

MEMORANDUM

Agenda Item No. 11(A)(10)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 7, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the
County Mayor to initiate the
required process to amend the
Crandon Park Master Plan to
allow pickleball to be played
at the Crandon Park Tennis
Center

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



Geri Bonzon-Keenan
County Attorney

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MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 7, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(10)

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 ____, 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) ____, or 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. 11(A)(10)
3-7-23

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR
COUNTY MAYOR'S DESIGNEE TO INITIATE THE
REQUIRED PROCESS TO AMEND THE CRANDON PARK
MASTER PLAN TO ALLOW PICKLEBALL TO BE PLAYED
AT THE CRANDON PARK TENNIS CENTER

WHEREAS, 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; and

WHEREAS, in 1987, plans to build a professional tennis center at Crandon Park were developed and in 1990 plans were approved; and

WHEREAS, shortly thereafter, certain members of the Matheson family filed suit against the County on the premise that the commercial nature of the stadium project violated the park's deed restriction which requires that the land be used for public park purposes only; and

WHEREAS, as a resolution of the litigation between the members of the Matheson family that filed suit and the County over appropriate public park uses, a settlement agreement was reached in 1992 and approved by this Board pursuant to Resolution No. R-1433-92; and

WHEREAS, pursuant to the terms of the settlement agreement, a master plan was to be prepared by a professional park planning firm and was to depict all permitted uses of various areas on the Crandon Park lands, including all features of structures and improvements; and

WHEREAS, on July 18, 1996, this Board approved the Crandon Park Master Plan ("Master Plan") pursuant to Resolution No. 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; and

WHEREAS, the settlement agreement provides that any amendments to the Master Plan be approved by the Board of County Commissioners by resolution and transmitted to the Crandon Park Amendment Committee; and

WHEREAS, in 2004, Bruce Matheson filed a lawsuit against the County alleging that the County had violated the Master Plan in a myriad of ways; and

WHEREAS, on May 18, 2010, this Board approved a settlement agreement pursuant to Resolution No. R-581-10 to resolve the litigation and that settlement agreement requires the County provide no less than 70 days' advance notice of any proposed amendments to the Master Plan to the Crandon Park Amendment Committee as well as to the Crandon Park Advisory Committee that advises the County Mayor on Master Plan compliance matters; and

WHEREAS, the Master Plan stipulates that the tennis center at Crandon Park ("Crandon Park Tennis Center") may be used for tennis and for no other uses; and

WHEREAS, pickleball is a paddleball sport that combines elements of badminton, table tennis and tennis; and

WHEREAS, pickleball's popularity has increased markedly in the last decade; and

WHEREAS, the pickleball community of Miami-Dade has recently requested more pickleball courts throughout the County; and

WHEREAS, there may be availability to provide space for pickleball players at the Crandon Park Tennis Center; and

WHEREAS, this Board desires that the Master Plan be amended to allow for the introduction of pickleball at the Crandon Park Tennis Center; and

WHEREAS, amending the Master Plan to allow for pickleball requires a Government Facilities Hearing and subsequent approval by three of the four members of the Crandon Park Amendment Committee,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board directs the County Mayor or County Mayor’s designee to initiate the required process, including a Government Facilities application and advance notice to the required committees, to amend the Crandon Park Master Plan to allow for pickleball at the Crandon Park Tennis Center.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. It 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:

- | | |
|----------------------------------|----------------------|
| Oliver G. Gilbert, III, Chairman | |
| Anthony Rodríguez, Vice Chairman | |
| Marleine Bastien | Juan Carlos Bermudez |
| Kevin Marino Cabrera | Sen. René García |
| Roberto J. Gonzalez | Keon Hardemon |
| Danielle Cohen Higgins | Eileen Higgins |
| Kionne L. McGhee | Raquel A. Regalado |
| Micky Steinberg | |

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of March, 2023 . 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

LUIS G. MONTALDO, CLERK AD INTERIM

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

mjs

Melanie J. Spencer