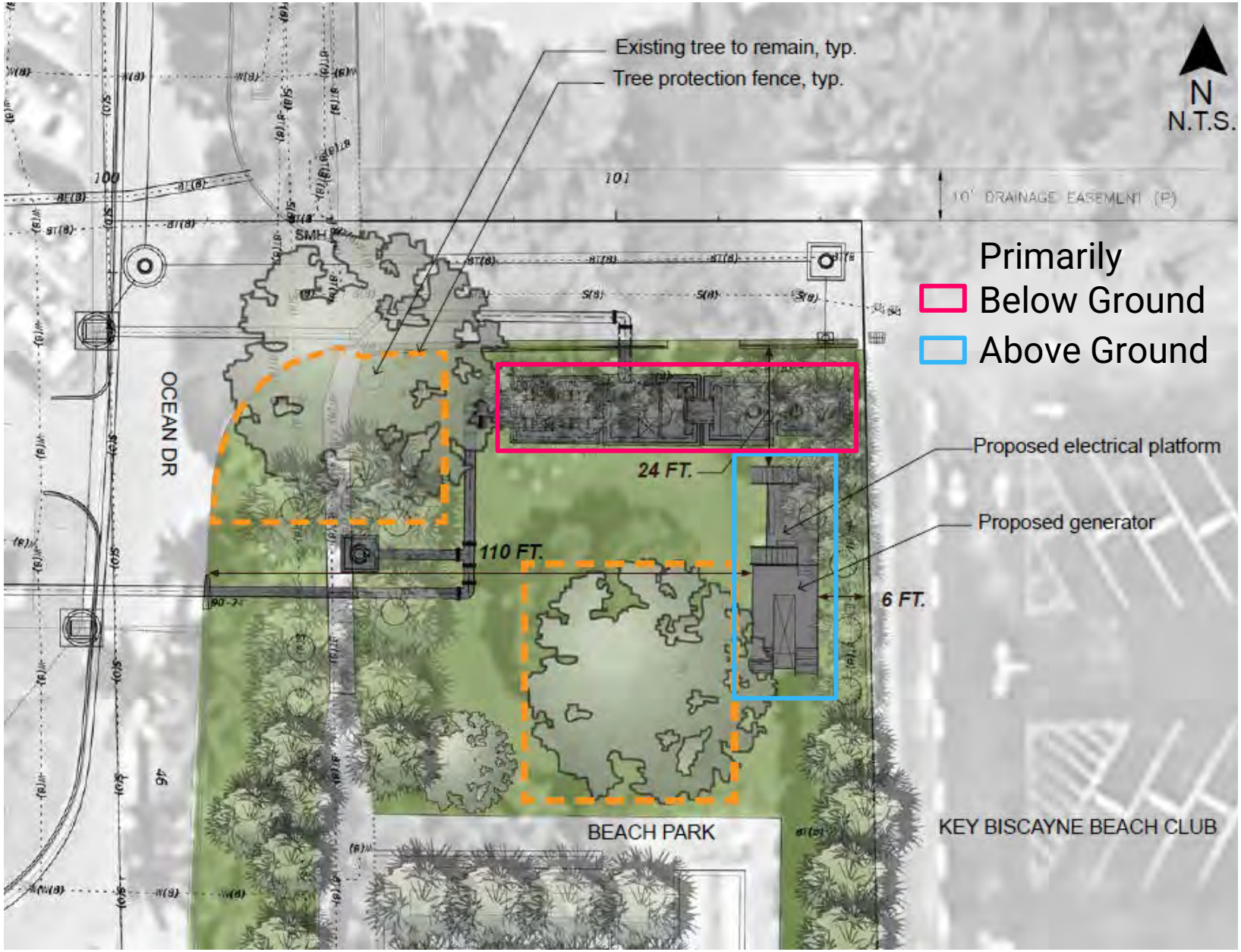
Recommended Location:

- ROW acquisition NOT needed
- Pressurized wells are minimum of 75-feet apart
- NOT visibly intrusive
- **Needs site plan review**

Location 2


R/W LINE
N
LANDSCAPE BUFFER
R/W LINE
A
OIL-WATER SEPARATOR
GRATE BOX
PUMP HOUSE
VALVE BOX
GENERATOR SET
A
OCEAN DR.
LANDSCAPE BUFFER
E ENID DR.
GENERATOR SET
13.5'
10.0 NAVD BASE FLOOD EL +2'
OIL-WATER SEPARATOR
GRATE BOX
PUMP HOUSE
VALVE BOX
3' MAX
2.7+/- NAVD
AVG. EXIST GRADE
23'
SECTION A-A
ELEVATION VIEW (LOOKING EAST)

Recommended Location

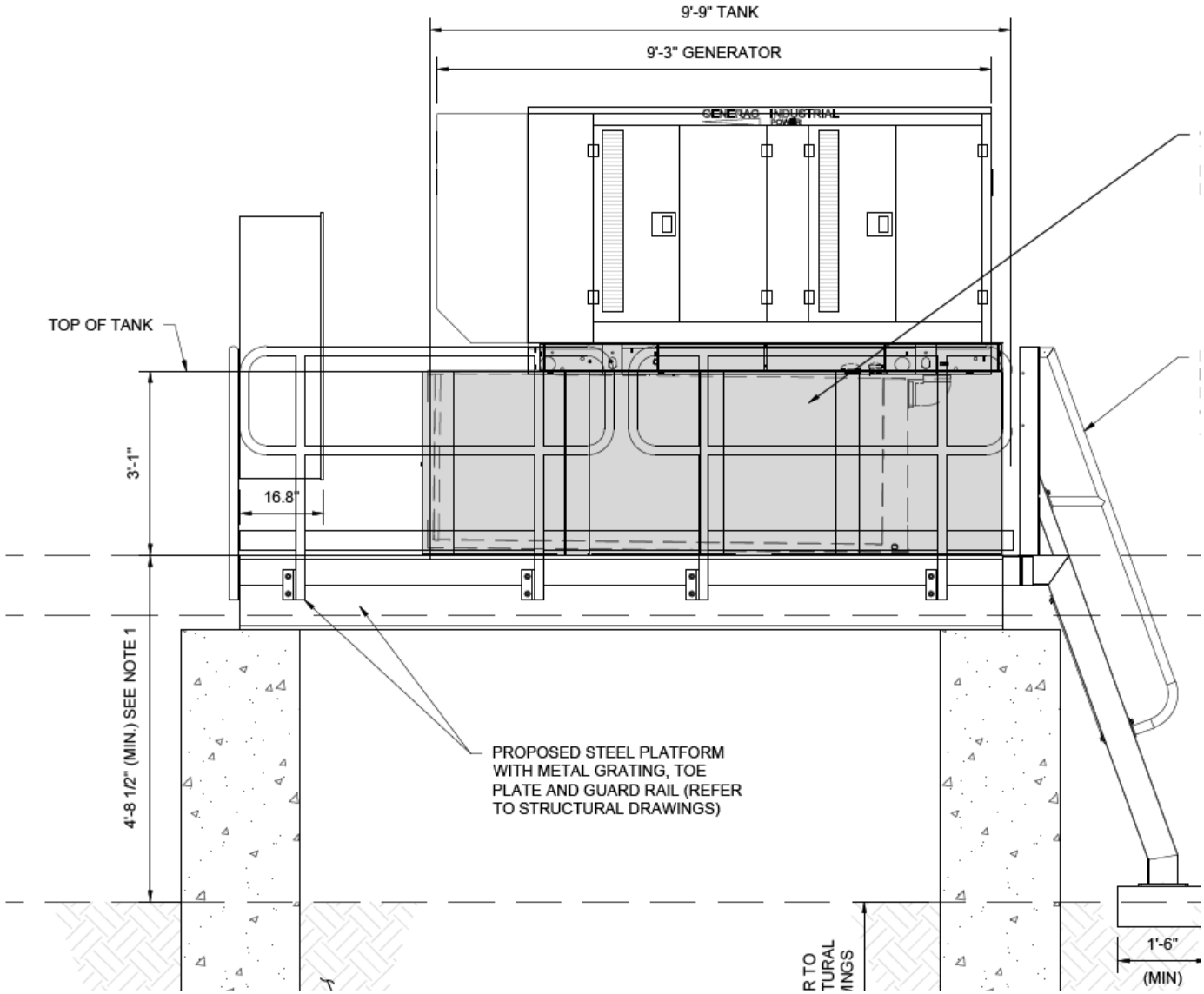


Recommended Location - West Elevation

Facing Beach Club from Ocean Drive



Example Generator System



Trees



GUMBO LIMBO
Bursera simaruba



GREEN BUTTONWOOD
Conocarpus erectus



PIGEON PLUM
Coccoloba diversifolia



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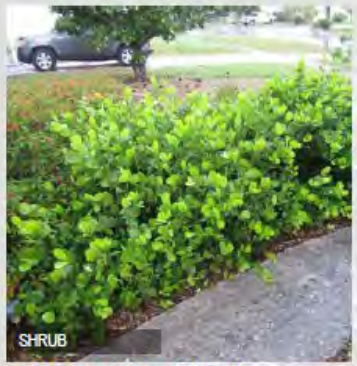
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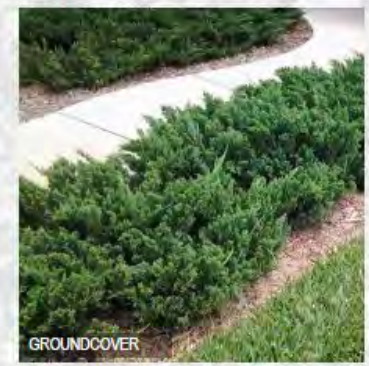
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Q&A


SMH
OCEAN DR
24 FT.
110 FT.
6 FT.
Proposed electrical p
Proposed generator
BEACH PARK
KEY BISCAYNE BEACH
46