

## M E M O R A N D U M

**TO:** Tom Harmer, Town Manager  
**FROM:** Isaac Brownman, Public Works Director  
**REPORT DATE:** September 4, 2019  
**MEETING DATE:** September 9, 2019  
**SUBJECT:** Bayfront Park Pickleball Expansion Update

### **Recommended Action**

Report to the Town Commission within 45 days providing updated options to replace the existing tennis courts in Bayfront Park.

### **Background**

At their June 17, 2019 Regular Workshop Meeting, the Commission directed the Town Manager to move forward with additional due diligence and obtain cost estimates for adding permanent pickleball courts to Bayfront Park by converting the two (2) existing tennis courts into up to eight (8) pickleball courts. The Commission also directed the Town Manager to review alternatives for placing open-to-the-public tennis courts adjacent to the Tennis Center. The following summarizes staff findings:

### **Bayfront Park Pickleball**

Public Works requested quotes from qualified vendors and performed additional due diligence regarding pickleball court dimensions. Staff researched the United States of America Pickleball Association (USAPA) official website, which states that, "a total playing area 30-feet wide (9.14m) and 60-feet long (18.28m) is the minimum size that is recommended." The website further indicates that 34-feet by 64-feet is preferred. This is due to the fact that the game extends outside of the visible baseline boundary areas. When using the minimum 30-ft. x 60-ft. dimensions as a basis, only six (6) USAPA style courts will fit in the current tennis court areas at Bayfront Park. There is no additional room to add court space without disrupting the park promenade and other amenities.

The Town requested quotes from six vendors who perform this type of work. Several of the vendors also indicated that it is not feasible to add eight pickleball courts without compromising the ability to have multiple courts in play at the same time due to play area overlap. As such, the quotes we reviewed reflect the construction of six courts.

Based on the quotes, the average cost to convert the two existing tennis courts to six pickleball courts with nets and fencing is roughly \$23,000. Due to high demand, the work would not begin for four-to-six weeks from issuance of notice to proceed and the re-construction itself would take up to two weeks

### **Open-to-Public (no charge) Tennis Courts**

After reviewing the space adjacent to the Library as it is in close proximity to the Tennis Center, only the green space to the West provides the proper orientation

for two tennis courts. However, this location would be challenging due to the following reasons:

- Impacts to existing landscape buffering adjacent to Neptune neighborhood
- Impacts to low-lying drainage area with nowhere to relocate runoff, and related Water Management District permitting for same.
- Existing parking concerns in the area
- Cost of an at-grade tennis court is roughly \$65,000 each, excluding site work.
- Elevating the tennis courts adds more cost and would be challenging to provide ADA accessibility without impacting existing parking.
- Potential impact to the Library lease area

**Other potential Locations that have been brought up:**

1. Joan M. Durante Park has been mentioned as a possible location, however, the park is designed to be a natural, passive recreation environment and is zoned as such as “Open Space Passive.” The Town Attorney has been asked to research if there are any restrictions related to the original donation of the property. In addition, a rezoning would have to occur concurrent with public input to allow the hard court use. In general, tennis courts have the potential to change the character of this low-impact, passive park.
2. The Town-owned property between Spanish Main and Emerald Harbor has been brought up as a potential site. Additional due diligence would need to be conducted to determine the amount of developable land since some of the area is low and there is mangrove fringe onsite. One concern is the reaction of the two neighborhoods to open-to-the-public tennis courts and parking in this area which currently serves as a buffer between the neighborhoods. An additional concern is the zoning of the property. The property is currently zoned OS-C (Open Space Conservation), which does not allow for parks and recreation uses, as the district is intended to be used for the protection and management of natural areas.
3. The Bayfront Park green space is possible, but would substantially change the nature of this portion of the park and take away an open space amenity on the site that is currently used by various groups for different types of events. This community and professionally designed park was developed with an open space component as a priority. The renovated Park has been open nearly two years and has been very well received with its current mix of uses and assets.
4. Another longer-term alternative may be to use the Bayfront Park Recreation Center location for one (1) permanent court should the Commission choose to move recreation center activities into a combined community center at the Town Center site in the future.
5. The Town is discussing the potential public use of the two existing, private tennis courts on General Harris Street with representatives from the Hideaway Bay Homeowners Association. The courts are owned by the Hideaway Bay neighborhood. The two courts are adjacent to the Public

Works building and are currently underutilized. We are discussing the potential cost and terms of a 3-5 year lease to allow for additional time to strategically plan future improvements to both Bayfront Park and to the public properties within the Town Center. The staff would want to introduce this option to the Sleepy Lagoon neighborhood and seek their input before finalizing this option. Discussions with the Homeowners Association are in progress.

The conversion of the existing tennis courts to pickleball at Bayfront Park can be quickly implemented. The challenge is finalizing a practical site for relocating the existing tennis courts.

Based on those challenges, the staff would like some direction regarding the timing of the pickleball improvements. Does the Commission want to proceed with the pickleball court expansion prior to finalizing a solution for the tennis courts or wait until a suitable solution is finalized for the tennis courts?

There are also some budget related issues to be finalized. The original plan was for the pickleball stakeholders to financially contribute to the expansion of courts on the island. The Town originally budgeted \$100,000 in FY20 to support the expansion. In the current fiscal year the Commission authorized a budget amendment to allow the use of some of those funds for planning purposes. In FY19 \$20,000 was budgeted where \$7,515 was spent leaving a remaining balance of \$12,485. This amount will be carried over to FY20 with an additional budgeted amount of \$80,000 for FY20 resulting in a remaining balance of \$92,485.

The cost of the pickleball conversion is minimal but, with the additional costs of two new tennis courts somewhere on the island, would exceed the current project funding.

Our goal has been to increase the number of pickleball courts prior to the next season. Based on the time to convert the existing courts we do have some flexibility on when to proceed. The Town would need additional time to do further research based on a Town Commission preference for replacing the tennis courts.

As an alternative solution, Public Works can implement the following:

- Proceed with building two (2) permanent pickleball courts on one tennis court at Bayfront Park and leave one (1) dedicated tennis court in place. This maintains a dedicated tennis amenity at Bayfront Park for now; or,
- Proceed with building two (2) permanent pickleball courts on one tennis court at Bayfront Park and stripe two (2) shared pickleball courts overtop the remaining tennis court to provide five pickleball courts overall. This total is consistent with amount of Town courts that would have been available had four pickleball courts been placed at the Tennis Center as originally discussed. Two of the pickleball courts would be shared in this scenario.

As a reminder, pickleball demand at Bayfront Park is seasonal, with the peak occurring over a three-month period, January through March.

Condominium and neighborhoods continue to expand pickleball options within their communities offering alternate locations for residents and visitors.

**Staff Recommendation**

Report to the Town Commission within 45 days providing updated options to replace the existing tennis courts in Bayfront Park.

**Attachments**

PowerPoint Presentation



# **Bayfront Park Pickleball Expansion Update**

Town Commission Regular Meeting  
September 9, 2019



# Agenda

- Background
- Bayfront Park Pickleball Update
- Tennis Relocation Initial Review
- Budget
- Recommendation



# Background

- **June 17, 2019 TC Regular Workshop Meeting**
  - Bayfront Park Pickleball discussion
    - Determine cost to add up to eight pickleball courts ovetop two existing tennis courts
    - Potential to relocate two tennis courts adjacent to Tennis Center as open-to-the-public free of charge courts



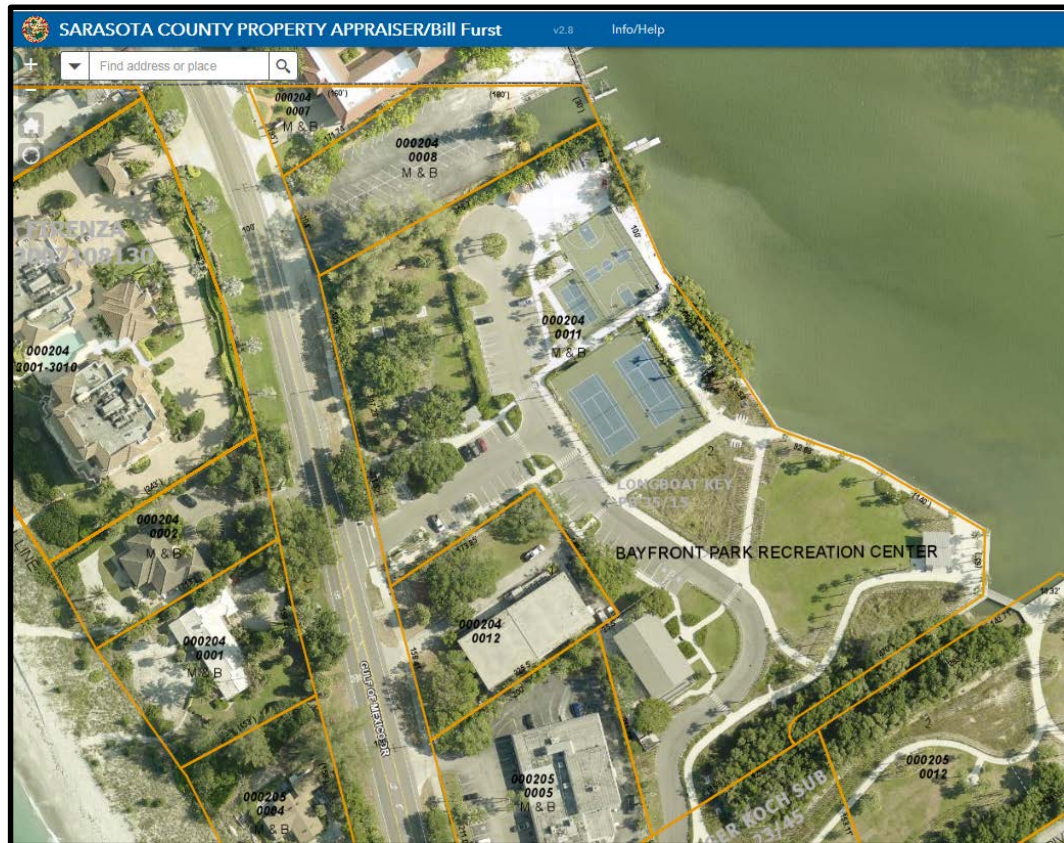
# Bayfront Park Pickleball

- **United States of America Pickleball Association (USAPA) standard**
  - Minimum dimensions: 30-ft. x 60-ft.
  - Preferred dimensions: 34-ft. x 64-ft.
  - Minimum equates to: 6-courts on Bayfront tennis
- **Vendor Quotes**
  - Six (6) qualified vendors: \$23,000 (average)
- **Schedule**
  - Due to demand, start 4 – 6 weeks from Notice-to-Proceed
  - Construction duration up to 2-weeks





# Bayfront Park Site Overview





# Tennis Court Relocation Review

- Adjacent to Tennis Center
- Joan M. Durante Park
- Town owned property between Emerald Harbor and Spanish Main
- Bayfront Park Green or Recreation Center
- Hideaway Bay

# Adjacent to Tennis Center



To provide proper orientation, the space is constrained with a lower-lying drainage area and landscape buffer. Parking and library lease are concerns. Cost for a new court roughly \$65,000, excluding site work and elevation.



# Joan M. Durante Park



Park is a natural, passive recreation environment.  
Zoned “Open Space – Passive,” which may require rezoning to allow hard court use.  
Research of any donation restrictions in progress by Town Attorney’s Office.



# Town-Owned Property Between Spanish Main and Emerald Harbor

MANATEE COUNTY  
PROPERTY APPRAISER  
CHARLES E. HACKNEY

Home Property Search Contact Us  
Owner Address Parcel ID Advanced Search Map

enter a parcel id -

Parcels (1 of 2 layers)

PARID: 8002800004  
LONGBOAT KEY TOWN OF 5810 GULF OF MEXICO DR

Parcel Sales

ID Block

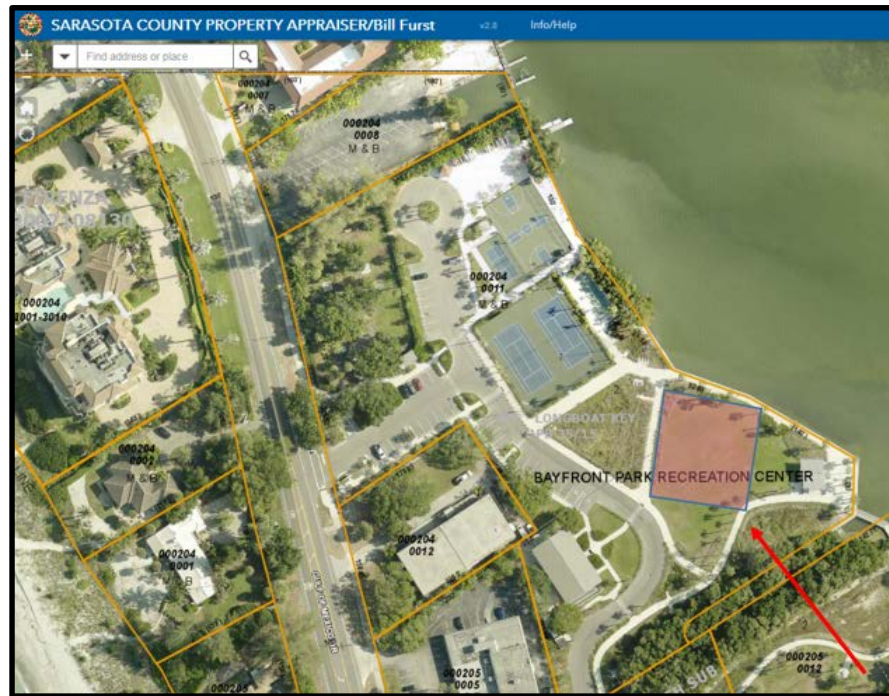
Account#	8002800004
T/R/S	35S / 16E / 26
Primary Address Location	5810 GULF OF MEXICO DR, LONGBOAT KEY, FL 34228
Jurisdiction	LONGBOAT KEY
Exemption/Classification	Governmental

[Zoom to](#)

Zoned OS-C “Open Space Conservation,” which would require rezoning for use. In addition, due diligence would be required to determine amount of developable land. Serves as a landscape buffer; neighborhoods may have concerns.



## Bayfront Park Green Space and Recreation Center Area



Green space – Removes an open field area that was built into the park design as a community desired amenity. New park has been open for two years and well received with current mix of uses. Rec Center spot could fit one court (future).



# Hideaway Bay Tennis Courts

General Harris Street – adjacent to Public Works



Early negotiations regarding lease terms. Cost and terms for 3 – 5 years TBD. Discuss with Sleepy Lagoon neighborhood. Parking?



# Budget

- Town original pickleball budget: \$100,000 (match)  
Tennis Center due diligence: \$ 7,515  
**Total Remaining \$ 92,485**
  
- Bayfront Park full 6 court conversion: \$ 23,000 (average)  
**Estimated remainder: \$ 69,485**

*Original plan included pickleball stakeholders to contribute financially.*

*Budget cannot afford two new tennis courts at \$65,000 each, excluding site work.*





# Alternative Solution

**Public Works can implement the following until such time as tennis is resolved:**

- Build two (2) of six (6) permanent pickleball courts at Bayfront Park now and leave one dedicated tennis court. Expand open play times. This maintains a dedicated tennis amenity at Bayfront Park; or,
- Build two (2) of six (6) permanent pickleball courts at Bayfront Park now and stripe two (2) shared pickleball courts overtop the remaining tennis court. This provides five pickleball courts overall. This total is consistent with amount of Town courts that would have been available had four pickleball courts been placed at the tennis center, albeit two would be shared.

*Notes: Reminder, pickleball at Bayfront Park is highly seasonal. Private condominiums and neighborhoods continue to improve pickleball options.*



# Recommendation

- Report back to the Town Commission within 45-days with updated options to replace the existing tennis courts in Bayfront Park.

**End of Agenda Item**