

MEMORANDUM

Agenda Item No. 5(I)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving amendments to the Crandon Park Master Plan to allow for pickleball at Crandon Park Tennis Center; approving amendments to the Crandon Park Master Plan relating to Calusa Park within Crandon Park, located at 7200 Crandon Park Boulevard, Miami-Dade County, Florida, allowing sport court lighting at Calusa Park within Crandon Park, and the removal of the sunrise to sunset opening and closing hours limitation for Calusa Park, while still maintaining the sunrise to sunset opening and closing hours limitation on the trail portion of the Calusa Mangrove Trail, in compliance with section 33-303 of the Code, subject to the approval of the Crandon Park Amendment Committee; directing subsequent recordation in public records and modification to official copies of Crandon Park Master Plan of all amendments to date

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/gh

MDC001

Date: December 16, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Application Pursuant to Directive No. 230196: Governmental Facilities Hearing
Application GF 25-02 Parks, Recreation and Open Spaces (PROS) – Proposal to Amend
the Language of the Crandon Park Master Plan

Executive Summary

On March 7, 2023, the Board of County Commissioners (Board) adopted Resolution No. R-219-23, sponsored by Commissioner Raquel A. Regalado, directing the County Mayor to initiate the process of amending the Crandon Park Master Plan to allow for pickleball at the Crandon Park Tennis Center. The provision of sport court lighting at Calusa Park within Crandon Park and the removal of the sunrise to sunset opening and closing hours limitation for Calusa Park, while still maintaining the sunrise to sunset opening and closing hours limitation on the trail portion of the Calusa Mangrove Trail through a text amendment to the Crandon Park Master Plan is also included in the scope of this proposal. All text amendments are limited strictly to allow for these changes exclusively. Crandon Park Tennis Center and Calusa Park are located in District 7, represented by Commissioner Raquel A. Regalado.

Recommendations

It is recommended that the Board approve the attached resolution, pursuant to Section 33-303 of the Code of Miami-Dade County, to amend the Crandon Park Master Plan to allow for pickleball as an approved activity at the Crandon Park Tennis Center and to amend the Crandon Park Master Plan to address Calusa Park at Crandon Park to allow lighting at the multi-purpose sport courts and the removal of the sunrise to sunset opening and closing hours limitation for Calusa Park, while still maintaining the sunrise to sunset opening and closing hours limitation on the trail portion of the Calusa Mangrove Trail through a text amendment to the Crandon Park Master Plan. These amendments will allow additional flexibility for the public to enjoy tennis and pickleball at Crandon Park and utilize the multi-purpose sport courts with lighting during the evening hours. This item was prepared at the request of the Parks, Recreation and Open Spaces (PROS) Department pursuant to the Board’s directive in Resolution No. R-219-23.

Fiscal Impact/Funding Source

There is no fiscal impact associated with this text amendment.

Track Record/Monitor

Alexandra Davis, Landscape Architect 2 with PROS is the project manager of this project.

Background

This item requests approval through the Governmental Facility process provided in Section 33-303 of the Code of Miami-Dade County.

LOCATION: 7200 Crandon Boulevard, Miami, Florida (**Exhibit “A”**).

COMMISSION DISTRICT: 7

COMMISSION DISTRICTS

IMPACTED: Countywide

FOLIO NUMBER: 30-4232-001-0010

SIZE: ± 962.35 total acres / ± 799.2 acres (land)

BACKGROUND: In 1940, the Matheson family conveyed approximately 900 acres of property on Key Biscayne to Miami-Dade County for use as a public park in exchange for the County's commitment to build a causeway to Key Biscayne. In 1987, plans to build a professional tennis center at Crandon Park were developed and in 1990, they were approved. Shortly after that, the Matheson family filed suit against the County alleging that the commercial nature of the stadium project violated the park's deed restriction, which requires the land be used for public park purposes only. The litigation was resolved with a settlement agreement in 1992 and approved by this Board with Resolution R-1433-92. Pursuant to the terms of the settlement agreement, the Crandon Park Master Plan was prepared. On July 18, 1996, this Board approved the Crandon Park Master Plan pursuant to Resolution R-900-96 and on August 25, 2000, a Declaration of Restrictive Covenants adopting the final Master Plan was executed and recorded in the public records of the County. The settlement agreement provides that any amendments to the Master Plan must be approved by this Board by resolution and transmitted to the Crandon Park Amendment Committee.

ZONING: GU-Interim District

JUSTIFICATION: 1) Crandon Park Tennis Center: Pickleball is a fast-growing sport that fosters community engagement and promotes physical fitness for all ages and skill levels. Adding it as an approved activity in Crandon Park will enhance its value by offering diverse recreational options for the community.

2) Calusa Park at Crandon Park: The multi-use sports courts at Calusa Park within Crandon Park have experienced a significant increase in popularity. While incorporating lighting into these courts deviates from the original wording in the Crandon Park Master Plan, it aligns with the overarching objective of enhancing park accessibility and promoting its use among all residents at a variety of times throughout the day and evening. Advancements in modern lighting technology now enable the achievement of this objective more effectively while remaining sensitive to the neighboring natural areas. The proposed lighting will adhere to the operational hours established for the lighted

courts at the Crandon Park Tennis Center: Monday through Friday from 8:00 AM to 10:00 PM, and Saturday through Sunday from 8:00 AM to 7:00 PM.

PROJECT DESCRIPTION: The request from PROS is to amend the Crandon Park Master Plan to 1) allow for pickleball as an allowed use at Crandon Park Tennis Center, 2) allow for sport court lighting at Calusa Park within Crandon Park, and 3) the removal of the sunrise to sunset opening and closing hours limitation for Calusa Park, while still maintaining the sunrise to sunset opening and closing hours limitation on the trail portion of the Calusa Mangrove Trail. The specific amendments being proposed for adoption are attached hereto (**Exhibit “B”**).

FUNDING: The current proposal is for text amendments to the Crandon Park Master Plan, primarily in response to Resolution No. R-219-23. The fiscal impact and funding source of any future capital improvements would be assessed at such time as the improvements are planned and authorized.

SITE REVIEW: Certain Miami-Dade County agencies (**Exhibit “C”**) have reviewed this Governmental Facility application in accordance with Section 33-303 of the Code of Miami-Dade County with regards to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations, and recommend approval.

PUBLIC HEARING: Section 33-303 of the Code of Miami-Dade County provides for approval of certain governmental facilities after a public hearing before the Board. The Board may authorize the adoption of the proposed text changes in accordance with this process. Pursuant to the 1992 Settlement Agreement between Miami-Dade County and the Matheson family, an amendment to the Crandon Park Master Plan will be effective upon the Board’s approval and the Crandon Park Amendment Committee’s approval. Accordingly, before the proposed changes can take effect, they must also be approved by the Crandon Park Amendment Committee.

REVIEWER: Sue Trone, Governmental Facilities Coordinator

DELEGATED AUTHORITY: The attached resolution delegates authority to the County Mayor or County Mayor’s designee to record the amendments in the public records of Miami-Dade County and modify the official copies of the Crandon Park Master Plan, available to the public, inclusive of all amendments to date.

Exhibit A: Legal Description

Legal Description: TRS 2 & 3 Incl Island W of Same & N1790 Tr I Crandon Pk & Rickenbacker Csway Less Beg S/L of Crandon Park & C/L of Crandon Blvd in 32 54 42 Th W400ft N700ft E750ft SWLY783ft to POB, Matheson Estate, Pb 34 pg 34, Miami Dade County, Florida.

Exhibit B - CPMP Text Amendments

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: G25-002 DATE: JUL 25 2025 BY: ISA

THE CRANDON PARK MASTER PLAN[⊕]

For Tennis Center Area and Calusa Park Proposed Amendments text is noted in **Blue** as follows;

<<~~Deleted text strikethrough and bracket in double arrows~~>>

[[Proposed added text is underlined in double square brackets]]

File Created on March 29, 2002 10:49 AM
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Last Amended November 12, 2002

[⊕] As Amended November 12, 2002

CRANDON PARK MASTER PLAN

Prepared *By*:

Mr. Artemas P. Richardson
The Olmsted Office
Fremont, N.H.

Charles W. Pezoldt, Ph.D.
Director, Dade County Park and Recreation Department

Bruce C. Matheson
Matheson Family

1993-1994-1995

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¹ The Master Plan Site Plan and other graphic materials are prepared in color. Computer discs of this Master Plan containing both text and color drawings have been deposited with and are available from the Historical Museum of Southern Florida, Dade County Public Library, Dade County Park and Recreation Department, and the Dade County Clerk's Office, 111 N.W. 1st Street, Miami, Florida 33128: Telephone (305) 375-5126.

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This Master Plan contains within its pages information of the utmost value to everyone who is concerned with standards and restrictions which will help perpetuate the use of public park land.

Crandon Park had its beginning in 1929 with Mr. A.D. "Doug" Barnes, as the first County Parks Department employee, inviting the American Institute of Park Executives to Miami for their annual conference. Included in the conference was a fish chowder party on the beach under the coconut palms on Key Biscayne. In attendance were Mr. Matheson, who owned a portion of Key Biscayne, Doug Barnes and several county officials, including Commissioner Charles Crandon. As Barnes explained in his thorough *History of the Dade County Park System 1929-1969 The First Forty Years* (1986), "[M]any of the park people, under the spell of the rustling palms [at the Key Biscayne chowder party], were enthused about an opportunity to set aside such a tropical isle or a piece of one for a one of a kind park." This did come to pass in 1940 with a donation to Dade County from the Matheson Family of nine hundred and seventy-five acres of their property on Key Biscayne. This Master Plan is dedicated to the foresight of Mr. A.D. "Doug" Barnes.

"Unless someone blunders in the future, the citizens of Dade County are going to have a public park that cannot and will not be equaled in the Americas--North or South America ...This is the future of this new land --unless ruined by those unto whose hands it will placed."

Charles Crandon, Dade County Commissioner
Park Dedication Ceremonies 1949²

Crandon Park is "a rare and invaluable resource; one that most areas of the country would envy." Dade County Parks *Department, Crandon Park: The Next Fifty Years*, p. 47.

Crandon Park is recognized as a "sylvan spot of tranquility." *White v. Dade County*, 563 So.2d 117, 120 (Fla. 3d DCA 1990) (Gersten, J.).

² Crandon, *County Bumpkin* at 64-66

INTRODUCTION

The island of Key Biscayne and what is now referred to as Crandon Park, have a long and colorful history. Beginning with European discovery in 1497, the island has hosted Spanish explorers, Caribbean pirates, Native Americans, a coconut plantation and urban development. Complementing its history are Crandon Park's exceptional environmental qualities. Its barrier island shoreline, sea grasses, wetlands, coastal hammocks, fossilized mangrove reef (unique in the world), and bird rookeries cannot be overrated. This rich historical and environmental backdrop provides Crandon Park with unparalleled recreational opportunities that include boating, fishing, swimming, picnicking, nature study, walking, bicycling, tennis and golf.

Since the land for Crandon Park was donated to Dade County by the Matheson Family in 1940³, the planning efforts of William Lyman Phillips (see Bibliography) have been its development guide. The integrity, quality and historic value which these plans gave the Park must be preserved, particularly in view of the many other forces which have affected the Park in the last fifty-three years, exacting their toll on its physical and environmental resources.

In 1988, disputes arose between Dade County and the Matheson Family on certain activities on the Crandon Park Lands⁴. Under a 1993 Settlement Agreement between Dade County and the Matheson Family, the parties agreed to the creation of a comprehensive Master Plan for Crandon Park, "to determine for all time" "all permitted uses of various areas on the Crandon Park Lands, including guidelines and standards for the type, location, size, color, landscaping and other features of all structures, improvements and recreational and other facilities to be located in Crandon Park or on the Crandon Park Lands." [Settlement Agreement ¶1 (a)]. This Master Plan is essential if Crandon Park is to provide an experience that captures its real history, utilizing, yet preserving its natural amenities to maximize future benefits to the residents of Dade County. This Master Plan establishes that Crandon Park is a cherished natural treasure with a focused purpose described in this document, to be carefully sustained as an inheritance for our children and our children's children, in perpetuity.

³ The Crandon Park Lands include the North 1790' of Tract 1 and Tracts 2 and 3 in Plat Book 34 at page 34 of the Public Records of Dade County, Florida (hereinafter the "Crandon Park Lands").

⁴ White v. Metropolitan Dade County, 563 So.2d 117 (Fla. 3d DCA 1990); Malcolm Matheson, Jr. et. al. v. Dade County, Case No. 91-3207 (CA-15)(11th Cir. Dade Cty., Fla.), Dade County v. Malcolm Matheson, Jr. et. al., 605 So.2d 469 (Fla. 3d DCA 1992); Malcolm Matheson, Jr. et. al. v. Dade County, Case No. 88-24491 (CA-10)(11th Cir. Dade Cty., Fla.) (Emergency Motion for Supplemental and Additional Relief and to Amend Final Judgment); Settlement Agreement signed January 14, 1993. The Matheson Family claimed the County's operation of an International Professional Tennis Tournament, and plans for construction of a "professional sports franchise facility" on the Crandon Park Lands, violated the simple use restriction contained in the Matheson's deeds to the County; "The conveyance is made upon the express condition that the lands hereby conveyed shall be perpetually used and maintained for public park purposes only..."

STATEMENT OF INTENT

The following statement of intent shall govern this Master Plan and be used in construction of its various provisions:

The Crandon Park Lands shall be held in trust for all future generations as a place where urban dwellers may escape the stresses of the urban environment for renewal and refreshment in harmony with nature and naturally functioning ecosystems. The Crandon Park Lands provide woodland and beach settings which contain special aesthetic beauty and offer priceless natural resources which are to be preserved and properly maintained for all time. The Crandon Park Lands shall provide a native and tropical woodland, a field and beach setting emphasizing passive recreation, serenity, beauty, and a retreat from the noise and congestion of the urban area, and a return to nature for park patrons. Commercial activity shall be strictly limited and such activity as is permitted shall be directly related to and designed to have the least impact possible on the Crandon Park Lands. The Crandon Park Lands belong, for all time, to the people of Dade County, so that every man, woman and child, rich or poor, who frequents the Crandon Park Lands, may say "this is my park and I have a right to be here."

GENERAL OBJECTIVES

PLANNING PREMISES FOR THE CRANDON PARK MASTER PLAN

General Goal

To rehabilitate and restore Crandon Park to serve all the residents of Dade County as their premier Metropolitan Park for all time.

General Park Objectives

1. To preserve and enhance Crandon Park's unique character as a Natural Resource Based Metropolitan Park;
 - Provide primarily passive, natural resource-based recreation experiences
 - Balance conservation of natural and historical resources with public use and enjoyment
2. To restore Crandon Park's aesthetic and historic character;
 - Reestablish a lush tropical landscape
 - Reintroduce the historic coconut palm
 - Reestablish Crandon Boulevard as a scenic park road
 - Remove all commercial signs and benches
 - Screen out tennis stadium and maintenance facilities
 - Minimize adverse, unsympathetic impacts on natural areas
 - Restore the health of natural systems
 - Prohibit incremental degradation of Crandon Park Lands
3. To establish a unified, cohesive identity for Crandon Park and its activity areas;
 - Create a clear statement of welcome at the Causeway entrance
 - Develop limited, well-defined [traffic crossovers] which safely unify the various activity areas
 - Develop a standard signage style
 - Introduce South Florida Vernacular as the cohesive architectural style
4. To improve pedestrian and bicycle use of Crandon Park;

- Develop circulation routes throughout the Park
 - Provide safe access to and within all activity areas
 - Provide a variety of walking and non-motorized wheeling experiences throughout the Park
 - Minimize conflicts with vehicles
5. To minimize adverse impact of automobiles in the Park;
- Minimize all cross-traffic along Crandon Boulevard
 - Minimize points of automobile/pedestrian/bicycle conflict
 - Make parking areas more compatible and sympathetic to the Park's character
6. To improve the Park's recreational experience;
- Recreate historic open fields
 - Develop natural and historical interpretive areas
 - Create a variety of areas that promote creative learning experiences and which are themed around the Park's historic and natural attributes and emphasize natural materials
 - Provide access for people with disabilities
 - Provide for family and group picnicking
 - Permit appropriately scaled special events
 - Provide additional, convenient visitor information signs and exhibits
 - Assure adequate showers, drinking fountains and restrooms
 - Improve existing shelters, concessions, drinking fountains and restrooms
 - Add family and shade spaces
7. To establish a timetable, priorities and dedicated funding sources for completion of the features of this Master Plan.

DESIGN OBJECTIVES FOR SPECIFIC AREAS

CRANDON BOULEVARD

I. Design Objectives:

- Create an identifiable Park theme and welcoming entrance
- Create a relaxed Park road character along Crandon Boulevard
- Reintroduce coconut palms and a historic landscape theme with lush tropical and native plantings
- Reduce cross-traffic along the Boulevard
- Provide positive separation of pedestrians and recreational bicyclists from vehicles
- Facilitate movement of vehicles and speed bicycles through the Park and into various activity areas.

CRANDON PARK MARINA

I. Design Objectives:

- Improve the efficiency of traffic circulation
- Enhance the aesthetic character and appeal of the Marina
- Provide for the preservation of the Rookery Island
- Provide for the preservation of the Tern Nesting Area
- Provide for erosion control of the shoreline with riprap and mangroves
- Provide 3 to 5 picnic shelters (300 square feet each) on the grass area of Pelican Point
- Remove all boats from Pelican Point
- Provide for public access, picnicking and observation along the western edge of the Marina area
- Permit a Dive Shop operation which includes a building for office (maximum size 530 square feet), tour and merchandise sales and dock space that currently exist
- Permit dive shop activities, including chartered dive trips and off-site certification instruction
- Provide for charter and private boat slips and moorings
- Provide a marina restaurant with designated parking to correspond to code requirements for seats for food and beverage sales in the restaurant
- Remove restaurant and all other advertising signs from Crandon Boulevard frontage
- Provide for a 2 story dock master building, with a first floor offering toilets, showers, and laundry, and a Bait and Tackle shop (maximum size: 1,250 square

feet); and a second floor for dockmaster offices (maximum size: 1,000 square feet)

- Retain, construct and/or renovate all existing and future permanent structures in the South Florida Vernacular Architectural Style
- Provide for an outdoor picnic area next to the bait and tackle shop of the existing size
- ~~Provide for additional boat trailer parking by removing the existing fenced boat trailer compound and renovation of existing parking~~⁵
- Provide adequate trash receptacles throughout the Marina area
- Remove all trailers and/or camper trucks providing office space
- Retain and renovate existing restroom buildings
- Provide limited restricted parking for Marina tenants
- Permit boating activities on private, rented or chartered vessels as currently exists
- Provide restaurant service for the boating and general public
- Permit sale of merchandise and fuel serving the boating and general public of the size that currently exist
- Promote picnicking and nature observation

IBIS PRESERVE

I. Design Objectives:

- Restore degraded areas to natural system functions
- Preserve the integrity of undisturbed natural areas
- Maintain limited access to tours led by qualified naturalists
- Maintain a canoe zone along Biscayne Bay
- Promote nature observation and educational activities including nature study and field work
- Promote restoration activities including rehabilitation of wetlands and some uplands

CRANDON PARK GOLF COURSE

I. Design Objectives:

⁵ As amended on November 12, 2002, by the Committee on the Amendment of the Crandon Park Master Plan per Board of County Commission resolution R-1185-02.

- Provide for vehicular access from Crandon Boulevard
- Improve the aesthetic character of the drive to the clubhouse by screening out all storage, maintenance and service yard areas
- Provide for pedestrian and bicycle access to the golf course
- Retain existing tennis club complex
- Retain, construct and or renovate all existing and future permanent structures in the South Florida Vernacular Architectural Style
- Provide limited additional machinery storage at existing golf cart shed location
- Provide limited bulk storage in the maintenance area
- Provide for the existing driving range golf pro building
- Provide for limited clubhouse, restaurant/bar, patio snackbar, golfshop, locker rooms and park offices as needed
- Permit clubhouse activities, including food and beverage service, administration, and golf-related room and patio rentals
- Provide for handicapped persons in the existing clubhouse as needed
- Retain the existing shelter and boat landing on Biscayne Bay
- Promote golfing activities, including public play, tournaments, special golf events and instruction
- Promote tennis activities, including public play, tournaments, special tennis events and instruction
- Retain existing sales area in the Clubhouse for golf merchandise

CRANDON PARK TENNIS CENTER

I. Design Objectives:

- Provide for vehicular access from Crandon Boulevard
- Improve the efficiency of vehicular circulation within the Tennis Center
- Provide for pedestrian and bicycle access to the Tennis Center
- Provide for better pedestrian access and scale within the Tennis Center
- Improve the aesthetic character of the Tennis Center grounds through extensive, lush, tropical and native landscaping
- Provide for the existing Stadium
- Screen Stadium from all points on Crandon Boulevard and all points between the Boulevard and the Beach
- Retain all existing permanent structures now built in the South Florida Vernacular Architectural Style
- Renovate and build all new structures in the South Florida Vernacular Architectural Style
- Provide for the existing clubhouse and locker rooms
- Provide for a total of twenty-seven hard courts, five of which are lighted
- Provide for current distribution of seventeen hard courts, eight clay surface tennis courts and two grass surface courts
- Provide for storage of maintenance equipment, bulk materials and supplies in the Stadium
- Provide for tennis activities, including public play, tournaments, exclusively tennis-related events and instruction
- Limit the sales area in the Clubhouse to its present size
- Permit clubhouse activities (including administration, room rentals and meetings) relating exclusively to tennis
- Permit indoor snack and beverage vending

WEST POINT PRESERVE

I. Design Objectives:

- Limit access to undeveloped areas to tours by qualified interpretive naturalists, while maintaining limited existing active recreational facilities for the enjoyment of the public
- Restore degraded areas to their original natural and/or historic characters
- Preserve the integrity of the undisturbed natural areas

- Maintain canoe access to Biscayne Bay from the Lake
- Promote canoeing, nature observation, and guided nature walks
- Advance the preserve boundary eastward to Crandon Boulevard, where possible, leaving only limited existing active recreational facilities for the enjoyment of the public
- Implement restoration activities of wetland and upland areas
- Maintain a 1,000 feet wide "no motor" zone along the outer most edge of the western Biscayne Bay shoreline, the sea grass beds and sand flats
- Maintain a 1,000 feet wide manatee zone along the southwestern shoreline
- Provide for a 3,500 linear feet boardwalk loop nature trail
- Except as provided for, prohibit any disturbance in the preserve

FIRE STATION

I. Design Objectives:

- Provide for vehicular access from Crandon Boulevard
- Permit Fire/Rescue activities only if the Park is serviced from this station by the Dade County Fire Department
- Retain and/or renovate all existing permanent structures in the South Florida Vernacular

CALUSA MANGROVE TRAIL

I. Design Objectives:

- Provide vehicular access from the Crandon Boulevard Rotary
- Provide for pedestrian and bicycle access the Calusa Mangrove Trail from the new pedestrian/bike trail westward of Crandon Boulevard
- Retain and modify existing shelter and restrooms
- Retain existing parking for access to the new Calusa Mangrove Trail
- ~~<<Modify four existing tennis courts to provide for three unlighted multi-purpose sports courts>>~~
[[Modify four existing tennis courts to provide for multi-purpose sports courts]]
- Modify existing sandlot to match sandlot equipment to the Beach Area

- After year end 1997, remove all other buildings and structures, and restore the Calusa area with flowering trees and native vegetation and provide three 300 square feet picnic shelters
- Provide a pedestrian mangrove experience for pedestrians through a 3,500 linear feet elevated boardwalk loop into the West Point Preserve with interpretive signage
- Restore habitats for native and migratory fauna
- Provide limited visual and sensory interpretation of flora and fauna

ARCHAEOLOGICAL SITES

I. Design Objectives:

- Provide for and protect existing and future archaeological sites
- Furnish interpretive signage for public education
- Stimulate public awareness by providing information about prehistoric patterns of Tequesta Indians on Key Biscayne through non-commercial interpretive activities in the Crandon Park Gardens

CRANDON PARK SERVICE AREA

I. Design Objective:

- Provide for vehicular access from the Crandon Boulevard Rotary
- Screen completely the maintenance area from all Park roads, paths and walkways
- Clean-up, organize and properly maintain all material and equipment
- Provide security for machines, materials and records
- Provide for a garbage/trash compactor or in the future, a more technologically advanced device for temporary storage of Park refuse
- Retain and/or renovate all existing structures
- Retain park service activities, including vehicle and machine maintenance and storage, materials storage, tool storage, trades shops and offices, staff lunch room and fuel pumps
- Provide a means to chip and/or mulch and recycle the Park's vegetative matter

THE CRANDON PARK GARDENS

I. Design Objectives:

- Provide for vehicular access from Crandon Boulevard
- Provide for pedestrian and bicycle access to The Gardens
- Promote walking, nature observation, picnicking and limited non commercial art appreciation
- Permit interpretive activities of the Park's historic, cultural and environmental resources
- Permit limited shelter and grounds rental
- Permit appropriately scaled special events
- Introduce limited canoeing
- Retain and/or renovate all Master Plan permitted existing and future structures in the South Florida Vernacular Architectural Style
- Except as specifically provided in this Master Plan, implement the general goals and objectives of the "Master Plan for the Gardens at Crandon Park" set forth as Appendix U attached hereto and by this reference made a part hereof.

CRANDON PARK CABANAS

I. Design Objectives:

- Provide for vehicular access from South Beach Parking Lot by permit only
- Provide for pedestrian and bicycle access to the Cabanas
- Improve the aesthetic character of the Cabanas and grounds
- Redesign the existing Cabanas using the existing structure footprint, but in groups of 3 or 4 with common space between, and new Cabanas to conform to South Florida Vernacular Architectural Style for all Crandon Park buildings
- Provide upon demand new Cabanas south of the existing Cabana foundations for up to 6 renters
- Retain the existing restroom and concession structures serving the Cabanas
- Permit daily, weekly, monthly and seasonal rentals of Cabana units

PARKING AND BEACH DRIVE

I. Design Objectives

- Provide for vehicular access from both the north and south Crandon Boulevard entrances
- Improve the efficiency of vehicular access, parking and visitor drop-off
- Create natural yet effective traffic control devices which do not obstruct the Park's scenic qualities
- Improve the aesthetic character of the central allee and of the Beach Drive
- Raze existing Park Office, and provide a Park Office at the South Beach Parking Lot toll booth (maximum size: 900 square feet) in the South Florida Vernacular Architectural Style
- Permit limited bicycle and roller skate and roller blade rental at the roller rink
- Permit Park management activities including administrative offices, public information desk and map display in Park office
- Prohibit any increase of the existing parking spaces and enlargement of other parking areas
- Provide for the existing Boulevard crossings for pedestrians and bicycles and an additional one upon demand
- Provide for permeable parking surface, with non-permeable or partially permeable walkways and driveways.

CRANDON PARK BEACH

I. Design Objectives:

- Improve the aesthetic character of the entire Beach with landscaping
- Provide for pedestrian and bicycle access to the beach activity areas
- Provide picnic areas that include open, informal play fields, family picnic tables, small group picnic shelters and large group picnic shelters
- Provide for no more than three concession buildings at convenient locations with limited snack bar food and beverage sales
- Provide lifeguard observation towers along the shoreline
- Maintain a 1,000 feet wide "no boat" zone along the beach
- Provide a Lifeguard Headquarters Tower
- Provide limited storage for lifeguards' vehicles and boats

- Provide additional landscaping, including coconut palm groups, dune vegetation and natural plantings throughout all of the Beach areas
- Retain and renovate existing restroom buildings
- Provide for adequate outdoor showers, restrooms with changing areas and drinking fountains
- Permit walking, jogging and bicycling, tram and train rides, picnicking, parties, open field games, beach games, sunbathing, swimming, nature observation, and limited appropriately scaled special events
- Permit limited and appropriately scaled rentals of picnic shelters, umbrellas and lounge chairs with mats (300 maximum)
- Permit Park management activities, including administrative offices, storage, locker rooms and first aid
- Permit limited and appropriately scaled print media and film industries photography
- Retain and/or renovate all existing permanent structures in the South Florida Vernacular Architectural Style.

CRANDON PARK VISITORS AND NATURE CENTER

I. Design Objectives:

- Provide for vehicular access from Crandon Boulevard
- Provide for pedestrian and bicycle access to the Nature Center
- Provide for the Nature Center to become the " gateway" into the Bear Cut Preserve
- Provide for one dual-purpose South Florida Vernacular Architectural Style building comprised of a Nature Center, primarily serving school children, and a Park Visitors Center, serving the general public
- Provide for a Park Visitors' Center and include visitor orientation, office space, storage and restrooms
- Provide for a Nature Center and include classrooms, restrooms and teacher work space
- Provide for a self-releasing turtle hatchery

- Provide for a temporary plant propagation shade house for native plant restoration projects
- Promote indigenous passive non-commercial environmental and historical education activities, including classroom study, field study, nature observation, lectures, films and literature only during daylight hours
- Provide Park orientation activities, including lectures, films, workshops, exhibits, staff contact and guided tours

BEAR CUT PRESERVE

I. Design Objectives:

- Provide for vehicular access from the north beach parking lot
- Provide for a single point of access for pedestrians, trains, trams, and bicycles, into the Preserve through the Park Visitors' and Nature Center
- Provide for the restoration and protection of the historic natural systems in the Preserve
- Provide for interpretive trails with signage
- Provide for a South Florida Vernacular Architectural Style shelter/restroom and observation structure in the vicinity of the fossilized mangrove reef
- Restrict boat access into the sea grass beds and shoals with a 1,000 feet wide "no boat" zone
- Provide for the protection of present and future archaeological resources
- Promote nature observation, walking, bicycling (excluding the Crandon Blvd. bicycle path), sun bathing, swimming, snorkeling, nature study, interpretive tours and field study only during daylight hours
- Implement restoration of wetlands, coastal areas and uplands with native plantings
- Provide for a 10 feet wide paved bicycle path to run from the North Beach parking lot to the Bear Cut bridge
- Any structure shall be constructed in the South Florida Vernacular Architectural Style

PLANNING PROCESS

Pursuant to the 1993 Dade County-Matheson Settlement Agreement, the Olmsted Firm was engaged to provide initial Master Plan documents. The Matheson Family submitted various Objections, and Dade County and the Matheson Family then undertook an extensive review and restatement of the initial Olmsted Master Plan documents. Input was also sought and obtained from members of the public and various groups with common interests in the use of the Crandon Park Lands, including but not limited to the School Board of Dade County, art professionals, environmental protection and environmental education interest groups, garden club members, film professionals and existing leaseholders in the Park. A Committee was formed among a County Parks Department representative, a Matheson Family representative and a representative of the Olmsted Firm to comprehensively revise and restate the Master Plan documents, taking these public comments and the Matheson Family's Objections into account and incorporating other agreed features and understandings. The Committee refined and restated the Master Plan documents, which upon approval of the Board of County Commissioners shall now become the "Crandon Park Master Plan" contemplated in the Settlement Agreement.

SITE ANALYSIS

THE PRESENT SITUATION

AREA DESCRIPTION⁶

Characteristics. Key Biscayne is part of a chain of barrier islands extending southward from Miami Beach. It is separated from the mainland by Biscayne Bay, a body of water about 38 miles long that varies in width from 3 to 9 miles. Key Biscayne itself has a maximum length of 4.5 miles and a maximum width of 1.6 miles, yet averages closer to 0.8 miles wide. Its average elevation is approximately 5 feet above sea level. The central portion of Key Biscayne is highly developed. The west- central portion bordering Biscayne Bay contains over 1,100 homes, while the east- central portion contains over 4,200 condominium and hotel-motel units. Crandon Park, operated by the Dade County Park and Recreation Department, occupies approximately 975 acres on the northern half of the Island. The southern 410 acres of the Island consists of the Bill Baggs Cape Florida State Recreation Area. Key Biscayne and Biscayne Bay are two of the primary recreational resources for Dade County.

Geology. Key Biscayne is a barrier island surrounded by Biscayne Bay on the West and the Atlantic Ocean on the East. In their natural state, barrier islands are constantly shifting and when wave energy is relatively low, sand tends to accumulate on the beach slope. With the arrival of stormy fall and winter weather, the trend is reversed and sand is eroded from the beach and deposited on near-shore sand bars. Key Biscayne was created from material cut from the sea floor by wave action and, most recently, by dredging and filling western portions of the island. The result was the development of natural beach on the eastern or Atlantic side of the Key and the growth of mangroves and mudflats on the western or bayside.

History⁷. The history of Key Biscayne extends back almost 2,000 years. It includes a diverse and fascinating combination of cultures, people and events. From earliest times the

⁶ For more information on the general area see Crandon Park "The Next Fifty Years," 1989 Dade County Park and Recreation Department, available at the Dade County Library.

⁷ See Joan Gill Blank, *Key Biscayne* (Sarasota, FL: Pineapple Press 1996).

island hosted Tequesta Indian settlements, discovery and exploration by John Cabot in 1497; visits by Juan Ponce de Leon and Escalante de Fontenada in the early 1500's, landings by Black Caesar and other pirates; and encampments of Union and Confederate soldiers and sympathizers during the Civil War. The Cape Florida lighthouse was built in 1825.

In the early 1900's, William J. Matheson acquired a majority of the island's 2,270 acres from Mary Osborn. He continued to hold title to the island for many years, building a tropical nursery, small zoo and working coconut plantation. In 1940, Mr. Matheson's heirs deeded approximately 975 acres to Dade County for a park and public beach⁸. In 1947, Key Biscayne was linked with the mainland by the Rickenbacker Causeway and Crandon Park was opened to the public. Since then, other portions of the original Matheson coconut plantation have been developed into hotels, motels, condominiums, single family residences and shopping areas.

Flora and Fauna. Vegetative cover on Key Biscayne includes red, white and black mangroves, coconut and sabal palms, typical beach shrubs and native grasses. Except in planned landscapes, there is little natural vegetation remaining in residential areas. The natural vegetation remaining is primarily restricted to the southern, northwestern, and extreme northeastern portions of the island. Many exotic species have acclimated to South Florida, filling unoccupied ecological niches and effectively disrupting the island's natural ecosystem. Major exotic intruders affecting the Key include Australian Pine, Brazilian Pepper and Cane Grass.

Offshore vegetation consists primarily of extensive seagrass beds. These grass beds are principally turtle and manatee grasses and Cuban shoal weed. They provide shelter for small aquatic species such as crabs and small fish. The importance of these grass beds as biological communities stems from the fact that the plants serve both as primary producers and substantial contributors to the detrital matter. Moreover, the root systems of these grasses act as sediment accumulators and stabilizers.

Resident wildlife species on the Key are comparatively limited. The more common species include various passerine birds, herons, egrets, terns, gulls and a variety of snakes, lizards, landcrabs, toads, small rodents and raccoons. The mangrove areas on the northwestern shore are used by ospreys, herons, egrets, pelicans and frigate birds for nesting, while shallow water near shore areas is used extensively by foraging wading birds. Other species found in the area include the American peregrine falcon, brown pelican, great white heron, roseate spoonbill, and mangrove cuckoo. The Key is located within a major north-south migratory

⁸ Deed of Gift: Plat Book 34 at Page 34 of the Public records of Dade County Florida.

flyway, and also periodically receives a wide variety of non-avian migratory species. Several of these species are considered endangered or threatened, including the Atlantic Ridley, hawksbill, leatherback, loggerhead, and green turtles, and the West Indian Manatee.

Climate⁹. Key Biscayne is located in the subtropical portion of Florida. The climate is greatly influenced by its proximity to the Atlantic Ocean, the warm northward-flowing Florida Current a short distance offshore, and the prevailing southeasterly tradewinds. Winters are mild with temperatures averaging about 70° F of Summer temperatures average about 80° F. Rainfall is relatively high, averaging between 50 and 60 inches per year, with about 70% of the total rainfall occurring from June to October and about 10% from December through February.

Weather Bureau records show that, on the average, southeast winds prevail about 28% of the time, easterly winds about 23% of the time, and northeasterly about 17% of the time. The prevailing east and southeast winds are generally moderate and average about 10 mph. The northeast winds generally are stronger, and during the fall and winter months occur frequently during storms.

Roadways. As an island, Key Biscayne has historically had limited access. Crossing Biscayne Bay, Virginia Key and Bear Cut, the Rickenbacker Causeway, completed in 1947, is the Island's only link to the mainland. There are occasions when beach or special event traffic effectively blocks incoming and outgoing vehicular access. In 1988 Crandon Boulevard, 2.21 miles of which are in the Park, was designated as a Historic highway by the State of Florida¹⁰. This law states, "no public funds shall be expended for ...[t]he alteration of the physical dimensions or location of Crandon Boulevard..."

Existing Park Development. Crandon Park's 975 acres have gradually been developed into a variety of recreation areas. They include:

- 36 acre/240 wet slip marina complete with dry storage, restaurant, bait and tackle shop and charter boats
- 26 acre mangrove preserve south of the marina
- 213 acre championship 18 hole golf course, fronting Biscayne Bay, complete with restaurant, proshop, a ten court tennis complex and parking for 215 automobiles
- 32 acre tennis center composed of 27 courts, a 7,500 permanent seat stadium and a clubhouse

⁹ National Climate Center, Asheville, N.C.

¹⁰ Chapter 88-418, Laws of Florida (1988). See Appendix M.

- 292.4 acre mangrove area along the western and southwestern side of the Park, including a 5 acre lake
- .58 acre Dade County Fire Station
- 3.76 acre Calusa Park, a small community park with four tennis courts, recreation building and small theater
- .40 acre Florida Power and Light Company Substation
- 1.94 acre park service area
- 44.6 acre former zoo site
- 3.68 acre children's amusement area
- 48 acres of palm-lined beaches
- 30.7 acres of shaded picnic areas, food concessions and a multi-purpose sports field
- 2.8 acre site with a 875 square feet Nature Center classroom
- 133.4 acre nature preserve along the northeast side of the Park with nature trails and a unique petrified mangrove reef

Over the years, Crandon Park development proceeded piece-meal as funds became available. Some recreational facilities, such as a bathhouse, restrooms, refreshment stands, picnic grounds, marina and golf course were completed as a part of the preliminary master plan. Other recreational facilities that were later developed included a zoo, amusement area, community park, and tennis tournament complex, but were not part of the original plan. They were typically completed in response to a County or Departmental effort to better serve some segment of the resident, business or tourist population's recreational needs.

From 1948 through to the mid-1970's, Crandon Park was among the most popular of all Dade County beaches. In some years over 3 million people were attracted to the beach, amusement area, zoo, marina, and golf course. The situation changed dramatically with the closing of the amusement area in 1976, and the relocation of the zoo in 1980. Visitation dropped dramatically, and the composition of visiting groups changed from primarily family groups to a mix of families, teenagers and young singles. This change was particularly evident on the beach side of the Park. By 1993, the situation had changed back to a family weekend park.

The success of Crandon Park in providing area residents with beach type amenities is well documented. However, it is evident that Park infrastructure elements are unable to

adequately serve present day visitors. Some of the more observable problems which must be overcome follow:

1. As it exists now, Crandon Park is disjointed, both visually and functionally. It is difficult to perceive the Park as a whole. Many elements are so different in function, name, physical design and management that they are not even recognized as being a part of the Park. Circulation is confusing.

2. It is obvious from a survey of architectural styles within Crandon Park that there has been little or no coordination of design at a master plan level. The disparity of styles, materials and colors heightens the perception of Crandon Park as a disjointed collection of unrelated parts. While some structures have been well maintained, others have been vandalized or are simply beginning to wear out.

3. Most of the original beach facilities constructed between 1947 and 1955 now require extensive rehabilitation or replacement. Many other facilities are simply inadequate in size, location, or level of service to continue adequately serving the current visitor population. There is a distinct lack of logic and clarity of pedestrian flow from the parking lots to the beach. The result is a set of facilities that do not necessarily provide a satisfactory experience for present or future customers.

4. For a variety of reasons, the Park has been physically and philosophically bisected in terms of development, rehabilitation and clientele. The Park east of Crandon Boulevard represents the original and more traditional regional park. To the west of Crandon Boulevard, with perhaps the exception of the marina proper (a part of the original Park plan) are the upscale "crown jewels" of the county enterprise facility network. The clientele of each side is considerably different. While there is no public exclusion from the marina, restaurants, golf course and tennis center, they are, by their nature, price selective or exclusive to only a certain segment of the public at large. Perceived and real differences in physical condition, signage and levels of maintenance expenditures heighten this split.

5. Park utilities are generally insufficient to handle current demands placed on them. Sewage lines except for the tennis center, and marina, for example are non-existent; and older septic tank/drain field systems regularly backup causing customers and Park managers constant problems. Water and irrigation systems leak water and, in some cases, are no longer safe for use. Electrical lines within the Park suffer from both salt water intrusion and insufficient load capacity. In an increasing fashion, utility constraints are indirectly acting to diminish total customer satisfaction.

6. Severe erosion is affecting the sand shoreline of the Park, particularly the northernmost end of the beach and around to Bear Cut. Erosion problems are similarly affecting a unique fossilized reef, adjacent sea grass beds, and native upland coastal hammock system. Other areas of the Park's natural setting are also stressed and deteriorating. A combination of uncontrolled intrusion of exotic vegetation, poor resource management, and the destructive impacts of unlimited public access are eroding the remaining natural biological community park.

7. Local island residents are increasing their use of the Park for typically community-oriented recreational activities. While public relations with many groups have improved as a result of this use, the Park has suffered since major portions of the Park are being usurped for athletic fields at the expense of other Park patrons.

8. The sign system is confusing. Too many different sizes, materials and styles are now being used, contributing to misconceptions of where and what the Park really is. Placement of signs is inconsistent and often illogical. The names which have been used for the Golf Course and Tennis Center give the impression that they are not a part of Crandon Park and are not open to the public.

9. The two Park maintenance areas contain large quantities of non-functional machinery, disorderly piles of new and used material, much of which is allowed to continually deteriorate.

These existing amenities are more particularly described as follows:

CRANDON BOULEVARD

When he undertook the initial planning of Crandon Park, William Lyman Phillips developed three successive layout schemes. The first provided an East and a West Park drive, related to the coasts of the Key and leaving the central portion open for uninterrupted pedestrian access between all recreation areas. The second, which retained these drives, added a central drive, essentially in the same location as the Boulevard we know today. The third eliminated the coastal drives and open recreation space. It featured only the central, bifurcated Crandon Boulevard which, in effect, separated the Park into two distinct sections, linked only by a strong central allee. This plan, while never officially adopted by the County, has been the basis for development over the past half century.

Recognizing the Park's previous existence as a coconut plantation, Phillips lined Crandon Boulevard with Coconut Palms, supplementing these with a dense background

planting of native trees and shrubs. In the median strip this planting screened the north and south-bound lanes from one another, creating for each set of lanes a sense of serenity --with walls of green contributing to a park-like ambience and withdrawal from the tensions of city traffic. The median plantings were echoed on the outer sides of the Boulevard as well --the whole resulting in a drive between and beneath arching branches and fronds. Crandon Boulevard provided a special welcome and set the character of the Park for the visitor. It combined a recognition of the Park's historic heritage and its unique native vegetation.

Over the years, due to many factors, including the 1970's Coconut Tree Blight, the Boulevard's special character has eroded. The welcome at the Bear Cut Bridge and the unified Park image has been forgotten. With the growth of the Village of Key Biscayne and the Cape Florida State Recreation Area, traffic volumes have increased substantially, and the pace of living today has contributed to increased traffic speeds --even 45 mph restrictions are being ignored by a driving public which finds 55 or 60 mph more suited to its 1990's vehicles and to its wish to travel to somewhere quickly. The aftermath of Hurricane Andrew in 1992 left much of the median and roadside plantings denuded, the north and south-bound lanes in full view of one another, and today Mr. Phillips' restful park drive more nearly reflects a busy, arterial highway.

Today, Crandon Boulevard sees increased traffic speed and density, augmented by frequent vehicular crossovers and turnarounds between the north-bound and south-bound lanes. Crandon Boulevard and the Park as a whole would benefit greatly from enhanced pedestrian and bicycle crossings connecting the east and west sides of the Park. For example, enhanced crossings near the entrance to the Park would particularly ease entry into and exit from the Marina by vehicles towing boats with trailers, and would similarly benefit "leisure bicyclists" emerging from Bear Cut Bike Trail and seeking to cross Crandon Boulevard. In designing enhanced crossings, it must be noted that the "through bicyclists" or "speed bicyclists" who approach the Park via the Bear Cut Bridge, traverse the Park en route to the Village of Key Biscayne via special, narrow lanes along the sides of Crandon Boulevard.

MARINA

Crandon Park's location on Key Biscayne, with frontages on the Atlantic Ocean and on Biscayne Bay, provides it with the rich resources of first-class beaches and of a harbor offering outstanding opportunities for sail and power boating, for fishing and for diving. The fact that the Marina lies at the south terminus of the Rickenbacker Causeway makes it the first park feature and facility to be seen by the visitor. The Marina's appearance, maintenance and composure --or lack of composure --create a lasting impression of the Park.

Presently the Crandon Marina has the appearance of a typical, commercial venture, and does *not* present itself as apart of the Park. Signs on Crandon Boulevard in front of the Marina advertise its restaurant and a large number of other, unrelated signs of varying size, color and quality within the Marina are visible from the Boulevard. Parked cars within as little as ten feet of the roadway add the reflection of their windshields to the motorist's view of the Marina, at the same time usurping what could otherwise be a foreground of trees, shrubs and grass --hallmarks of a park experience and park values.

The Marina facilities buildings -restaurant, dive shop, bait and tackle shop, dock master's office, restrooms, toll booth and boat rental offices -vary in architectural style, color and size, some being trailers or even small, undistinguished stalls or booths, and some being substantial structures. All are identified by prominent signs, and these are supplemented by other signs promoting photographic film, colas and other commercial products. As though their heterogeneous signs alone could not adequately draw the public to them, the power boat and fishing cruiser charter stalls are lined up along the waterfront, parallel to the Boulevard, and covered by a prominent blue-and-white striped canopy, 235 feet long. The boat and trailer storage areas and a large, waterside gantry provide utility, but deny beauty to Crandon Park's Marina.

Vehicular circulation within the Marina would benefit from streamlining and clarification. Circulation patterns should be modified so that all parts of the complex are easily accessible. As suggested in the "Crandon Boulevard" section above, the exit from the Marina would benefit greatly from enhanced vehicular crossover patterns.

The Dive Shop is a 530 square foot trailer, with a partial deck, stairs and a ramp for handicapped persons leading to the front door. On the deck are a soft drink machine and an ice chest. The front of the trailer is adorned with signs inappropriate to Crandon Park. There is a 144 square feet Chickee at the southeast corner of the trailer.

The Dock Master's Offices are presently located in a 720 square foot trailer, located in the parking area median almost midway between the Bait and Tackle Shop and the Restaurant. It would be highly desirable to eliminate trailers as permanent structures everywhere in the Park.

The existing Bait and Tackle Shop, like the Dive Shop, is presently covered on all sides with signs, ice machines, telephones, trash barrels, and similar commercial excrescences. The roof of the building is, itself, a mammoth sign. On its east side a camper, with its electric line tied into the building, serves (as a sign on its side proclaims) as the Shop's

office. Between the camper and the building a wooden enclosure has been constructed, contributing to the heterogeneous and disorganized appearance of the whole.

North of the Bait and Tackle Shop's main door is a pleasant paved area, shaded by palm trees and providing benches and tables for enjoying a leisurely quayside snack. The ambience of this area is spoiled, however, by the presence of a red canvas-covered tent-like booth offering "CORN & CHEESE," "BURGERS" and so forth.

The large boat hoist immediately south of the Bait and Tackle Shop has two drive-through bays. Since only one can be used at a time, and the one farthest from the waterfront cannot be used at all as long as there is a vehicle in the other, it is desirable to remove the easternmost bay altogether.

South of the Boat Hoist is a fourteen lane launching ramp for boats on trailers and an adjoining parking lot, about half of which is devoted to permanent dry storage.

Approximately three hundred feet west of the Marina's Pelican Point lies a 3.5 acre mangrove island which serves as a rookery for Pelicans and Frigate Birds.

IBIS PRESERVE

The Ibis Preserve in Crandon Park lies between the Marina and the Golf Course and extends from Biscayne Bay to Crandon Boulevard. Covering more than 26 acres, it is a unique and environmentally sensitive tidal area, largely covered with Mangroves, and off shore sea grass beds and sand flats all of which are protected from disturbance.

The Preserve has unique flora and a wide variety of mangrove associated fauna such as sponges, jelly fish, mollusks, crabs, fish and birds. The predominant bird species is the White Ibis which perch on the mangroves of the Preserve's Biscayne Bay shoreline.

GOLF COURSE

The Golf Course in Crandon Park is its most fully developed --and, certainly, its best maintained --activity area. Nevertheless, there is much room for improvement in the Golf Course area and this Master Plan delineates the required improvements.

The sign for the Golf Course formerly read "The Key Biscayne Golf Course" but now it reads "The Links at Key Biscayne" which gives the impression that it is not part of Crandon Park and not open to the public.

In addition to the Golf and Clubhouse facilities, there are currently a total of ten tennis courts, three of which are hard-surfaced, seven of which are clay, and three of which are lighted.

In the area between this small tennis complex and the Golf Cart Storage Building, an unsightly, barren area is used for the haphazard parking of non-functional golf carts, mowers and other mechanical equipment. This area is fenced with a wooden fence, and on part of the driving range side with chain link fencing. Inside and parallel to the wooden fence is an open shed housing bags of fertilizer and seed, as well as drums of lubricants and chemicals. A pile of wood chips and an assortment of picnic tables, trash receptacles, sawhorses and signs add to the unsightly appearance of the area. Both the non-functional machines awaiting repair and the exposed maintenance materials will deteriorate rapidly if not stored under cover. Equipment which is broken beyond repair, tables, signs, boxes and other debris are stored here and elsewhere on the Golf Course.

The existing Golf Cart Storage Building received significant damage from Hurricane Andrew's (August 1992) winds. Its roof has been stripped of a large section of shingles and there are areas of broken or missing siding as well. Behind this building -between it and the driving range tees -is a trailer, currently housing offices for golf tournament personnel. Three storage containers are adjacent to this trailer.

Associated with the Driving Range, west of the Golf Cart Storage Building, is a small 'Pro Shop', where patrons of the driving range may secure buckets of golf balls, golf clubs and tees.

The parking area serving the Golf Clubhouse is convenient and efficiently laid out, with adequate islands defining the parking bays and providing space for tree plantings to shade the parked cars and provide a green and restful setting. Many of the trees in the parking area were damaged by Hurricane Andrew and should be replaced, which would contribute to the parking lot's role as a forecourt to the Clubhouse. The approach to the Clubhouse from the parking lot is via a wooden footbridge which crosses the western most planting island. The overall effect of the building is "modernistic," rather than modern --an uncohesive juxtaposition of geometric shapes. Further, the entrance portico, which appears to serve only the pro-shop, should be made to include the restaurant as well. The Clubhouse badly needs restudy, simplification and conversion to the South Florida Vernacular Architectural Style.

A hip roofed structure with a wooden deck and bar and a flat roofed extension has been appended to the back of the Clubhouse building, opening conveniently onto the golf course,

but adding to the heterogeneous architectural conglomeration. On the Clubhouse's north side, large glass windows in the lounge and dining room look onto the Clubhouse's service area.

Throughout the Golf Course there are displays, benches and signs bearing the logos, names and/or messages of commercial enterprises. Particularly noticeable throughout the course are advertisements for the Royal Caribbean Cruise Line -- displays varying from signs at each of the 18 holes to a large, roofed, 4-sided bulletin board beside the Clubhouse.

At Crab Point there is a forty-foot long dock and a 683 square feet thatched roof shelter located on the west shoreline adjacent to the 18th fairway available for golf related functions.

TENNIS CENTER

The Crandon Park Tennis Center is located west of Crandon Boulevard between the Golf Course and the West Point Mangrove Preserve, and was constructed on top of a landfill. The entrance sign which reads "The International Tennis Center of Key Biscayne" and the large fountain located on Crandon Boulevard give the impression that facility is not part of Crandon Park and is not open to the public. A Tennis Stadium has been built at the location depicted on the Crandon Park Master Plan Site Plan map. A Clubhouse is located in the vicinity of the Stadium, and there are 27 tennis courts (17 hard, 8 clay and 2 grass surface). The existing Clubhouse, which shows evidence of uneven settlement resulting in cracks in the walls, is in need of restoration. Its configuration and its pink color are disturbing elements in attaining a unified and composed Crandon Park character. In spite of the overshadowing size of the Stadium, the Clubhouse occupies a focal position and is important throughout the year in serving the public.

WEST POINT PRESERVE

West Point Preserve is a unique and environmentally sensitive area within Crandon Park, largely covered with mangroves, but containing both wetland and upland species of native plants. Covering more than 238 acres, it lays at the extreme southwest end of the Park, abutting the Tennis Center and Golf Course on the north, Biscayne Bay on the west, the Village of Key Biscayne on the south and Crandon Boulevard on the east.¹¹

Within the Preserve are drainage canals, islands and a lake --the latter abutting the Tennis Center on two sides. In addition to its unique and pristine flora, the Preserve contains a wide variety of fauna, including tree crabs, land crabs, coffee bean snails, a great many

¹¹ The West Point Preserve is further protected by Dade County resolution No. R-1765-86: See Appendix I.

birds, reptiles and mammals. Two of the canals, opening into the lake abutting the Tennis Center Clubhouse and into Biscayne Bay, are navigable by canoe. The importance of preserving this ecologically significant tract in an undisturbed condition cannot be overemphasized.

The winds of Hurricane Andrew (August 1992) toppled a number of Australian Pines in West Point Preserve fronting on Crandon Boulevard, crushing Mangroves and other native flora as they fell. The remediation and replanting of this area are reflected in the Landscape Plan appearing in the Master Plan.

FIRE STATION

The Fire Station is currently located in a Park building with frontage on the west side of Crandon Boulevard just north of the Crandon Boulevard Rotary in an area of .58 acres. The Station is manned and operated by the Dade County Fire Department.

CALUSA PARK

The area known as "Calusa Park" contains 3.76 developed acres of Crandon Park near its south boundary and immediately west of the Crandon Boulevard Rotary. Although open to all residents of Dade County, it has evolved into a small community park for the residents of Key Biscayne offering four tennis courts, a recreation building, children's play equipment, and a community playhouse, and storage buildings. The Playhouse is an historic wooden structure which was originally located on the Matheson Coconut Plantation.

ARCHAEOLOGICAL SITES

In the aftermath of Hurricane Andrew, three distinct areas of archaeological materials were uncovered in Crandon Park during archeological monitoring of the Hurricane clean-up. These three areas have been recorded with the Florida Site File and two sites have been designated as an archaeological zone by the Dade County Historic Preservation Board. These sites are described as follows:

1. Bear Cut Dune Site (8DA5247)

This site is located on a relic dune that extends southwest from the beach in the Bear Cut Preserve. The dune extends southwestward towards Crandon Boulevard for about 1000 feet, making it one of the longest Tequesta sites in Dade County. A bicycle path follows much of the site because the path is located on the crest of the dune.

2. Crandon Median Site (8DA5248)

This site is located on a series of segmented sections of a relic dune that follows the alignment of Crandon Boulevard south of the Tennis Center entrance. This relic dune supports hammock vegetation and has been heavily impacted by the clean-up operation. The dune is located on a portion of the median and/or the east side of Crandon Boulevard. This site is included in the designated Key Biscayne Archaeological Zone.

3. Crandon Dune Site (8DA5249)

This well-preserved site is located on a relic dune on the east side of Crandon Boulevard and just north of the Village of Key Biscayne boundary adjacent to the old zoo. It is a very significant site because test excavations there have uncovered well preserved post hole molds that may indicate the exact size and format of Tequesta thatch houses -information not previously found anywhere in southeast Florida. Hundreds of prehistoric artifacts have already been uncovered from this site. This site is included in the designated Key Biscayne Archaeological Zone.

SERVICE AREA

The Crandon Park Service Area is located between the Botanical Garden and Crandon Boulevard and is accessed by a drive from the Crandon Boulevard Rotary. Here an assortment of machines and materials are stored --some in buildings and some in the open --on a 1.94 acre plot. The buildings, of varying size, shape, materials and condition, provide space for administration, shops and storage. The uneven surface of the maintenance yard retains sizable puddles of water after a rainstorm. Tractors, trucks, trailers, and other machines and accessories are parked haphazardly, interspersed without regard to size or use. Defunct machines are stored with operative ones. One old tractor has sat in one position long enough that a tree is growing through it. New materials --pipes, fencing and wood and metal panels -lean against buildings or are left in disorderly piles, together with discarded signs, park benches and other fixtures. Use of the spaces is not organized for efficiency or for protection of materials against corrosion, abrasion or crushing.

THE ZOO AND BOTANICAL GARDEN

The site for the Crandon Park Gardens was once home to the Crandon Park Zoo and Botanical Garden. Although the old Zoo closed in 1980, the site is still richly endowed with beautiful natural features. In 1991, the Dade County Board of Commissioners approved a new master plan for the site which strives to preserve and restore its natural attributes and enhance

them with functional art and cultural features. This Master Plan enhances and expands upon the previous planning processes.

Although closed for thirteen years, the Gardens have not been totally abandoned. It has periodically hosted a number of notable special events because of accessibility, existing access control, and scenic beauty. To accommodate these events the Parks Department has continued to maintain only the central portion of the old zoo. Time and insufficient maintenance funding have, however, hastened the deterioration of areas outside of the central portion. Structures throughout the site have been vandalized, cannibalized for materials, left to structurally deteriorate or altogether removed. Pedestrian circulation has become broken or eroded. The Children's Zoo bridge has been rendered unusable due to rot and decay. Areas outside of the Central Zoo have become cluttered with debris (machinery, equipment, etc.) and the storage of large bulk materials (sand, mulch, railroad ties, etc.). Utilities are similarly in disarray. Electrical poles and panels have been removed, leaving much of the site without service; water lines have been corroded by age and salt intrusion, causing water to leak into exhibit and canal areas; and restrooms are unable to support the original level of use because of corroded septic tanks and filled drain fields. There are twenty-one old abandoned animal cages or pens remaining on the 44-acre site.

An analysis of existing vegetation found the old zoo to be composed of a diverse collection of native and exotic ornamental trees, shrubs, ferns, and other herbaceous plants. Five vegetation zones were identified (1) Mixed Coastal Hardwood Hammock; (2) Mangrove Creek; (3) Date Palm; (4) Casuarina, and (5) Cultivated Ornamental. The zones did not always occur in a regular pattern, nor did they have equal width or density of plant cover. The position, configuration and diversity of plant species within each zone appeared dependent on land characteristics, such as topography, soil content and distribution, erosion, flooding and alterations caused by land fill or construction of berms, and the intrusion of exotic vegetation into natural plant systems.

CABANAS

The existing Cabanas are located at the edge of the beach in the southeastern corner of Crandon Park. Most are rectangular units (8 feet x 10 feet), grouped in a straight line, in flat roofed, one-story buildings. A two-story structure at the northerly end of the Cabana group is semi-circular however, with the individual units being trapezoidal and somewhat larger. Each of the units opens onto a common porch, which provides shelter for the entire length of the complex. Most of the units are in bad repair with broken doors, cracked walls or floors, leaking roofs and/or broken showers. Parking for the Cabanas is provided in a separate lot behind the units, as well as in the main south parking lot.

PARKING AND BEACH DRIVE

Essentially all visitors to Crandon Park arrive by car. Those patronizing facilities in the Marina, the Golf Course or the Tennis Center at normal, non-tournament times are accommodated by parking lots on the west side of Crandon Boulevard. For those using the Beach, the Botanical Garden, or the picnic and natural areas, parking is provided on the east side of Crandon Boulevard in space, which at Tournament times must be shared with golf or tennis spectators and participants. Two entrances on Crandon Boulevard bring vehicular traffic through separate toll gates to the beach drive. Between the Boulevard and the beach drive are two large, rectangular parking lots, with a capacity of approximately 3,450 cars. The north parking lot is, itself, broken into two segments which are separated by a multi-purpose sports field. The north and south lots are divided by a central allee which contains a 26 feet wide asphalt track and open sports field. Past conversion of this allee to a sports field with running track, interrupted the beach drive and made traffic circulation extremely difficult.

All parking bays in the north and south lots are oriented in an east-west direction.

There are no access control devices between the parking lots and the picnic areas. There are no vehicular access control devices between the parking lots and the picnic areas. Installing such devices would protect Park operations and would further protect the Park by preventing Park patrons from driving into picnic areas which should be accessible by vehicle only to Park staff.

THE BEACH

Crandon Park's Beach is often rated as one of the ten best in the United States.¹² Its broad stretch of sand, from the Village of Key Biscayne boundary line to the fossilized mangrove reef, fronts on approximately two miles of Atlantic Ocean. Although most of the coconuts from the original plantation have died, groups of sabal palms, mostly on the southern half of the Beach, provide shade and create a special ambience which attracts visitors and photographers from distant points and contribute to the pride of citizens of Dade County in their special Park.

Many of the facilities on the Beach are in poor condition, however, needing renovation or removal --several currently being boarded up. Signage on the Beach is prolific and mixed in style, color and size --much of commercial nature. Some board walks are either buried by drifted sand or canted into nearly upright positions, with boards missing and nails exposed.

¹² University of Maryland, Laboratory for Coastal Research, 1994.

Restrooms, showers and drinking fountains are inadequate --only one drinking fountain being available in the entire length of the Beach. Entire sections of concrete pavement are missing, leaving wash-out holes in the sand base and making the route impassible by service vehicles. Tree cover, tables and benches are sporadically available on the Beach and between the Beach and the parking lots. There are two large deep drop off areas along the shore which are posted as dangerous and generally not accessible to regular park patrons. In spite of all these negative aspects, large numbers of people (although progressively fewer than in past years) are still actively using the Beach facilities.

A wide, paved promenade and service road, running south to north, extends from the north end of the Cabana group to 400 feet north of the central allee. Its eastern side, defined by a concrete retaining wall, lies about 2 feet to 3 feet above the elevation of the sand beach, though drifting sand at various points reduces the elevational difference considerably. Occasional wooden flights of steps connect the promenade with the Beach, although the distance between these stairways is excessive. Furthermore, there are no ramps from the promenade to the Beach to accommodate the handicapped. The west side of the promenade is defined by a low (about 3 feet) parapet which was constructed to catch sand which otherwise is blown into the picnic area. Parts of this wall are in bad repair, with sections missing or leaning. This low wall also impedes visual access to the ocean from the picnic area. There is a distinct lack of logic and clarity of pedestrian flow from the parking lots to the beach.

NATURE CENTER

An environmental education program for 5th graders is currently conducted by Dade County Public Schools in an 875 square feet portable classroom. A similar program is conducted for the public by members of a non-profit organization. The classroom is located slightly north of the northern most parking lot and behind the sand dune line. Pursuant to the terms of the Settlement Agreement, this feature may be expanded in a limited manner, (a maximum of three times its present size) and this Master Plan establishes the details of that expansion.

BEAR CUT PRESERVE

Bear Cut Preserve is a very special area for nature study and historical research. The fossilized mangrove reef near the end of Airline Drive (as shown on the Master Plan Site Plan) is unique in the world. The environmentally sensitive turtle grass in the shallow waters off its shore is readily available for study by all interested persons and is an important resource to conserve. Native plant life abounds here in wetlands and uplands, and with it numerous

varieties of birds, reptiles and mammals. The archaeological findings in Site 8DA5247 are important to the study of the Tequesta Indian culture.

Before the construction of the Rickenbacker Causeway and of Crandon Boulevard, the waters of what is now the Crandon Park Marina flowed across the Key into the Bear Cut area, forming a coastal wetland which was flushed by the tidal flow from Biscayne Bay. When the causeway, the Boulevard and the Manna were built, the road formed a dam which halted the flow of water from the Bay, and fill from dredging the Marina was deposited in the large inland tract, changing it from a coastal wetland to an upland, no longer capable of supporting mangroves and other wetland vegetation. Over the years upland plants --largely exotics, like the Australian Pine -- established themselves, changing the character and negating many of the environmental resources which were native to the area. Hurricane Andrew has taken care of removing a large quantity of the Australian Pines and the opportunity to restore the coastal wetlands is at hand.

There is an existing bike trail through the Preserve which offers a very pleasant recreational experience. The bike trail would be enhanced, however, by moving its access point to a location with more convenient and leisurely accessibility than directly across from the Marina. In addition, the bike trail's easy access from the north Marina parking lot encourages patrons to cross Crandon Boulevard into the remote and unpatrolled parts of the Preserve, creating numerous problems with people who are ignorant of their impact on this sensitive resource, and with vagrants and vandals who strip bark from the mangroves for medicinal purposes.

MASTER PLAN

General Provisions and Restrictions

1. Except on the Tennis Center Site during the Tournament Period (as hereafter defined), and during the 14-day period immediately preceding the Tournament Period and the 5-day period immediately following the Tournament Period; all advertising, promotion or merchandising, either expressed or implied, including but not limited to visual, organoleptic

(taste and odor), verbal or audio, shall be prohibited on exterior surfaces, and on the interior of windows if visible from any area surrounding the buildings or any areas within or over the Crandon Park Lands; and advertising, promotional, or identifying umbrellas, banners, balloons or similar devices, outdoor vending machines, or merchandise awnings, bench advertising and similar devices, shall be prohibited on the Crandon Park Lands.

2. Persons engaging in commercial photography, filming, broadcasting, audio, video or other image production or reproduction on the Crandon Park Lands shall be subject to the Commercial Imagery and Recording Rules set forth in Appendix E and shall pay an appropriate fee established by the Parks Department which fee will be used solely for the enhancement of Crandon Park Lands, and all such persons shall always give where possible a proper credit referencing the location as Crandon Park, Miami, Florida.

(a) Any and all film, tapes, voice transmissions, photographs or any other reproduction materials of and in respect of any event or promotion, park concession, lease, permit or other event on the Crandon Park Lands shall be acknowledged with a credit in a prominent location, that such event will occur, is occurring, or has occurred at Crandon Park, Miami, Florida.

(b) Any live broadcast (film, tape, voice transmission or other event) originating from the Crandon Park Lands shall promote (with County approval) the Crandon Park Lands and its features for a period of one minute per hour of broadcast time, or any prorated portion thereof.

3. No structures, areas, items, features or anything located on the Crandon Park Lands shall be named or memorialized, except solely with the names of flora or fauna native to South Florida; provided however, the Parks Department may erect a trophy case (maximum size 1' x 5' x 10') within the interior of park buildings located on the Crandon Park Lands containing small plaques or small memorials to donors or other persons recognized for their contributions to the enhancement of Crandon Park.

4. No area designated by this Master Plan on the Crandon Park Lands for a specific type of activity (i.e., tennis, golf, boating, beach, etc.) shall be used for any activity other than the specific activity for which it has been designated. The Mangrove Islands, the Ibis Preserve, the West Point Preserve and the Bear Cut Preserve shall only be used for passive nature observation, with the exception of limited active recreational facilities at the West Point Preserve, which are expressly described and permitted by this Plan. The Gardens shall be used for passive walking, canoeing, nature appreciation, social gathering, limited functional non-commercial art observation, and historical island interpretation. The Beach and Picnic Areas

and the multi-purpose Sports Field shall be used for passive recreation only. The Golf Course and Tennis Center Site shall be the only Park locations on which active recreation activities shall be permitted. Passive recreation in this plan shall be defined as swimming, sunbathing, walking, jogging, family and informal or non-structured group gathering and sports, including softball, football, soccer, volley ball and other similar activities. <<~~Active recreation in this Plan shall be defined as structured, organized and competitive tennis and golf tournaments sited within the Golf Course and Tennis Center Sites. Except during the Tennis Tournament Period (as hereinafter defined), there shall be no activities of any kind unrelated to Tennis on the Tennis Center Site.~~>>

[[Active recreation in this Plan shall be defined as structured and organized tennis, pickleball and golf, as well as competitive pickleball, tennis, and golf tournaments sited within the Golf Course and Tennis Center Sites. Except during the Tennis Tournament Period (as hereinafter defined), there shall be no activities of any kind unrelated to Tennis on the Tennis Center Site.]]

5. For all primary access roads within the Crandon Park Lands, a three-foot setback from the edge of the pavement, and a clearance of not less than 15 feet from the ground surface to the overhanging vegetation, shall be maintained. For recreational trails and pedestrian walkways, a 2 feet setback from the edge of the pavement, and a clearance of not less than 8 feet from the ground surface to the overhanging vegetation, shall be maintained. [See Graphic Landscape Guidelines and Standards Appendix B.]

6. Except for normal crowd noises occurring after 12:00 a.m. incident to tournament play during the Tournament Period, in any areas within the Crandon Park Lands, including those where musical, family entertainment and special events are permitted, sound including rhythmic bass reverberating type sound generated by such events or any other sounds in the park shall not exceed the decibel level of a normal conversation (65 dB) beyond 50 yards from the activity area where the sound originates, or beyond one half the distance to the adjacent group or party, whichever is less. Park maintenance equipment shall be excluded from this sound limitation.

7. All large non-native stones (i.e., granite) presently located on the Crandon Park Lands shall be removed from the Park immediately. The two large concrete pipes presently located near the bath house shall be removed immediately.

8. All new permits, leases, and concessions; modifications and renewals of existing permits, leases, concessions; or, any other contract or obligation whether temporary

or permanent, shall be subject to the restrictions set forth in this Master Plan, consistent with the provisions of paragraph 46 below.

9. Any use, assembly, function, event, installation, development, construction, reconstruction or modification permitted under this Master Plan shall be consistent with all Federal, State, and local laws, rules, regulations and ordinances.

10. Except for temporary installations during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period on the Tennis Center Site only, all Park facilities and areas shall be maintained free of hazards and waste, including solid waste.

11. Except on the Tennis Center Site during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period; all new and replacement walkway, sports, parking and general light poles, stands and fixtures shall be of uniform design, color and material respectively and shall conform to the standards and limitations set forth in this Master Plan.

12. All curbs including parking lot curbs shall be a weathered concrete and shall not be painted.

13. There shall be adequate numbers of trash cans of uniform design and color placed throughout the Crandon Park Lands. If needed, all trashcans placed upon the Crandon Park Lands shall be fitted with appropriately sized plastic bag liners.

14. All new structures on the Crandon Park Lands shall be constructed of comparable materials and conform to all standards set forth in this Master Plan. Structures requiring repairs over 50% of their value should also be reconstructed of the comparable materials and conform to all standards set forth in this Master Plan. Structures requiring repair of less than 50% of their value shall be repaired with the same kind of materials as those which are being replaced, redesigned however, to conform to all standards set forth in this Master Plan and in full compliance with the South Florida Building Code.

15. Except as expressly provided in this Master Plan, there shall be no new structures, improvements, features, or major modifications to existing structures or improvements (defined as renovations or repairs constituting more than 50% of the value of the existing structure or improvement), whether temporary or permanent, located or constructed on the Crandon Park Lands, provided that resurfacing of any tennis court in excess of 50% of the value of the court shall be permitted.

16. Except on the Tennis Center Site the Tournament Period (as hereafter defined), and during the 14-day period immediately preceding the Tournament Period and the 5-day period immediately following the Tournament Period and except for Tournament ticket sales within the Tennis Stadium only during a period from August 1 through to completion of the Tournament Period; all advertising or promotion of any product, service, or organization whatsoever (either express or implied) shall be prohibited on, over or within the Crandon Park Lands, including but not limited to advertising associated with graphic panels, signs, billboards, bus benches, bus shelters, banners, audio or video devices, balloons, temporary graphic displays or similar devices. No activity, feature or building shall be advertised or promoted on the Crandon Park Lands by a sign, flag or banner or any other means. All restaurant and all other advertising signs along the Crandon Boulevard frontage shall be removed within 120 days from the recording of the Declaration of Restrictions for Crandon Park incorporating this Master Plan (the "Adoption Date").

17. All gambling or wagering shall be prohibited on or within the Crandon Park Lands.

18. Crandon Park shall be perpetually and forever owned, held and kept by Dade County for the use and benefit of and in trust for the public as an ocean beach recreation and botanical park, and shall not be owned, held, kept, used or enjoyed for any other purpose or purposes whatsoever. The Crandon Park Lands shall perpetually, continuously and forever be kept open, at all reasonable and appropriate times, for the access, use and enjoyment of the public; provided, however, that the Dade County Park and Recreation Department may impose and enforce such reasonable restrictions and regulations upon the use of the Crandon Park Lands by the public as may from time to time be necessary to fully protect, preserve and perpetuate park-wide the physical and vegetative characteristics existing and proposed in this Master Plan.

19. Except on the Tennis Center Site during the Tournament Preparation Period and Tournament Period; there shall be no overnight stays or accommodations or overnight parking accommodations for groups or individuals on the Crandon Park Lands.

20. The Dade County Parks Department shall, consistent with the Crandon Park Lands Landscape Guidelines and Standards (Appendix B) and Modes II and III Park Maintenance Standards of the American Park and Recreation Society and National Society for Park Resources professional branches of the National Recreation and Park Association (Appendix P), take all necessary and appropriate actions to, promote guest safety, control exotic and nuisance flora and fauna, and otherwise provide and maintain the Park in accordance with professional park standards with a clean, orderly and well kept appearance.

The Crandon Park Lands shall be maintained consistent with the foregoing Standards and the Statement of Intent articulated in this Master Plan.

21. There shall be no exclusive use of any Park structure, feature or Area by any person, group, association or entity (except for a golf or tennis tournament, garden event or reservation of group picnic areas for periods of no more than 12 hours per day), and the public shall have full access to all features and Areas, unless such features or Areas are subject to preservation or environmental restrictions of general applicability. The public shall be permitted the use of not less than 75% of all courts on the Tennis Center site up to the day before and recommencing on the day after the end of the Tournament Period (as hereinafter defined). All other tournaments or events shall be scheduled to permit no less than 90% public court usage up to the day before, and recommencing the day after such tournament or event.

22. From and after January 14, 1993, Dade County shall maintain and operate the Crandon Park Lands in accordance with the Master Plan and no structure, building, improvement or other facility, whether temporary or permanent, shall be located or constructed on Crandon Park Lands, unless expressly depicted in this Master Plan.

23. ~~<<The opening and closing times for all Crandon Park Lands east of Crandon Boulevard and including the Calusa Mangrove Trail shall be sunrise and sunset, respectively (except for ball fields until January 1, 2005).>>~~

[[The opening and closing times for all Crandon Park Lands east of Crandon Boulevard and including the trail portion of Calusa Mangrove Trail shall be sunrise and sunset, respectively (except for ball fields until January 1, 2005).]]

Except for the Tennis Center Site during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period (all as hereinafter defined), or as otherwise provided by the Master Plan, all other areas in Crandon Park Lands shall close by 10:00 p.m. The Boat Ramp at the Marina may remain open twenty-four hours a day. The Park shall be open year round except in emergency situations.

24. Except for specific items or features covered in the Settlement Agreement and this Master Plan, the ratio of natural and landscaped lands to developed lands (i.e. architectural construction, structures, pavement etc.) existing as of the adoption of this Master Plan in the following respective areas of Crandon Park Lands (i.e. Crandon Park Marina, Mangrove Islands and Ibis Preserve and all shoreline mangroves, Crandon Park Golf Course, Crandon Park Tennis Center, West Point Preserve, Calusa Mangrove Trail, Crandon Park Gardens, Crandon Park Beach Area, and Crandon Park Bear Cut Preserve) shall be properly and adequately maintained and there shall be no net departure from such ratio, effective

January 14, 1993 or incremental degradation of Crandon Park's natural and scenic beauty. Any future expansion, extensions or modifications of developments or features of any kind in the respective Crandon Park areas shall in all cases be minimal in environmental impact and only in favor of natural and landscaped areas. All areas on the Crandon Park Lands which are designated as preserves in this Master Plan, or which are natural and largely undisturbed as of the date of this Master Plan, shall not be disturbed in the future (including disturbance by application of pesticides, herbicides or other chemicals); except when necessary to construct the boardwalks or remove invasive exotic, nuisance or feral animals and vegetation, and with the limited application of safe herbicides, to replace these with native flora and historic Coconut Palms.

25. No event held on the Crandon Park Lands shall be larger than the appropriate and practical carrying capacities of the areas or features of the Crandon Park Lands, with such carrying capacities being established pursuant to the standards appearing in Appendix H to this Master Plan.

26. Except during the Tournament Preparation period, the Tournament Period and the Site Restoration Period (as hereinafter defined), and except for the golf tournament operated on the Golf Course as of the adoption date of this Master Plan, there shall be no temporary covering of landscaped or grassed areas with hard surface material, tents, containers, trailers, boxes, vehicles, or other materials or coverings which prevent light from reaching such areas for periods in excess of 5 days. All golf and tennis tournament areas covered for more than 5 days shall be resodded within 7 (golf) and 30 (tennis) days, respectively, after the conclusion of the events.

27. All members of the public shall be permitted to use not less than 75% of all courts at or on the Tennis Center Site throughout the Tournament Preparation Period and up to the day before the commencement of the Tournament Period without disruption or interference by the Tournament sponsors, operators or the County. Except during the Tournament Period, no less than fifty percent of all categories of tennis court surfaces (hard, clay, grass, etc.) shall be made available for use by individual members of the public (excluding group or associational usage) during all hours of operation of the Tennis Center Site.

28. Parking and directional signs for all events shall be set up the day before the event and taken down and removed no later than the day after the last day of such event. All signs used on the Crandon Park Lands shall be limited to standard Park signage for such

events.¹³

29. Except as provided herein, all preserve land (Mangrove Islands, Ibis Preserve, West Point Preserve, and Bear Cut Preserve) in the Crandon Park Lands shall remain free of man-made disturbance and kept natural and forever wild.

30. All helicopters and aircraft shall be prohibited from landing and taking off on the Crandon Park Lands, except for County, municipal or military helicopters in emergency situations.

31. Dade County shall proceed as expeditiously as possible within its financial means to implement this Master Plan. Dade County shall also continuously seek out and obtain any and all available federal, state, local and private funding sources to implement the Crandon Park Master Plan and maintain the Crandon Park Lands.

32. From the Adoption Date of this Master Plan, the Dade County Parks Department shall implement a fee system for use of the Crandon Park Lands by all users, vendors, permittees, lessees, promoters, concessionaires or other purveyors of goods or services upon the Crandon Park Lands for contracts with such persons or entities arising after the Adoption Date, or for modifications of contracts with such persons or entities existing on the Adoption Date, which shall include a fee which is the greater of a flat fee to be determined by the Parks Department, or a minimum of 10% of *all* gross revenue generated by the permittee, lessee, promoter, concessionaires or other purveyor from any activities occurring on the Crandon Park Lands for which a price, charge, trade, barter or fee is imposed. All such fees and revenue shall be devoted to implementing the Crandon Park Master Plan and maintaining the Crandon Park Lands. This fee system shall apply to new contractual or other arrangements for the sale of goods and services created after July 18, 1996, and to modifications of any existing contracts and arrangements where the modification enlarges the term of the contract or arrangement.

33. All fencing anywhere within the Crandon Park Lands shall be dark green if visible by the public and black or dark green if hidden by vegetation.

34. Except on the Tennis Center Site during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period (all as hereinafter defined), no structure, including light poles, shall be permitted over 25' above the natural ground level, provided however, the Visitors' and Nature Center may not exceed 28 feet in height, the

¹³ See Signage Standards. Appendix O.

Crandon Boulevard street lights may not exceed 30 feet in height, the Tennis Center Stadium may not exceed 37 feet 6 inches in height.

35. Except on the Tennis Center Site during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period (all as hereinafter defined), and other than Park maintenance equipment in the Park Service Area, there shall be no overnight vehicle storage and/or trailer storage of any kind on the Crandon Park Lands.

36. Except on the Tennis Center Site during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period (all as hereafter defined); only pedestrians, non-motorized bicycles, wheel chairs, baby carriages, park operated motorized trams and essential park maintenance vehicles shall be permitted on any park sidewalks and bicycle paths within the Crandon Park Lands.

37. Upon expiration of the dive shop lease in existence on the adoption date of this Master Plan, the dive concession operation on the Crandon Park Lands shall be limited to a 530 square foot facility, and be served by no more than two dive boats no larger (40') than those in service as of January 14, 1993.

38. All scoreboard and golf tournament related items shall be erected no more than 30 days prior to the tournament and removed completely within 7 days following any tournament on the Golf Course.

39. The portion of the Crandon Park Lands (2.87 acres), and the structures to be located thereon, which is or will be leased by the School Board of Dade County, Florida, shall be utilized solely for Crandon Park related environmental education and interpretive programs.

40. The Dade County Parks Department shall impose as a condition in every contract, permit, lease, agreement or other document, that all lessees, concessionaires, promotional operators, event operators or any other activities involving the Crandon Park Lands shall identify and credit its location as "Crandon Park, Miami, Florida" on all promotional literature, telecasts, broadcasts or any other advertising or promotion medium for such activities.

41. The failure of Dade County in anyone or more instances to insist upon strict performance of any of the covenants or restrictions of the Crandon Park Master Plan, shall not be construed as a waiver or relinquishment for the future of any covenant, condition, agreement or election provided in this Master Plan, but the same shall continue and remain in

full force and effect.

42. Any amendments to the Crandon Park Master Plan or to its Declaration of Restrictions shall be adopted sparingly, in conformity with its Statement of Intent and consistent with the provisions of the Settlement Agreement reached on January 14, 1993 by and between the Matheson family and Dade County. Such amendments, if any, shall be liberally construed in favor of preservation of regional park values articulated in Dade County Charter Article 6, and the Dade County Metropolitan Park Policy and Park Designation for Crandon Park effective as of January 14, 1993,¹⁴ shall conform to the creation of a green and natural haven on the Crandon Park Lands, and shall prohibit any incremental degradation of Crandon Park's natural and scenic beauty.

43. All structures presently in the Park may be removed entirely or reduced in size as determined by the Parks Department.

44. All Appendices attached hereto are included and made a part of the Crandon Park Master Plan by this reference.

45. Provided that based upon Florida Department of Transportation or other recognized professional standards, the present and future pedestrian traffic control devices (on demand push button lights) and arrangements for crossing over Crandon Boulevard throughout the year (and not just during any professional tennis Tournament or other periodic event on the west side of Crandon Boulevard) are determined to be inadequate, and further provided that all other features, structures and provisions of this Crandon Park Master Plan have been fully constructed, implemented and completed by Dade County, then and only upon the occurrence of these conditions precedent, Dade County shall have the option of placing a pedestrian tunnel (approx. 15' Wide, 8' Tall) under the normal road grade level and, the full width of and perpendicular to Crandon Boulevard between the Golf Course and the South Parking Lot entrances excluding the central allee, provided that the entrances to such tunnel shall be screened visually with landscaping so as to completely block any view of such entrances or the tunnel itself from Crandon Boulevard and all other venues within the Crandon Park Lands.

46. To the extent any provision of any contract, except the Agreement between Dade County and the IPC Tournament dated July 15, 1986, as amended prior to July 18, 1996 (the "Tournament Agreement"), relating to Crandon Park Lands which is in existence prior to July 18, 1996, is in express direct conflict with a provision of this Master Plan, the existing

¹⁴ See Appendices C and D.

contract provision shall supersede the conflicting Plan provision until the conflicting contract provision is materially amended, or the current term of the existing contract expires or is terminated, whichever occurs first. As to the Tournament Agreement, no textual, graphic or other provision, express or implied, of this Master Plan will be construed or applied in any manner which would conflict directly with (a) any express provision of the Tournament Agreement (excepting any provision of any amendment to the Tournament Agreement adopted after July 18, 1996 which conflicts directly with the provisions of this Master Plan, in which case the Master Plan provision shall control), or (b) any operational activity of the Tennis Tournament as operated in the year 1996, except that all siting of permanent and temporary Tournament features shall only be sited in open non-mitigation areas as provided therefore in the Crandon Park Tennis Center Master Plan -Landscape Plan. Notwithstanding anything to the contrary contained herein, the provisions of the Settlement Agreement (Appendix F to this Master Plan) shall supersede any contractual provision in the Tournament Agreement in express conflict with the terms of the Settlement Agreement.

MASTER PLAN

Description of Detailed Elements By Feature or Area

CRANDON BOULEVARD

The Master Plan addresses the Boulevard throughout the entire length of Crandon Park. Implementation of this Master Plan shall restore the Boulevard's serene character by reintroducing a dense, refreshing green corridor of native plants and historic coconut palms. The north entrance incorporates an enhanced and expanded mangrove planting along the Bear Cut shoreline,¹⁵ together with the restoration of the Bear Cut Preserve, the newly designated Pelican Point, and the Boulevard median. Introduced on the lush, natural background, the coconut palm will complete the effect desired --a grand but natural feeling of welcome to visitors entering the Park.

By removing the north marina entrance, parking bays between the Marina restaurant and Crandon Boulevard, parking between the internal Marina Drive and the Boulevard near the Bear Cut Bridge, the Master Plan gains green space to carry the landscape theme further into the Park.

All vehicles exiting from the Marina shall turn right (the direct cross-over having been eliminated) into an acceleration lane, which will allow merging with southbound traffic. Approximately 4,700 feet south of the Marina exit, an ample deceleration lane and crossover will permit these vehicles to reverse direction, entering the northbound traffic stream from a new acceleration lane.

Commencing 2,700 feet south of the north Park entrance, the area within the boundaries of the Crandon Boulevard median strip, as depicted in the Master Plan Site Plan, and the graphic Landscape Guidelines and Standards Sectionals shall screen completely the north and south bound traffic lanes from each other, except at the traffic crossings, the Central Allee, and the open and clear median strip area opposite the Crandon Park Marina.

The maximum speed limit of 45 mph shall remain for Crandon Boulevard. The speed limits for all other roads and drives within the Crandon Park Lands shall be set at 15 mph. The north and south-bound traffic flow exiting to the west side of Crandon Boulevard is minimal. Traffic flow between the east and west sides of Crandon Park is even more minimal. Beach patron traffic is only heavy on the weekends...south-bound entering the beach parking and north bound exiting the beach parking. The total traffic demand can be handled by two intersections, signalized -on demand - for East and West side automobile and pedestrian access.¹⁶ The two intersections shall be landscaped with medium height grasses (maximum

¹⁵ See Master Plan – Site Plans.

¹⁶ See Master Plan – Site Plan – Crandon Boulevard.

height 2 feet) and coconut trees to provide a unique and identifiable (clear of Palm Fronds to 8' high) character. Any large-event parking needs can be assisted by the Dade County Traffic Safety personnel.

CRANDON PARK MARINA

The Marina Restaurant (currently known as "Sundays On the Bay") and the Dive Shop shall be limited to their present size and use until their present leases with the County expire, and thereafter, except as otherwise provided, the areas which are the subjects of the leases for "Sundays" and the Dive Shop shall be subject to the provisions and limitations of the Master Plan. With respect to all other Marina facilities and charter boat operations, except as otherwise provided in this Master Plan, such facilities and operations shall be limited to their present size, location and operation conducted from the Crandon Park Lands. All activities on or about the Crandon Park Marina shall be marine-oriented, including opportunities for boaters, fishermen, divers and the public in general to observe water fowl in restricted nesting areas and to enjoy dining in a water-related facility.

The reconfiguration of parking areas and the realignment of drives and walks reflected in the Master Plan Site Plan will require the moving of some buildings, and the replacement of trailers (such as the Dock Master's Office) with permanent buildings which will be consistent with the South Florida Vernacular Architectural Style Standards which are part of this Master Plan and conform to the uniform Crandon Park Master Plan.¹⁷ For the Marina, the principal design objectives of the Master Plan are therefore:

1. To improve the efficiency, clarity and safety of traffic circulation;
2. To enhance the aesthetic character and appeal of the Marina as an integral part of Crandon Park;
3. To preserve, augment and protect the shoreline, existing mangrove plantings, bird sanctuaries and nesting areas.

The circulation layout contained in the Master Plan Site Plan provides clear, easy entry and movement within and between the various Marina activity areas. The Master Plan eliminates the entrance closest to the Bear Cut Bridge. The Master Plan enlarges and gives

¹⁷ See South Florida Vernacular Architectural Style Standards: Appendix A.

character to the existing second entrance, further reducing vehicular conflicts and creating a grander feeling of welcome for the Marina visitor. The entrance clearly defines the visitor's choice: a central drive leading boat trailer traffic to the boat ramp, or an auxiliary drive that leads to the Marina, restaurant, boat charters and dive shop.

The central drive leading to the water ends at a toll booth and includes two approach lanes, one for boat launching and one for boat retrieval, and separated by a planted median from a parallel exiting lane. This drive isolates trailer and hoist traffic and parking from the rest of the Marina. ~~With the exception of twenty spaces for sailboats, the long term, fenced storage for boats in the southeast portion of the Marina shall be eliminated over two years time (from the Adoption Date) and replaced by an expansion of the parking space for the short term parking for vehicles and trailers.~~ The existing fenced storage area for boats in the southeast portion of the Marina shall remain at its present location and area, and provision shall be made for the orderly parking of boats and boat trailers and beautification and landscaping of the marina.¹⁸ Canoe launching shall be from the new dinghy float and no more than six Park Department's canoes shall be stored in a rack in the area.

The auxiliary road or marina drive leads past a large parking area available for bait and tackle, dockmaster and restaurant patrons. The north portion of the parking area is available only to the owners of boats moored at the adjacent piers who shall be provided permitted parking only. Parking for the Restaurant is nearby, but not adjacent to the building. A drop-off lane for Restaurant patrons is, however, provided at the front door.

The north Marina parking lot area shall continue to provide space for the owners and crews of boats moored at adjacent piers and persons wanting to view the birds nesting on the nearby Rookery Island; the Miami skyline; to visit the Dive Shop or to reach the dinghies stored on expanded racks. Dinghy storage in this area shall be limited to the area on the south side of the parking lot and to those no longer than 10'. A forty-four foot length of beach frontage on the north side and a floating dock on the south side of the marina basin shall be provided for dinghy launching. All catamarans and vagrant dinghies shall be removed from the north side beach area.

The Marina drives and parking areas have been designed to permit maneuvering of emergency vehicles for close approach to piers and fueling areas. Turnarounds have been designed to permit semi-trailer trucks to service the Restaurant and other Marina facilities.

¹⁸ As amended on November 12, 2002, by the Committee on the Amendment of the Crandon Park Master Plan per Board of County Commission resolution R-1185-02.

At the north end of the Marina, now designated as Pelican Point, a section of beach which is being used by the Least Terns as a nesting area has been fenced to provide protection for the birds, and a dense planting along the fence shall be placed to furnish seclusion. The shoreline here and northward to the Mangrove Area is to be riprapped, using native stone, as protection against erosion. The existing broken concrete slabs shall be removed within 120 days from the Adoption Date. Existing mangroves along the north shore of Pelican Point, facing Bear Cut, are to be enhanced and extended all the way to the Bear Cut Bridge by additional mangrove planting and random riprap. The depth and width of the Marina channel are to be maintained at their present dimensions. "No wake," "no motors," and "manatee" signs shall be properly placed at the channel entrance and around the marina area.

In the open area northeast of the Least Tern nesting site, the Master Plan reflects three (maximum of five) picnic/viewing shelters of no more than 300 square feet each.

Median strips in the parking areas, in the entrance drive and along the Crandon Boulevard perimeter shall feature palms set in a background of native plantings: Coconut Palms (*Cocos nucifera*) fronting the Boulevard and within the Marina where falling coconuts will not dent cars or injure pedestrians. In other locations, a limited number (max. 7) of Royal Palms (*Roystonea elata*) and Sabal Palms (*Sabal palmetto*) shall be planted. [See Landscape Guidelines and Standards -Appendix B].

No umbrella, roof, awning or exterior bench may bear any advertising logo or wording. All restaurant and other advertising signs are to be removed from the Crandon Boulevard Frontage within 120 days of the Adoption Date. Each Marina building, shed or stall shall be identified by a single, attached identifying sign which shows its name and/or use. Signs shall be uniform in color, print and style (see Detailed Elements; Signage Guidelines and Standards, App. O). These buildings (i.e. restaurant, dockmaster, dive shop, picnic shelters, restrooms) shall be constructed or remodeled to conform to the uniform South Florida Vernacular Architectural Style described and illustrated in Appendix A by no later than six years from the Adoption Date. No flag or banner identifying a building or activity shall be displayed on, above or adjacent to it. No building or activity shall be advertised elsewhere in Crandon Park by a sign, flag, banner or any other means. North of the restaurant, along the waterfront, a number of boat chartering booths are grouped and covered by a long, blue and white striped awning, which is an intrusive element in the Marina's park setting. Upon the next replacement of this awning -no later than 120 days of the Adoption Date -and at the time of all future replacements of this or any other awning on the marina site, new awnings shall be a solid Park Green color. See Crandon Park Color Standards -App. A. All charter boat signage and dock box configurations shall be identical to those at the charter boat "Abracadabra" on January 14, 1993. See App. O

The outboard rental concession shall remain the same size (6 outboards 18' to 24') operation but be moved to a location next to the existing sailboat rental. The towboat service shall be relocated to a space next to the charter boats. The length and number of all existing and future commercial boats using the marina shall not be increased.

The restaurant and facilities now known as "Sundays By The Bay" shall be limited to their present size and use except as otherwise provided, until the present lease between the County and the operator expires, at which time, restaurant shall conform to the Master Plan. As of the Adoption Date, the Marina restaurant shall have a family atmosphere and serve alcoholic beverages, only with meals.¹⁹ The Marina restaurant shall have no dance floor, no beverage or meal shall be served after the 10:00 p.m. closing time, and the restaurant shall provide no live entertainment after dusk and no music which creates a nuisance, disturbance or is audible farther than 50 yards from the restaurant building. When replaced, the large outside awning at the marina restaurant shall be reduced in size and changed to a solid Park Green.

On or before the expiration of the Marina (Sunday's) restaurant's current lease, all the additions made from the inception of the present lease shall be removed. The remaining original building (Length 92', Width 80') shall be remodeled in the South Florida Vernacular Architectural Style, and may have a maximum of two stories and a total enclosed area of 5,500 square feet This remodeled structure may develop a covered, but otherwise open water-side dining terrace not exceeding an additional 1,500 square feet in area, and a public walkway 8' wide shall be extended around the bulkhead in front of the restaurant.

The dive shop facility now located on the Crandon Park Lands shall be limited to its present size, the number of dive boats and location until the present lease between the County and the dive shop operator expires, at which time such area shall be subject to the provisions of this Master Plan. Upon the termination of the present contract for the Dive Shop, the existing office trailer shall be removed and if the concession is continued a new one-story building may be constructed in the South Florida Vernacular Architectural Style, not exceeding 530 square feet of interior floor space in the position shown on the Master Plan Site Plan. The maximum number of concession dive boats shall be two and the maximum length forty feet. Effective within forty days of the Adoption Date there shall be only one sign²⁰ no larger than 15" x 30" on the existing building or any projected new building. There shall be no signs, banners, flags or other means of advertising or promotion including vending

¹⁹ See Signage Standards. Appendix O.

²⁰ Ibid.

machines visible from outside the building. The new Dive Shop building may have a 4-foot, 8-inch wide, wooden front porch under the overhang of the eaves, with a ramp for the handicapped as required by the Americans With Disabilities Act.

This Master Plan relocates the Dock Master in a new 2 story building, maximum size 2,250 square feet located near the sea wall and the existing fuel pumps. The ground floor of this new building is to contain the Bait and Tackle Shop, as described below, restrooms, showers, and an outdoor washer and dryer. Such restrooms shall be no larger than necessary to comply with the Americans With Disabilities Act: The second floor will contain the dockmaster's office and space for the Florida Marine Patrol. This floor shall have a maximum footprint of 1,000 square feet of interior floor space. The ground floor shall contain a maximum of 1,250 square feet of interior floor space. The new building's position, together with the second floor elevation, would give the Dock Master greatly improved visual control of the Marina. Removal of the existing Dock Master trailer will improve the appearance of the area.

There shall be a new Bait and Tackle shop within the ground floor of the New Dock Master building. There shall be no food service in this area except for commercial pre-packaged food. If there is a need for ice machines and bait tanks they may be placed on the 10' wide veranda on the west side of the buildings. However, until the new two-story building replaces the existing Bait and Tackle Shop, all signs, and the vending machines are to be permanently removed without delay from the outside of the building. All ice machines and bait tanks are to be grouped together on the west side of the existing building under cover of a park green-colored²¹ awning extending outward from the building up to 8 feet. If the bait tanks are not to be used, they shall be removed completely from the Marina within sixty days of the Adoption Date.

North of the Bait and Tackle Shop's main door is a pleasant paved area shaded by coconut palm trees with benches and tables for enjoying a leisurely quayside snack. The red canvas-covered tent-like booth offering "CORN & CHEESE," "BURGERS" and so forth, is to be removed promptly and the serving of any snacks is to be confined to the interior of the existing and new buildings. The area will benefit from the planting of additional palms. The existing tall shrubs and dinghies presently obscuring the harbor view shall be removed. The dinghy rack will be moved eastward to a location on the fuel tank island where it will not obscure the harbor view from the Bait and Tackle sitting area. Extraneous commercial signage²² of the existing camper-office as well as the canvas-covered booth and the camper-

²¹ See Appendix A.

²² See Signage Standards Appendix O.

office shall be removed within 60 days of the Adoption Date. Some remodeling of the building will be necessary to bring it into conformity with the Park's South Florida Vernacular Architectural Style. At the time of any remodeling, a redefinition of interior spaces, including the 2nd floor loft, might produce the office space which has been previously found in the camper.

The existing sailboat rental facility shall be limited to its present size, including size (27') and number of sailboats (8) and dock length. The present adjoining awning (8' x 14') shall be moved and placed between the existing free standing sailing and new outboard rental booths (6' x 6'). The awning shall be park green. There shall be two floating docks (maximum length 65' and width 6') serving the sailboat and outboard rentals, respectively.

The easternmost bay (39') of the large boat hoist immediately south of the Bait and Tackle Shop shall be removed, unless some unforeseen engineering problem makes the removal unfeasible. The removal will reduce the mass, and therefore the aesthetic impact of the boat hoist on this portion of Crandon Park.

The tree-shaded area next to the boat ramp shall have the gravel removed and grass planted in its place within 120 days of the Adoption Date.

The boat ramp slope in the first bay and the finger piers shall be repaired within - twenty-four months after final adoption of the Master Plan.

The three and one half acre Rookery Island off the channel entrance to the marina shall be preserved in its present undisturbed condition and human visitations shall be prohibited.

IBIS PRESERVE

The Ibis Preserve area shall be kept undisturbed, except for such passive activities as limited marine grass and mangrove tours conducted by trained naturalists.

CRANDON PARK GOLF COURSE

The Crandon Park Golf Course is the subject of specific Settlement Agreement limitations and prohibitions, as follows:

Golf Course Clubhouse. The Crandon Park Master Plan and the Declaration of Restrictions implementing such Master Plan shall limit the Golf Course Clubhouse and other structures associated with the present golf course located on Crandon Park Lands to such

Clubhouse and structures' present sizes, i.e., square footage and locations, and shall contain a use limitation precluding nightclub type facilities, functions or operations within or associated with such clubhouse structures. A limited modification to the present size of the Clubhouse shall be permitted, however, to allow an open-space garage beneath the main Clubhouse structure to provide golf cart parking and storage. Such under-Clubhouse golf cart area, if built and utilized, shall be in lieu of and not in addition to the 57' expansion of the existing golf cart storage and repair building elsewhere permitted in this section.

Access to the Golf Course from Crandon Boulevard shall be provided opposite the entrance to the north parking lot, allowing buses or trams to drop off passengers at times of tournaments. Patrons coming on foot or by bicycle will have direct access to the entry drive via the future bike path which will generally follow along the eastside of the existing utility easement.

The existing tennis clubhouse located on the entrance drive, before the Golf Course Clubhouse, shall remain. There shall be no parking spaces for vehicles in front of or immediately adjacent to the tennis courts located on the Golf Course site and only tennis activities shall be permitted in this area. The tennis clubhouse shall, with little modification, be altered to conform to the South Florida Vernacular Architectural Style. It shall be enriched with shrub plantings and additional coconut palm trees shall be planted to echo the line of the drive. Tree and shrub plantings shall also be added to break up and partially screen the lines of the tennis court fences. Behind the tennis clubhouse, the existing wooden deck area which provides a pleasant sitting area, with sun-shaded tables and chairs, shall be kept. Neither the clubhouse, storage shed nor deck shall be increased in size or changed in shape. The umbrellas at the tables shall not display any advertising messages or logos. No vending machines and no advertising signs shall be permitted outside of the tennis clubhouse.

No additional tennis courts shall be permitted in the Golf Course area, and if any use of the courts by the current lessee is discontinued then they shall be removed and replaced with a dense landscaping of native vegetation. Between the tennis courts and the driving range's protective fence, a dense planting of palms and shade trees shall be established, using only varieties ecologically or historically associated with Key Biscayne. Only light standards and fixtures currently existing at the Adoption Date at the courts shall be permitted; however, no light fixtures shall be set higher than 25 feet above ground level of the courts.

The Master Plan Site Plan provides storage for the machines and equipment necessary to the maintenance of the Golf Course in a new 57' extension of the existing golf cart storage and repair building. It also provides for an eight foot high, fifty-five foot long fertilizer and gang-mower storage shed and a ninety-foot long open sand storage area. The golf course

chemicals shall be stored in a special shed 10' x 16' which shall be placed upon a custom built 14' x 40' vehicle wash down pad. The existing fuel storage shed shall be renovated as needed. The existing Golf Cart Storage Building shall be altered to reflect the South Florida Vernacular Architectural Style at the same time as the extension is added to the building. Equipment broken beyond repair, tables, signs, boxes and other debris stored here and elsewhere on the Golf Course shall be promptly and completely removed from the Park. The proposed building extension and driveway access shall improve the appearance of the area and achieve the economic advantage of saving valuable, salvageable equipment. The new building extension shall conform to the South Florida Vernacular Architectural Style. Within twelve months following the Adoption Date the entire area between the entrance drive and the storage compound shall be richly planted with coconut palms, trees and shrubs to completely block the maintenance and cart storage buildings and grounds from view, thus extending the planting development proposed in front of the tennis Clubhouse and the tennis courts.

Behind the maintenance building -between it and the driving range -there are three storage containers and a trailer, currently housing offices for golf tournament personnel. They shall be removed from the Crandon Park Lands within seven days after the 1997 Tournament. No concrete pad shall be provided in this location for any mobile office trailer to be utilized by the operators of any golf tournament on the Crandon Park Lands. All Golf Tournament office and related needs may be provided in temporary space on the second floor of the Golf Course Clubhouse. This temporary space shall not be used more than four weeks before or more than one week after the tournament. Since removal of the tournament trailer will expose the extensive westerly side of the Golf Cart Storage Building to full view from the Golf Clubhouse, from the driving range and its Pro Shop, the planting of groups of trees and shrubs shall be implemented in a timely fashion (within 12 months) to completely screen the building. Lighting for the driving range tees shall be limited to poles and fixtures not exceeding 25 feet in height. Lighting of the range itself shall be accomplished by "bunker lighting" rather than "pole lighting" and shall be extinguished by 9:00 p.m. The Settlement Agreement and this Master Plan prohibit any expansion of the existing driving range Pro Shop beyond its present square footage. As with all Park buildings, no advertising signs shall be permitted outside of the Pro Shop. Presently, this building is a nondescript shack. It must be made into a permanent building conforming to the South Florida Vernacular Architectural Style without increasing its interior square footage.

The main Golf Course Clubhouse shall be simplified and converted to the South Florida Vernacular Architectural Style.²³ Sale of items such as clubs, hats, shoes, bags, balls

²³ See Signage Standards Appendix O.

and clothing shall be restricted to the main Clubhouse and shall be limited to its present use and size. Except for temporary use (three weeks) by the current golf tournament and park staff meetings, the upstairs area of the Clubhouse shall be closed and no activity shall take place therein.

On the Clubhouse's north side, large glass windows in the lounge and dining room look onto the Clubhouse's service area. The service area shall be reoriented and screened completely with landscaping to shield it from the view of diners on the first and second floors of the Clubhouse, its deck and surrounding grounds, within one year of the Adoption Date. A wooden deck and bar with a flat roofed extension appended to the back of the patio cookout building, opens conveniently onto the golf course, but adds to a heterogeneous architectural conglomeration. The flat roofed extension shall be removed within 30 days of the Adoption Date. The remaining building and deck area shall be altered to conform to the South Florida Vernacular Architectural Style within one year of Adoption Date.

With the exception of the maintenance shed area and golf starters booth (max. size 36 square feet) the Golf Course Clubhouse and all other structures with the exception of the maintenance shed associated with the Golf Course shall be limited to their present size and location. All activities on the Golf Course lands or Golf Course facilities shall be strictly golf oriented, with the exception of (a) the dining facilities in the Golf Course Clubhouse, (which shall be open to the public), (b) non promotional food and beverage carts on the golf course, (c) Crab Point located adjacent to the 18th fairway which may be used only as a non-commercial golf related picnic pavilion by golf patrons, and (d) the tennis courts located on the Golf Course lands, which shall be used for tennis only. The closing time for the Golf Course shall be sundown. The closing time for the Golf Course Clubhouse facilities (including but not limited to the restaurant and bar) shall be no later than 10:00 p.m. The restaurant in the Golf Course Clubhouse, like the restaurant in the Marina, shall have a family atmosphere and in this case cater particularly to golfers. The Clubhouse shall have no pool tables, electronic games or like items, dance floor or live entertainment. Except for the driving range, and subject to the expiration or other termination of any existing lease, concession or other contractual arrangements in effect as of the Adoption Date, following the Adoption Date, the County shall not contract with any lessee, concessionaire or other party for the operation of the Golf Course or Clubhouse, including the Pro-Shop or other spaces within the Clubhouse (except restaurant). Following the Adoption Date, the County may elect to contract with a lessee or concessionaire for operation of the Clubhouse restaurant and/or driving range for terms of no more than three years in length with three, one year options to renew in each instance.

All sponsor boards, benches and items bearing advertisements or promotions shall be removed within 90 days of the Adoption Date.

The Biscayne Bay shoreline along all areas adjacent to the Golf Course, from the southern edge of the Crandon Park Marina south to the Southern boundary of the West Point Preserve and 50 feet inland from the mean highwater line along such shoreline, or to the edge of the mangroves, whichever is less, are hereby designated as "mangrove preserve". The upland mangrove area south of the Crandon Marina and north of the Golf Course as designated on the Master Plan Site Plan as the Ibis Preserve is also designated as a preserve with protection from all disturbance.

CRANDON PARK TENNIS CENTER

The Crandon Park Tennis Center, which is defined as a portion of the Crandon Park Lands more particularly described in Appendix G (the "Tennis Center"), shall be subject to the following limitations and restrictions:

The Stadium

Tennis Stadium. A tennis stadium, subject to the restrictions described below, shall be built at the location on the Tennis Center depicted on the Crandon Park Master Plan map.

Name of Stadium. The stadium to be located within the Tennis Center shall not be named, or if named such name shall be derived from the name of flora or fauna native to Crandon Park Lands.

Criteria for Visibility; Height Limitations. No permanent portion of the stadium structure (including elevator shafts, railings, lighting devices, etc.) shall be visible by a pedestrian from any location on Crandon Boulevard or on the beach areas of the Crandon Park Lands bordering on the Atlantic Ocean or on any area on the Crandon Park Lands in between, from a point where Crandon Boulevard becomes a divided highway on the north to the southerly most point of the Tennis Center lands along the line of Crandon Boulevard. In addition, no portion of the stadium or related facilities shall be visible by vehicles or pedestrian traffic traveling north on Crandon Boulevard from the southerly boundary of the Crandon Park Lands to a point on Crandon Boulevard directly east of the northern boundary of the Tennis Center. The entire permanent stadium structure and its associated facilities shall be screened by berms, terraces, and heavily landscaped with native flora so as to block

completely any view of the stadium or its associated facilities provided above. No permanent portion of the stadium structure (excluding elevator shafts, lighting devices, etc.) shall exceed 37 feet 6 inches in height, and all lifting rails, safety rails, ~~and~~²⁴ collapsible lighting devices, and temporary seating systems stored on the stadium deck²⁵ shall not exceed 4 additional feet in height and shall not be visible from the areas on the Crandon Park Lands as described above.

Maintenance of Visual Screening of Stadium. The County shall maintain the vegetative visual screening of the Tennis Stadium so no permanent portion of the stadium structure including (elevator shafts, railings, lighting devices, etc.) and the temporary seating system stored on the stadium upper deck²⁶ shall be visible by a pedestrian from any location on Crandon Boulevard or on the beach areas of the Crandon Park Lands bordering on the Atlantic Ocean or on any area on the Crandon Park Lands in between from a point where Crandon Boulevard becomes a divided highway on the north to the southerly most point of the Tennis Center lands along the line of Crandon Boulevard. In addition, the County shall maintain the vegetative screening so that no portion of the stadium or related facilities shall be visible by vehicles or pedestrian traffic traveling north on Crandon Boulevard from the southerly boundary of the Crandon Park Lands to a point on Crandon Boulevard directly east of the northern boundary of the Tennis Center.

Use of Stadium Spaces. Subject to special provisions for the United States Tennis Association provided below, there shall be no permanent or year around commercial or any out of park activities from being conducted within the spaces under or associated with the stadium, and there shall be no commercial, or retail sales, operations of any kind permitted in, under or immediately surrounding the stadium, except (1) during the Tournament Period and tournament ticket sales during a period from August 1 through the completion of the Tournament Period, and (2) during other permitted tennis events under subsection 1 (d) of the Settlement Agreement. The County may locate one year around office in the spaces within the stadium with no more than 1,000 square feet and accommodating no more than 10 County employees. The County shall use its best efforts to remove the present Crandon Park administration building located on the Crandon Park Lands and restore such area. ~~<<The stadium court and seating shall be used for tennis only, and for no other purpose.>>~~

[[The stadium court and seating shall be used for tennis and pickleball only, and for no other purpose.]]

²⁴ As amended on November 12, 2002, by the Committee on the Amendment of the Crandon Park Master Plan per Board of County Commission resolution R-1187.

²⁵ Ibid.

²⁶ Ibid.

Except during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period (as hereinafter defined) and tournament ticket sales during a period from August 1 through the completion of the Tournament Period in the area of the stadium designated for such function on the Plans created by Swanke, Connell Architects Court Level Plans, prepared June 5, 1991, no tournament personnel or volunteers shall be allowed into the stadium facility, provided that such tournament personnel may use the area on the Plans created by Swanke, Hayden, Connell Architects, Court Level Plans, prepared June 5, 1991, offices numbered 1108-1117, from January 1, through the end of the Site Restoration Period each year for Tournament operations.

United States Tennis Association Use of the Stadium and Tennis Center. The United States Tennis Association (the "USTA") shall be permitted to use areas within the permanent stadium only as depicted in Architectural Sheet A-2.0 of the Stadium Plans dated October 1, 1991. The USTA shall open the stadium sport science and weight training areas therein depicted to all members of the public accompanied by tennis coaches and shall design appropriate weight training and sports science programs for such uses. The USTA shall also conduct a youth tennis educational program of no less than 10 hours per month for Dade County tennis youth programs. The use by the USTA of the courts and facilities of the Tennis Center other than the stadium shall be limited to a schedule to be unanimously agreed upon by the four members of the group designated for modification of the Settlement Agreement as provided in Section 9 thereof.

No Advertising on Stadium. Except on the Tennis Center Site during a period 14 days prior to the commencement of the Tournament Period (as hereafter defined), during the Tournament Period, and during a period 5 days following the Tournament Period; there shall be no visible graphic panels, banners, signs, billboards or similar devices located on the outside of the stadium depicting or promoting any commercial activity of any subject, advertising or promotion, either expressed or implied.

The Tennis Center

The Tennis Center shall be subject to the following limitations and prohibitions:

Tennis Center Limitations. Other than professional tennis events which in the aggregate do not exceed 20 days per annum for all preparation, operations and restoration activities, the International Players Championship Tournament or its successor shall be the

only professional tennis event conducted or permitted in the stadium on the Tennis Center site. During such additional events all Tournament rules and provisions contained herein shall apply to such event(s).

Limitation on Temporary Tennis Court Seating. There shall be no temporary seating or stadia located on the Tennis Center, except there may be as many as 8,000 bleacher seats on courts 1 and 2 in the aggregate, and as many as 500 bleacher seats on other individual court. The Tournament organizers may reallocate these temporary seats among these courts at their discretion. All temporary seats and bleachers shall be removed each year by the end of the Site Restoration Period (as hereinafter defined).

No New Permanent Structures on the Tennis Center; Removal of Temporary Structures and Vehicles. Except as provided above with respect to the permanent tennis stadium, the Tennis Center shall include only such permanent structures as are presently located on the Tennis Center and depicted in the Master Plan Site Plan. No temporary facilities, vehicles, mobile homes, trailers or similar temporary facilities shall be placed on the Tennis Center prior to the commencement of the Tournament Preparation Period (as hereinafter defined), and all temporary structures, vehicles, mobile homes, trailers and similar temporary facilities shall be removed from the Tennis Center by the end of the Site Restoration Period (as hereinafter defined).

~~<<Tennis Only. The Crandon Park Master Plan and the Declaration of Restrictions implementing such Plan shall limit uses of and on the Tennis Center to tennis only within the Tennis Center or stadium except (1) during the Tournament Period and tournament ticket sales during a period from August 1 through to the completion of the Tournament Period, or (2) incidental Clubhouse concession activities.>>~~

[[Tennis Only. The Crandon Park Master Plan and the Declaration of Restrictions implementing such Plan shall limit uses of and on the Tennis Center to tennis and pickleball only within the Tennis Center or stadium except (1) during the Tournament Period and tournament ticket sales during a period from August I through to the completion of the Tournament Period, or (2) incidental Clubhouse concession activities.]]

No Exclusive Use; Public Access. Except during the Tournament Period and subject to the special provisions relating to the USTA in subsection 1(c)(vi) of the Settlement Agreement, the Crandon Park Master Plan and the Declaration of Restrictions implementing such Master Plan shall prohibit exclusive use of any of the Tennis Center facilities by any person, group, association or entity, and shall provide that the public shall have full access to all Tennis Center facilities. Except during the Tournament Period the County shall remove

the International Players Championship logos from the Tennis Center entrance signage, substitute the designation 'Tennis Center at Crandon Park' and add the following language in lettering of no less than 10 inches in height: "THIS IS A PUBLIC TENNIS FACILITY". Such signage shall be installed before the 1993 Tournament Period (as hereinafter defined).

Prohibition of Trash Stations; Restoration The County has removed the trash station located on the Tennis Center site. There shall be no further permanent or temporary trash transfer stations located on the Tennis Center Site. The County shall promptly restore and remediate the trash station area to a dense planting of native flora. See Landscape Guidelines and Standards App. B.

No Tennis Center Advertising. Except on the Tennis Center Site during a period 14-day period immediately preceding the Tournament Period (as hereafter defined), during the Tournament Period, and during the 5-day period immediately following the Tournament Period; there shall be no visible advertising on the Tennis Center site or clock tower, including but not limited to logos, banners or similar temporary devices for advertising or promotion of any product or service, either express or implied.

Limitation on Lighting. Except during a period 14-day period immediately preceding the Tournament Period (as hereafter defined), during the Tournament Period, and during the 5-day period immediately following the Tournament Period, the County shall reduce the height of all lighting devices located on the Tennis Center to no more than 25 feet, which shall be accomplished as rapidly as reasonably feasible, but in any event such reduction of lighting height shall be completed by no later than January 14, 1998.

Clubhouse. In spite of the overshadowing size of the stadium, the Clubhouse occupies a focal position and is important throughout the year in serving the public. It provides lockers, administrative and display space and a salesroom for tennis-related items. It shall be made to conform to the South Florida Vernacular Architectural Style in shape, proportions and color, when major structural damage becomes apparent. Except as provided during the Tournament Period the Clubhouse located within the Tennis Center shall be limited to its present size and functions. In the event that in the future, the Parks Department and/or other regulatory agencies (such as Risk Management, Building and Zoning or D.E.R.M.) concur that major structural deterioration appears in the Clubhouse, no additional funds shall be expended for repair of the Clubhouse. In the event such major structural deterioration appears to pose a threat to public safety or property, the deteriorated portions of the Clubhouse shall be demolished, and upon renovation, restoration or rehabilitation of the Clubhouse thereafter, the square footage of such renovated, restored or rehabilitated Clubhouse shall not exceed one story and a footprint of 5,000 square feet. The remainder of land of the former building

footprint shall be densely planted in native vegetation. All vending machines shall be located within the interior spaces of the Clubhouse.

The Tennis Tournament

The following limitations shall apply concerning the operation and conduct of the Tournament on the Crandon Park Lands:

No Interference With Public Access. Beginning on January 1, 1994 the Crandon Park Master Plan and the Declaration of Restrictions implementing such Master Plan shall require that all members of the public shall be permitted to use not less than 75% of all courts at or on the Tennis Center throughout the "Tournament Preparation Period" and up to the day before the commencement of the "Tournament Period" (as those terms are hereinafter defined) without disruption or interference by the Tournament sponsors, operators or the County.

Installation and Removal of Temporary Seating. Except as may be otherwise expressly provided herein, the Crandon Park Master Plan and the Declaration of Restrictions implementing such Master Plan shall provide that all temporary seating associated with the Tournament shall be installed no more than 30 days prior to the commencement of the Tournament Period and removed or in the case of the Stadium temporary seating, appropriately stored on the stadium upper deck²⁷ by no later than 30 days following the end of the Tournament Period, as defined in the Tournament Agreement.

Tournament Dates. The Crandon Park Master Plan and the Declaration of Restrictions implementing such Master Plan shall define the Tournament dates on the Crandon Park lands as follows:

- (1) The Tournament dates shall be selected by the County within the months of January, February, or March of each year (the "Tournament Period").
- (2) Tournament Preparation Period shall commence 45 days prior to the commencement of the Tournament Period (the "Tournament Preparation Period").
- (3) The Tournament Period shall be no more than 21 days in length (including rain dates).

²⁷ As amended on November 12, 2002, by the Committee on the Amendment of the Crandon Park Master Plan per Board of County Commission resolution R- 1187-02.

- (4) The Site Restoration Period shall be complete by no more than 30 days following the last day of the Tournament (the "Site Restoration Period").

Public Parking. At least 1,000 regular parking spaces east of Crandon Boulevard shall be reserved for general use by other than Tournament participants whether they be employees, guests, volunteers or patrons. Except on the Tennis Center site, no Tournament employees, guests, volunteers, patrons, or anyone else connected or associated with the Tournament (as hereinafter defined) shall be permitted to park on any unpaved areas on the Crandon Park Lands. All grass areas on the Tennis Center Site which are used for parking, or are otherwise covered, during the Tournament or any other event, for a period greater than 5 days, shall be resodded completely immediately following any such event. Vehicular Access

The Master Plan relocates the vehicular entrance to the Tennis Center to the existing south entrance on Crandon Boulevard and closes both the existing Tennis Center entrance and the service entrance (except during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period) to the former Trash Station. Both of the open spaces left by the removal of these entrances shall be replanted with native plant materials which continue the Boulevard's sideline enclosure and contribute to the screening of the stadium. The fountain shall be removed and replaced with a large shade tree by January 1, 1997 and the walkway modified to be heavily landscaped and shall be used by pedestrians only.²⁸ The pedestrian walkway across the Crandon Boulevard median strip shall be modified with bollards to prohibit any vehicle traffic. In the event that the Tournament installs an appropriate entrance feature which closes the north entrance at all other times, the north entrance may be open only during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period.

Pedestrians and bicyclists can enter the Tennis Center via the 10- foot wide path, which the Master Plan shows generally following the Florida Power & Light Company utility easement from the Marina to the old traffic circle by the Calusa Mangrove trail at the south end of Crandon Park. At the point where the path intersects the modified Tennis Center entrance the fountain will be replaced by a raised circular flower bed with a large specimen shade tree that will mark the beginning of a palm-lined entrance mall --no longer a vehicular way. The mall continues past the north side of the stadium and terminates in front of the clubhouse, where it intersects an allee leading from the patrons' parking area to a second allee, which turns westward, leading to the west end of the complex. The intersecting mall and allees serve as the backbone of a garden which surrounds the tennis courts with lush plantings of trees, shrubs and flowers. The allees shall be terminated with colorful mass plantings and

²⁸ See Master Plan – Site Plan – Tennis Center.

flower beds. All utilities (i.e. electrical, telephone and television boxes, electrical transformers and similar items) shall be screened from view with landscape vegetation within nine months of the Adoption Date.

A peripheral drive provides access for service and emergency vehicles around the entire perimeter of the Tennis Center. It connects with the patrons' parking area and, through it, to the main entrance road. On the northern perimeter of the complex, it connects with the Golf Course which passes by Hole #4. It also connects through a gate which shall be opened only during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period, with the west side (Crandon Boulevard) pedestrian and bicycle path, which is to be paved and wide enough (approximately 10 feet) to accommodate service or emergency vehicles.

Other

The Master Plan indicates the locations of the Tennis Center's seventeen hard surface courts, eight clay courts and two grass courts. The County may elect to change the surface of any court in accordance with public demand for other tennis court surfaces, and the County and Tournament may agree to modify the surfaces of these courts at the Tournament's expense. Trees and landscaping shall be planted on the Tennis Center in accordance with the Master Plan Landscape Plan and the Landscape Guidelines and Standards appearing as Appendix B to this Master Plan. The trees, shrubs and flowers shall be selected and planted in order to provide the maximum color during the Tournament. All portions of the Tennis Center site on which mangroves are located as of the Adoption Date, shall not be disturbed and shall be designated a part of the West Point Mangrove Preserve.

Any Tennis Center materials, supplies, Park Tournament signs or other park owned items used on the Tennis Center site must be stored inside the Clubhouse or Stadium according to all applicable laws, rules, regulations and ordinances. All Tournament materials, supplies or other items, not the property of the Dade County Parks Department, shall not be stored on the Crandon Park Lands during non- tournament times.

The Tennis Stadium located at the Tennis Center Site shall have no more than 7,500 permanent seats and no more than 6,500 temporary seats.

Except during the Tournament Period (as herein defined) any tennis courts permitted for any use other than tennis shall be completely covered by plywood (minimum one half inch thick) or comparable material.

Except during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period (all as herein defined), the closing time for the Tennis Center Site shall be no later than 10:00 p.m. During the Tournament Preparation Period, closing time shall be 12:00 midnight.

Only non-alcoholic beverage and snack machines shall be permitted on the Tennis Center Site.

Within one year of the adoption date, the Tennis Center shall be landscaped and maintained in compliance with the Master Plan and the Tennis Center Landscape Plan.

The individual court surfaces closest to the Clubhouse shall be reserved for use by the General Public.

Proper tennis attire shall be worn at all times by all those using the Tennis Courts.

The Parks Department and the County generally, shall actively promote the use of the Tennis Center Site by the general public.

Except during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period (all as herein defined); all Tennis Center Site parking for all vehicles shall be limited to the parking lot southwest of the Tennis Stadium and south of the Clubhouse.

No vehicles other than maintenance vehicles shall be permitted to travel on the Tennis Center Site beyond the parking lot south of the Clubhouse, except that during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period (all as herein defined), use of the north entrance access road shall be permitted subject to installation of the entrance feature at the north entrance by the Tournament which shall remain closed at all other times.

WEST POINT PRESERVE

Except for provisions herein and for re-planting, the West Point Preserve shall remain undisturbed. The West Point Preserve canals, opening into the lake opposite the Tennis Center Clubhouse and into Biscayne Bay, are navigable by canoes and kayaks, and shall be maintained and remain open to the public, with limitations and with the guidance of trained naturalists. This Master Plan moves the existing east boundary of the West Point Preserve all the way east to Crandon Boulevard, requiring the restoration of this area of the Preserve to its natural state, with only the following exceptions: (1) four unlighted multi-purpose (including

basketball, hockey, tennis) sport courts, with the existing recreational facilities to be modified consistent with the following subsection; (2) the recreation center remodeled in the South Florida Vernacular style, retaining only restrooms, a storage closet for the sports court equipment and the existing roof, thereby creating an open-but-roofed shelter area; (3) three picnic shelters with a maximum individual shelter size of 300 square feet; and (4) a tot-lot with a footprint identical in area to the tot-lot existing on the Adoption Date, but with equipment designed to match the tot-lot equipment planned for the Beach Area. The importance of preserving all of the remainder of this ecologically significant tract in an undisturbed condition cannot be overemphasized.

The winds of Hurricane Andrew toppled a number of Australian Pines in West Point Preserve fronting on Crandon Boulevard, crushing mangroves and other native flora. This area, now largely bare, shall be restored to its natural state, nurturing new native and mangrove growth and providing for a coconut seed orchard. A 3,500 linear feet boardwalk loop nature trail shall be constructed, as expeditiously as possible, originating from the existing parking lot at the new Calusa Mangrove Trail site. This loop shall provide a view of Biscayne Bay and a mangrove interpretive experience for the Park patrons.

Signage at the Biscayne Bay mouth of the canal entering the West Point Preserve shall restrict access to canoes and/or kayaks accompanied by a skilled, interpretive naturalist.

FIRE STATION

So long as the Fire Station is used by the Dade County Fire Department, to provide fire/rescue service to Crandon Park, there shall continue to be a traffic light and a median strip cut-through opposite the Fire Station building's driveway. Following the Adoption of the Crandon Park Master Plan, the Fire Station building shall be renovated to conform to the South Florida Vernacular Architectural Style. Planting along its frontage shall be consistent with the landscape character of Crandon Boulevard, and all landscape standards set forth in this Master Plan.

If such fire service is at some future time furnished from another facility outside, of Crandon Park, and provided that the present Park Office for Crandon Park is vacated and razed entirely, and further provided that all use of spaces in the Tennis Center Stadium by the Parks Department for offices and other park administration shall be discontinued entirely and not reinstated, then and only in those events, may the Parks Department use the former Fire Station for the Crandon Park Office. Use of this facility for a fire-rescue facility for the Village

of Key Biscayne or any other municipality is specifically declared to be inconsistent with this Master Plan and prohibited.

CALUSA MANGROVE TRAIL

The Master Plan makes no change in the existing layout and facilities at Calusa Park until year end 1997. After January 1, 1998, the existing Calusa Park Playhouse, play equipment and tennis courts shall be razed or removed (except as provided below) and the area shall be restored with an open area and heavily landscaped with native vegetation as part of the West Point Preserve. The parking lot, restrooms and open area, however, will be retained and three picnic shelters (maximum size 300 square feet each) shall be placed around the site. The existing recreation building shall be modified in the South Florida Vernacular style, and together with the surrounding court area, be modified by no later than February 2000, to retain only the restrooms, a small storage closet for equipment for the multi-purpose sport courts, and the current roof size, thereby creating an open-but-roofed shelter. <<~~This area shall also retain four unlighted multi-purpose (including basketball, hockey, tennis) sport courts with the necessary equipment for their utilization stored on site.~~>>

[[This area shall also retain four multi-purpose (including basketball, hockey, tennis) sport courts with the necessary equipment for their utilization stored on site.]]

This area shall also retain a sandlot play area with a footprint identical to the sandlot on the Adoption Date, but with equipment designed to match the sandlot equipment for the Beach Area.

In view of the fact that "Calusa Park" is part of Crandon Park and is no more a separate "park" than are the Golf Course, the Botanical Garden, the Tennis Center, the Marina or the Beach, this area of the Park is shown on the Master Plan as "Calusa Mangrove Trail."

The new Calusa Mangrove Trail will originate at the existing parking lot. At 3,500 linear feet, it may be part boardwalk (with protection for the mangroves) and part wood chips, depending on existing conditions. The Calusa Mangrove Trail will provide an interpretive and sensory excursion westward into the mangroves with vistas of Biscayne Bay and offering native variety to the Crandon Park experience.

ARCHAEOLOGICAL SITES

All of the presently known archaeological sites located on the Crandon Park Lands are significant and vulnerable to the additional subsurface disturbances which may result from proposed development and landscaping activities. Further archaeological sites may be discovered on the Crandon Park Lands in the future. Appropriate management techniques will benefit from determining the exact boundaries of the various known and potential sites and therefore an archaeological survey shall be conducted of these sites prior to any development activity. Construction and landscaping activities within any of the archaeological sites or designated zones may require anyone or a combination of the following actions:

1. Avoidance:

Certain site components may be so significant that their preservation is the first priority. This is the case with site 8DAS249, where numerous Tequesta house sites are located. The site is small and not within a proposed tree-planting area, so its preservation will cause minimal difficulties with proposed landscaping plans. Its location, furthermore, is ideal for public interpretation because it is adjacent to the bike and pedestrian trail.

2. Salvage Excavations:

Any archaeological site or feature that has scientific or historic significance and that cannot be preserved because of impacts from construction or landscaping will be subject to salvage operations under the direction of an archaeologist. The recovery of associated artifacts and data will act as mitigation for the loss of the site.

3. Monitoring:

Subsurface activities within areas of archaeological sensitivity may be subject to monitoring by an archaeologist. The purpose of this monitoring would be to collect archaeological artifacts and data during construction activities. The monitor will need to work closely with the work crew and, if a significant feature is uncovered, shall be given the opportunity to properly recover and record the feature.

4. Modified Exotic Plant Removal Techniques:

Removal of exotic plants from areas of archaeological sensitivity may require the use of herbicides, above ground cutting, and hand labor, as opposed to heavy equipment operations. These techniques will help to minimize subsurface impacts to any site or feature.

5. Modified Planting:

Planting and landscaping within areas of archaeological sensitivity may require the use of smaller plants and hand labor to minimize impacts to any site or feature.

The Crandon Park archeological sites are among the most significant in Dade County. They offer an important scientific record of prehistoric Tequesta Indian settlement and subsistence patterns on Key Biscayne. Public interest in archaeological sites is very high and these sites offer an excellent opportunity for the public to learn about the area's prehistory. Two of the sites, 8DA5247 and 8DA5249, are located adjacent to bicycle and pedestrian trails. These sites can be interpreted with signage and outdoor exhibits -particularly near the Botanical Garden. Site 8DA5249, with its many posthole molds of Tequesta houses, can be interpreted by placing one-foot-high wooden posts above the ground to provide a "footprint" of the houses.

All archaeological sites located on the Crandon Park Lands shall be managed according to Dade County ordinances, and potential ground disturbances shall be monitored, minimized or avoided altogether.

SERVICE AREA

Between the Service Area and Crandon Boulevard there is a screen planting, thinned in part by Hurricane Andrew, which with supplementary planting as provided in the Landscape Guidelines and Standards will be effective as a tight visual barrier, to block the view of such service facilities. No such screening exists, however, between the Service Area and the Gardens and shall be installed as provided in the Landscape Guidelines and Standards. Much of the Service Area is enclosed by chain link fencing, but there are openings which violate security. These openings shall be promptly repaired.

The Service Area shall remain in its present location, with no change in size. Present buildings shall be restored, with roofs, doors and siding repaired, but without need for conformity with the South Florida Vernacular Architectural Style. The sides of the buildings shall be painted green, using hues that match the sage green color described for the Tennis Stadium, to help hide them from Crandon Boulevard and the Gardens.

Cracks and depressions in pavements shall be repaired and parking spaces for trucks, automobiles, tractors and other equipment shall be marked in a systematic and cohesive arrangement. Racks shall be provided for materials which can be stored out of doors, and materials awaiting repair shall be kept separate from new materials. Equipment broken

beyond repair shall be removed from the site promptly. Space for bulk storage and machine repair shall be provided in the buildings.

The perimeter of the Service Area shall be totally enclosed by chain link fencing and gates which shall be secured at night. New screen plantings shall be developed between the Service Area and the Gardens, and existing screen plantings shall be supplemented with new plants as necessary to assure a tight visual barrier, which shall mean such screening as will hide from view such maintenance features by a person with normal vision. This tight visual barrier around all maintenance areas shall be completed no later than twelve months after the Adoption Date.

It should be noted that the former Elephant House, which is a part of the Gardens, is currently being used by Service Area employees for storage. This building shall be razed and the area planted in accordance with the Landscape Guidelines and Standards.

A trash compactor or, in the future, a more technologically advanced device shall be provided and used to reduce volume of all Park trash, garbage and other solid waste, during the period when such solid waste is temporarily stored for prompt removal from the Crandon Park Lands. All trimmings and cuttings of noninvasive species shall be mechanically chipped and reduced and distributed as mulch to suitable locations all about the Crandon Park Lands and other park property.

All invasive exotic or prohibited flora or nuisance fauna, as defined in the Metropolitan Dade County Code or regulations or guidance documents promulgated by the Dade County Department of Environmental Resource Management or other agencies having jurisdiction, shall be removed with dispatch from the Crandon Park Lands and steps shall be taken by the County to preclude reintroduction of such flora or fauna on the Crandon Park Lands.

The area South of the Cabana Road and North of the Parks South Boundary shall be used to maximize the propagation of a variety of coconuts for use on the Crandon Park Lands and other parks.

THE GARDENS

The Master Plan for the Crandon Park Gardens provides two contrasting experiences for this site. One takes place in the cultivated central garden of broad South Florida Seaside and Caribbean landscapes and picturesque lakes; the other, in a dense tropical jungle with lush native and tropical vegetation overhanging narrow waterways and winding trails.

Historic vestiges of the Matheson Coconut Plantation and the Crandon Park Zoo are scattered throughout the landscape, invoking the past as they become part of the present.²⁹

Within the Central Garden, broad walks, colorful detailed plantings and exciting landscape features create picturesque vistas, and a landscape of clarity and openness that promotes social interaction and refreshment of the mind and nerves. In contrast, the wild and uncultivated appearance of the jungle signals a primordial experience where the flora and fauna prevail. Visitors are led through dense woods along a series of narrow, twisting pathways, aerial walkways and silent waterways to encounter the hidden aspects of the site. Glimpses of some of the more than 160 species of migratory birds which use the Garden's trees and waterways, or of the colorful 6 feet long iguanas, add to the mystique. The variety of limited cultural features, artworks and musical events in this area are designed to be often hidden; to be encountered or, explored, and calculated to create a sense of surprise and discovery.

The Waterway, accessible by canoe, changes as it moves throughout the Garden, reflecting the character of the surroundings. At the entrance, the Waterway begins as a colorful water garden. Along the inner loop, the canals are broad and open, reflecting the cultivated botanical setting of the Central Garden. Along the outer loop they become narrow, winding and darker where a dense canopy hangs over the water.

Beyond the Waterway's outer loop lies a buffer zone of even denser natural vegetation that encircles the forest and central garden area to seal it off completely from the surrounding metropolitan area and to create a sense within the Garden of a separate world.

First phase development efforts, cleanup and replanting had been accomplished when Hurricane Andrew struck. The storm leveled the site. Although renewed development efforts have begun, except as otherwise expressly set forth herein, the Gardens will be developed in accordance with the Master Plan for the Gardens at Crandon Park as approved by the Dade County Board of Commissioners in 1991 and attached hereto as Appendix U. These exceptions include:

- A. All development and use of the Gardens shall be consistent with this Crandon Park Master Plan, and if a conflict between this Master Plan and the 1991 Master Plan occurs, this Master Plan shall control.

²⁹ Landscape Guidelines and Standards Appendix B.

- B. The Crandon Park Gardens Master Plan shall create a lush, profusely colorful native South Florida and tropical Caribbean botanical setting which will be enhanced through the sensitive, limited integration of people-friendly functional art, of art that defines a journey and of historical cultural features (i.e. old plantation structures). The plant species in the Garden shall be named, numbered and depicted on a site plan but not promoted for botanical research. The functional art shall be limited to (1) bridge railings no higher than four feet, and (2) up to 400 square feet of functional art throughout the Gardens, provided that no one site shall exceed more than 100 square feet, and that there shall be no more than eight (8) total sites throughout the Gardens regardless of size. These sites shall in no way stand out as objects of beauty or ornament and shall not be a distraction in the landscape. However, these sites shall not be turned into an art gallery or exhibition area. There shall be no artists in residence; all artwork or cultural features shall be site specific, empathetically conceived and executed from the Park's past and present historic themes, from its environmental attributes and from factual characters of the flora and fauna of the Garden's site and not from the idiosyncratic signature or psychology of the artist. The factual representations of the flora and fauna shall be no larger than life size; in scale and proportion to the natural attributes of the Garden's setting, with a maximum height of six feet. Representations of very small flora or fauna, i.e., insects may could be reproduced to a maximum of 8 inches.
- C. Subject to the limitations in B above, the Gardens area may be used for temporary non-commercial display of works of art only, during appropriately scaled festivals or events of a maximum of 3 days duration and a maximum of three per year. All events held in the Gardens shall comply with the sound restriction of the General Provisions and Restrictions (number six).
- D. The canals in the Gardens shall be interconnected with sufficient depth I and width to permit navigation exclusively by non-motorized canoe, and the areas adjacent to such canals shall be heavily landscaped with a tropical jungle atmosphere and the water within such canals shall be aerated with sufficient oxygen to preclude detrimental marine growth.
- E. The Garden's Forest shall be replanted with a variety of native and natural fruit bearing plantings which will enhance and recreate wildlife habitats to insure the return and reproductive abilities of native fauna.

F. Appropriate species of colorful ducks, peacocks, flamingos and other fowl, fish and if allowed, other native or protected species of fauna, some of which can be fed by visitors, shall be introduced to roam freely and to enhance the visitors' visual experience. The County shall also reinstitute the petting zoo in the Old petting zoo area with weekend or full time staff within 3 years of the Adoption Date.

G. The remaining former animal cages and pens shall be modified or removed from the Botanical Garden site. (See Site Map, p. 84A).

Building 2 Remove turtle house and rebuild planter bed wall to a height not to exceed 24 inches with a seating coping, using coral rock for the wall

Building 3 Remove 60% of the Building

Building 5 Modify for animal house

Building 5A Remove

Building 6 Modify to South Florida Vernacular

Building 7 Rehabilitate

Building 8 Remove all walls

Building 10 Remove all vertical bars and plant flowering vines on the horizontal bars.

Building 11 Remove all walls

Building 13 Remove

Building 15 Remove 60% of the footprint and the vertical bars and plant flowering vines on the horizontal bars

Building 17 Remove

Building 18 Remove

- H. There shall be no art studio building in the Gardens.
- I. Canoe rentals in Gardens shall be limited to one location in the site.
- J. The green plantation house shall be moved (if feasible) to the Gardens Matheson Plantation area, and along with one or two other Matheson Plantation buildings or replicas shall be remodeled and used for interpretive purposes associated with the historical and natural resources of Crandon Park.
- K. The present Crandon Park guide map shall be relocated and preserved in the interpretive center to be located in the Gardens' Matheson area or the park administrative office.
- L. The two picnic shelters in the special activity area shall be limited to 1,600 square feet each.

CRANDON PARK CABANAS

The cabanas are located adjacent to restrooms and a concession building, both of which shall be retained but renovated consistent with the standards established in this Master Plan. Groups of coconut palms are effective in providing shade and a special ambience for the units. These groups shall be supplemented by larger similar plantings. Very similar new Cabanas shall be constructed on the footprints of the existing units, but providing common, roofed open space between every 3 or 4 of the 1-story units and using the South Florida Vernacular Architectural Style. Because this spreading of units will reduce the total number available, a few additional, small groups of 3 or 4 may be constructed upon patron demand to the south as shown on the Master Plan Site Plan.

The two-story portion of the Cabana complex shall be renovated, but not replaced, and be made to conform to the South Florida Vernacular Architectural Style used throughout Crandon Park.

The two southernmost cabana sections may be demolished down to their concrete slab and then covered with sand until renovations are made.

Parking for the Cabanas is provided in two lots -one behind (west of) the units, the other in the main south parking area. Both are accessed by the South Beach parking entrance by permit only. The closing time for the Cabana area shall be sundown. No more than 40% of the available cabanas may be rented on a seasonal basis and those renters shall be selected

seasonally by an independently run lottery system. All other persons (patrons) shall be eligible to rent a cabana on a rotating first come first serve basis.

PARKING AND BEACH DRIVE

The principal design objectives with respect to the development of a future Beach Drive and East Parking Lots are:

1. To develop a Beach Drive offering the public an opportunity to circulate around the parking lots, to which it will give access, and providing views into the beach, and access to drop-off points for all activity areas east of Crandon Boulevard;
2. To introduce effective yet natural looking access control measures between the Beach Drive and the picnic areas without cutting off views to the picnic areas and beach.

The present parking lot capacity shall not be expanded and all parking spaces shall be a minimum of 9 feet wide and 20 feet long or the appropriate size for the needs of the vehicles. The concrete walkways in the middle of the parking lot median strips shall be removed except as required by the Americans with Disability Act. The Parks Department shall make an effort to replace as much asphalt as possible in the parking spaces with concrete or similar material pavers which all allow for a maximum of water penetration (minimum permeability 70%). Hurricane Andrew (1992) destroyed many of the shade trees in the parking lots, and such trees shall be promptly replaced. The south portion of the South parking lot shall be planted with trees in accordance with the Landscape Guidelines and Standards.³⁰ During Tournaments and special events, beach and picnic patrons shall always be provided with adequate park access and parking. Overflow parking for large, special events can be accommodated off-site in places such as Virginia Key Beach or the Miami Marine Stadium.

Pedestrian crossings of the Beach Drive between the parking lots and the picnic areas, the mall or the beach shall be paved with material of different color and texture than that of the surface of Beach Drive to accentuate the crossing lane.

Drop off points shall be designated by signs which shall also prohibit parking (i.e. "DROP OFF ONLY --NO PARKING"). Coral rock boulders, wood bollards or other natural

³⁰ Landscape Guidelines and Standards Landscape Sectionals p. 10, Appendix B

materials or vegetation shall be used to control access onto the picnic area and beach, from Beach Drive, without intruding on the Park's vistas or aesthetic qualities.

There shall be a Park building of no more than 900 square feet to provide information for visitors through displays and personal response to questions and requests for help. There shall be 10 toll-free parking spaces for visitors' vehicles.

The closing time for those portions of the Crandon Park Lands east of Crandon Boulevard shall be sundown (except for ball fields until January 1, 2005).

The field in the central allee shall remain open and the walkways shall be landscaped with coconut palms.³¹ By no later than February 2000, the baseball fields, and back stops shall be removed and the field shall be graded smooth and permitted to recover to a total grass cover and be used as a unlit multi-purpose sports field. Portable, temporary sports equipment for a variety of sports and games, including temporary baseball backstops, volleyball nets and soccer goals, a new low permanent backstop (maximum height 4') and landscaped hedges shall be permitted. All field lighting shall be removed by January 1, 2005.

The central allee when reestablished shall be developed with an enframement of coconut palms, the lines flaring out as they approach the beach to offer a wide view of sand and sea.

THE BEACH

The Master Plan Landscape Plan enhances the Beach with the addition of many coconut palms, natural dune systems and vegetation, starting with just coconut palms at the central part of the Beach and becoming denser, with natural vegetation toward the north end of the Beach. These plantings serve to reduce the vast expanses of glaring sand and blur the boundaries between the picnic areas and the ocean. Single post thatched roof sunbrellas may also be appropriately placed along the beach.

The Master Plan retains the existing promenade, but removes the parapet along its west side after the new sand dunes have been established. Between the promenade and the shore, the Master Plan calls for the development of a series of overlapping dunes and dune plantings which, together with the planting of additional groups of coconut palms and with the existing retaining wall along the east side of the promenade, will reduce the inland drifting of the

³¹ Landscape Guidelines and Standards, Landscape Sectionals p. 14, Appendix B.

beach sand. Additional sets of steps or ramps shall be developed along the promenade at no more than 100-yard intervals. On the north end of the Beach, the pedestrian/bicycle recreation trail (10 foot wide) serves as a continuation of the promenade and service road.

Picnic locations in both the north and the south Beach areas occupy tree shaded areas on the Master Plan Site Plan. The picnic areas are conveniently served by drop-off points on the Beach Drive, where family members, picnic baskets and supplies may be discharged. In the picnic areas there shall be open tables and benches close to the promenade, and behind these, shelters (400 square feet) with tables and benches, where groups may gather without concern for rain showers. Shelters in the south picnic areas shall be sized for family groups (900 square feet), while those in the north picnic areas shall be larger (1600 square feet) to accommodate larger groups. Some of the shelters, located in the back, or west side, of the picnic areas may be on stilts, with access ramps for the handicapped. This will afford all patrons equal visual access of the ocean and Beach. The shelters shall be simple structures, consistent with the unified South Florida Vernacular Architectural Style of the Park. As their need develops, new restrooms shall be constructed approximately nine hundred and fifty feet north of the south concession stand adjacent to the promenade.

The large, enclosed carousel at the south end of the south picnic area shall be rehabilitated. It will identify the south end of the picnic area. The adjoining roller skating rink, which may offer bicycle and skate rental, and bathrooms, shall also be rehabilitated. In the future, it may prove necessary to segregate the bicyclers and rollerbladers from the pedestrians in the more active park areas. A children's sandlot play area (1,600 square feet) may be built in the family area with play equipment and life size replicas of sea turtles, manatees, dolphins, alligators, and stingrays made of cement or fiberglass and painted in lifelike colors (no solid bright colors).³² Another identical sandlot play area may also be placed in the picnic area, north of the Central Allee.

The Master Plan provides for tram stations near the entrance to the Botanical Garden, at the central allee and at the north end of Airline Road, near the fossilized mangrove reef. The tram several cars in length, shall run on the promenade and then northward on the easterly arm of the recreational trail, giving passengers a ride along the Beach frontage. In the future, a narrow gauge train may also run throughout the park.

Paths for bicycles and pedestrians (10 feet wide) are provided on the Master Plan Site Plan throughout the Park, serving both the east and west activity areas. On the east side of the Park the path begins at the Village of Key Biscayne, continues through Cabana Road and the promenade to the central allee, and thence to the north end, terminating at an overlook by the

³² See Architectural Standards, p. 14, Appendix A.

mangrove reef. Another bicycle path originates at the north beach parking lot and runs north behind a minimum thirty-foot wide vegetative buffer parallel to Crandon Boulevard terminating at the Bear Cut Bridge. Following modification to the Bear Cut Bridge, the bicycle path will continue on to Virginia Key.³³ The west side bicycle path originates at the Bear Cut Bridge, generally follows the Florida Power & Light Company power line right of way, and terminates at the south park boundary.

On the side of the existing pedestrian/bicycle path in the North Beach Area, there is a fitness course ('Fit-Core,' 'Vita Course,' 'Parcours,' or equal) with instructional signage and simple balancing beams, parallel bars, horizontal and vertical ladders, and similar equipment to help the participant undergo a planned fitness regimen. The elements of the course shall be restored as necessary.

The central allee recognizes the importance of the strong open-space connection of the east and west sides of the Park envisioned in the early Phillips master plans. The Importance of maintaining the openness of the central allee and the completely unobstructed vista it provides cannot be overemphasized. It shall be lined with coconut palms, densely planted so as to flare out as they approach the Beach.³⁴ The allee from Crandon Boulevard to the Atlantic Ocean shall contain no goal posts, backstops, lighting standards, flagpoles, umbrellas, life guard towers or anything which would obstruct the view and be incompatible with the design of the Master Plan and of the earlier Phillips plans. Any trees currently blocking the central allee's openness shall be relocated to other areas in the park. It would be acceptable to develop in the central allee a limited bed of low ground cover, with some open areas for passive activities.

The existing concession building at the Cabanas and at the north side of the central allee and existing restrooms on the Beach shall be rehabilitated conforming to the South Florida Vernacular Architectural Style which will characterize Crandon Park. A small mobile food vehicle painted with two compatible park colors and free of all exterior advertising and wording shall be permitted to travel the paved areas east of Crandon Boulevard. None of these concessions or any other buildings, or exterior vending machines shall have any advertising or promotional signs, flags or bulletin boards. Signage and flags to warn patrons of hazardous conditions shall be allowed. Restrooms, tram stations and the lifeguard station shall be marked with appropriate signage of modest size to identify their functions.

³³ See Bear Cut Bridge Appendix T.

³⁴ See Appendix B Sectional, p. 13.

There shall be appropriately spaced lifeguard towers on the beach. The main lifeguard tower mounted on wooden piles and standing no higher than the existing towers shall house two desks and appropriate communication equipment. The towers shall be positioned on the beach to the north and south sides of the central allee vista. The character of the towers (several new ones having been recently installed) is pleasant, leaves no question as to their identity and they therefore need no signage except appropriately scaled symbols and chalkboards. Signage identifying lifeguards on duty or hazardous conditions will be allowed on the towers, as long as it conforms to the sign standards set forth herein. The lifeguards' dory shall be stored at the Crandon Marina or park caretaker's garage. Except for lifeguard and park maintenance vehicles, no motorized vehicles shall be permitted on the beach.

The Parks Department shall be permitted to grant for a period not to exceed one year in each case, a lounge chair and/or beach umbrella concession for patrons of beach areas, provided however, that no concession shall be granted which permits more than 300 lounge chairs or 300 umbrellas to be located in the beach area in total, and further provided that such concession agreement shall provide that no umbrella or lounge chair shall be placed; (a) within an area 75 feet westward of the mean high tide line; (b) within 75 feet to the north and south of any concession stand; (c) eastward of any concession stand (i.e., creating an opening at least 150 feet wide from the concession stand to the ocean, (d) not more than 1,800 feet south of the center of the Central Allee; and (e) not more than 1,600 feet north of the center of the Central Allee. The concession agreement shall further provide that the Parks Department shall have the right at any time to reduce the number of lounge chairs or umbrellas, if in its sole and absolute discretion, the Parks Department determines that such lounge chairs or umbrellas detract from or interfere with public access to any area of the beach or to the ocean.

Benches shall be located at intervals of approximately 100 feet along the promenade for resting or viewing Beach activities.

Signage and or buoys shall be placed in coastal waters around the Crandon Park boundary at mutually visible intervals at a minimum of 1,000 feet offshore, indicating that no operating motors shall be allowed within such 1,000 feet outer perimeter surrounding Crandon Park, except at the wide central beach where markers will extend to the outer perimeter of the sandbar. The channels to and the anchorage at the Crandon Park Marina shall be properly marked. All boat access to turtle grass and the fossilized mangrove reef areas of the Bear Cut Preserve shall be prohibited. All restrictions shall be posted with signage and buoys. No boat or watercraft shall be offered for rental on the Crandon Park beach areas. Concession areas on Crandon Park Lands shall only be constructed or expanded as the Park patronage dictates.

Upon Adoption of the Master Plan, management practices shall be implemented for the Crandon Park beachfront and offshore swimming area so as to maintain the recreational beach and swimming area at its existing (January 1993) or an improved level. Management practices shall include the creation of a viable dune system to recreate a more natural beach habitat and reduce the loss of sand from the beach to other areas of the Park, and the implementation of the most economically feasible beach cleaning operations consistent with generally accepted practices, such as those in the State of Florida Beach Management Handbook, to meet the multiple objectives of debris removal and sand preservation. Adequate and fully functional restrooms, drinking fountains and showers shall be maintained along the entire picnic and beach area.

The County shall implement modifications or recreational enhancements to the shoreline drop off areas north and south of the attached sand bar. The placement of sand to shallow the existing north and south drop-off areas, and if appropriate, shall be undertaken within three years of the Adoption Date. An artificial reef snorkeling area in the south drop-off area to provide for a greater diversity of recreational opportunities within the Park shall be done within two years of the Adoption Date.

CRANDON PARK VISITORS' AND NATURE CENTER

This Master Plan shall include the following specific provisions of the Settlement Agreement relating to the "Nature Center":

Nature Center. The Crandon Park Master Plan and the Declaration of Restrictions implementing such Master Plan shall limit the nature center now located on the Crandon Park lands to no more than 3 times the present square footage of such nature center, and any design for improvement of the present nature center shall conform to the design height and other limitations and criteria contained in the Crandon Park Master Plan.

The Park Visitors' and Nature Center shown on the Master Plan Site Plan shall be an elevated single story facility built in the South Florida Vernacular Architectural style. This facility shall have a visitor center with a maximum interior footprint of 2,050 square feet, and classroom with a maximum total interior footprint of 2,650 square feet. An open porch with a maximum width often feet may be placed around a maximum combined sized park visitors' and nature center of 4,700 square feet. The location of Park Visitors' and Nature Center, at

the junction of the east and west branches of the bicycle and pedestrian trails, provides its staff control of access to the Bear Cut Preserve interpretive trails. The Visitors' Center shall include a desk/counter area staffed by approved volunteers, naturalists or Park Department/Crandon Park Nature Center naturalists to answer questions, a seven minute or longer audio/video presentation recounting the natural resources and history of Crandon Park, a photography display presentation, artifacts, a limited retail area providing brochures describing Crandon Park and other Dade County Park facilities, a staff office, storage area, and bathroom facilities. The Nature Center shall contain classrooms/laboratories and storage. In no event shall more than 500 persons be permitted admittance to the Nature Center classrooms throughout anyone day, and members of the public shall have access to all areas of the Nature Center after 2:30 p.m. on week days and all day on Saturdays, Sundays and holidays. The Visitors and Nature Center and restrooms shall be generously landscaped with tall, medium and short trees to soften their visual impact on the north, south and west sides within one year of the buildings certificate of occupancy. Any directional sign designating the Visitors' and Nature Center shall read: "Crandon Park Visitors' and Nature Center," conforming in all respects with the Crandon Park Signage Guidelines and Standards, attached as Appendix O. At the entrance door to the Visitors' Center a sign, no larger than 12" x 14", shall read; "Visitors' Center," conforming in all respects to the Crandon Park Signage Guidelines and Standards, attached as Appendix O. At the entrance door of the Nature Center as sign, no larger than 12" x 14", shall read; "Marjory Stoneman Douglas Biscayne Nature Center", conforming in all respects with the Crandon Park Signage Guidelines and Standards, attached as Appendix O. The existing restroom on the beach nearby shall be removed and a new restroom built adjacent to the new Nature Center. A shelter (max. size 1,600 sq feet) shall be placed next to the fossilized area and another halfway in between the first shelter and the Nature Center on the Access Trail. A shade house, no larger than 1,000 square feet approximately 100 yards north of the Nature Center complex, will be administered by the Park's staff naturalists and will be used for propagation of native plant materials for the Bear Cut plant restoration project. The shade house shall be placed just inside the vegetation on the Bear Cut Preserve's southern vegetative edge. The shade house shall be removed after such restoration is complete, but in any event, the shade house must be removed by no later than 5 years after installation.

The self-releasing turtle hatchery on the Beach east of the shade house shall remain. Crandon Park Nature Center sponsored trips to gather turtle eggs at night may be conducted solely from the Nature Center's parking lot, and neither the Nature Center, the Visitors' Center nor anything else shall be used or Illuminated during such activities.

BEAR CUT PRESERVE

First impressions are lasting. It is extremely important that the Park entrance at Bear Cut be open, friendly, expansive, welcoming and accessible to the many amenities the Park has to offer, and that any barriers be completely invisible from the causeway, Bear Cut Bridge or Crandon Boulevard. The open shoreline (450') eastward of the Bear Cut Bridge shall be planted with red mangrove.

A salt marsh shall be developed within the area of Bear Cut Preserve designated on the Master Plan Site Plan. By dredging, the uplands will be restored to their former elevation below the water table, and by cutting a channel to the ocean, the resulting coastal wetlands can benefit from the resultant, necessary tidal flushing. This development will include the creation of one or more flushing channels to prevent Ostagnation within the pond and maximize the ecological value of the marsh. The size and location of the channel(s) shall be based on the recommendations of coastal engineers with expertise in channel design, [see Appendix K]. The channels shall be located away from Crandon Boulevard, and shall be designed in an aesthetically pleasing manner compatible with the natural setting and shall meander to avoid long linear sections. All spoil from the excavations for the Bear Cut Preserve salt marsh shall be sold and/or removed from the Crandon Park Lands, or if such spoil will not have any damaging environmental effect on any natural feature, such spoil shall be deposited on the Crandon Park Lands in an appropriate location. If such spoil is sold, all proceeds shall be used to enhance Crandon Park Lands.

There shall be along the west side of the Bear Cut Preserve, a 10 feet wide recreational bicycle path extending northward from the west side of the North Beach parking lot to the Bear Cut Bridge. The bicycle path shall be separated from the Boulevard by a vegetative buffer no less than 30 feet wide. From the east side of Crandon Boulevard, the bicycle path shall be separated from the west side of the Bear Cut Preserve by a vegetative buffer and eight foot high fence. This path will originate at the north parking lot and proceed across the Bear Cut Bridge modified to accommodate the northbound bicycle path.³⁵

The new channel created for the wetland restoration project, together with a parallel fence and buffer, will offer a formidable barrier to people seeking to enter Bear Cut Preserve from Crandon Boulevard and will require them to enter at the Park Visitors and Nature Center. The 8' high fence shall extend from the Bear Cut Bridge, south along Crandon Boulevard to a point opposite the Nature Center and may then proceed directly to the Nature Center. It shall be completely screened by heavy native planting, and shall be black in color.

³⁵ See Appendix T.

In the coastal wetland restoration area there shall be several interpretive trails and overlook points --some even extending out into the wetlands on wooden piers or walkways to allow close observation of flora and fauna. These and other boardwalks shall be laid out by skilled naturalists and shall be marked with suitable, instructive but unobtrusive signage.

An asphalt tram trail (10' wide) may be built from the Nature Center northward to a turnaround point near the Mangrove Wetland area.

An observation shelter with a maximum height of 25' above ground level and a restroom facility shall be located in the vicinity of the fossilized mangrove reef. No bicycles shall be permitted further north than the observation shelter.

Signage shall be installed offshore to prohibit boat access into the turtle grass area, as indicated on the Master Plan Site Plan. No more than 200 visitors per mile shall be permitted on the Bear Cut Preserve trail at one time. The Bear Cut Preserve shall be designated as a low noise area, where except for maintenance operations sounds shall not be permitted to exceed the decibel level (65 dB) of a normal conversation.

A majority of the Bear Cut Preserve shall be replanted and maintained with native species indigenous to Key Biscayne and to South Florida Barrier Islands within five years from the Adoption Date.

The Bear Cut Preserve shall be maintained free of all exotic vegetation in the restored wetland areas; all culverts shall be maintained for proper water flow and the perimeter chain link fence shall be maintained to ensure long-term habitat protection.

MASTER PLAN

Priorities List

All specified features and provisions of this Master Plan shall be implemented with reasonable expedition by the Dade County Parks and Recreation Department. The following specific provisions of this Master Plan shall, subject to the Settlement Agreement and availability of economic or other resources to complete them, be accomplished pursuant to the following order by category:

CATEGORY ONE:

Rehabilitate the large picnic table area at the North Beach.

Repair the sand drift walls and North Beach service road.

Install all significant signage and remove all non-significant signage.

Remove all sponsor signage from the Golf Course.

Delineate and protect all Park Preserve Land.

Implement the Landscape Guidelines and Standards for the entire Crandon Park Lands, and improve and maintain perpetually the visual screening of the Tennis Stadium in accordance with the Settlement Agreement.

Restore the Beach and establish landscaped sand dunes.

Complete the standardization of all lighting poles on Crandon Boulevard.

Implement the improvements to Crandon Marina.

Move the Coconut Palms (205 + -) and Gumbo Limbos from the median opposite the marina area to the median strip and roadsides to the south.

Modify and screen with landscape the golf course maintenance area.

Screen from view all utilities on the Golf Course and Tennis Center Site with Landscape Vegetation.

Modify the golf course clubhouse building with wheelchair access. Screen the park maintenance area with landscape material.

Remove immediately all debris, large trailers, chippers, bucket trucks and other park vehicles from The Tennis Center site.

Paint all utility ground covers park green with a color-coded shape (max. size 4 square inches) for each type of utility.

Paint all exposed guard posts around underground utilities a dark park green.

Install signage in the Tennis Center Clubhouse indicating the Public's access and usage to the Tennis Courts.

Install barriers South of the Tennis Center Clubhouse to prohibit automobiles from being parked in any tennis court area.

Install bollards to prohibit all vehicle traffic on the pedestrian walkway across the Crandon Boulevard median strip.

Remove the broken concrete from Pelican Point area and complete the Mangrove planting and the natural stone random rip-rap along the eastern end of the Pelican Point shoreline.

Remove the two large Concrete Pipes by the Old Bath House.

Remove all wood posts around the planters at the boat ramp and the bait and tackle shop.

Remove the rock boulders on the Golf Course and Beach Areas.

Remove all unnecessary white metal gates from the central allee area.

Designate the beach shelter by the south concession stand for the handicapped and provide suitable beach chairs as needed.

Except when located in existing roads, replace all survey stakes on the tennis center site with 3" galvanized pipe with two feet showing above ground and painted park green and three feet below ground encased in concrete.

Remove the telephone poles with cement platforms from the goat area in the old zoo.

Relocate all abandoned domestic and feral animals to areas other than the Crandon Park Lands.

Remove the westernmost Tennis court from the Calusa Mangrove Trail Area and modify the remaining courts for multiple uses with lines of contrasting colors.

Remove the pool tables from the restaurant/bar in the Golf Course Clubhouse.

Install "No Parking" signs along the western edge of the Marina parking lots. Remove the movie set north of the old north concession stand.

Complete a barrier fence on the Parks south boundary west of Crandon Boulevard and east of the Shopping Center.

CATEGORY TWO:

Connect all restrooms to the public sewer main in the median of Crandon Boulevard.

Install graywater irrigation system throughout the landscaped areas of Crandon Park and repair all water fountains.

Construct bicycle paths and nature walks in all designated Park areas.

Modify the Bear Cut Bridge to accommodate the northbound bicycle path.

Renovate and reorganize the group picnic tables on the beach.

Implement rehabilitation of the Crandon Park Gardens.

Plant a red mangrove screen along the shoreline East of the Bear Cut Bridge (approximately 450' in length).

Construct the Park Visitors and Nature Center.

Remove or modify all light poles over twenty five feet high and in particular those at the baseball diamonds, charter board dock, picnic shelter area, amusement area, golf course and tennis court areas.

CATEGORY THREE:

Reinstate the children's petting zoo in the Matheson Plantation area of the old zoo.

Install the median strips in the South Beach parking lot.

Remove the concrete sidewalks in the existing median strips of the Beach parking lots.

CATEGORY FOUR:

Renovate the existing Lifeguard Headquarters Building and build main tower on the beach as described in the Master Plan.

CATEGORY FIVE:

Construct dockmaster's office and modify buildings at the Marina.

CATEGORY SIX:

Construct the Crandon Boulevard intersections.

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C1: DERM

Memorandum 

Date: September 30, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director 
Division of Environmental Resources Management

Subject: GF2025000002-2nd Review
Parks, Recreation and Open Spaces (PROS)
7200 Crandon Boulevard
To amend the Crandon Park Master Plan to allow pickleball courts at the existing tennis courts of the Crandon Park Tennis Center. Also, the Village of Key Biscayne has requested the addition of lighting at the existing multi-use sports courts in Calusa Park at Crandon Park to accommodate use of courts after sundown.
(GU) (962 acres)
32-54-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the documents provided with this application, the proposed amendment to the Crandon Park Master Plan does not propose any structures at this time. This review pertains to the request to allow pickleball courts at the existing tennis courts of the Crandon Park Tennis Center and to allow addition of lighting on the existing multi-use sports courts with Calusa Park at Crandon Park.

According to DERM records, the properties are currently connected to public water and sanitary sewers. DERM will evaluate the feasibility of connecting to the public sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes development on the subject property.

Conditions of Approval: None

Water Control Review

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) will be required for the construction and operation of the required surface water management system. This permit shall be obtained before any development activity on the property. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Pollution Remediation Review

DERM has records of current contamination issues on the subject site tracked under Crandon Park Dump (DERM file no. SW-1395). All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineers' or other professionals' responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests the addition of lighting at the multi-sports courts in Calusa Park, could result in tree removal/relocation activity to specimen trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property, which are yet to be submitted--would comply with specimen tree standards. **DERM's approval shall not be interpreted as DERM approval of removal or relocation of tree resources.**

In accordance with section 24-49.9 of the County Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Coastal Resources Review

The subject application must comply with Miami-Dade County's Comprehensive Development Master Plan (CDMP), the Code, and Miami Dade County's Manatee Protection Plan (MPP). It is noted that the applicant has not submitted a site plan for consideration with this application. The applicant is advised that authorization via a Class I permit is required prior to the commencement of any work in, on, over or upon tidal waters, coastal wetlands, or work to cut, trim or alter mangrove trees in Miami-Dade County.

As part of this application, the Village of Key Biscayne has requested the addition of lighting at the multi-use sports courts in Calusa Park to accommodate the use of the courts after sundown. Be advised that nighttime lighting interrupts wildlife patterns such as foraging, socializing, and other behaviors. Lighting near plant populations can disrupt photo-sensitive life cycle stages such as flowering and vegetative growth, thus disrupting critical activities of plant and animal species in a globally imperiled habitat. The proposed lighting should be consistent with wildlife-friendly lighting best management practices as stated in the Village of Key Biscayne's Memorandum to Miami-Dade County Parks, Recreation, and Open Spaces dated January 8, 2024.

The applicant is also advised that the West Indian Manatee (*Trichechus manatus*) may gain access to tidal waters adjacent to the subject property. Manatees have been injured or killed by entrapment in existing culverts and in roadway/culvert construction projects in Miami-Dade County. The Miami Dade County Manatee Protection Plan (MPP) requires that all new or replacement culverts and outfalls accessible to manatees be designed to prevent entrapment of or injury to manatees. Those outfalls which are greater than 7 inches and less than 60 inches in diameter shall be covered with grates or screens with spaces less than 7 inches wide to prevent entrapment. New culverts installed in areas not previously accessible to manatees shall be covered with flap gates or other devices designed to cause no injury to manatees, and to prevent manatees from entering the outfalls or culverts, including during construction.

The applicant is advised that permits from the Army Corps of Engineers (305) 526-7181, the Florida Department of Environmental Protection (561) 681-6600 and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project for work occurring over tidal waters. The applicant is responsible for contacting these agencies. The applicant may contact the Coastal Resources Section at (305) 372-6575 or dermcrc@miamidade.gov for any questions regarding their permitting procedures and requirements.

Conditions of Approval: None

Environmentally Endangered Lands (EEL)

The areas surrounding locations 1 and 2 as shown in Exhibit B submitted with this application as part of the Crandon Park Master Plan Amendments are managed by the Environmentally Endangered Lands Program in accordance with section 24-50 of the Code. While the proposed improvements to the Tennis Center and Calusa Park are not within EEL-managed areas, work and improvements on these facilities can have off-target, indirect negative effects on the flora and fauna or the surrounding mangrove ecosystem. All construction-related activities, including, but not limited to storage and staging of heavy equipment and materials must be contained within the non-EEL-managed areas and shall not impact the Preserve.

A concerning aspect of the proposed Crandon Park Master Plan amendments is the improvements to Calusa Park lighting. Nighttime lighting interrupts wildlife patterns such as foraging, socializing, and other behaviors. Lighting near plant populations can disrupt photo-sensitive life cycle stages such as flowering and vegetative growth, thus disrupting critical activities of plant and animal species in a globally imperiled habitat. **It is recommended that the proposed lighting of the property be consistent with wildlife-friendly lighting best management practices.** The EEL Program will be providing these best management practices to the PROS project manager, wherein Section 4.2, "Parking Lots," on page 21 of the PDF provides the most pertinent information for this project.

PROS needs to coordinate with the EEL Program for all stages and permitting for this project. An on-site inspection may be required. Please contact Robin Gray at robin.gray@miamidade.gov, Sonya Thompson at sonya.thompson@miamidade.gov, and Janet Gil at janet.gil@miamidade.gov of the EEL Program.

Conditions of Approval: None

DERM Enforcement History Review

The subject property has two (2) open and no closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Folio no. 30-4232-001-0010:

M-DCPS-Biscayne Nature Center (DERM open case no. PSO-00759)

On October 17, 2011, a Consent Agreement was executed after the property owner failed to submit the required Sanitary Sewer Evaluation Survey Report for the first and second cycle which constituted a violation of Sections 24-42.2(1)(a) and (d) of the Code of Miami Dade County. On May 24, 2014, a Consent Agreement Addendum was executed for an extension of time until November 12, 2017, to facilitate compliance with the Consent Agreement. For further information related to enforcement on the subject property, please contact Sacheen Tavares-Leighton via phone at 305-372-6417 and/or email via Sacheen.TavaresLeighton@miamidadegov

There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

C2: Planning Review

Memorandum



Date: September 26, 2025
To: Lourdes Gomez, AICP, Director
Regulatory and Economic Resources Department
From: *Jerry Bell*
Jerry Bell, AICP, Assistant Director for Planning
Regulatory and Economic Resources Department
Subject: Comprehensive Development Master Plan Consistency Review of the Language Amendment to the Crandon Park Master Plan to Allow for Pickleball Courts at Crandon Tennis Center and Sport Court Lighting at Calusa Park within Crandon Park

The Parks, Recreation and Open Spaces (PROS) Department proposes to allow for pickleball as an approved activity at the Crandon Park Tennis Center through a text amendment to the Crandon Park Master Plan, in addition to allow for lighting at the existing multi-purpose sport courts in Calusa Park at Crandon Park. Staff find the proposed text changes and proposed lighting consistent with the CDMP as discussed below:

Background

<u>Existing Use:</u>	The Existing Crandon Park, within which are subject uses: (1) the Crandon Park Tennis Center and (2) Calusa Park
<u>Proposed Use:</u>	1) Pickleball courts 2) Continued park use at Calusa Park
<u>CDMP Land Use Designation:</u>	Parks and Recreation; Environmentally Protected Parks*
<u>Existing Adjacent Uses (CDMP Land Use Plan Map Designation)</u>	North: Water South: Low Density Residential, Business and Office, and Medium Density Residential East: Water West: Water

* The two actions brought forward with this application – (1) text amendments to the Crandon Park Master Plan to allow for pickleball as an approved activity at the Crandon Park Tennis Center and (2) the proposal to allow for lighting at the existing multi-use courts in Calusa Park, if implemented – will impact only areas that are designated Parks and Recreation on the Future Land Use Map.

In 1940 the Matheson family conveyed 900 acres of property on Key Biscayne to Miami-Dade County for use as a public park in exchange for the County's commitment to build a causeway to the key. The Rickenbacker Causeway was completed in 1947 and shortly thereafter, Crandon Park opened to the public.

In 1987, plans to build a professional tennis center on Crandon Park were developed and in 1990, plans for a stadium were approved. The Matheson family filed suit against the County

on the premise that the commercial nature of the stadium project violated the park's deed restrictions which required that the land be used for public park purposes only.

As a resolution of litigation between the heirs for the Matheson family and the County of appropriate public park uses, the family and the County entered into a Settlement Agreement in 1992. The Settlement Agreement provides that any amendment to the Master Plan be approved by the Board of County Commissioners by resolution and transmitted to the Crandon Park Amendment Committee (CPAC) as established by the Settlement Agreement. Pursuant to the Settlement Agreement, on July 13, 1993, the Board of County Commissioners approved a draft Crandon Park Master Plan (Resolution No. R-861-93). On July 18, 1996, the Board passed Resolution No. R-900-96 approving the final Crandon Park Master Plan.

The primary objective of the Crandon Park Master Plan is to ensure that park structures and uses are consistent with public park purposes, and to permit upgrades and enhancements to recreational facilities already existing in the park.

Analysis

This application expands programming at Crandon Park by introducing pickleball as a use at the Crandon Park Tennis Center and by providing the opportunity for sport court lighting at Calusa Park within Crandon Park on existing multi-use courts. As such, this application is consistent with Goal 1 of the Recreation and Open Space Element of the CDMP. Other goals, objectives and policies supported by this application include Objective ROS-1, and Policy ROS-1C.

With regard to the compatibility of the proposed changes to the text of the Crandon Park Master Plan to the CDMP as presented in the materials with Government Facilities application G202500002 is found to be consistent with the CDMP.

JB/KB/EST



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 16, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(I)

Please note any items checked.

- “3-Day Rule” for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(I)
12-16-25

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENTS TO THE CRANDON PARK MASTER PLAN TO ALLOW FOR PICKLEBALL AT CRANDON PARK TENNIS CENTER; APPROVING AMENDMENTS TO THE CRANDON PARK MASTER PLAN RELATING TO CALUSA PARK WITHIN CRANDON PARK, LOCATED AT 7200 CRANDON PARK BOULEVARD, MIAMI-DADE COUNTY, FLORIDA, ALLOWING SPORT COURT LIGHTING AT CALUSA PARK WITHIN CRANDON PARK, AND THE REMOVAL OF THE SUNRISE TO SUNSET OPENING AND CLOSING HOURS LIMITATION FOR CALUSA PARK, WHILE STILL MAINTAINING THE SUNRISE TO SUNSET OPENING AND CLOSING HOURS LIMITATION ON THE TRAIL PORTION OF THE CALUSA MANGROVE TRAIL, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY, SUBJECT TO THE APPROVAL OF THE CRANDON PARK AMENDMENT COMMITTEE; DIRECTING SUBSEQUENT RECORDATION IN PUBLIC RECORDS AND MODIFICATION TO OFFICIAL COPIES OF CRANDON PARK MASTER PLAN OF ALL AMENDMENTS TO DATE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memoranda, copies of which are incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of section 33-303 of the Code of Miami-Dade County, Florida,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby finds and declares that amending the terms of the Crandon Park Master Plan to allow for pickleball as an allowable activity at the Crandon Park Tennis Center and to allow for lighting at the existing multi-purpose sport courts in Calusa Park at Crandon Park and the removal of the sunrise to sunset opening and closing hours limitation for Calusa Park,

while still maintaining the sunrise to sunset opening and closing hours limitation on the trail portion of the Calusa Mangrove Trail, located at 7200 Crandon Boulevard, as more specifically described in EXHIBIT A to the Mayor's memorandum, will not have a significant impact on the current use of Crandon Park Lands. In so finding, the Board has considered, among other factors, the type of function involved, the public need thereof, the land use pattern in the area, and the nature of the impact on the surrounding area.

Section 2. This Board hereby approves of the amendment modifications to the Crandon Park Master Plan as stated herein, and that the following modifications be incorporated into the Crandon Park Master Plan as approved on July 19, 1996 (Resolution 900-96). The Master Plan shall be modified to include substantially the following language stated as below and as shown in EXHIBIT B to the Mayor's memorandum:¹

* * *
THE CRANDON PARK MASTER PLAN

As Amended [~~November 12, 2002~~] >>December 16, 2025<<

* * *
CALUSA MANGROVE TRAIL

I. Design Objectives:

- Provide vehicular access from the Crandon Boulevard Rotary
- Provide for pedestrian and bicycle access the Calusa Mangrove Trail from the new pedestrian/bike trail westward of Crandon Boulevard
- Retain and modify existing shelter and restrooms
- Retain existing parking for access to the new Calusa Mangrove Trail
- Modify four existing tennis courts to provide for [~~three unlighted~~] multi-purpose sports courts
- Modify existing sandlot to match sandlot equipment to the Beach Area
- After year end 1997, remove all other buildings and structures, and restore the Calusa area with flowering trees and native vegetation and provide three 300 square feet picnic shelters

¹ Relating to modifications to the Crandon Park Master Plan, words stricken through and/or double bracketed shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

- Provide a pedestrian mangrove experience for pedestrians through a 3,500 linear feet elevated boardwalk loop into the West Point Preserve with interpretive signage
- Restore habitats for native and migratory fauna
- Provide limited visual and sensory interpretation of flora and fauna

* * *

MASTER PLAN

General Provisions and Restrictions

* * *

4. No area designated by this Master Plan on the Crandon Park Lands for a specific type of activity (i.e., tennis, golf, boating, beach, etc.) shall be used for any activity other than the specific activity for which it has been designated. The Mangrove Islands, the Ibis Preserve, the West Point Preserve and the Bear Cut Preserve shall only be used for Passive nature observation, with the exception of limited active recreational facilities at the West Point Preserve, which are expressly described and permitted by this Plan. The Gardens shall be used for passive walking, canoeing, nature appreciation, social gathering, limited functional non-commercial art observation, and historical island interpretation. The Beach and Picnic Areas and the multi-purpose Sports Field shall be used for passive recreation only. The Golf Course and Tennis Center Site shall be the only Park locations on which active recreation activities shall be permitted. Passive recreation in this plan shall be defined as swimming, sunbathing, walking, jogging, family and informal or non-structured group gathering and sports, including softball, football, soccer, volley ball and other similar activities. Active recreation in this Plan shall be defined ~~[[as structured, organized and competitive tennis and golf tournaments]]~~ >>as structured and organized tennis, pickleball and golf, as well as competitive pickleball, tennis, and golf tournaments<< sited within the Golf Course and Tennis Center Sites. Except during the Tennis Tournament Period (as hereinafter defined), there shall be no activities of any kind unrelated to Tennis on the Tennis Center Site.

* * *

23. The opening and closing times for all Crandon Park Lands east of Crandon Boulevard and including the >>trail portion of<< Calusa Mangrove Trail shall be sunrise and sunset, respectively (except for ball fields until January 1, 2005). Except for the Tennis Center Site during the Tournament Preparation Period, the Tournament Period and the Site Restoration Period (all as hereinafter defined), or as otherwise provided by the Mater Plan, all other areas in Crandon Park Lands shall close by 10:00 p.m. The Boat Ramp at the Marina may remain open twenty-four hours a day. The Park shall be open year round except in emergency situations.

* * *

CRANDON PARK TENNIS CENTER

* * *

The Stadium

* * *

Use of Stadium Spaces. Subject to special provisions for the United States Tennis Association provided below, there shall be no permanent or year around commercial or any out of park activities from being conducted within the spaces under or associated with the stadium, and there shall be no commercial, or retail sales, operations of any kind permitted in, under or immediately surrounding the stadium, except (1) during the Tournament Period and tournament ticket sales during the period from August 1 through the completion of the Tournament Period, and (2) during other permitted tennis events under subsection 1(d) of the Settlement Agreement. The County may locate one year around office in the spaces within the stadium with no more than 1,000 square feet and accommodating no more than 10 County employees. The County shall use its best efforts to remove the present Crandon Park administration building located on the Crandon Park Lands and restore such area. The stadium court and seating shall be used for tennis >>and pickleball<< only, and for no other purpose.

* * *

The Tennis Center

* * *

No New Permanent Structures on the Tennis Center; Removal of Temporary Structures and Vehicles. Except as provided above with respect to the permanent tennis stadium, the Tennis Center shall include only such permanent structures as are presently located on the Tennis Center and depicted in the Master Plan Site Plan. No temporary facilities, vehicles, mobile homes, trailers or similar temporary facilities shall be placed on the Tennis Center prior to the commencement of the Tournament Preparation Period (as hereinafter defined), and all temporary structures, vehicles, mobile homes, trailers and similar temporary facilities shall be removed from the Tennis Center by the end of the Site Restoration Period (as hereinafter defined).

Tennis >>and Pickleball<< Only. The Crandon Park Master Plan and the Declaration of Restrictions implementing such Plan shall limit uses of and on the Tennis Center to tennis >>and pickleball<< only within the Tennis Center or stadium except (1) during the Tournament Period and tournament ticket sales during a period from August 1 through to the completion of the Tournament Period, or (2) incidental Clubhouse concession activities.

* * *

CALUSA MANGROVE TRAIL

The Master Plan makes no change in the existing layout and facilities at Calusa Park until year end 1997. After January 1, 1998, the existing Calusa Park Playhouse, play equipment and tennis courts shall be razed or removed (except as provided below) and the area shall be restored with an open area and heavily landscaped with native vegetation as part of the West Point Preserve. The parking lot, restrooms and open area, however, will be retained and three picnic shelters (maximum size 300 square feet each) shall be placed around the site. The existing recreation building shall be modified in the South Florida Vernacular style, and together with the surrounding court area, be modified by no later than February 2000, to retain only the restrooms, a small storage closet for equipment for the multi-purpose sport courts, and the current roof size, thereby creating

an open by roofed shelter. This area shall also retain four [[unlighted]] multi-purpose (including basketball, hockey, tennis) sport courts with the necessary equipment for their utilization stored on site.

Section 3. Subject to the approval of the Crandon Park Amendment Committee, this Board further directs the County Mayor or County Mayor's designee to record the amendments in the public records of Miami-Dade County and modify the official copies of the Crandon Park Master Plan, available to the public, inclusive of all amendments to date.

The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of December, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



James E Kirtley