

Village of Key Biscayne

County

Miami-Dade

Boundaries

North: Crandon Park

South: Bill Baggs Cape Florida State Park

West: Biscayne Bay

East: Atlantic Ocean

Community Type

Municipality

History

The Village of Key Biscayne occupies 1.25 square miles of land in the central section of the barrier island of Key Biscayne. The island is only seven miles long and two miles wide, situated between Biscayne Bay on the west and the Atlantic Ocean on the east. The village is approximately seven miles from the mainland City of Miami and is connected only via the Rickenbacker Causeway, built in 1947. Key Biscayne lies south of Miami Beach and east of Miami. The village is bordered on the north by Miami-Dade County's Crandon Park and on the south by Bill Baggs Cape Florida State Park. Because of its low elevation and direct exposure to the Atlantic Ocean, it is usually among the first Miami areas to be evacuated before an oncoming hurricane.

Incorporated only in 1991, Key Biscayne became the first new municipality in Miami-Dade County in more than fifty years. Islanders fought for local control over future development, retention of more tax monies, and improved public safety. The village has its own police and fire departments and the lowest tax rate of any municipality in the county. Development of residential, commercial, and resort properties since incorporation has changed the formerly laid-back character of the snowbird community, now become upscale and international. It is a sophisticated bedroom community of Miami with a diverse population of old-timers, business leaders, professionals, and part-time as well as full-time Latin-American and European residents. Key Biscayne is one of the wealthiest communities in the United States. Of the

approximately 7,207 residential units within the village, 1,296 are single-family homes and 5,911 are multi-family units.

The Village of Key Biscayne has a council-manager form of government. The Village Council, the elected governing body, appropriates funds and determines policy. It includes the mayor, the vice mayor, and five council members. A calendar of council meetings is available on the village's website, as well as agendas and videos of meetings.

In 1992 Hurricane Andrew flooded some homes and businesses on Key Biscayne. The storm damage was a mixed blessing for the island's parks because it destroyed all the non-native vegetation. Federal and state funding allowed for replanting with native vegetation, making the parks a showplace natural area.

Community Dynamics

As of 2021, Key Biscayne had a population of 14,530. The median age was 41.7 and the median household income was \$167,990. Between 2020 and 2021 the population of Key Biscayne rose from 12,867 to 14,530, an increase of 12.9%. At the same time, the median household income rose from \$166,667 to \$167,990, an increase of .794%. Regarding ethnicity in 2021, 42.7% of the population was White Hispanic, 30.1% was Multiracial Hispanic, 23.4% was White non-Hispanic, 1.6% was Multiracial non-Hispanic, and 1.48% was Other Hispanic. None of the households in Key Biscayne reported speaking a non-English language at home as a primary language, and 67.2% of the population were US citizens. As of 2021, 57% of the residents of Key Biscayne were born outside the US, which is much higher than the national average of 13.5%. In 2020, the percentage of foreign-born citizens was 54.8%, indicating that the rate has been increasing. In 2021, the median property value was \$1.25 million, and the homeownership rate was 69.1%.

Business Landscape

Key Biscayne's official zoning map shows the west side of the village dominated by a large tract of single-family houses. Low, medium, and high-density multiple-family housing districts are scattered along the eastern side, along with hotel districts and special use districts. Office and low-intensity commercial districts form a loose central corridor running the length of the village, from north to south. Seven shopping centers and other retail/office buildings total approximately 232,682 square feet of commercial space. Businesses are mostly located along Crandon Boulevard, which curves through the center of the village from north to south.

Hotels and resorts are located in the village's eastern half, closer to the Atlantic beaches. These include the Ritz-Carlton Key Biscayne, the Coral Reef Suites, the Beach Haus Key Biscayne, and the classic Silver Sands Beach Resort.

The Key Biscayne Chamber of Commerce promotes village businesses. Their website highlights shopping, dining, lodging, attractions, recreation, and real estate. It also has a calendar of local events and jobs listings.

Transportation Characteristics

The village is bordered on the north by Crandon Park, on the south by Bill Baggs Cape Florida State Park, on the east by the Atlantic Ocean, and on the west by Biscayne Bay. The four-mile-long Rickenbacker Causeway runs from Miami to Virginia Key and on to Key Biscayne. There is one way in and one way out. When large events or severe weather conditions occur, there is heavy congestion and delays.

In October of 2023, the village website included a planning document entitled "Crandon Blvd Multi-modal Safety and Traffic Flow Improvements". The goals of the plan were to improve bicycle, scooter, and pedestrian safety and comfort, as well as to enhance traffic flow and reduce congestion.

Improvements intended to reduce rush hour delays and underutilization of pedestrian routes included shorter signal timing cycles for vehicles, an increase in the length of pedestrian signal intervals, and reconfiguration of crosswalks and medians. According to the study prompting these actions, 21% of all crashes along Crandon Boulevard involved pedestrians and bicyclists.

The largest transportation artery within the village is Crandon Boulevard, which curves through the center of the municipality from north to south and serves as its main commercial corridor. Crandon Boulevard is a southward extension of State Road 913, which originates on the mainland, where it connects with Federal Highway 1 and Interstate 95. State Road 913 crosses Biscayne Bay via the Rickenbacker Causeway, then skirts the south end of Virginia Key before making the water crossing onto Key Biscayne and becoming Crandon Boulevard. It continues southward through the center of Crandon Park, through the center of the village, and into the southern end of Bill Baggs Cape Florida State Park where it terminates, giving access to park facilities.

Miami-Dade Transit buses provide transportation between the mainland and the village via the Rickenbacker Causeway. Buses also run within the village on

Crandon Boulevard and on Harbor Drive, which hugs the western shoreline of the village.

The Village of Key Biscayne has a free transportation system for residents, “Freebee on the Key”. This on-demand ride service was launched in December of 2016, and is available seven days a week. In 2021, Freebee extended its range to take passengers to Crandon Beach Park, as well as transporting passengers anywhere within Bill Baggs Cape Florida State Park.

According to DATA USA 2021 statistics, most people in Key Biscayne drove alone to work, with an average commute time of 25.5 minutes. The average car ownership was two cars per household.

Sources

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