

# Bayview Park Master Plan

As of September 18, 2025

## Current

- Two versions of a renovated Bayview Park were presented at the August 2025 Parks & Recreation Advisory Board (PRAB) meeting.
- Turf is being installed on the ballfield with new black fencing and dugouts (Phase 1- cost \$1,000,000)
- \$2,322,126 budgeted in the 25/26 budget towards Bayview Park in addition to the \$329,000 (remaining from the \$390,574) allocated for design services by Bender and Associates.
- Need to finalize the Master Plan so we can efficiently move forward.

## Next Steps

### Step 1 – September 2025

PRAB discuss the timeline for the remainder of the Bayview Park Master Plan Process and board members offer feedback on the plan presented in August 2025.

**Why:** Keep the process transparent and moving forward. Give Keith feedback so he can continue to refine the master plan.

**Goals:**

1. Clarify how the master plan becomes finalized and the renovation will move forward.
2. Board members give pointed feedback on the master plan so Keith can develop programs for each element, confirm location, confirm size of each element. For example:

1. **Request larger Dog Park than pictured in current Master Plan b/c people are used to utilizing the entire ball field as their dog park.**

***Requested Dog Park Program:***

- 4,500 sq. ft. divided into 2 (1,000 sq feet for small dogs, 3,500 sq.ft. for big dogs)

- 4-ft black fence with double-gated entry for both sections
- 1 dog waste can each section
- 1 Hose spigot for fresh water/dog rinse in section
- 2 benches under trees for shade in each section
- 6-ft high landscape barrier to screen park from road (as requested by

HARC)

2. **Request wheelchair swing set and wheel chair inclusive merry go round included in the playground to ensure children with disabilities and our residents at the MARC house have a park to enjoy within our community.**

### Step 2 – October 2025

City staff refine the master plan incorporating board feedback

**Step 3 – November 2025**

City staff present updated plan that includes confirmed locations, sizes and programs for each element with board feedback.

**Why:** Staff can produce a plan with incorporated feedback.

**Goal:** Produce a master plan with agreed upon locations, sizes and programs for each element.

**Step 4 – November 2025**

City staff present revised plan to HARC Commission (discussion item).

**Why:** Validate that design aligns with HARC guidelines.

**Goal:** Secure HARC confidence before moving forward.

**Step 5 – November 2025**

City staff present revised plan to Tree Commission (discussion item).

**Why:** Validate alignment with Tree Commission guidelines.

**Goal:** Secure Tree Commission confidence before moving forward.

**Step 6 – November 2025**

PRAB passes resolution recommending City Commission approval of the master plan and authorizing use of \$329,000 (already set aside) to Bender and Associates to draft full construction plans for each element.

**Why:** PRAB must formally recommend advancing the plan.

**Goal:** Pass Resolution recommending approval of the plan..

**Step 7 – December 2025**

City Commission passes resolution directing staff to engage Bender & Associates to create full construction plans for each element.

**Why:** Official authorization to move forward.

**Goal:** Finalize master plan, budget accurately, and begin planning construction.

**Step 8 – Early 2026**

Complete construction plans for each element.

**Why:** Professional plans are required to issue RFPs and obtain bids for each element.

**Goal:** Professional plans are produced with accurate estimates.

**Step 9 – February 2026**

Bender & Associates present updated master plan with construction plans + cost estimates + phases to PRAB.

**Why:** PRAB reviews, provides final feedback, and approves.

**Goal:** PRAB passes resolution advising City Commission to approve completed master plan.

**Step 10 – March 2026**

Bender & Associates present final master plan to City Commission.

**Why:** This is the final, complete plan with phases, costs, and consensus, Commissioners need to give final approval on all aspects of the master plan.

**Goal:** City Commission passes resolution and Phase 2 construction can begin in 2026 - master plan is published.

By March 2026, Bayview Park will have a final, approved master plan with construction plans and costs—ready for phased implementation.

**CITY OF KEY WEST**  
**FY 25/26 CIP PROJECT DETAIL**

**Project No:** IS72012001  
**Project Name:** Bayview Park Renovations  
**Location:** Bayview Park Renovations  
**Department:** Engineering  
**Account No:** 101-7201-572-6300

**Date:** 04/01/25  
**Contact:** K. Bring  
**Project Start:** 10/01/01  
**Project Complete:** 09/30/27  
**Project Estimate:** \$ 3,785,000  
**Project Funding to Date:** \$ 1,495,303

**Project Description/Justification:**

Bayview Park is an important historic landmark for Key West and the City would like to see the park brought back to life for visitors and our residents. Improvements include new sodding and landscaping, irrigation system, new sidewalks, move tennis courts to Truman Ave., new restrooms, tennis pro shop, install new basketball court, turf field, expand playground and new water park feature, and renovate bandstand.

**Reasons for Funding Modification (if applicable):**

**Operating Impact:**

**Related Projects:**

**Project Phase Summary**

| Phase         | Committed           | FY 25/26            | FY 26/27    | FY 27/28    | FY 28/29    | FY 29/30            |
|---------------|---------------------|---------------------|-------------|-------------|-------------|---------------------|
| Design        | \$ 390,574          |                     |             |             |             |                     |
| Tennis Courts | \$ 72,300           |                     |             |             |             |                     |
| Phase I       | \$ 1,000,000        |                     |             |             |             |                     |
| Phase 2       |                     | \$ 2,322,126        |             |             |             |                     |
| <b>Total</b>  | <b>\$ 1,462,874</b> | <b>\$ 2,322,126</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 3,785,000</b> |

**Funding Source Summary**

| Phase        | Committed           | FY 25/26            | FY 26/27    | FY 27/28    | FY 28/29    | FY 29/30            |
|--------------|---------------------|---------------------|-------------|-------------|-------------|---------------------|
| Fund 101     | \$ 1,495,303        | \$ 2,289,697        |             |             |             |                     |
|              |                     |                     |             |             |             |                     |
|              |                     |                     |             |             |             |                     |
| <b>Total</b> | <b>\$ 1,495,303</b> | <b>\$ 2,289,697</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 3,785,000</b> |

Above: The 25/26 budget approved September 11, 2025 regarding Bayview Park.

