

DEERING BAY

Miami, Florida



Tunnell-Spangler-Walsh & Associates was asked by Codina Development to provide master planning services to convert a public golf course and marina property on Key Biscayne to an exclusive private residential community. Initial work explored reconfiguration of the existing course to accommodate a tightly-clustered development of homes and club facilities. Subsequent work efforts have included refinements to this original concept, exploring alternative residential product types to meet an ever-evolving international market.

The 286-unit project, at completion, will include a mix of mid-rise condominium towers, attached villas, and detached townhomes on 28 net acres, surrounded by a championship Arnold Palmer golf course.



Other recreational amenities include a golf/tennis/swim club, marina facilities, and a lushly-landscaped “event island” which may be reserved by residents for private functions. Most of the parking is concealed in decks below grade, in part due to the challenging site constraints. These constraints, in both land configuration and area, dictated that the plan for the community’s residential core have a compact, urban character. Condominium towers, ranging up to twelve stories high, preserve valuable open space and optimize resident’s views over the dense mangrove along tidal lagoon edges to the bay beyond.

top: View of golf course looking west
middle left: View, looking south, of a typical tower cluster with club villa product under construction
middle right: One of a series of schematic plan studies, exploring how to achieve optimum density using a variety of building heights.