

Heather Jangraw

Key West, FL

May 5, 2025

Key West City Commissioners

City of Key West

Subject: Request for Discussion Regarding Artificial Turf Installation at Bayview Park

Dear Commissioners,

I am writing as a concerned resident of Key West to respectfully request a formal discussion regarding the proposed \$1,000,000 artificial turf installation at Bayview Park.

In 2019, a comprehensive community survey asked residents to share their vision for Bayview Park. Of those surveyed, **400 residents requested a splash pad**, while **190 supported ninja (adult exercise) equipment**. Despite this overwhelming preference for a splash pad, the **current plan as of March 26, 2025, includes ninja equipment but not a splash pad**.

Although a plan for Bayview Park was developed in June 2022, it failed to account for the community's stated desires. This led to additional community input forums held in October and December of 2022 and a another survey in March 2023..

On **February 8, 2024**, the City Commission voted to include a **large splash pad** in all Bayview Park designs. Commissioners acknowledged that for at least **six months out of the year**, the park becomes unusable due to extreme heat, leaving it largely empty and vulnerable to safety issues such as **indecent exposure and drug use**. A splash pad was agreed upon as a solution to **activate the park, provide a safe space for children**, and better serve the local population—including over 1,000 students at HOB School across the street and children attending the Boys & Girls Club on site.

Importantly, it was also acknowledged that while **Truman Waterfront Park serves our tourist population, Bayview Park is meant for locals**.

In **June 2024**, the City published a Bayview Park Master Plan that incorporated extensive community input. Residents and stakeholders were satisfied that their voices had been heard.

However, on **February 27, 2025**, a completely different plan was presented during the Parks and Recreation Board Meeting by the City Manager. Note, Bayview Park was not on the agenda, nor was the city manager scheduled to speak. This version included ninja equipment and **no splash pad**. The City Manager also stated he would use the **\$317,808.59 remaining from the Bender & Associates design contract** to fund:

1. Turfing the ball field
2. Resurfacing tennis courts
3. Resurfacing basketball courts
4. Installing ninja equipment
5. Updating the playground
6. Demolishing current bathrooms and building new ones along Truman Avenue

The City Manager further claimed that turf had already been ordered and would be installed the week of March 14, 2025.

At the **March 4, 2025 City Commission Meeting**, multiple concerns were raised:

1. **What is the actual cost to turf the field?**
2. **Where is the funding coming from beyond the \$317,808?**
3. **Who authorized the reallocation of these design funds?**
4. **What was the process, or oversight in this decision?**

The result of that meeting was a commitment from the City Manager to return with a cost estimate. However, no public discussion has been held about spending **all of the Bayview Park design funds plus an additional \$700,000** on artificial turf alone.

I urge the Commission to **pause this process** and first develop a **comprehensive Bayview Park Master Plan** that reflects the full scope of what the community has consistently asked for—especially the splash pad. Only then should the City move forward with estimating costs and making decisions. Otherwise, we risk invalidating years of community engagement and wasting taxpayer resources.

Thank you for your time and consideration. I trust you will act in the best interest of the local families and children who rely on Bayview Park year-round. See appendix A to better understand costs associated with the basketball sized splash pad at Bayview Park. Design and Installation of which would be roughly the SAME cost as turfing the ball field.

Respectfully,

Heather Jangraw

Resident, Key West, FL

305-896-1786

Purpose

Clarify costs to install and maintain a basketball sized splash pad at Bayview Park.

Note: Basketball courts are about 4,500 sq ft (94 ft x 50 ft.)

Truman Waterfront Splash Pad is 2,827 sq ft (60 ft. in diameter)

Why

1. At PRAB meetings in November and December 2024 there was much talk of the expense of a splash pad to construct as well as maintain based upon the cost of Truman Waterfront Park Splash Pad, and to a lesser extent, Cozumel Splash Pad, but no hard numbers put forth although there were many numbers thrown around.
2. The Resolution was amended to include a splash pad if it financially made sense, but there was not a to do assigned to determine what the financials associated with a splash pad actually were. This is an attempt to fill that gap so that board members and city commissioners are able to make an informed decision.

Understanding Truman Waterfront Park

WATER

Annual water costs at Truman Waterfront Park since 2020/2021 to 2022/2023 range from \$253,000 - \$295,166 per year. *(Do not have data for 2023/2024, numbers pulled from the 2023/2024 budget)*

	Personnel Services	\$320,582	\$352,114	\$469,895	\$469,895	\$204,172	\$495,800	\$481,211	\$480,189
723400 Other Contractual Service		\$4,490	\$0	\$4,740	\$4,740	\$1,509	\$4,740	\$4,740	\$4,740
CALE PARTS									\$1,800
CALE SOFTWARE - 12 @ \$245									\$2,940
724302 Electricity		\$21,485	\$21,022	\$25,000	\$25,000	\$12,347	\$30,000	\$25,000	\$25,000
724303 Wastewater		\$6,531	\$2,433	\$5,000	\$5,000	\$395	\$0	\$1,200	\$1,200
724304 Water		\$253,474	\$295,166	\$275,000	\$275,000	\$80,942	\$225,000	\$200,000	\$200,000
724400 Rentals & Leases		\$0	\$689	\$1,000	\$1,000	\$0	\$0	\$500	\$0
724600 Repairs and Maintenance		\$20,000	\$3,537	\$35,100	\$38,474	\$11,459	\$48,600	\$37,600	\$37,000
CONSTRUCTION SUPPLIES									\$4,000
ELECTRICAL SUPPLIES									\$4,000
EQUIPMENT REPAIRS									\$2,500
FENCING									\$500
IRRIGATION SUPPLIES									\$7,500
LIGHTING									\$5,000
PLUMBING SUPPLIES									\$3,500
SIGNAGE									\$500
SOD									\$2,000
SPLASH PAD REPAIRS									\$7,500

Monthly Water costs at Truman Waterfront Park in 2020/2021 = \$21,122.83 = 1,056,142 gallons per month IF water cost \$.02 per gallon.

NOTE: according to my calculations our water cost is closer to \$.01 per gallon, but I doubled my estimate to be conservative. If water only costs us \$.01 per gallon that would mean we are using over 2,000,000 million gallons per month.

INTERESTING FACT: This is more than DOUBLE our allowed amount of 564,000 gallons per month (18,000 per day x 30) as delineated in the 2015 Development Plan for Truman Waterfront Park. Excerpts directly below from 2015 development plan.

The overall park site consumption is 4% under the allowed site potable water consumption. Water conservation measures will be implemented in the landscape design to reduce the amount of irrigation need. This will be accomplished through the use of drought tolerant native species. The Florida Keys Aqueduct Authority (FKAA) has capacity to serve the proposed Truman Waterfront Park project. The Floridian Aquifer is one of the FKAA's sources of water. Water withdrawal from the aquifer is regulated by the South Florida Water Management District (SFWMD). The SFWMD regulates this withdrawal through the issuance of a Consumptive Use Permits (CUP).

The 2011 Monroe County Public Facilities Capacity Assessment Report provides a summary description of water consumption in Monroe County including the volumes and capacity of the system. The information presented here is taken directly from this document. The document forms the basis of this analysis and conclusions.

The present CUP Water Use Permit No. 13-00005-W was issued on March 13, 2008, and is valid for a twenty year period ending March 13, 2028. From the Biscayne Aquifer, as per the CUP, the available water withdrawal allowed is an annual allocation of 8,751 Million Gallons (MG) or 23.98 MGD and a maximum monthly allocation of 809 MG.

Table #1, Potable Water Consumption Calculations indicates the anticipated water consumption based on the City of Key West Zoning Code's gallons per day consumption for the site and buildings in the property. The proposed project will not exceed the allowed potable water consumption for the site. According to the calculations, the proposed Truman Waterfront Park will consume 7% (1,029 gal/day) of the allowed overall building consumption based on the allowed FAR for the different sectors of the site.

Potable Water Consumption Calculations												
Zoning Category	Project Site Area in Acres	Allowed F.A.R.	Allowed Building Area (In Acres)	Actual Building Area (In Acres)	Actual Unbuilt Site Area	Site AreaTotal Allowed Water Consumption Gal/Day	Site Area Actual Water Consumption (Unbuilt Site Area)X 650 Gal/Day)	Site Area Water Consumption Deficiency () in Gal/Day	Building Maximum Allowed FAR Water Consumption per Acre in Gal/Day	Building Actual Water Consumption per Acre in Gal/Day	Building Water Consumption Deficiency () in Gal/Day	Maximum Allowed Water Consumption ¹ Amount per Acre in Gal/Day
HPS	0.80	1.00	0.80	0.00	0.80	520.00	520.00	0.00	520.00	0.00	520.00	650.00
HPS-1	19.90	0.80	15.92	0.46	19.44	12,935.00	12,634.05	300.95	10,348.00	300.95	10,047.05	650.00
HRCC	2.27	0.50	1.14	0.00	2.27	1,475.50	1,475.50	0.00	737.75	0.00	737.75	650.00
HNC-2	3.72	1	3.72	0.56	3.16	2,418.00	2,054.00	364.00	2,418.00	364.00	2,054.00	650.00
HMDR	2.25	1	2.25	0.56	1.69	1,462.50	1,098.50	364.00	1,462.50	364.00	1,098.50	650.00
Total Allowed Water Consumption Gal/Day						18,811.00			15,486.25			

CONCLUSIONS ABOUT THE WATER BILL

- The Splash Pad is metered, but not published
- The Splash Pad is recirculating, as confirmed by Gary in the Engineering department via a phone call January 16, 2024. This means the pad is reusing water. The water is collected, filtered, chemicals applied to clean it and reused. Because it is a recirculating pad, the water tank would be initially filled and then topped off on a daily basis due to lost water in system leaks, evaporation, splashing of water outside the pad area.
- The Splash Pad is 60 feet in diameter = 2,827 sq ft.
- The city does not track Cozumel splash pad water usage because it is so small it does not matter.
- According to VP of Operations at SplashPadsUSA who manufacturers and installs splash pads, the only way the water bill at Truman could possibly be the splash pad would be these occasions:
 - There is a major leak in the tank that collects water
 - It is not recirculating and instead is a free flow system. Free flow means the hoses are on all the time. The benefit of that system is that no chemicals, or filters are needed because the water is always fresh. We definitely utilize filters and chemicals.
 - Fraud

MAINTENANCE COSTS

The monthly cost of maintenance for the Truman Splash PAd is estimated at \$1,833 per month not including staffing hours.

Note: this also does not account for major repairs to the splash pad as the city did not anticipate any major repairs in the published budget for this year.

Truman Splash Pad Annual Maintenance from Adpoted 23/24 Annual Budget	
Chemicals	\$8,000.00
Filter	\$6,000.00
pumps (pool and splash pad)	\$3,500.00
Splash pad pump	\$4,500.00
Total Annual Maintenance	\$22,000.00
Monthly Maintenance at Truman Splash Pad excluding any staffing hours	\$1,833.33

CONCLUSIONS ABOUT SPLASH PAD AT TRUMAN WATERFRONT

- Monthly Maintenance excluding staff = \$1,833.33
- Monthly water costs - not published

UNDERSTANDING CORAL SPRINGS, Florida SPLASH PAD

INSTALLED: 2022/2023

CONTRACTOR: SplashPadsUSA

SIZE: 4,000 sq ft (80 ft x 50 ft) Note: Truman splash pad is 2,827 sq ft; Basketball court is 4,500 sq ft (94ft x 50 ft)



COST INCLUDING DESIGN, PROGRAMMABLE SEQUENCE LED LIGHTS, 20 FEATURES, 6 FT WET DECK BUFFER = \$487,000

WATER COSTS (*Numbers come from Robert Hunter, Director of Parks and Recreation in Coral Springs, Florida*)

The pad is metered. The cost of water per gallon in Coral Springs, Florida IS \$.02 per gallon.

The cost of water is **\$789 per month** (50,000 gallons per month)

Note: Coral Springs splash pad is almost twice as big as the splash pad at Truman Waterfront Park. Truman Waterfront Park's water bill is over \$21,000 per month.

MAINTENANCE COSTS

The monthly cost of maintenance for the Coral Springs Splash Pad is estimated at **\$947 per month** not including staffing hours.

CORAL SPRINGS Recirculating splash pad 80 x 50 feet = 4,000 sq ft			
<i>Includes 20 water features, programmable sequence LED lights and a 6 foot wet deck buffer around the entire splash pad</i>			
Cost to Design AND Construct in 2022/2023			\$487,000.00
WATER USAGE	Gallons	Cost	Cost per Gallon
YEAR	600,000	\$9,462.00	\$0.02
MONTH	50,000	\$788.50	\$0.02
DAY	1,667	\$26.28	\$0.02
Chlorine Usage per month	500	\$775.00	\$1.55
Acid Usage per month	55	\$171.67	171.67 per barrel
Note: staffing hours per month = 54 hours			

CONCLUSIONS ABOUT SPLASH PAD AT CORAL SPRINGS, FLORIDA

- Monthly Maintenance excluding staff = \$947
- Monthly Water = \$789
- **TOTAL MONTHLY COST = \$1736**
 - *Note: City of Key West budgeted for Truman Splash Pad 23/24 \$1,833.33 not including STAFF or WATER*

CONCLUSIONS

- Based upon costs here in Key West it would be safe to bet that construction of a 4,000 sq ft splash pad with 20 water features and programmable LED lights would be more than \$487,000, but under \$1,000,000.
- The best estimate of how much a splash pad costs to maintain is Coral Springs, FL who metered the pad and provides detailed data regarding water usage, staffing hours, acid usage/cost per gallon etc. **Therefore, the best estimate for monthly cost of a well built pad including maintenance and water is \$1736 per month excluding staff.**
- Given that Truman Splash pad is almost half the size of Coral Springs yet uses double on maintenance per month than Coral Springs, it would be worth exploring if the system is faulty
- It would be worth receiving a quote from multiple manufacturers and installers to design and build out Bayview Park Splash Pad to include, Coral Springs contractor, SplashPadsUSA.

e select the top five improvements you or your household would
see at Bayview Park.

