

CRANDON PARK

Introduction

REPORT PURPOSE & RESEARCH PROCESS

VOL. 1



The Crandon Park: A Call for Change report is comprised of an *Executive Summary* and the following *Research Volumes*:

- Vol. 1 [Introduction](#)
- Vol. 2 Crandon Park Today | Part 1 - Site Analysis
Crandon Park Today | Part 2 - Specific Area Analysis
- Vol. 3 Relevant History
- Vol. 4 Master Plan Evolution
- Vol. 5 Park Governance & Funding
- Vol. 6 Recent Best Practices
- Vol. 7 Park Precedents
- Vol. 8 Historic Documentation

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Crandon Park: A Call for Change
Research & Analysis Report

Volume 1

~

Prepared for
Citizens for Park Improvement (CPI)

Elaborated by
West 8 urban design and landscape architecture

CRANDON PARK

VOLUME 1 | INTRODUCTION



1 Introduction

Report Purpose and Research Process

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1

Introduction

Report Purpose and Research Process



Aerial view of Bear Cut Preserve and Crandon Park Marina

Long beloved by the people of Miami-Dade County and surrounding areas, Crandon Park today faces a pivotal moment in its history. Notwithstanding a past shaped and guided by renowned landscape architects, the Park has fallen on hard times revealed by a crumbling infrastructure, far too many acres of poorly placed asphalt parking lots, abandoned facilities and a site plan that fails to realize the potential of the land and assures its dysfunction. Our observations of the condition of the Park portray a park on the brink of decline and in great need of stewardship.



Bear Cut Bridge

Fossilized Reef

Crandon Boulevard

Rookery Island

Biscayne Bay

Atlantic Ocean

Mangrove Islands

CRANDON PARK

VILLAGE OF KEY BISCAIYNE

1000 ft

It is apparent that fewer people are able to access the Park from its disjointed entrances and deteriorating facilities, except for one that the current master plan intends to reduce or eliminate. Acres of empty asphalt lots paint a memorable, but unhealthy picture, that obscures the natural beauty of the land and that part of the design from the 1940's that was constructed and then promised a brilliant future. Its hundreds of acres of environmentally sensitive areas reflect the same kind of neglect visible in the parking lots and recreational spaces as invasive fauna and flora are openly taking over the natural environment.

The failures of Crandon Park today were predicted by senior officials of the County's Park and Recreation Department years ago during consideration of the master plan that when adopted, governed its future. In fact, it is quite clear that the root cause of the Park's failure is the Master Plan, which was intended to control every aspect of its existence "in perpetuity." The dire condition of the Park is clearly apparent and, under normal circumstance, would lead public officials in a community as important as that of Miami to respond to its state of decline.

Without a fundamental change in direction and stewardship, inclusion of new community involvement, and steps taken to seek and reward the kind of philanthropy that sustains the best public lands all over the United States, the long-term prospects for CrandonPark are dismal as it can only become worse. The Park faces natural, cultural and recreational challenges and demands it cannot meet while burdened by constraints placed on its present and future by an outdated planning and operational document that strictly controls its affairs.

In short, our conclusion is that Crandon Park is failing and its Master Plan is the principal reason.

For the Park to serve the environment and the public, its Master Plan must be thoughtfully amended to reflect contemporary best practices in park design, respond to the current needs and lifestyles of the community, bring the community into park decision-making, allow the County's park professionals the latitude to perform their duties, and put in place changes that will properly guide the Park itself for long-term climate resiliency.

1.1 Crandon Park's Purpose and Significance



Central Allée cathedral of palm trees

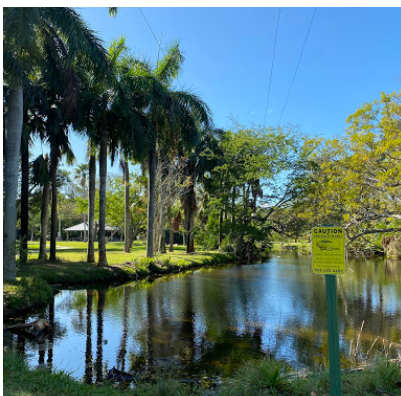
Crandon Park occupies approximately one-third of the barrier island of Key Biscayne. The land is an enormously valuable public treasure, which enjoys a long and interesting history.

According to the current *Crandon Park Master Plan* (authored primarily in 1995, and published officially in 2000), the purpose of Crandon Park is to provide Miami-Dade County's "urban dwellers a place to escape the stresses of the urban environment for renewal and refreshment in harmony with nature and naturally functioning ecosystems. The overarching goal of the park is to serve all residents as a premier Metropolitan Park for all time."¹

1. Richardson, *Crandon Park Master Plan* (1995), p. 2-3.

The Park's Significance

- Crandon Park provides 1.75 miles of sandy Atlantic Ocean beach for resource-based outdoor recreation.
- The Park provides public access to a marina, golf course, beach and nature center for more than a million Florida residents and visitors annually, all within an urbanized Miami setting.
- The Park was designed by William L. Phillips, a celebrated landscape architect responsible for seven Florida parks listed among the National Register of Historic Places, and one elevated to the highest status of National Historic Landmark. Thanks to its extraordinary design elements, Crandon Park itself holds the potential to earn historic accolades.
- The Park protects multiple species of imperiled plants, such as black, red and white mangroves. The Park protects the area's unique and sensitive fossilized reef environment.
- The Park protects several archeological sites. Crandon Park is classified as a Heritage Park by the Miami-Dade County Parks Department. In the management of County parks, major emphasis is placed on maximizing a site's recreational potential. Preservation of the Park's natural and cultural



Scenic water of Crandon Gardens

resources also remains important. Depletion of a resource by any recreational activity is not permitted. County parks are intended to provide facilities that are accessible, convenient and safe, and also to support the public recreational use or appreciation of its natural, aesthetic and historical attributes.²

2. Miami-Dade County, *Miami-Dade County Parks and Open Space System Master Plan* (2007), p. 13.



Crandon Park's coastal dunescape

1.2 The Purpose of this Report

As a standard planning principle, a park's master plan must be periodically revised and updated. Parks, like city centers, go through life cycles that are closely tied to evolving public opinions, lifestyles, and social and environmental contexts and events. Change is a necessary part of a park's life cycle. These changes must be appropriately and regularly reflected within a park's evolving goals and values as set forth in its master plan.

This report was commissioned by Citizens for Park Improvement (CPI), a non-profit entity formed by a prominent group of citizens of Miami-Dade County, with the intent to conduct an independent evaluation of Crandon Park's physical condition, facilities, operations and master plan document. They expressed to us at the outset their view that the Park was in a poor condition and was becoming worse, but agreed that we would only be bound by our own conclusions.

We were asked to observe the site, study the Master Plan documents, and objectively respond to three questions:

- What is the current condition of the land, facilities, organization and operations of Crandon Park?
- How would professional park consultants evaluate the strengths and weaknesses of the Park's Master Plan?
- Does Crandon Park need an amendment to its Master Plan?

The *Executive Summary* answers these questions succinctly and concludes that Crandon Park is failing and its current Master Plan will now allow it to succeed. Eight *Research Volumes* inform and support the *Executive Summary* in its rationale and conclusions. The study team's findings are the result of historical research, a review of past and current literature, a site analysis of the Park and surrounding neighborhoods, and a document analysis of past versions and the current Master Plan Document. This organization is further elaborated below in this volume's section [1.3 | How to Use this Report](#).



Crandon Park's ambitious mission was set forth 78 years ago by its founding patrons William J. Matheson, County Commissioner Charles Crandon, the first director of the County's Parks and Recreation Department A.D. Barnes, and visionary landscape architect William L. Phillips: it is intended to serve as a "Park for the People." We began this study to determine whether the Park's present physical and functional condition fulfills this goal while appropriately responding to current conditions and contexts.

The Report's findings are intended to guide and inform decision-making on Crandon Park's potential Master Plan amendments, which may include updates to the park's physical design, programmatic functions, management strategies, and operational practices. In advancing such amendments, we recommend that the Park's leadership team should consult with additional experts in the fields of ecology, economics, engineering, parks operations and management, and marketing, along with County officials, and general community.

1.3 How to Use this Report

This Report is organized into two parts: an **Executive Summary** and **Research Volumes 1** through **8**.

The *Executive Summary* is the synthesis of the research, analysis and recommendations. The recommendations identify high-level issues to be addressed, experts to engage, and additional detailed studies to conduct that would advance a Master Plan Amendment for Crandon Park.

The *Research Volumes* present in-depth information supporting the Report's recommendations. They set forth the historical forces that have shaped Crandon Park, analyze its current condition, offer theoretical and practical research to help define "best practices" for great parks, and recommend specific ways that Crandon Park can implement these "best practices" – all with the aim of securing Crandon Park's status as one of Florida's greatest parks.

Below is a summary of the contents of the various volumes:

Executive Summary **Research & Analysis Report**

A Call for Change

This volume serves as an overview and summary of the entire contents of the A Call for Change: Research & Analysis Report (8 volumes), providing key findings and recommendations. It concludes with the need for a Master Plan Amendment.

Volume 1 **Introduction**

Report Purpose and Research Process

This volume serves as a general guide to the overall Report. It describes the Report, its purpose, who wrote it, and why.

It also provides a visual timeline of the history of Key Biscayne and Crandon Park to present day.

Volume 2 **Crandon Park Today**

Part I: Site Analysis
Part II: Specific Area Analysis

This volume provides a detailed site analysis of present-day Crandon Park. It identifies various challenges, constraints and opportunities, and presents findings and recommendations for each Specific Park area.

In addition, it provides a tree catalog of existing species and summary of 3D transects of the current site.

Volume 3

Relevant History

The Development of Crandon Park

This volume documents the historical background relevant to South Florida and Crandon Park. It surveys the eras, events and people that have shaped today's Crandon Park.

It also includes an essay by Charles Birnbaum that describes building upon the legacy of Crandon Park.

Volume 4

Master Plan Evolution

Summary and Understanding of the Master Plan Documents

This volume outlines the historical succession of Crandon Park Master Plans and associated documents. It provides historical context, describes differences among the various documents, and assesses their strengths and weaknesses.

Volume 5

Park Governance & Funding

Approaches for Enabling Stewardship

This volume describes the basics of Crandon Park's present management and funding model. It also provides Case Studies of three public parks that use alternative stewardship models.

Volume 6

Recent Best Practices

Adapting to Shifts in Community, Culture and the Environment

This volume illustrates how shifts in community, culture and the environment, specifically since the latest Crandon Park Master Plan was authored in 1955, have affected how park's are designed and used. These best practices have been employed

Volume 7

Park Precedents

Inspiring a Vision for Crandon Park's Future

This volume identifies key characteristics that are shared by all "Great Parks." It paints a picture of a twenty-first century park, how it functions, and how it engages its users. The second part of this volume takes inventory and analysis of parks nearby Crandon Park. This exercise illustrates the gaps in public park offerings that Crandon Park could fill, while also setting a local standard for park maintenance and programming.

Volume 8

Historic Documentation

Visual Exhibits

This volume provides a visual chronology of Crandon Park's evolution, both physically and through designed plans. The narrative provides an in-depth understanding of the ways that Crandon Park's physical evolution has evolved over the years, and also identifies key patrons who have helped shape this evolution.

1.4 Research Team

The research initiative began with the formation of a team of relevant experts led by West 8, an award-winning, international urban design and landscape architecture office. Over the past 30 years, West 8 has established itself as an industry leader, specializing in urban and master planning and water management. With a multi-disciplinary team and bank of expert consultants, West 8 draws upon its collective knowledge to address complex sites – such as Crandon Park – as they grapple with such evolving pragmatic demands as water management, population growth, traffic congestion, community demographics, and identity. Our approach consistently focuses upon the uniqueness of a site, the community it serves, its cultural underpinnings and its environmental context.



Miami Beach Soundscape, Florida

Charles Birnbaum, founder of the Cultural Landscape Foundation (CLF), assisted West 8 in analyzing Crandon Park's past and present cultural dynamics. Leveraging his specialized expertise, West 8 gained invaluable background and perspective on the Park through a historical, cultural, and natural lens. He helped West 8 understand the Park as a system that has been steadily evolving over time, cultures, and generations.

As a Dutch-based firm, West 8's experience and approach to water management is grounded in pragmatism and proven in such projects as the New Hondsbossche Dunes (NL) and Governors Island (US). This experience allows West 8 to consider issues of sea level rise, and the necessity for understanding a site's unique local and regional hydrological context during the research process.

As demonstrated in the transformation of Governors island, West 8 understands the intricacies of building a constituency around a shared vision. Our greatest lessons have been that in communication, and the importance of storytelling as a tool to promote a collective understanding for project constraints, opportunities and values.



Governors Island, New York City

West 8 has been working in the Miami area since 2009, when Soundscape was built in Miami Beach. Since then, we have become invested in the community, and have been pleased to become highly fluent in its climate, people and culture. It is an honor for us to bring our expertise to the communities of Key Biscayne and Miami-Dade County through our research and recommendations in respect to Crandon Park.



North Shore Open Space Park Master Plan, Florida

1.5 Research Limitations

West 8's analysis of Crandon Park and its Master Plan clearly demonstrates that a Master Plan amendment is in order. Deeper investigations and studies must be conducted, however, before advocating specific, tangible solutions. The following three factors prevented West 8 from enumerating specific improvements or ameliorative measures:









































- **Access:** We faced a limited ability to consult local experts and professionals in the fields of planning, ecology, design and history.
- **Perspective:** We were restricted in our ability to engage the community and county officials.
- **Data:** Because of limited access to recent topographic surveys or environmental analysis, the research is largely limited to qualitative analysis. Additionally, because of COVID-19 restrictions, the team had limited ability to access certain text and data, as well as historical files, maps and plans.

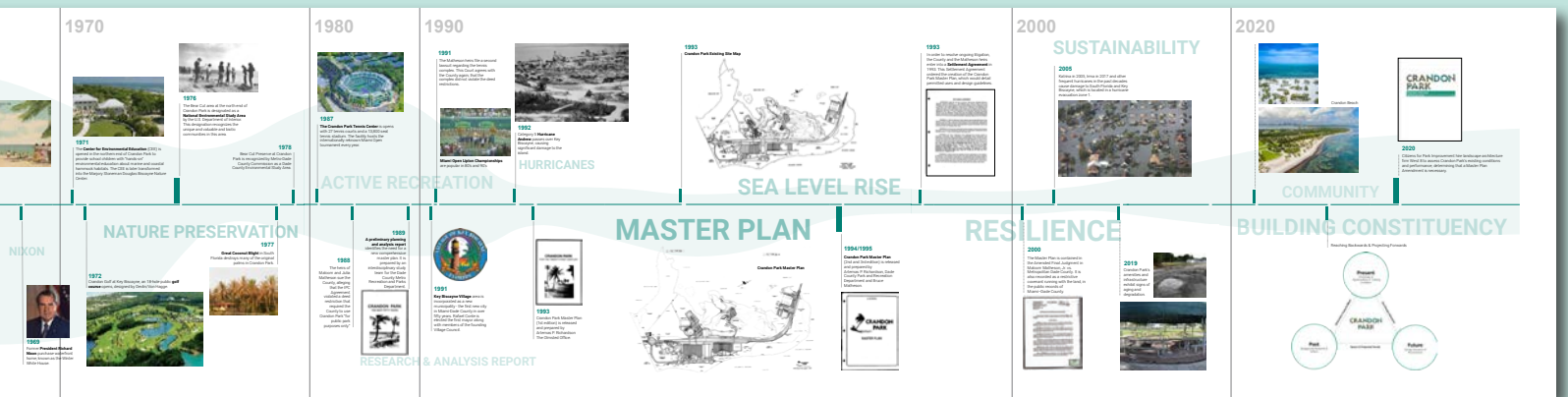


Team members on site



Timeline

BC	1500	1800	1900	1910	1920	1930	1940	1950	1960	
										
	1513 Juan Ponce de Leon, the first European to set foot on the Florida peninsula, discovered the St. Johns River and the Indian village of Tequesta.	1521 Spanish explorer Ponce de Leon established the first European settlement in Florida, San Pedro de Santa Fe.	1824 The Seminole War begins, a conflict between the Seminole people and the United States government over land rights.	1827 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1828 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1832 John Mather, a pioneer and politician, is elected to the Florida State Legislature.	1835 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1842 Earl Phillips, a pioneer and politician, is elected to the Florida State Legislature.	1851 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1850s The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.
	SPANISH SETTLEMENT	SPANISH SETTLEMENT	MATHERSON	MATHERSON	MATHERSON	COUNTY	PHILLIPS'S VISION	PHILLIPS'S VISION	ISLAND PLEASURE ERA	
TEQUESTA INDIANS	TEQUESTA INDIANS	TEQUESTA INDIANS	TEQUESTA INDIANS	TEQUESTA INDIANS	TEQUESTA INDIANS	TEQUESTA INDIANS	TEQUESTA INDIANS	TEQUESTA INDIANS	TEQUESTA INDIANS	
										
	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.	1825 The Seminole War ends with the Treaty of Moultrie, which forced the Seminoles to cede their lands to the United States.
	KEY BISCAYNE	KEY BISCAYNE	OLMSTED'S LEGACY	OLMSTED'S LEGACY	OLMSTED'S LEGACY	OLMSTED'S LEGACY	CRANDON PARK	CRANDON PARK	ISLAND PLEASURE ERA	
										
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							CRANDON PARK	CRANDON PARK	ISLAND PLEASURE ERA	
										
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								END OF WWII	CRANDON ZOO	
										
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The study team created a chronology beginning from the prehistory of Key Biscayne all the way to present-day Crandon Park. Herein, we document and visualize the different social, cultural and environmental forces that have shaped the Park today.

By understanding the diverse and complex histories of Crandon Park, we hope that this timeline will shed light on its rich past and help inform its future.



Spanish explorer Juan Ponce de Leon

1513

Juan Ponce de Leon charts Key Biscayne on his first mission to the New World in 1513. He christens the island Santa Marta and claims it for the King of Spain. He reports that he found a fresh water spring on the island. The King of Spain grants the island to Pedro Fornelis, a native of Minorca.

1821

Florida becomes a territory of the **United States**, following the First Seminole War and a treaty with Spain.

1824

Mary Ann Davis of St. Augustine purchases the island from the Fornelis family for \$100. The **Davis family** sells three acres to the U.S. Government for a lighthouse and military reservation for \$225.



SPANISH SETTLEMENT

KEY BISCAYNE

TEQUESTA INDIANS

The first known Indigenous inhabitants of Key Biscayne are **Tequesta Indians** of the Calusa Nation.



1825

The federal government builds the **Cape Florida Lighthouse**.



In 1836 Indigenous populations are forced to move into South Florida after the Seminole Wars and burn the Lighthouse.

The U.S. military builds Fort Dallas next to the burnt-out Lighthouse in 1838.

The Lighthouse is rebuilt to its current height of 95 feet and is relit in 1847.

1900

1910



1839

Using the lighthouse as the focal point, Mary Ann and William Davis planned the **first town** of Key Biscayne offering 264 lots at \$500 each.

A substantial **pineapple** plantation and groves of **coconut palms** are planted.

1897

The Royal Palm Hotel opens, becoming the first large resort hotel in Miami. It is built by railroad magnate Henry Flagler.



1902

William John (W.J.) Matheson purchases land and builds a winter home in Coconut Grove overlooking Biscayne Bay.



1910

W.J. Matheson builds a home for entertaining called **Mashta House** on the bayside of Key Biscayne. The social elite come to visit and spend time on Matheson's lavish yacht.

The Mathesons create a **community** on the plantation. Schools, a commissary and a zoo are maintained on the island. Daily transportation to the mainland is available via boat.

MATHESON

OLMSTED'S LEGACY

1857

Calvert Vaux and Frederick Law Olmsted (**Olmsted Brothers** firm) win a design competition to construct the Central Park in New York.



1908

W.J. Matheson purchases the northern two thirds of Key Biscayne - over 1,700 acres. On southern portion of this land he develops a **coconut plantation** and experimental fruit groves.



1911

After graduating from Harvard University, **William Lyman (W.L.) Phillips** joins the Olmsted Brothers firm as a landscape architect.



COCONUT PLANTATIONS

1920

David Fairchild, significant botanist and plant explorer, assists W.J. Matheson with tropical plant introductions and experimentations on Key Biscayne grounds.



1920

36,000 coconut palms, *Cocos nucifera*, and diverse fruit groves grow on Matheson's plantations.

1930



1938

Fairchild Tropical Botanic Garden (named after David Fairchild) opens to the public in Coral Gables. The garden is designed by landscape architect by W.L. Phillips, solidifying his title as "Pioneer of Florida Landscape Architecture."

1940

1940

The Matheson heirs make a deed with **Dade County**, spearheaded by County Commissioner Charles Crandon, to deed the northern half of the Key to the County. On 25 April 1940, the land officially becomes a **public park**. In return, the County promises to build a causeway to connect Key Biscayne to the mainland.



COUNTY

COMMUNITY



Florida's land boom in the 1920's is the state's first real estate bubble, which bursts in 1925. The land boom leaves behind entire new cities.

1925

W.L. Phillips renews his association with the **Olmsted Brothers firm** after his work in a variety of roles in the U.S. and abroad as an independent practitioner and for the U.S. government.

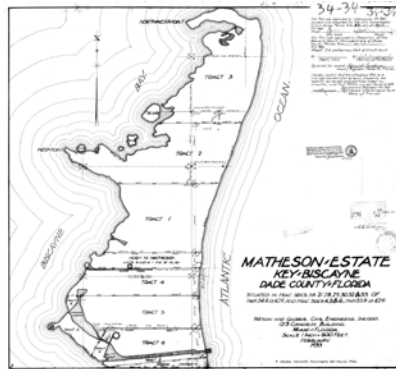
1926

The Great Miami Hurricane destroys and badly damages many of the plantings, including half of the coconut trees.



1930

W.J. Matheson suffers a heart attack and passes away aboard his yacht.



1933

The ownership of Matheson's land is divided into a northern half and southern half. Each of W.J. Matheson's three children, Hugh, Malcolm and Nan, owns one-third of each section.

1941

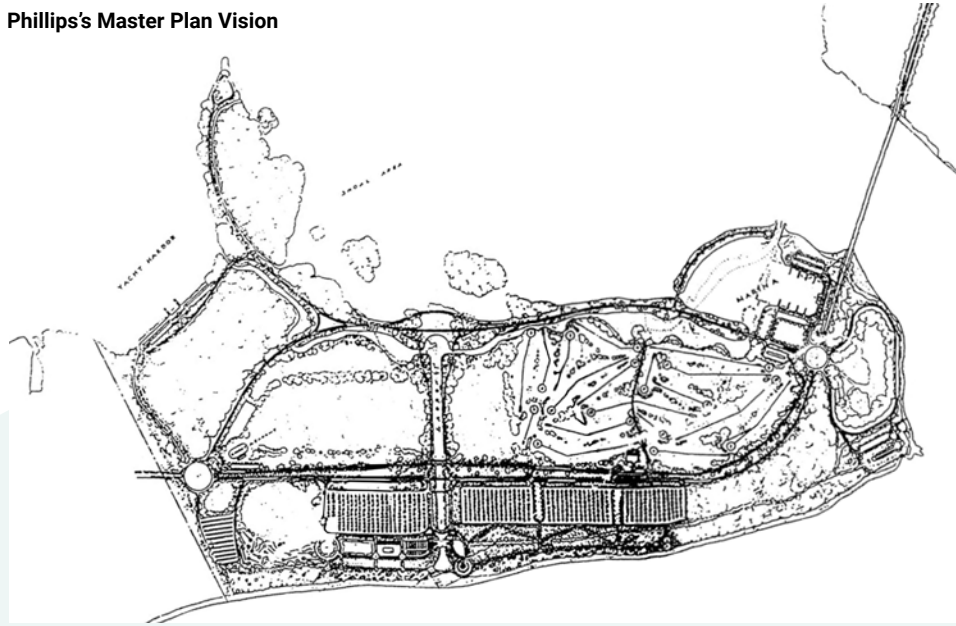
W.L. Phillips begins to research and design Crandon Park, alongside the County's Park Superintendent A.D. Barnes. That year, C. Crandon sends the two to Jones Beach (opened in 1929) to study parking and traffic facilities, access roads, and cabana and refreshment areas. This trip becomes influential to the final design of Crandon Park.

1950

PHILLIPS'S VISION

1942

Phillips's Master Plan Vision



1951

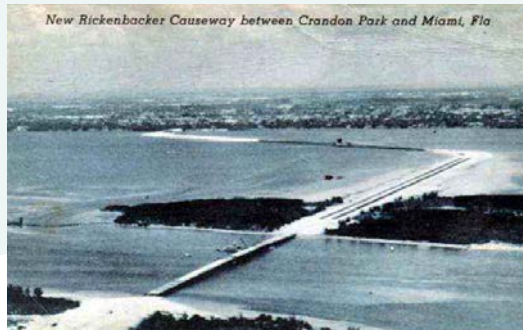
Developers purchase the middle of the Key from the Matheson family, and **build homes** targeted to veterans with attractive financing, known as Mackle Homes. Developers also build Key Biscayne **Hotel** and **Villas**. A U.S. Post Office, grocery store and hardware shops are opened.

CRANDON PARK

1945

WWII ends and the G.I. Bill stimulates the US economy.

Landscape architect **William Lyman Phillips** designs Crandon Park's first Master Plan.



1947

Rickenbacker Causeway is opened, connecting Miami mainland and Key Biscayne island.

1948

José Áleman buys Cape Florida from James Deering. A seawall is erected on the western and southern waterfronts, and the low-lying land is filled. Development plans are discussed to build a causeway to Elliot Key and Key Largo.

1952

The Key Biscayne Elementary School hold class in portable buildings.

The Little Island Playhouse, a preschool, opens.

First family homes in Key Biscayne are developed by Mackle Company.



END OF WWII

1960



1960s

Key Biscayne becomes known as “**Paradise Island.**” Crandon Park becomes Miami’s go-to family seashore retreat.



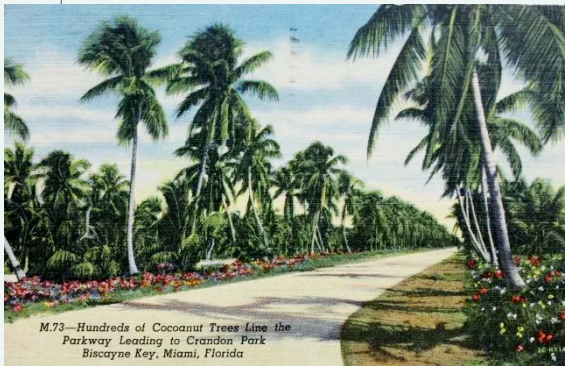
ISLAND PLEASURE ERA



JAMAICA INN RESTAURANT
“A DINING MUST IN MIAMI”

Hugh Matheson builds a hideaway with cottages, the Jamaica Inn and a nine-hole golf course.

Crandon Parkway (Boulevard) with rows of coconut palms designed by W.L. Phillips



1950s

Crandon Park Zoo is opened, exhibiting bears, tigers, lions, elephants, monkeys, reptiles and birds.



1965

Hurricane Betsy brings widespread damage to Key Biscayne, especially damaging Crandon Zoo

1966

The State of Florida purchases the southern land of Key Biscayne, creating a new **state park** named **Bill Baggs Cape Florida State Park.**



Key Biscayne is the location for several movie sets, capitalizing on the tropical setting and groves of palm trees

CRANDON ZOO

1970



1971

The **Center for Environmental Education (CEE)** is opened in the northern end of Crandon Park to provide school children with "hands-on" environmental education about marine and coastal hammock habitats. The CEE is later transformed into the Marjory Stoneman Douglas Biscayne Nature Center.



1976

The Bear Cut area at the north end of Crandon Park is designated as a **National Environmental Study Area** by the U.S. Department of Interior. This designation recognizes the unique and valuable and biotic communities in this area.

1978

Bear Cut Preserve at Crandon Park is recognized by Metro-Dade County Commission as a Dade County Environmental Study Area.

NATURE PRESERVATION

NIXON



1969

Former **President Richard Nixon** purchase waterfront home, known as the Winter White House.

1972

Crandon Golf at Key Biscayne, an 18-hole public **golf course** opens, designed by Devlin/Von Hagge.



1977

Great Coconut Blight in South Florida destroys many of the original palms in Crandon Park.



1980



1987

The **Crandon Park Tennis Center** is opens with 27 tennis courts and a 13,800 seat tennis stadium. The facility hosts the internationally reknown Miami Open tournament every year.

1990

1991

The Matheson heirs file a second lawsuit regarding the tennis complex. This Court agrees with the County again, that the complex did not violate the deed restrictions.



Miami Open Lipton Championships are popular in 80's and 90's



1992

Category 5 **Hurricane Andrew** passes over Key Biscayne, causing significant damage to the island.

ACTIVE RECREATION

HURRICANES

1988

The heirs of Malcom and Julia Matheson sue the County, alleging that the IPC Agreement violated a deed restriction that required the County to use Crandon Park "for public park purposes only."

1989

A **preliminary planning and analysis report** identifies the need for a new comprehensive master plan. It is prepared by an interdisciplinary study team for the Dade County Metro Recreation and Parks Department.



1991

Key Biscayne Village area is incorporated as a new municipality - the first new city in Miami-Dade County in over fifty years. Rafael Conte is elected the first mayor along with members of the founding Village Council.



1993

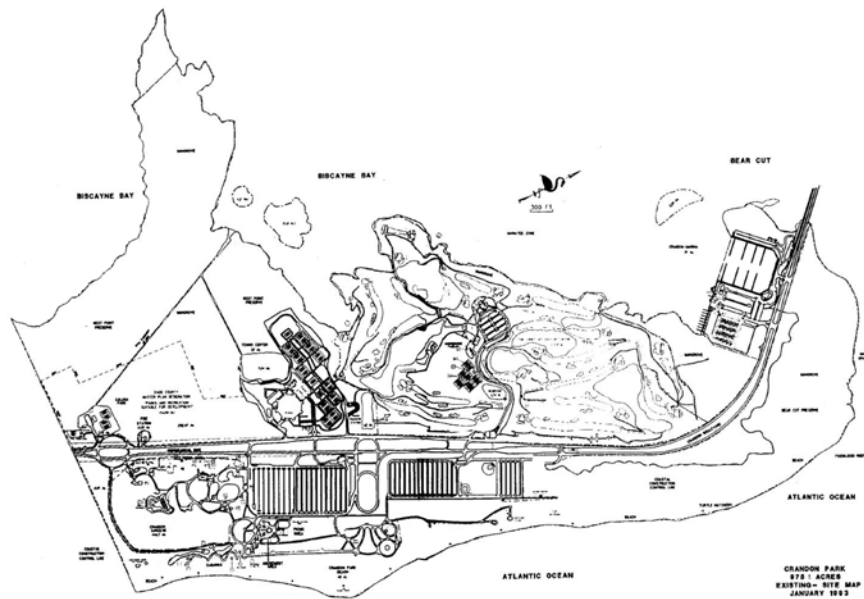
Crandon Park Master Plan (1st edition) is released and prepared by Artemas P. Richardson The Olmsted Office.

RESEARCH & ANALYSIS REPORT



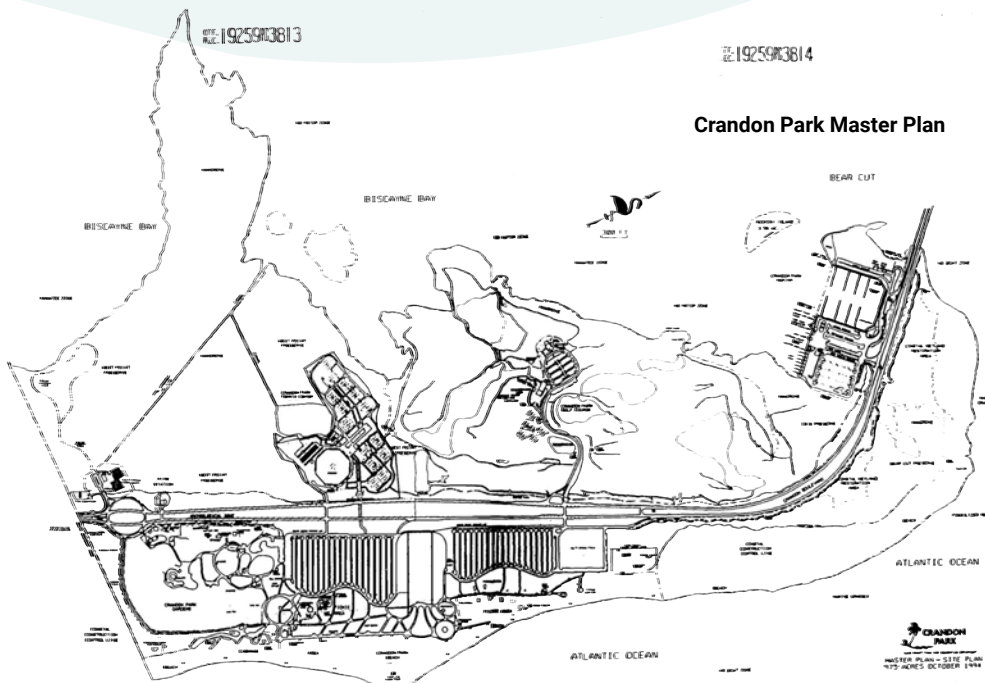
1993

Crandon Park Existing Site Map



SEA LEVEL RISE

MASTER PLAN



1994/1995

Crandon Park Master Plan (2nd and 3rd edition) is released and prepared by Artemas P. Richardson, Dade County Park and Recreation Department and Bruce Matheson.

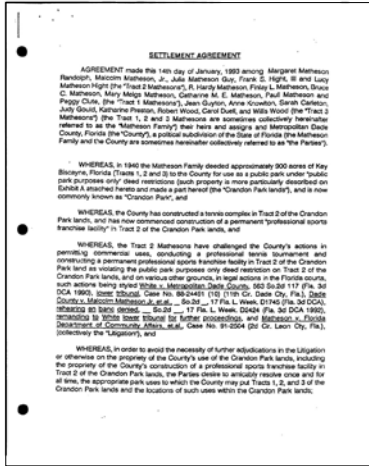


2000

SUSTAINABILITY

1993

In order to resolve ongoing litigation, the County and the Matheson heirs enter into a **Settlement Agreement** in 1993. This Settlement Agreement ordered the creation of the Crandon Park Master Plan, which would detail permitted uses and design guidelines.



2005

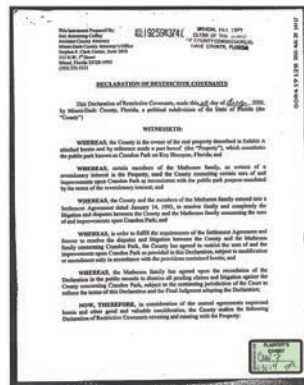
Katrina in 2005, Irma in 2017 and other frequent hurricanes in the past decades cause damage to South Florida and Key Biscayne, which is located in a hurricane evacuation zone 1.



RESILIENCE

2000

The Master Plan is contained in the Amended Final Judgment in Malcom Matheson, Jr. vs. Metropolitan Dade County. It is also recorded as a restrictive covenant running with the land, in the public records of Miami-Dade County.



2019

Crandon Park's amenities and infrastructure exhibit signs of aging and degradation.



2020



Crandon Beach



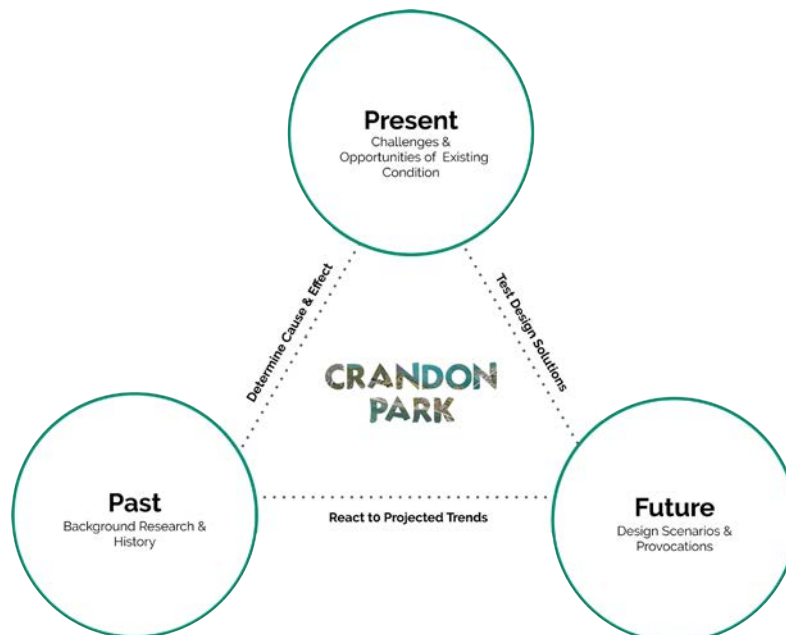
2020

Citizens for Park Improvement hire landscape architecture firm West 8 to assess Crandon Park's existing conditions and performance, determining that a Master Plan Amendment is necessary.

COMMUNITY

BUILDING CONSTITUENCY

Reaching Backwards & Projecting Forwards



Enumerative Bibliography

The Crandon Park: A Call for Change - Research & Analysis Report was compiled from a series of primary and secondary source material. Below is an enumerative bibliography of thematically grouped sources to help guide our readers if they are interested in further research.

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