

CITY OF KEY COLONY BEACH

TOWNHALL MEETING FOR PUBLIC INPUT FOR THE RELOCATION OF THE TENNIS COURTS TO 7TH STREET

Wednesday September 20, 2023 – 10:00 am

Located at the Temporary Meeting Place for the City of Key Colony Beach,
at the Key Colony Inn Banquet Room, 700 W. Ocean Drive, Key Colony Beach
& Virtually via Zoom Conferencing

[Zoom Login Information below](#)

- 1. Introduction of Speaker(s)**
- 2. Presentation**
 - i. Presenters Diane Slusher/Monica Greene – **Pgs. 1-3**
 - ii. Presenter Mike Yunker – **Pgs. 4-14**
- 3. Citizen Correspondence/Public Comment**
- 4. Adjournment**

****Note: Architectural renderings were not available at the time of publication but will be available by the time the Townhall meeting is held****

This meeting will be held at the temporary meeting place for the City of Key Colony Beach at the Key Colony Inn Banquet Room at 700 W. Ocean Drive, Key Colony Beach, Florida, and virtually via Zoom.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/86861215964?pwd=aDZpUDVBWTVmbThKV1lZK1dudEk0QT09>

Passcode: 395325

Or One tap mobile:

+13052241968,,86861215964#,,, *395325# US

+13092053325,,86861215964#,,, *395325# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053

Webinar ID: 868 6121 5964

Passcode: 395325

International numbers available: <https://us02web.zoom.us/j/86861215964?pwd=aDZpUDVBWTVmbThKV1lZK1dudEk0QT09>

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Key Colony Beach Official Pickleball Club

August 14th ,2023

Prepared for: KCB Recreation Committee
Presented by: Diane Slusher/Monica Greene

As you all know, the number of pickleball players have been growing each year for the past several years. The sport has recently been deemed the fastest growing sport in America!

Last season, our KCB courts experienced unprecedented numbers of players for several consecutive months. Although it is exciting to see our sport grow and bring joy to so many other fellow players, it has created several issues at our small facility and in our city. We experienced overcrowding, excessive wait times, limited seating, limited shade, parking issues, safety concerns and limited access at peak times for KCB homeowners and residents.

Still today, we are seeing higher than ever number of players throughout the summer. Even with the record-breaking heat indexes, there are frequently players occupying all 4 permanent courts with 4-6 players waiting on weekends.

We expect the volumes to continue to grow as the sport explodes across the country and have no doubt, we will see volumes even greater than last season this year.

This continual growth has also put an unexpected burden on the recreation committee and City. Last season the committee had to come up with management solutions on the fly as the situation ebbed and flowed throughout the season. Thankfully, the committee was able to attempt several experimental solutions. However, lacking any real enforcement authority, implementation of these measures was intermittent and did not specifically prioritize play by KCB homeowners or local residents allowing visitors to fill up the courts while KCB homeowners and local residents waited or were turned away.

Although we appreciate the rec committees' efforts to help us solve, we see several additional challenges with the rec committee managing the courts. Primarily the Sunshine Laws restricting communications between rec committee members outside of normal meetings. With that, it is difficult to hold open discussions about possible solutions within the pickleball community and further enhance the processes at the facility and implement additional changes as needs arise throughout the season. There are also limited meeting times which are very restrictive and do not allow enough opportunity to facilitate the ongoing needs.

Knowing this, we have formed a small group of volunteers to research what other communities in like situations have done to manage the ever-increasing number of players with limited number of courts, compounded of course by being a vacation destination.

During our research we found hundreds of other communities across the country have formed official pickleball clubs. The clubs are run by volunteers and players to accomplish a number of goals with a key initiative for the Clubs to be designated as court administrators acting as the liaison between the players and the cities.

As Administrators of the community courts, Clubs set schedules, established guidelines, rules and provide a host of other benefits both to the City and its members. In exchange for the increased (and significant) responsibility the clubs take on, the cities and park districts agree to grant the Clubs use of the courts at peak times to ensure homeowner and resident's access. Secondly, the Clubs participate in financial help for the ongoing maintenance, improvements and fundraising for any future expansion of the courts.

With membership dues, various fundraising events, and receiving many generous individual donations, the clubs raise the monies needed to maintain and enhance their facilities, provide insurance coverage as well as support the significant administrative costs of running the club.

Our Vision

Provide a fun, inviting place for all ages and skill levels to play and to make new friends

Maintain a safe and creative pickleball environment for players of all skill levels and ages

Provide opportunity for all ages to learn and enjoy the sport of pickleball

Create an environment that promotes healthy exercise, professional instruction, and competitive play

Strive to promote the growth of pickleball as a valued sport within our community

By sponsoring clinics, leagues, and competitive events, the board and volunteers would assist players in improving personal abilities while fostering mental and physical health.

Oversee club funds, manage facility maintenance, provide balls, instruction and social events for members

Assist the City with ongoing maintenance cost, funds for facility improvements including additional shade, seating, wind screens and any approved expansions.

We will welcome all players, new and experienced, to come enjoy the fun and healthy sport of pickleball!

Membership Benefits

- Access to courts during peak times
- Priority access for homeowners/residents within a tiered membership program
- Organized Round Robins
- Court maintenance equipment
- Club provided pickleballs for play
- Free, or low-cost training
- Free, or low-cost social events
- Access to Member database
- Discounts on league participation
- Discount at PickleballCentral.com

Rec Committee/City Benefits

- Club provided management of courts/facility
- Club provided funding for ongoing maintenance
- Club provided funding for enhancements e.g., water, shade, seating
- Club will serve as lead for private fundraising for any approved expansions

Club Structure

The Club is being established as a Not-for-profit Organization (NFPO). A NFPO allows all monies earned through membership, activities, and donations to be used for running the organization. By-laws outlining the purpose and objective of the Club have been drafted. The By-Laws will establish membership eligibility, a tiered membership fee schedule with lower fees for Key Colony Beach and Marathon homeowners and residents, meeting schedules, voting protocols and director roles and responsibilities.

The Club will provide the needed structure for shared decision making, will act as a catalyst for needed capital improvements and be a facilitator for the numerous volunteer efforts anticipated to be needed. With that said, the Club will also be designed to give clear communication to the Rec Committee on all matters related to Pickleball activities.

Summary

As we move forward in forming the KCB Pickleball Club, we would like to propose that our organization be appointed to manage the courts in a mutually beneficial way for the city, our players and the community. This would alleviate the burden to the rec committee and city and give us the opportunity to enhance our facilities while anticipating the needs of the fast-growing number of people interested in playing the sport here in KCB.

August 14, 2023

TO: Recreation Committee:

FR: Mike Yunker

At the March 16, 2023 KCB Commissioner's meeting, Recreation Committee Chair, Ted Fischer spoke with the commissioners about the concerns of overcrowding of pickleball courts and possible solutions. Ted discussed a fee structure for court use, the building of new courts, and funding. The Commissioners were in support of the ideas and voted to approve \$15,000 to allow the city administrator to hire a landscape architect to come up with design ideas. All the commissioners commented in agreement of fee structures with the inclusion of Marathon residents being included in this fee structure, including local residents having priority use of courts. The final motion by the commissioners was to find a location on 7th street for either tennis or pickleball.

I agreed to assist the pickleball community and the city to come up with options that may alleviate the overcrowding on the pickleball courts without causing harm to the other sports of golf, tennis, bocce ball or basketball.

I've come up with several plans and after hashing them out with others connected with the different sports and the city, I think our **Option 4** may be the best available solution, but I still wanted input from the tennis community on how we could make this option work best before we proceed any further with a formal proposal to the Rec Committee and with their recommendation of approval to the City Commissioners. So, I did have a conversation with Barbara Tatarchuk in an effort to identify any issues that may be harmful to tennis. After our discussion, I felt the best option, and only option, was still option 4.

The options we have explored include:

1. New Pickleball courts on 7th St. – objection - noise and traffic concerns by neighboring homes; you would split pickleball courts into two locations making it difficult to administrate playing levels, and control court access.
2. Golf Course at the 9th tee - objection - position too close to #8 green which would result in safety hazard, requires shortening the longest hole on the course (# 9), affects hole in one requirement in tournaments.
3. Waste Water Treatment Plant – Reroute boat trailer storage and parking space and using space freed up by shutting down the Wastewater Treatment Beds – objection – loses too many trailer parking spaces already in demand, and subsequent loss of revenue to the City. Insufficient size for courts, layout didn't work. Also city needed more space for maintenance equipment being moved from city garage.

Each of the different plans had a real negative effect on a sport or city services except option 4.

With Option 4:

We would build a brand new double tennis court complex near 7th St and Shelter Bay Dr. The new courts would be laid out over where the current basketball court is (new asphalt though). These new courts would be identical to the existing courts in size except they would be:

All new surfaces, raised and sloped for drainage

Dedicated to tennis only (no pickleball lines)

New painted surface and lines

New fencing

New Windscreens and shrubbery

New nets

New drinking fountain

New Tiki Hut and benches

Electrical outlets

AED and first aid kit

No distracting noise from the pickleball players

Parking along Shelter Bay and 7th St, as well as park parking lot.

Bathrooms maintained by Public works between the Bocce and new Tennis Complex.

See option 4 sketches:

Positive of Option 4:

1. Retains the number 9 tee for "hole in one" tournament requirement (option 2&3).
2. Retains the number 9 tee as the "signature hole" of KCB golf (option 2&3).
3. No tree removal or excavation near Tee 9 (option 2&3).
4. No need for protection net which eliminates any safety issues (option 2&3).
5. Keeps all the pickleball courts in one central location making it easier to administrate.
6. It would add 4 new courts directly adjacent to the existing pickleball courts. This would give pickleball 8 dedicated courts, plus two overflow courts.
7. The new courts are away from 7 th St and although closer to 8 th St, the layout is on the side of the old tennis courts furthest away from 8th St. The vegetation will reduce pickleball noise from residents, and additional noise reduction screening could be added. Basketball would be closest to 8th St.
8. The basketball court would not be eliminated, only relocated.
9. There would be no interruption or changes to the boat trailer parking.
10. There would be limited disruption to any of the facilities off 7th St.
11. 4 additional pickleball courts along with the overflow courts would satisfy pickleball play in KCB indefinitely.
12. 8 courts will provide playing benefits to KCB home owners and vacationers.
13. Tennis would have a completely new court with the exact same dimensions, and they won't need to hear all the pickleball noise while they are playing tennis.

On January 16, 2023 Barbara Tatarчук (Rec Committee Member) submitted a letter to the Rec Committee regarding pickleball. Item #3 in her letter addressed her concerns after discussions with several other tennis players. Her concerns and comments included:

- 3 We are also aware of the new agenda item suggesting that a grant could be sought to build new courts on 7th Street. Even though no decision on this item has been made, we appreciate the guarantee that no work on pickleball courts would commence until tennis courts are completed. Here are questions that would need to be answered.
 - a. Where would the courts be located? Would it be in area with proper drainage?
 - b. Would the tennis courts be shared with any other sport?
 - c. Would tennis courts have access to an AED?
 - d. Would there be a drinking fountain and bathroom facility nearby.
 - e. Would wind screens be attached to fencing?
 - f. Would benches be available for waiting tennis players?

Option 4 meets and exceeds all the concerns addressed in Barbara Tatarчук's January 16th letter, as highlighted in yellow. With the layout of option 4, the new dedicated courts (5-6-7-8) would only be 5 feet closer to 8th street than the existing overflow courts (5 & 6).

Timing

ONCE the new tennis complex is built, we would then commence the pickleball expansion utilizing all of the East Tennis Court (which we currently use) and a portion of the West court to add 4 additional courts plus the basketball court in a portion of the west tennis court closest to 8th St. This open space would provide some sound buffering to address noise concerns from the 8th St. neighbors. If necessary, we will add some other noise attenuating screens.

We tentatively have a donor who has committed to guarantee a minimum of \$100K to get this project started. We will commence private fundraising to offset this commitment if and once the Rec Committee and City Commission have approved this proposal. The City will apply for a \$50,000 grant in addition to our private fundraising. Dave Turner is confident of receiving this grant which would be available around July 2024.

Once approved, we would expect the tennis courts to be completed by summer 2024 and the new pickleball courts by Fall of 2024. If all goes according to plans, we would end up with all new tennis complex and an expanded pickleball complex in time for the 2024 winter season.

Thank you for your consideration,

Mike Yunker
Key Colony Beach

MINUTES

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Thursday, March 16th, 2023 – 09:30 am

City Hall Annex & Virtually via Zoom Conferencing

1. Call to Order, Pledge of Allegiance, Prayer, Rollcall: The March 16th, 2023, Key Colony Beach City Commission Regular Meeting & Public Hearing was called to order by Mayor Trefry at 9:30 am followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Trefry, Vice-Mayor Ramsay-Vickrey, Commissioner Harding, Commissioner Foster, Commissioner Raspe. **Also present:** City Administrator Turner, City Clerk Gransee, City Attorney Smith, Building Official Leggett, Police Chief DiGiovanni, Code Officer Goldman, Public Works Department Head Guarino, Administrative Assistant Anderson, Fire Chief Card.

Public attendance: 15

2. Agenda Additions, Changes & Deletions: City Administrator Dave Turner introduced Cheryl Baker as the new Administrative Assistant for City Hall and informed on internal staff promotions. Commissioner Harding asked for the addendum to the Financial Report to be added for discussion. The Commission had no objections.

3. Special Requests:

a. A Proclamation by the City of Key Colony Beach declaring March 2023 Problem Gambling Awareness Month: Mayor Trefry spoke on the agenda item to the Commission and asked for a motion to approve.

MOTION: Motion made by Commissioner Foster, seconded by Commissioner Raspe, to approve the Proclamation declaring March 2023 as Problem Gambling Awareness Month.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

b. Presentation by Marcelo Martinez from Hotwire Communications on Fiber Optic Services for the City of Key Colony Beach: Marcelo Martinez from Hotwire Communications gave a PowerPoint presentation to the Commission on possible Fiber Optic Services for the City of Key Colony Beach and answered questions from the Commission and City Administrator after. Discussion followed on pricing and different available options for residents, and how to move forward with the project. The Commission gave consensus to the City Administrator to move forward.

4. Citizen Comments and Correspondence

Mayor Trefry invited members of the public to speak on any agenda item.

Florence Roseboro, 430 4th Street, spoke on the Hotwire Presentation and the use of Marble Hall.

Kirk Boggs, Key Colony Point #1, spoke on the topic of Button Wood trimming at Sunset Park.

Joanne Stewart, Key Colony Point #1, spoke on the topic of Button Wood trimming at Sunset Park.

Tim Duesel, 680 9th Street, spoke on the topic of a new City Hall.

Joe Schmitt, 430 4th Street, spoke on the ability of Citizen comments after Commissioners comments, the topic of the Post Office and Marble Hall, and the policies of the City.

Ron Teke, 290 10th Street, spoke on policies of the City and the topic of a new City Hall.

Chet Dunn, 101 E. Ocean Drive spoke to the Commission on offering his services as the Assistant City Administrator.

Larry Mills, 4th Street, spoke on cable services for the City and City Hall.

There were no additional citizen comments online or in person.

5. Approval of Minutes: Mayor Trefry asked for any changes or corrections to the minutes. Commissioner Raspe asked for a correction on page 12 revising City Attorney Turner to City Administrator Turner. The minutes were accepted as written with said changes.

6. Committee and Department Reports

Commissioner Foster asked City Administrator Turner on the Code Enforcement Report and current policies and practices. City Attorney Smith stated to follow up with City Attorney Smits on the topic.

Commissioner Harding commented on the Playground Equipment. City Administrator Turner explained the funding for the playground equipment, and gave an update on the grant application for the 1st Street Playground. Commissioner Harding commented on the Code Enforcement progress. City Administrator Turner gave details on required Sadowski Causeway bridge repairs and possible funding opportunities.

Chief DiGiovanni gave information on issued citations and code violations.

a. Marathon Fire/EMS: Fire Chief Card reported to the Commission on EMS and Fire Calls for the City of Key Colony Beach. Chief Card further talked on an increase in call volume, dangers of driving in the left lane, and the success of the High School Cadet Program. Chief Card complimented on how the City looks, commented on next year's Rubber Ducky Race, and the upcoming St. Patrick's Day Parade.

b-i.: see under 6.

j. Recreation Committee: Chair Ted Fischer spoke on the report he submitted to the City Commission including current concerns on overcrowding of the Pickleball courts and possible solutions. Discussion followed on the term of quiet Pickleball courts and the use of the 7th Street Basketball Court. Ted

Fischer continued addressing the Commission with concerns on a fee structure for court use, the building of new courts and funding. Commissioner Harding expressed support for opening the Basketball Court and suggested the hiring of a Landscape Architect for design ideas of courts on 7th Street. Commissioner Harding recommended to give City Administrator Turner up to \$15,000.00 for an architectural summary and gave further thoughts on a fee system for use and how to move forward with the idea. Mayor Trefry agreed with the idea of a fee schedule and gave her thoughts on the topic. Vice-Mayor Ramsay-Vickrey expressed support for a fee structure and her view on the inclusion of Marathon residents. Commissioner Raspe spoke on residents ability to use the courts. Mayor Trefry clarified that the question of approval for playing on the Basketball court will be voted on. The Commission continued speaking on the topic.

Mayor Trefry called for a motion to allow the 7th Streets courts to be temporarily converted to Pickleball courts to April 9th. After discussion, the Commission agreed upon April 16th as the end date.

MOTION: Motion made by Commissioner Foster to allow on a temporary trial basis, until April 16th, for the Pickleball players to use the court with the understanding that children will be allowed to play basketball after the game. Mayor Trefry asked for a second. Commissioner Raspe seconded the motion.

DISCUSSION: Discussion followed on what nets will be used for play and what times the basketball court will be used. Chair Fischer agreed to 7:30 am to 12:00 pm as the times for the use of the court. Commissioner Harding asked for Ted Fischer to report to the Commission in May on how the trial use went.

ON THE MOTION: Rollcall vote. Unanimous approval.

MOTION: Motion made by Commissioner Harding for a long-term plan to give City Administrator Turner direction to spend up to \$15,000.00 for a landscape architect and to work with Ted Fischer for facilities on 7th Street. Mayor Trefry asked for a second. Commissioner Foster seconded the motion.

DISCUSSION: Vice-Mayor Ramsay-Vickrey asked for clarification on the future location of pickleball and tennis courts. Commissioner Harding clarified the motion to find space on 7th Street for either Tennis or Pickleball courts. The Commission continued talking on locations, available space, the number of courts, and funding.

ON THE MOTION: Rollcall vote. Unanimous approval.

Ted Fischer addressed the Commission on the next agenda item for the fence approval and asked for additional permission to run an annual Pickleball fundraiser named 'Fools Fundraiser' on April 1st and 2nd between the hours of 7:30 am and 12:00 pm on Saturday and Sunday using all permanent and temporary courts. Ted Fischer confirmed that he will be managing the event. Mayor Trefry asked for a motion to approve the fundraiser on April 1st and 2nd.

MOTION: Motion made by Commissioner Raspe to approve the fundraiser for the Pickleball courts on April 1st and 2nd. Commissioner Foster seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

January 16, 2023

Dear Recreation Committee,

Ted Fischer asked me to send a letter regarding the pickleball lines for the tennis courts on eighth streets. I talked with several of the tennis players and received the following comments:

1. Putting down lines for two pickleball courts on each side of the tennis net is far too confusing for tennis players and probably for pickleball players as well. We would like the temporary yellow lines to be removed as soon as possible.
2. Whichever color is chosen for pickleball lines, the tennis line color should be dominant. We really like the present light green color, but we understand that it is hard for pickleball players to see. We looked at the tape colors, and blue appears to be the best choice. I think we could get used to it.
3. We are also aware of the new agenda item suggesting that a grant could be sought to build new courts on 7th Street. Even though no decision on this item has been made, we appreciate the guarantee that no work on pickleball courts would commence until tennis courts are completed. Here are questions that would need to be answered.
 - a. Where would the courts be located? Would it be in area with proper drainage? *SEE DRAWING- YES*
 - b. Would the tennis courts be shared with any other sport? *NO*
 - c. Would tennis courts have access to an AED? *YES*
 - d. Would there be a drinking fountain and bathroom facility nearby. *YES*
 - e. Would wind screens be attached to fencing? *YES*
 - f. Would benches be available for waiting tennis players? *YES PLUS TIKI*

Thank you.

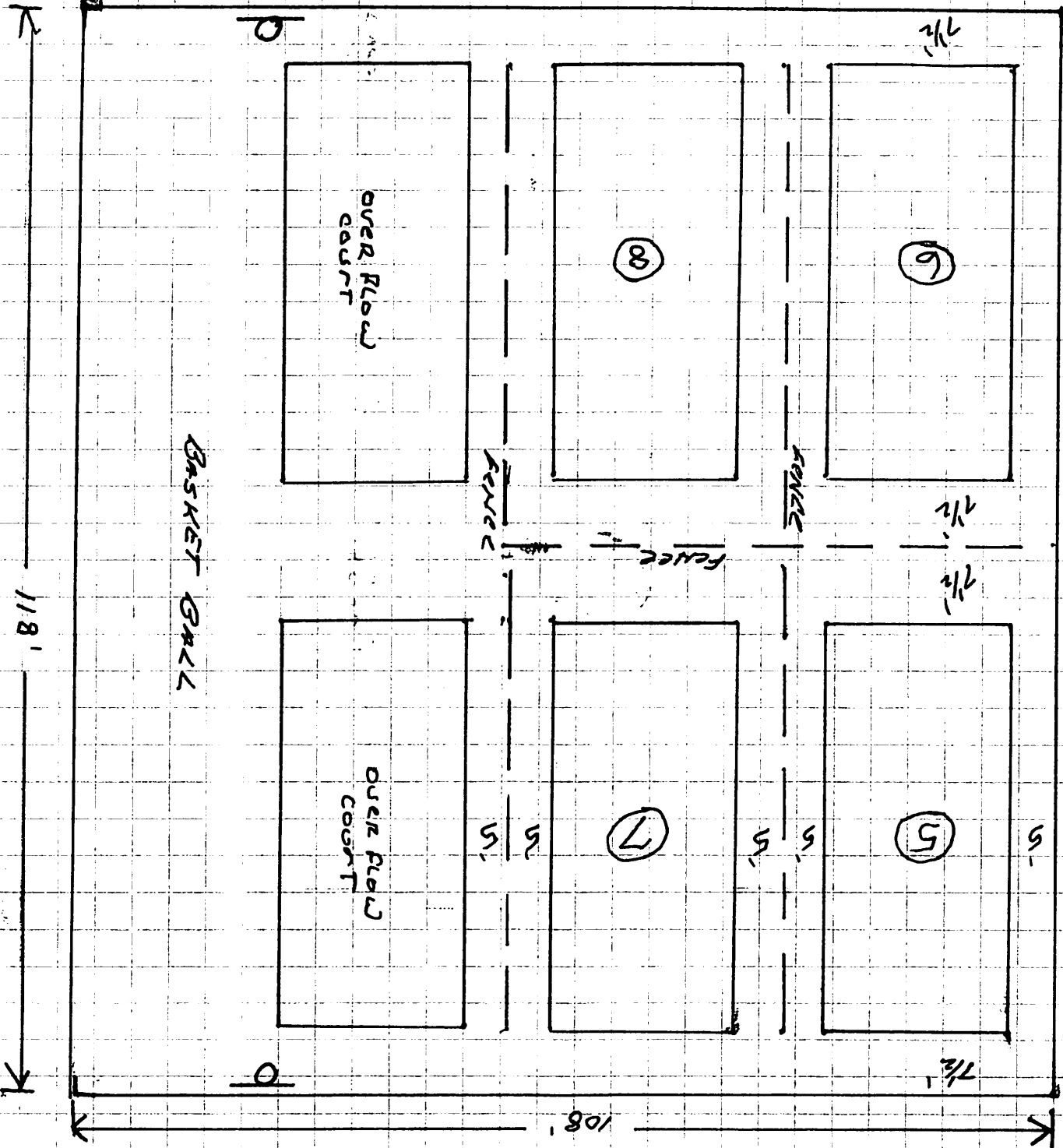
Barbara Tatarchuk

Recreation Committee Member

City of Key Colony Beach

BB playing area
46' wide

27' 19'



BASKET BALL

9TH STREET

118'

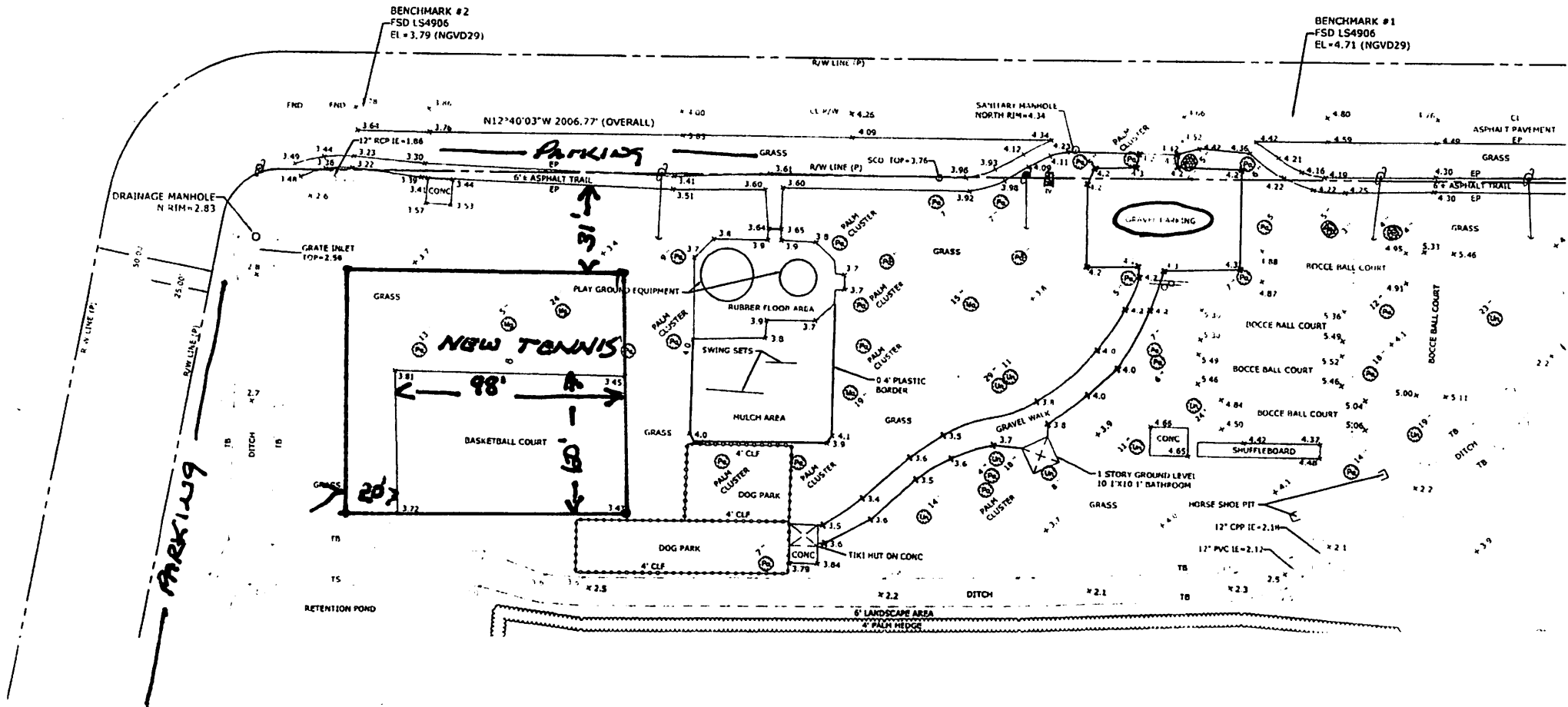
108'

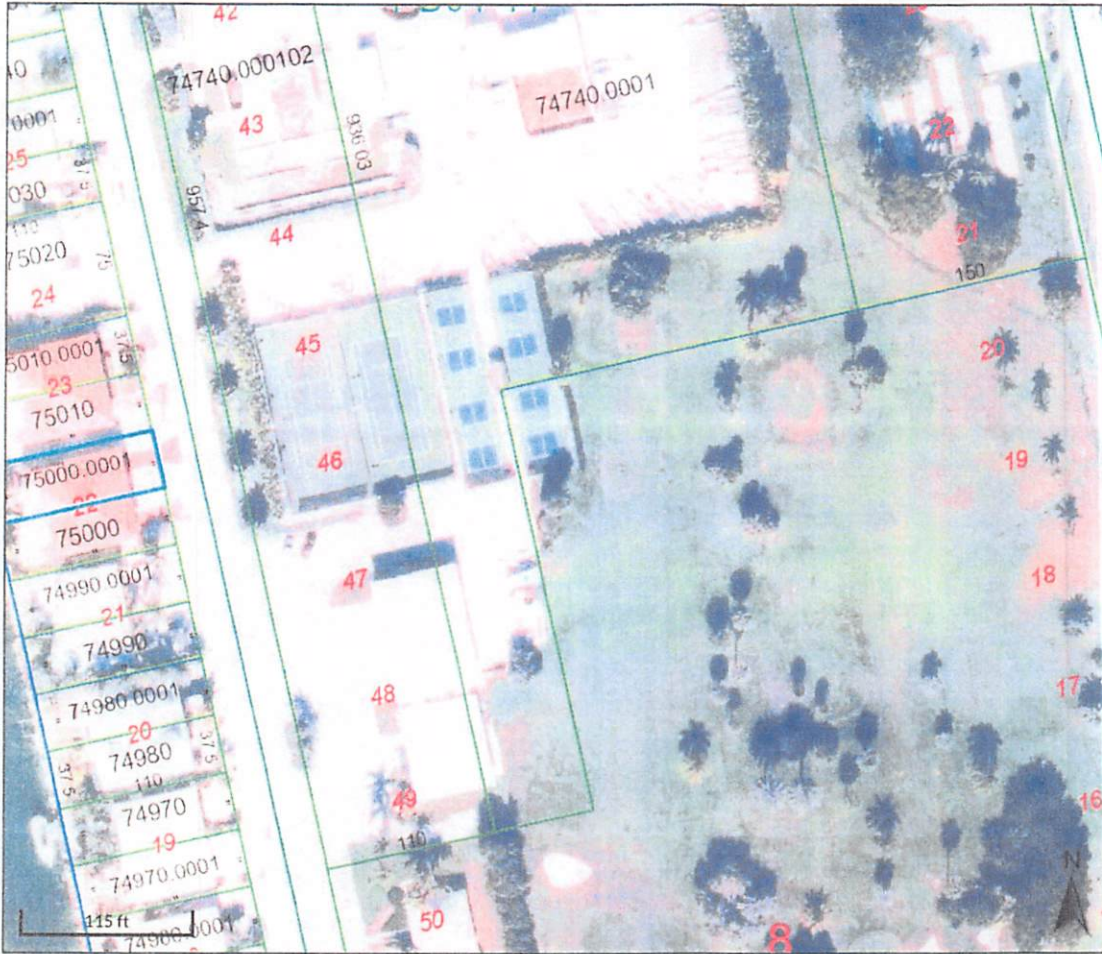
SIX PICKLEBALL COURTS
ON OLD TENNIS COURT
MOVE TRAINS TO 7TH ST

MAP OF SURVEY

KEY COLONY BEACH
YACHT CLUB
(PB 4, PG 68)

FEMA ZONE "AE (EL8)"
FEMA ZONE "AE (EL7)"





Overview



Legend

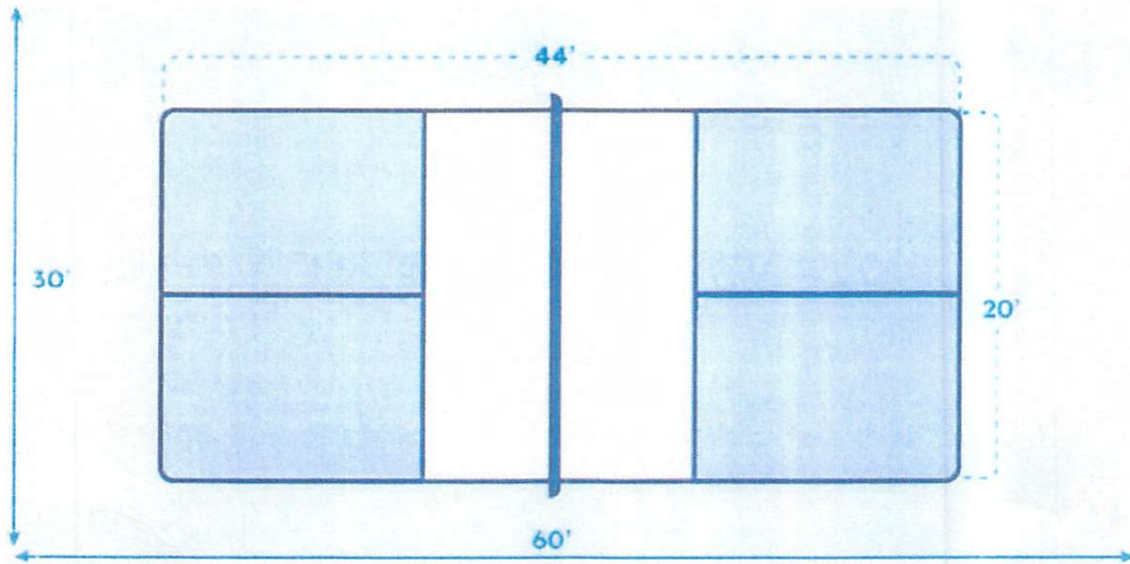
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00075000-000100	Alternate ID	8861117	Owner Address	ARMENTEROS ORESTES
Sec/Twp/Rng	05/66/33	Class	SINGLE FAMILY RESID		135 W 52nd St
Property Address	531 8TH St				Hialeah, FL 33012
	KEY COLONY BEACH				
District	50KC				
Brief Tax	N 1/2 LOT 22 BK 9KEY COLONY BEACH FIRST ADDN AMD PLAT PB4-11 SHELTER KEY OR417-586 OR863-1397 OR868-1820AFF				
Description	SPLIT PER SURVEY - OWNER REQ 2-3-95 OR1343-461 OR1343-463/71PWAG				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/26/2023
 Last Data Uploaded: 5/26/2023 2:11:13 AM

Developed by Schneider
 GEOSPATIAL

Pickleball Court Dimensions



Out of Bounds Area

