

**PLANNING BOARD**

**RESOLUTION NO. 2026-006**

**A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, GRANTING APPROVAL OF A MINOR DEVELOPMENT PLAN FOR BAYVIEW PARK LOCATED AT 1320 TRUMAN AVENUE (RE# 00033910-000000), WITHIN THE HISTORIC PUBLIC AND SEMIPUBLIC SERVICES (HPS) ZONING DISTRICT, SUBJECT TO CONDITIONS.**

**WHEREAS**, the applicant, the City of Key West, has submitted an application for a Minor Development Plan for the redevelopment of a portion of Bayview Park located at 1320 Truman Avenue, Key West, Florida; and

**WHEREAS**, the subject property is located within the Historic Public and Semipublic Services (HPS) zoning district pursuant to the City of Key West Land Development Regulations; and

**WHEREAS**, the proposed redevelopment includes reconstruction of existing restroom and pro shop facilities, installation of new playground areas and a splash pad, resurfacing of existing tennis and basketball courts, irrigation improvements, and related site improvements within an existing public park; and

**WHEREAS**, pursuant to Section 108-91(a)(b) of the Land Development Regulations, the proposal qualifies as a Minor Development Plan due to the scale and intensity of redevelopment within a historic district; and

**WHEREAS**, the Planning Board has reviewed the application, staff report, Development Review Committee comments, site plans, and supporting documentation, and has considered testimony presented at a duly noticed public hearing; and

**WHEREAS**, the Planning Board finds that the proposed Minor Development Plan is consistent with the City of Key West Comprehensive Plan and complies with the applicable provisions of Chapters 102, 108, 110, and 122 of the Land Development Regulations;



**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of The City of Key West, Florida,

**Section 1. Findings**

The Planning Board hereby adopts the staff report dated February 19, 2026, as its findings of fact and determines that the proposed Minor Development Plan:

1. Is consistent with the goals, objectives, and policies of the City of Key West Comprehensive Plan;
2. Maintains the existing public park use while improving recreational facilities and site conditions;
3. Is compatible with surrounding land uses and zoning districts; and
4. Will not adversely impact adopted levels of service for public facilities and infrastructure.

**Section 2. Approval**


  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
City Planner


The Planning Board hereby **approves** the Minor Development Plan for Bayview Park located at 1320 Truman Avenue (RE# 00033910-000000), as depicted on the plans submitted to the Planning Board, subject to the conditions listed below.

### **Section 3. Conditions of Approval**

This approval is subject to the following conditions:

1. The development shall be constructed in substantial compliance with the plans approved by the Planning Board and representations made by the applicant.
2. All Development Review Committee comments shall be addressed to the satisfaction of the appropriate City departments prior to issuance of building permits.
3. Final utility, stormwater, solid waste, and ADA plans shall be reviewed and approved by the appropriate City departments prior to permit issuance.
4. All required approvals from the Historic Architectural Review Commission (HARC), including but not limited to building design, site features, lighting, signage, and bicycle racks, shall be obtained prior to construction.
5. Any required Tree Commission approvals and landscape permits shall be obtained prior to site disturbance or construction.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
City Planner

**Section 4. Other Approvals**

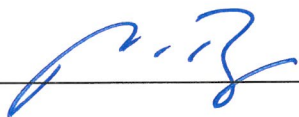
This resolution does not eliminate the requirement to obtain any additional approvals, permits, or licenses required by the City of Key West, Monroe County, the State of Florida, or other regulatory agencies.

**Section 5. Effective Date**


This resolution shall become effective immediately upon adoption.

Read and passed at a regularly scheduled meeting held this 19<sup>th</sup> day of February, 2026.


Authenticated by the Chairman of the Planning Board and the City Planner;



  
\_\_\_\_\_  
Peter Batty Jr. , Planning Board Chairman 2/27/2026  
Date

**Attest:**

  
\_\_\_\_\_  
Taylor Brown, City Planner 02 March 2026  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Keri O'Brien, City Clerk 3/2/26  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
City Planner

PRELIMINARY

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.



# ROMTEC

18240 NORTH BANK ROAD - ROSEBURG, OR 97470  
(541)-496-3541 FAX (541)-496-0803

## KEY WEST PRO SHOP

### SHEET SCHEDULE

SHEET	CONTENTS
A1.1	TITLE PAGE
A2.1	FLOOR PLAN
A2.2	ELEVATION VIEWS
A3.1	CMU PLAN & DETAILS
A4.1	FOUNDATION PLAN & DETAILS

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PROJECT: KEY WEST PRO SHOP  
 SHEET TITLE: KEY WEST, FLORIDA  
 PROJECT #: 2725  
 DATE: 09/05/25  
 DRAWN BY: DM  
 TITLE PAGE  
 SHEET NO: A1.1

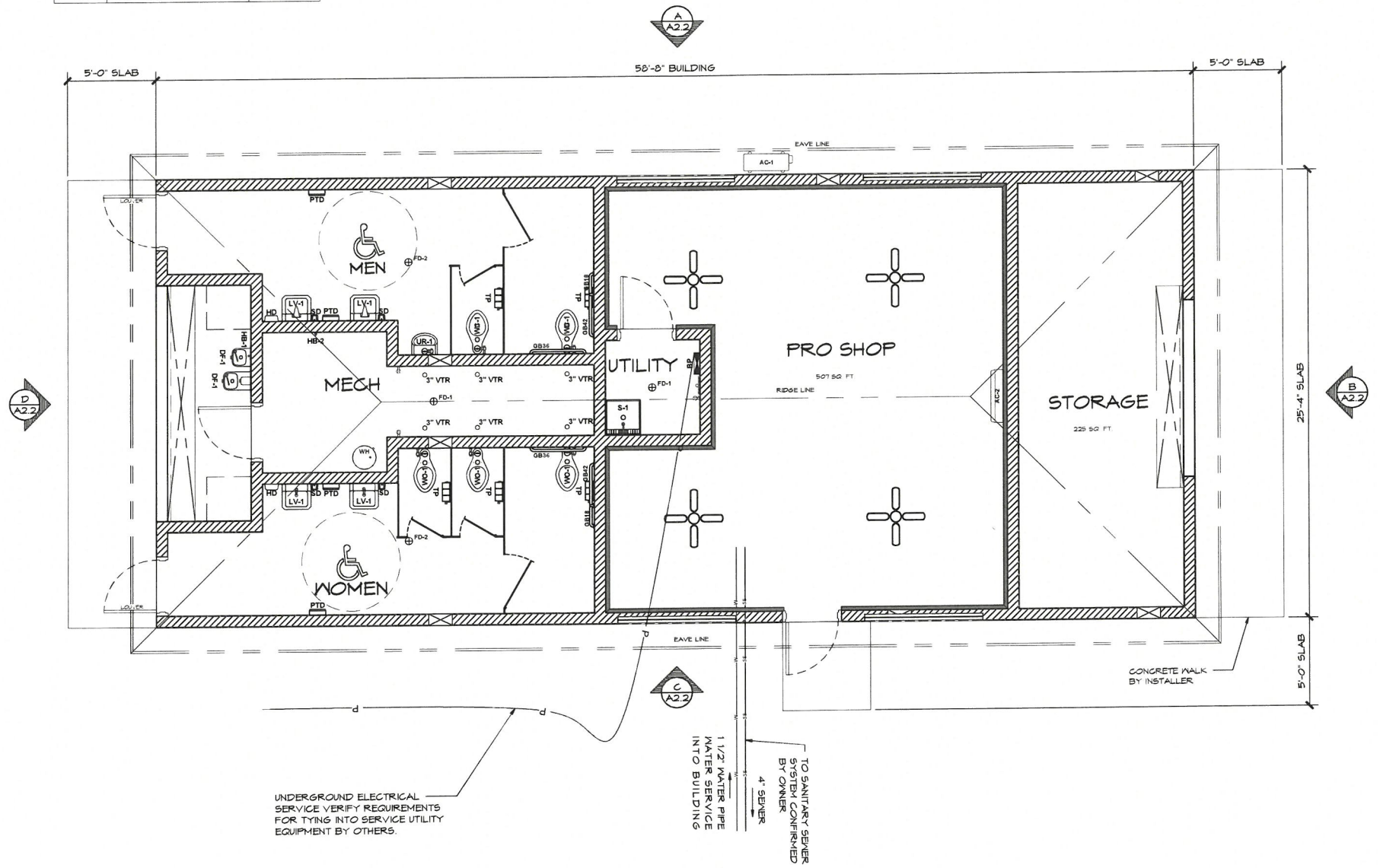
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THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

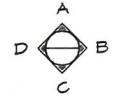


LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	EXTERIOR WALL LIGHTS	7
	INTERIOR CEILING LIGHTS	16

WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



*[Handwritten signature]*

PROJECT: KEY WEST PRO SHOP  
KEY WEST, FLORIDA

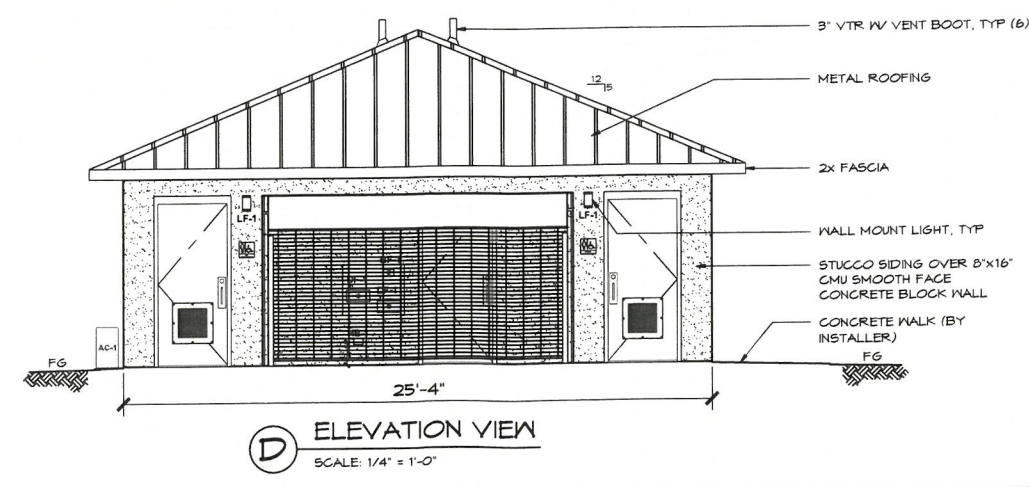
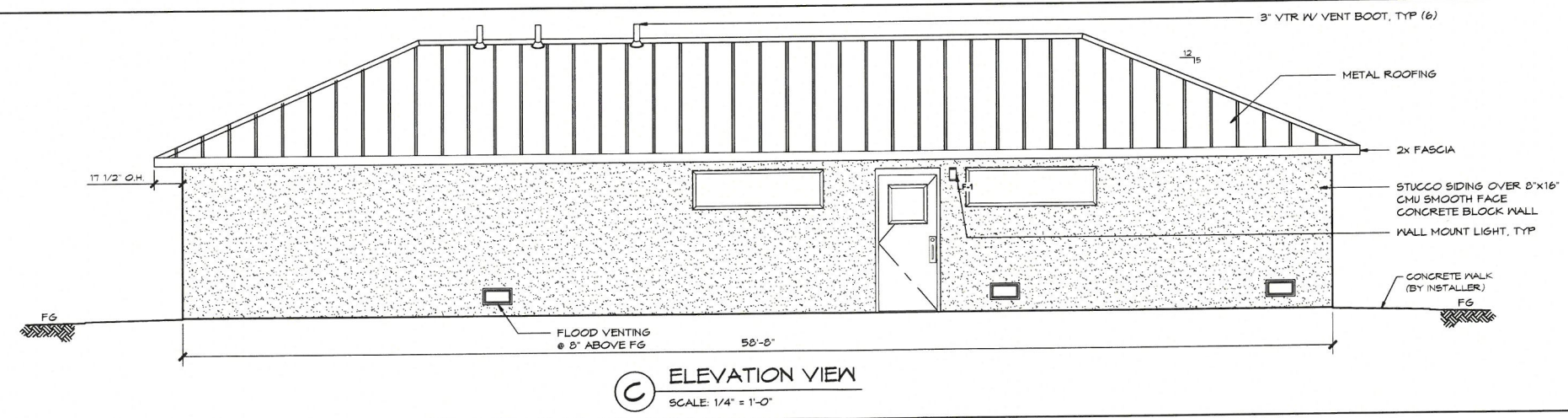
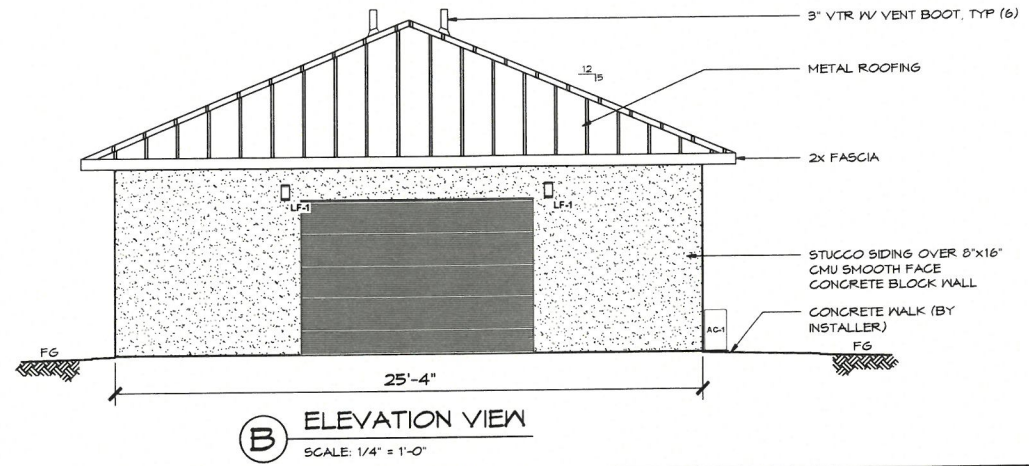
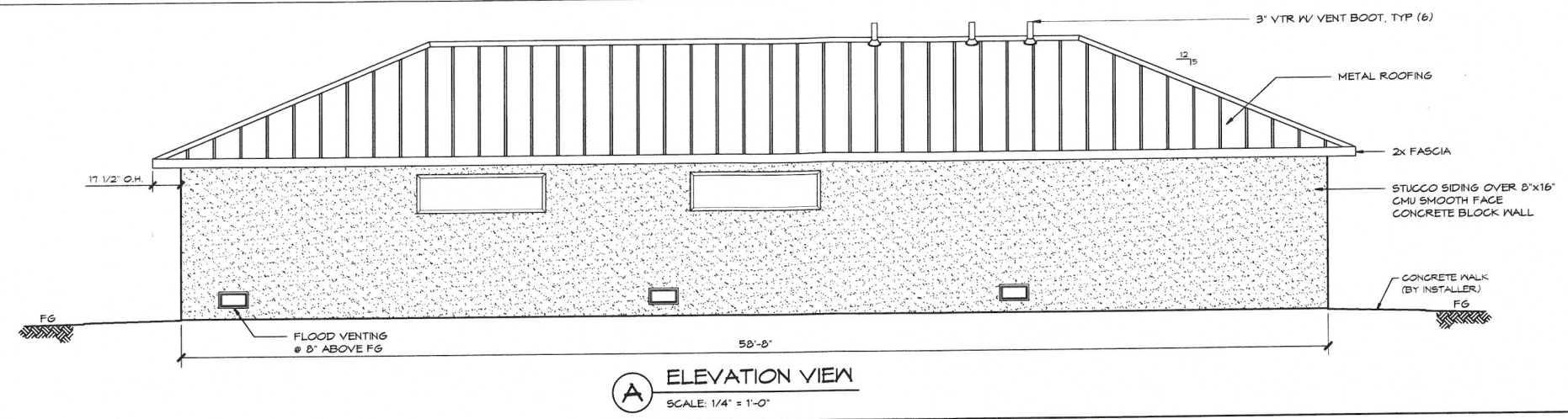
PROJECT #: 2725  
DATE: 09/05/25  
DRAWN BY: DM

REVISIONS:

SHEET NO. **A2.1**

© 2024 ROMTEC, INC. ALL RIGHTS RESERVED. THESE PLANS AND DRAWINGS MAY NOT BE REPRODUCED, ADAPTED OR FURTHER DISTRIBUTED, AND NO BUILDINGS MAY BE CONSTRUCTED FROM THESE PLANS, WITHOUT THE WRITTEN PERMISSION OF ROMTEC, INC.

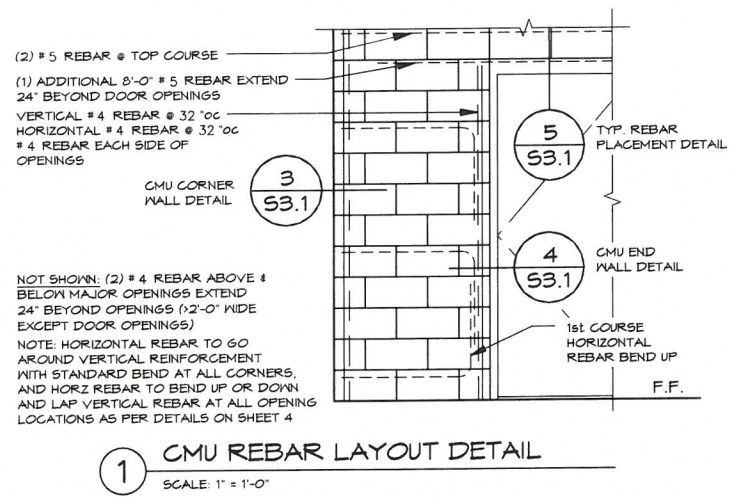
THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.



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PROJECT: KEY WEST PRO SHOP  
PROJECT #: 2125  
DATE: 09/05/25  
DRAWN BY: DM  
SHEET TITLE: ELEVATIONS  
REVISIONS:


THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE SCOPE OF SUPPLY AND SERVICES LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

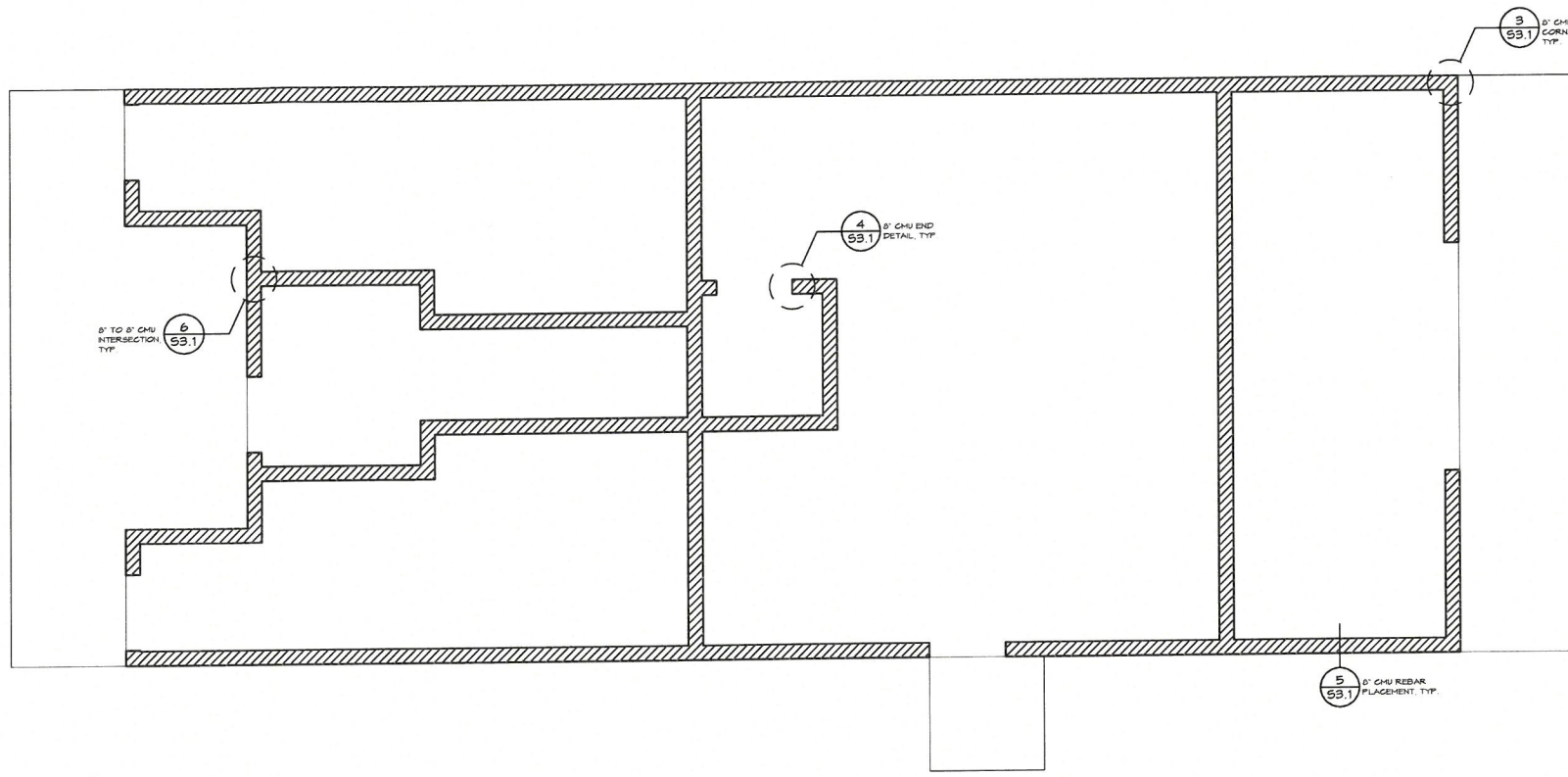


REBAR	MIN. LAP	BEND DIAMETER
#4	24"	3" MIN.
#5	30"	3-3/4" MIN.

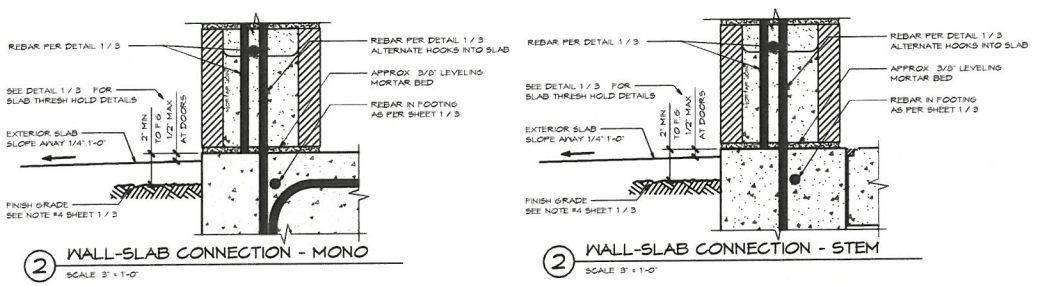
**CMU REBAR NOTES:**  
- BENDS: MIN. INSIDE BEND DIAMETER SHALL BE NOT LESS THAN 6d AS PER TMS 402-16 SECTION 6.1.9.2  
- SPLICES: LAP SPLICES ARE PERMITTED AS PER TMS 402-16 SECTION 6.1.6.1.1

**PIPES INSTALLED THROUGH CMU WALL NOTES:**  
- SUPPLY: THE FIXTURE SUPPLY LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE AND THE PORTION OF PIPE LOCATED IN CMU WALL SHALL BE WRAPPED WITH 10MIL BLACK TAPE  
- WASTE PIPE: THE FIXTURE WASTE LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE.

**1 CMU REBAR LAYOUT DETAIL**  
SCALE: 1" = 1'-0"



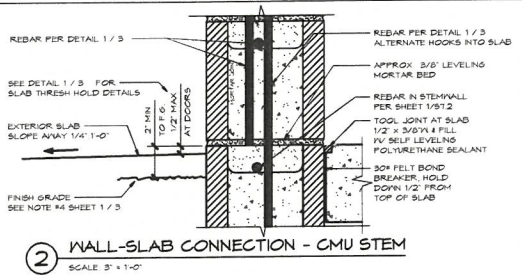
**A STRUCTURAL CMU PLAN**  
SCALE: 1/4" = 1'-0"



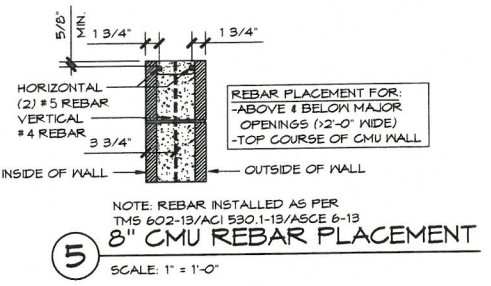
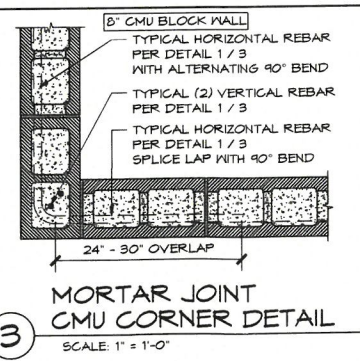
**2 WALL-SLAB CONNECTION - MONO**  
SCALE: 3" = 1'-0"

**2 WALL-SLAB CONNECTION - STEM**  
SCALE: 3" = 1'-0"

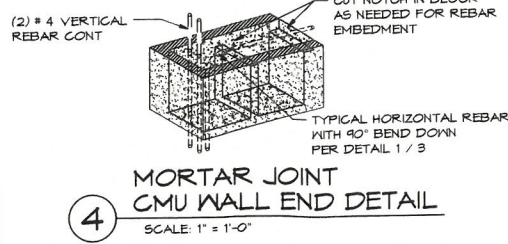
EXTERIOR WALL CONNECTIONS DETERMINED - PER DETAIL 1/4



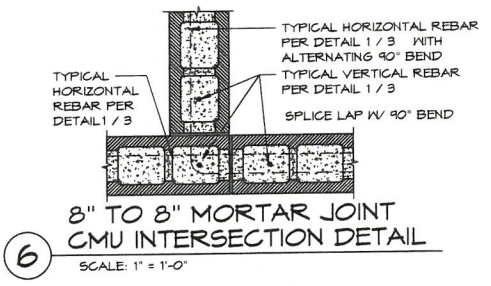
**2 WALL-SLAB CONNECTION - CMU STEM**  
SCALE: 3" = 1'-0"



**5 8" CMU REBAR PLACEMENT**  
SCALE: 1" = 1'-0"



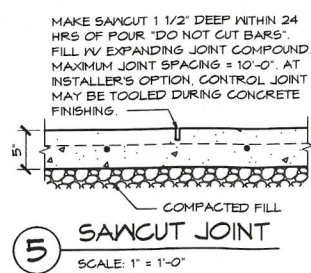
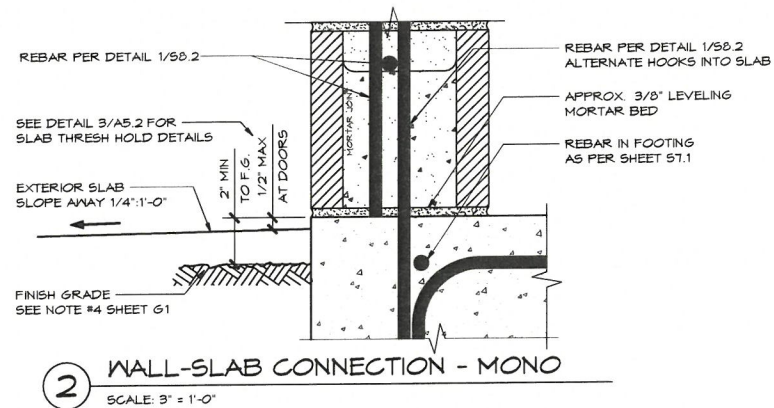
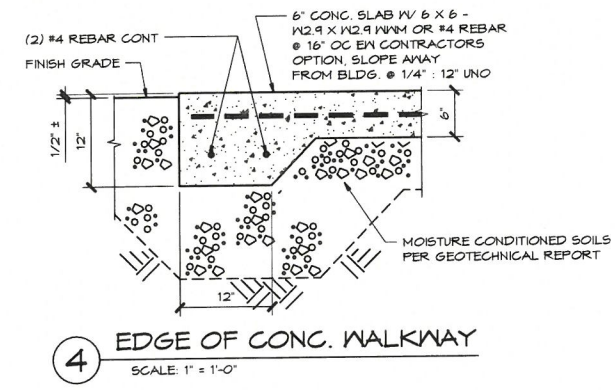
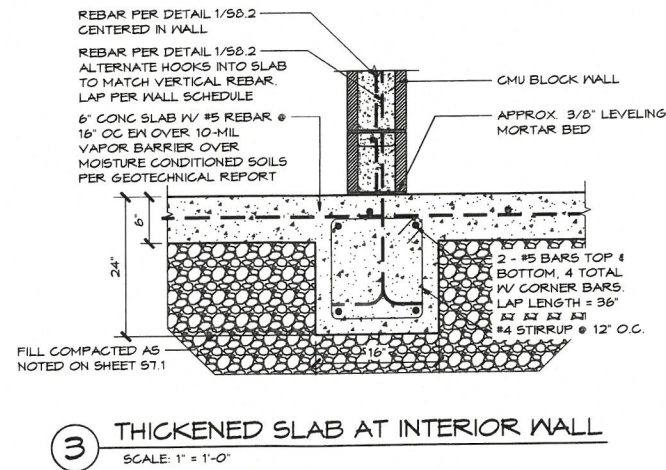
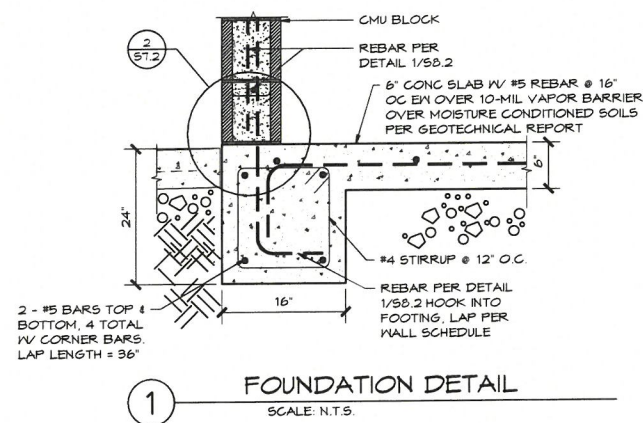
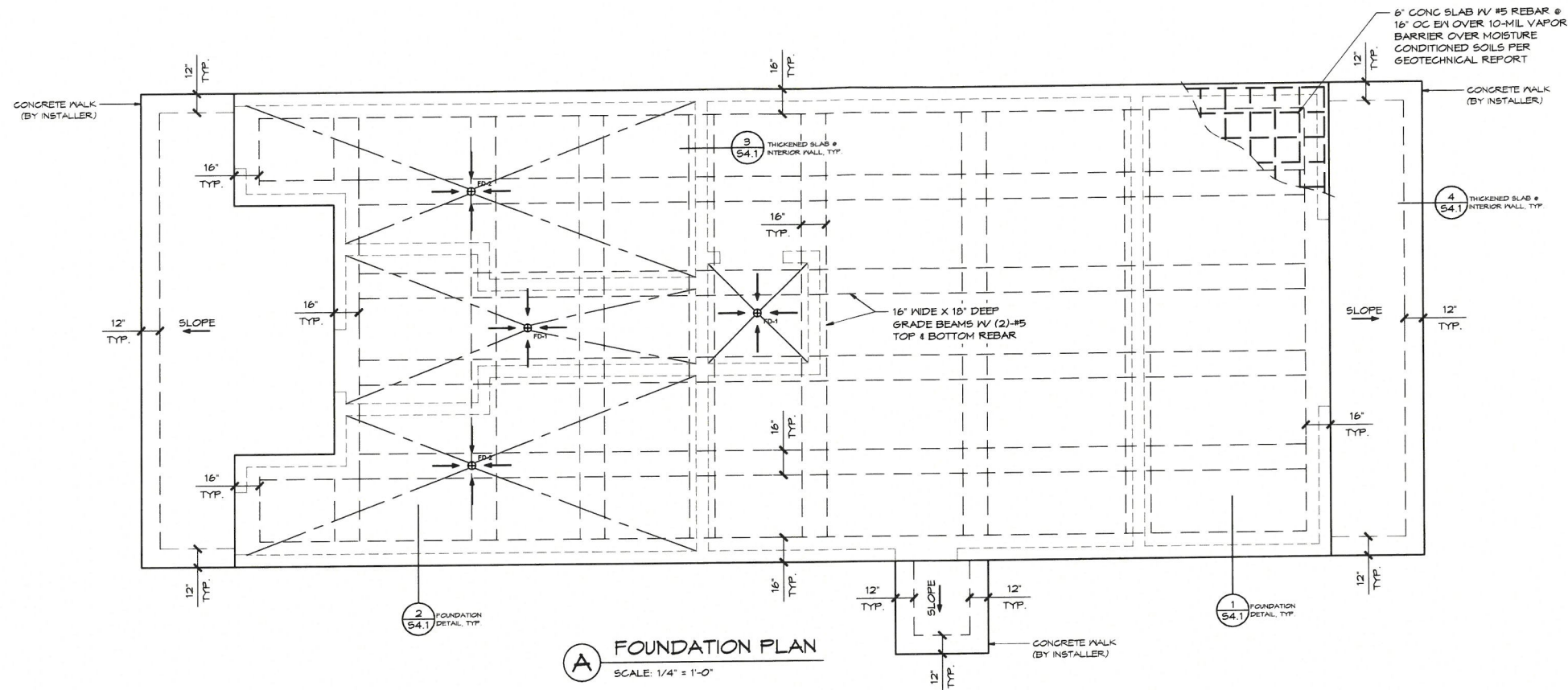
**4 MORTAR JOINT CMU WALL END DETAIL**  
SCALE: 1" = 1'-0"



**6 8" TO 8" MORTAR JOINT CMU INTERSECTION DETAIL**  
SCALE: 1" = 1'-0"

*M.P.*  
*TP*

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*Handwritten initials and notes:*  
2-2  
TB

PROJECT: KEY WEST PRO SHOP  
KEY WEST, FLORIDA  
DATE: 09/05/25  
DRAWN BY: DM  
FOUNDATION PLAN 4 DETAILS

NO.	DATE	BY

REVISIONS:

**SURVEYOR'S REPORT:**

1. Reproductions of this sketch are not valid without the original signature and seal of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The boundary monuments for Bayview Park were established and based on the existing improvements, lines of occupation and recovered boundary evidence of adjacent parcels. The monumentation is subject to change after the legal description of Bayview Park has been provided by the client.
4. No underground improvements were located.
5. Unless noted on the drawing, ALL measured bearings and distances correspond with the record bearing and distances within acceptable tolerance and the differences, if any, are considered de minimis. Bearings are assumed and are based on the southerly right-of-way line of Truman Avenue having a bearing of N 55°59'02" E.
6. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988). To convert NAVD 1988 elevations to National Geodetic Vertical Datum of 1929 (NGVD 1929) for this property, the model value of 1.345 must be added algebraically to the NAVD 1988 height. The conversion factor was derived from the NGS data sheet for station "D 121" (RID AA0020).
7. Benchmark Description: National Geodetic Survey (NGS) Benchmark "D 121", Elevation 2.56 feet (NAVD 1988), Elevation 3.91 feet (NGVD 1929).
8. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
9. This map is intended to be displayed at a scale of 1:240 (1"=20').
10. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.07'. The elevations on impervious surfaces were field measured to 0.04' and on ground surfaces to 0.1'.
11. The property described hereon lies within Flood Zones X & AE Elevation 6 feet, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12087C1516K, Community Number 120168, dated 02/18/2005.
12. The flood zone lines shown hereon were imported from shape files downloaded from FEMA's website.
13. Pipe size, material and inverts of sewer and drainage structures were obtained where accessible. Due to the nature of obtaining the data where the structures are in use and the actual inverts are obscured, the information obtained is the best approximation of the true measurements. It is the responsibility of the end user to verify the diameter and material utilizing as-built drawings or other resources prior to construction.
14. Abbreviation Legend: B.M. = Benchmark; C.L.F. = Chain Link Fence; CONC. = Concrete; (D) = Deed; E = Easting; EL = Elevation; ESP = Electrical Service Panel; FD = Found; HDPE = High Density Polyethylene; ID = Identification; INV = Invert; IR = Iron Rod; IR/C = Iron Rod & Cop; LB = Licensed Business; M.C.R. = Monroe County Records; MTL = Metal; N = Northing; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; N/D = Noll & Disk; PVC = Polyvinyl Chloride; PL = Planter; P.L.S. = Professional Land Surveyor; RCP = Reinforced Concrete Pipe; R/W = Right-of-Way; (TYP) = Typical.

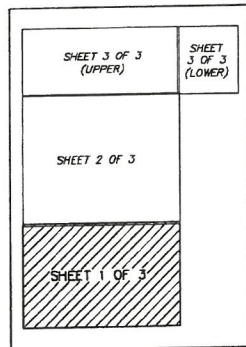
**LAND DESCRIPTION:**

Parcel 1  
In the city of Key West, County of Monroe and State of Florida, and being part of Tract 14, commencing at a point on Truman Avenue distant 97 feet and 3 inches from the corner of Georgia Street and Truman Avenue, and running thence along the line of Truman Avenue in a northeasterly direction 48 feet; thence at right angles in a southeasterly direction 81 feet and 9 inches; thence at right angles in a southeasterly direction 48 feet; thence at right angles in a northeasterly direction 81 feet and 9 inches to a Point of Beginning on Truman Avenue. (Truman Avenue being formerly known as Division Street.)

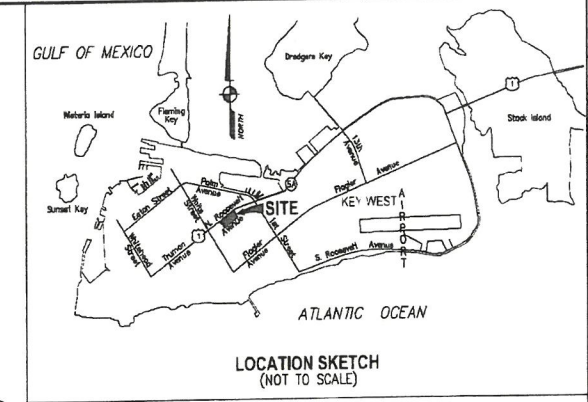
Parcel 2  
Commencing at a point in said Tract 14, which is 81 feet 9 inches southeasterly from a point on the southeast side of Truman Avenue 97 feet 3 inches northeasterly from the corner of Georgia Street, and 97 feet 3 inches from a point on Georgia Street which is 81 feet 9 inches southeasterly from the corner of Truman Avenue and Georgia Street and running thence from said starting point in a southeasterly direction 18 feet 3 inches; thence at right angles in a northeasterly direction 48 feet; thence at right angles in a northwesterly direction 18 feet 3 inches; thence at right angles in a northwesterly direction 48 feet to said Point of Beginning. (Truman Avenue formerly known as Division Street.)

Parcel 3  
On the island of Key West and known on the map of the island and City of Key West delineated by William A. Whitehead in February 1829, as part of Tract 14. Commencing at the corner of Georgia and Division Streets and running thence along the line of Division Street in a northeasterly direction 97 feet and 3 inches; thence at right angles in a southeasterly direction 81 feet and 9 inches; thence at right angles in a southeasterly direction 97 feet and 3 inches; thence at right angles in a northwesterly direction along the line of Georgia Street 81 feet and 9 inches to the place of beginning.

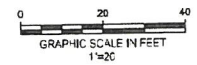
Bayview Park  
(To be provided by client - See surveyor's report No. 3)



KEY SHEET  
NOT TO SCALE



ELEVATIONS SHOWN  
ARE NAVD 1988



NOT A VALID SURVEY WITHOUT ALL ACCOMPANYING SHEETS

**CONTROL TABULATION**

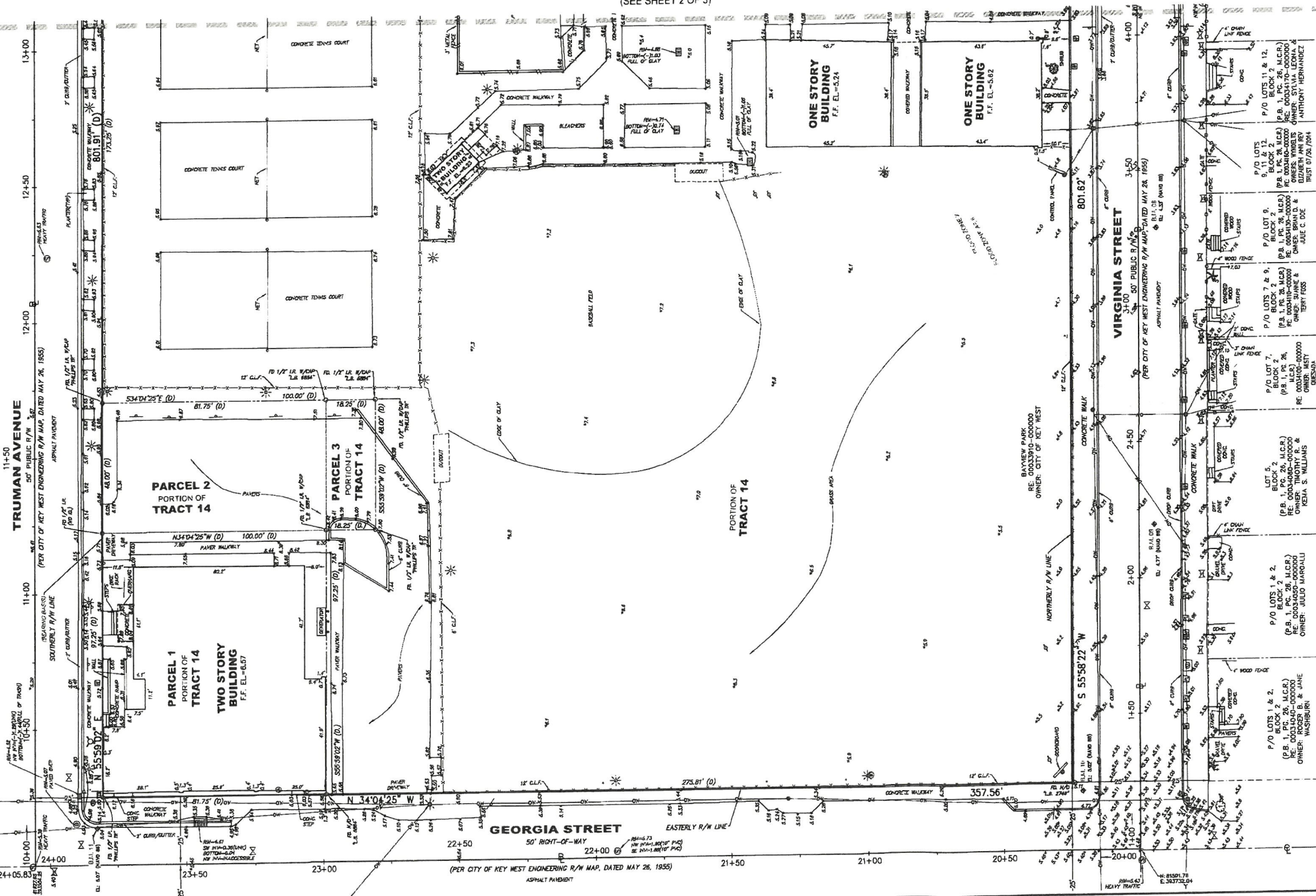
BENCHMARK NO.	NORTHING (NAD83)	EASTING (NAD83)	ELEVATION (NAVD 88)	DESCRIPTION
NGS "D 121"	82334.8	394195.4	2.569	Found NGS Disk In granite base "D 121"
01	82382.02	394275.48	1.342	Found Brass Disk "FDOT 90.08 PNC 13"
02	82070.38	394400.43	0.799	Found Nail & Disk "AVIROM GPS"
03	81996.34	394519.05	3.527	Set Nail & Disk "AVIROM GPS"
04	81903.81	394452.77	3.180	Set Nail & Disk "AVIROM GPS"
05	81995.59	394330.40	1.939	Found Nail & Disk "Do Not Disturb"
06	81898.74	394174.34	2.777	Found Nail & Disk "AVIROM TRAVERSE"
07	81817.99	394048.39	3.335	Found Nail & Disk "AVIROM TRAVERSE"
08	81714.51	393925.35	4.333	Set Nail & Disk "AVIROM GPS"
09	81654.27	393834.19	4.772	Set Nail & Disk "AVIROM GPS"
10	81621.38	393738.46	5.020	Found Nail & Disk "FMH 2749"
11	81916.04	393528.34	5.066	Set Nail & Disk "AVIROM GPS"
12	82040.08	393867.59	5.180	Set Nail & Disk "AVIROM GPS"
13	81934.67	393939.24	4.788	Set Nail & Disk "AVIROM GPS"

**LEGEND**

- BLACK FLAG PRESENT OR V.V.E
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CONCRETE UTILITY POLE WITH LIGHT
- CROSS-VAN SIGNAL POLE
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRIC SERVICE BOX
- LAND MARKER
- PIPE FITTING
- FLAG POLE
- GUN ANCHOR
- HAND HOLE
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- LANDSCAPE LIGHT (SPOT LIGHT)
- LAND MARK
- METAL LIGHT POLE
- METAL UTILITY POLE WITH LIGHT
- OVERHEAD WIRE
- FILE
- SANITARY MANHOLE
- SEWER VALVE
- SEWER UNLESS NOTED
- TELEPHONE Poles
- TELEPHONE SERVICE BOX
- TRAFFIC LIGHT SUPPORT POLE
- TRAFFIC SIGNAL SERVICE BOX
- UNUSUAL MARKER
- UNUSUAL UTILITY SERVICE BOX
- UNUSUAL VALVE
- VALVE
- WATER VALVE
- WATER SERVICE
- WATER VALVE
- WOOD LIGHT POLE
- WOOD UTILITY POLE WITH LIGHT

**TREE LEGEND**

- PALM
- LEUCADENDRON SPECIES
- ARECA PALM
- AVOCADO
- BAMBOO
- BUTTERNUT
- CACTUS
- COCONUT PALM
- CYPRESS
- FICUS
- GUMBO LIMBO
- HANDSOME
- HEART & SOLE PALM
- POINCIANA
- QUEEN PALM
- SCHEFFELERA
- CABBAGE PALM



**CERTIFICATION:**  
I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

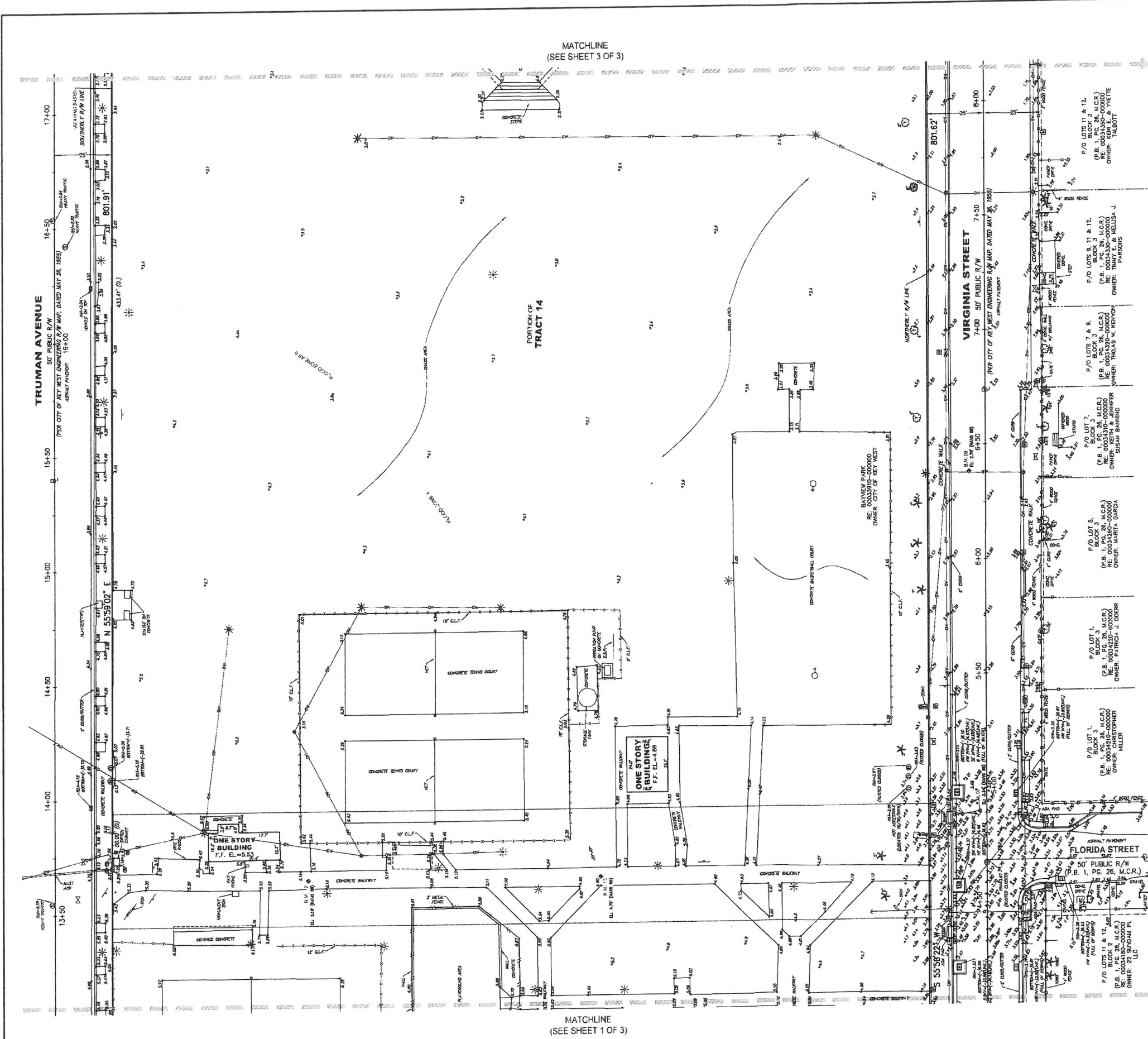
Date: 03/28/2023  
 KEITH M. CHEE-A-TOW, P.L.S.  
 Florida Registration No. 5328  
 AVIROM & ASSOCIATES, INC.  
 L.B. No. 3300  
 EMAIL: Keith@AviromSurvey.com

**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 800 S.W. 7th Avenue, Suite 100  
 Boca Raton, Florida 33432  
 (561) 992-5994 / www.AviromSurvey.com

**AVIROM & ASSOCIATES**  
 REGISTERED PROFESSIONAL SURVEYOR

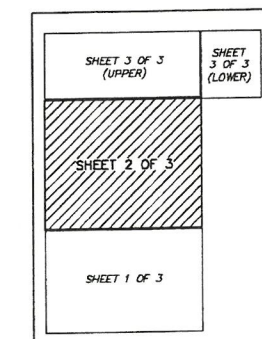
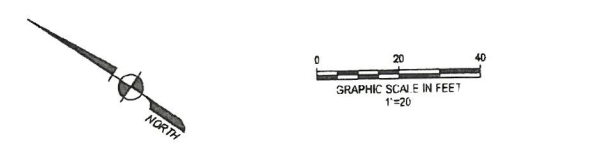
BOUNDARY & TOPOGRAPHIC SURVEY  
 PORTION OF TRACT 14  
 BAYVIEW PARK & WISELEY HOUSE COMMUNITY CENTER  
 VIRGINIA STREET AND JOSE MARTI DRIVE  
 CITY OF KEY WEST  
 MONROE COUNTY, FLORIDA

SCALE: 1" = 20'  
 DATE: 03/28/2023  
 BY: M.A.J.  
 CHECKED: K.M.C.  
 F.B. 7167 PG. 74 - 38  
 SHEET: 1 OF 3



### CONTROL TABULATION

BENCHMARK NO.	NORTHING (NAD83)	EASTING (NAD83)	ELEVATION (NAVD 88)	DESCRIPTION
NGS "D 121"	82354.8	394195.4	2.569	Found NGS Disk in granite base "D 121"
01	82382.02	394275.48	1.342	Found Brass Disk "FDOT 90-08-PNC 13"
02	82070.38	394400.43	0.799	Found Nail & Disk "AVIROM GPS"
03	81996.34	394519.05	3.527	Set Nail & Disk "AVIROM GPS"
04	81903.81	394452.77	3.180	Set Nail & Disk "AVIROM GPS"
05	81995.69	394330.40	1.939	Found Nail & Disk "Do Not Disturb"
06	81898.74	394174.34	2.777	Found Nail & Disk "AVIROM TRAVERSE"
07	81817.89	394048.39	3.335	Found Nail & Disk "AVIROM TRAVERSE"
08	81714.51	393925.35	4.333	Set Nail & Disk "AVIROM GPS"
09	81654.27	393834.19	4.772	Set Nail & Disk "AVIROM GPS"
10	81621.38	393758.46	5.020	Found Nail & Disk "FHH 2749"
11	81916.04	393528.34	5.066	Set Nail & Disk "AVIROM GPS"
12	82040.08	393867.59	5.180	Set Nail & Disk "AVIROM GPS"
13	81934.67	393939.24	4.788	Set Nail & Disk "AVIROM GPS"



- #### LEGEND
- BACK FLOOR - RE-ENTRANCE VALVE
  - BENCHMARK
  - BOLLARD (UNLESS NOTED)
  - CATCH BASIN
  - CLEAN OUT
  - CONCRETE LIGHT POLE
  - CONCRETE UTILITY POLE
  - CONCRETE UTILITY POLE WITH LIGHT
  - CROSSWALK SIGNAL POLE
  - CURB INLET
  - DRAINAGE MANHOLE
  - ELECTRIC SERVICE BOX
  - EXISTING ELEVATION
  - FIRE HYDRANT
  - FLAG POLE
  - GUN ANCHOR
  - HAND HOLE
  - IRRIGATION CONTROL BOX
  - IRRIGATION CONTROL VALVE
  - LANDSCAPE LIGHT (SPOT LIGHT)
  - MAIL BOX
  - METAL LIGHT POLE
  - METAL UTILITY POLE WITH LIGHT
  - OVERHEAD WIRES
  - PILE
  - SANITARY MANHOLE
  - SEWER VALVE
  - SEA (UNLESS NOTED)
  - TELEPHONE KIOSK
  - TELEPHONE SERVICE BOX
  - TRAFFIC LIGHT SUPPORT POLE
  - TRAFFIC SIGNAL SERVICE BOX
  - UNKNOWN MANHOLE
  - UNKNOWN UTILITY SERVICE BOX
  - UNKNOWN VALVE
  - WATER METER
  - WATER SERVICE
  - WATER VALVE
  - WOOD LIGHT POLE
  - WOOD UTILITY POLE
  - WOOD UTILITY POLE WITH LIGHT
- #### TREE LEGEND
- PALM
  - UNKNOWN SPECIES
  - ARECA PALM
  - AVOCADO
  - BANANO
  - BUTTERNUT
  - CACTUS
  - COCONUT PALM
  - CYPRESS
  - FIGUS
  - GUARD JAMB
  - MANGROVE
  - NORTHERN ISLAND PINE
  - PONCIAN
  - QUEEN PALM
  - SKIFFLEA
  - CAROLINE PALM

ELEVATIONS SHOWN  
ARE NAVD 1988

NOT A VALID SURVEY WITHOUT  
ALL ACCOMPANYING SHEETS

**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 34th AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / www.AVIROMSURVEY.COM  
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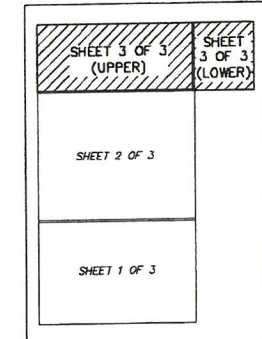
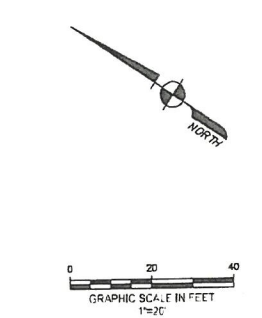
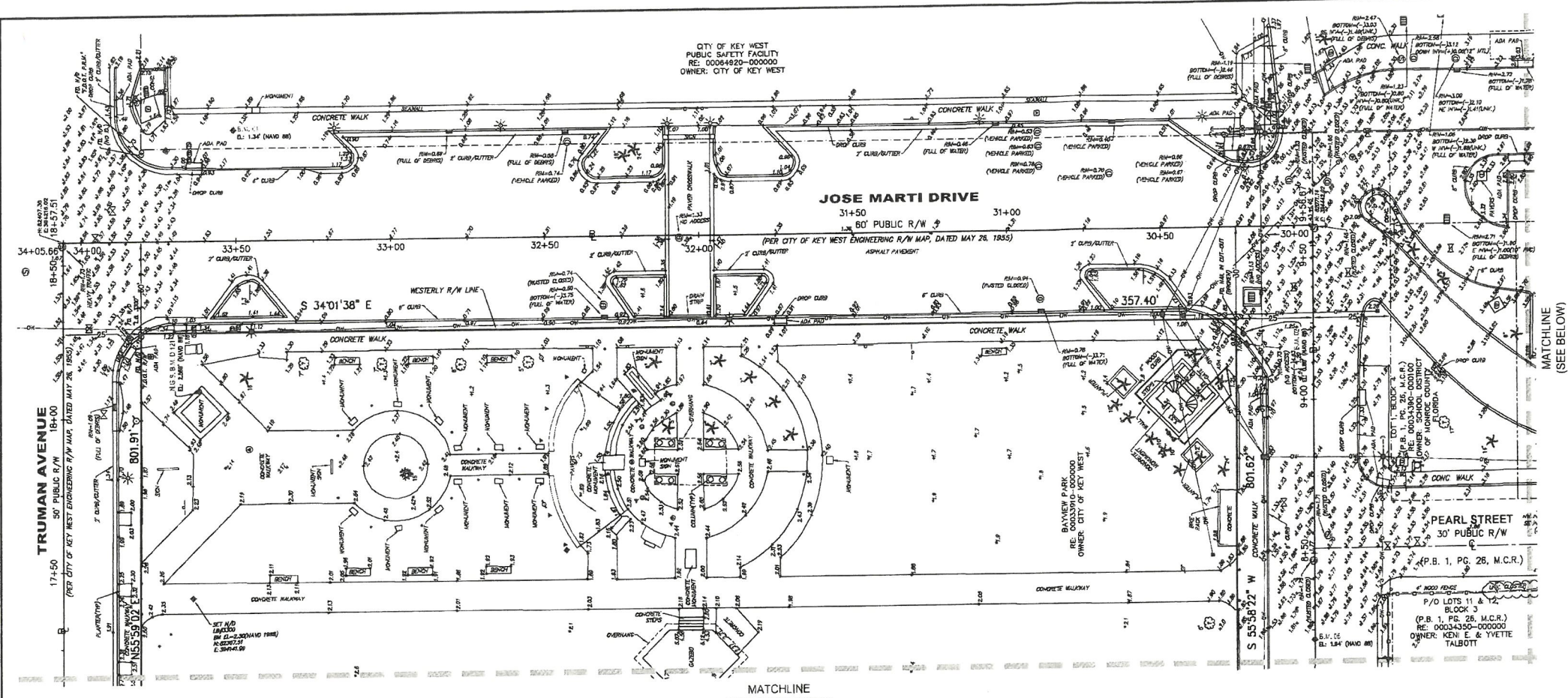
DATE	BY	REVISIONS
02/27/2023	M.A.J.	1.0

**BOUNDARY & TOPOGRAPHIC SURVEY**

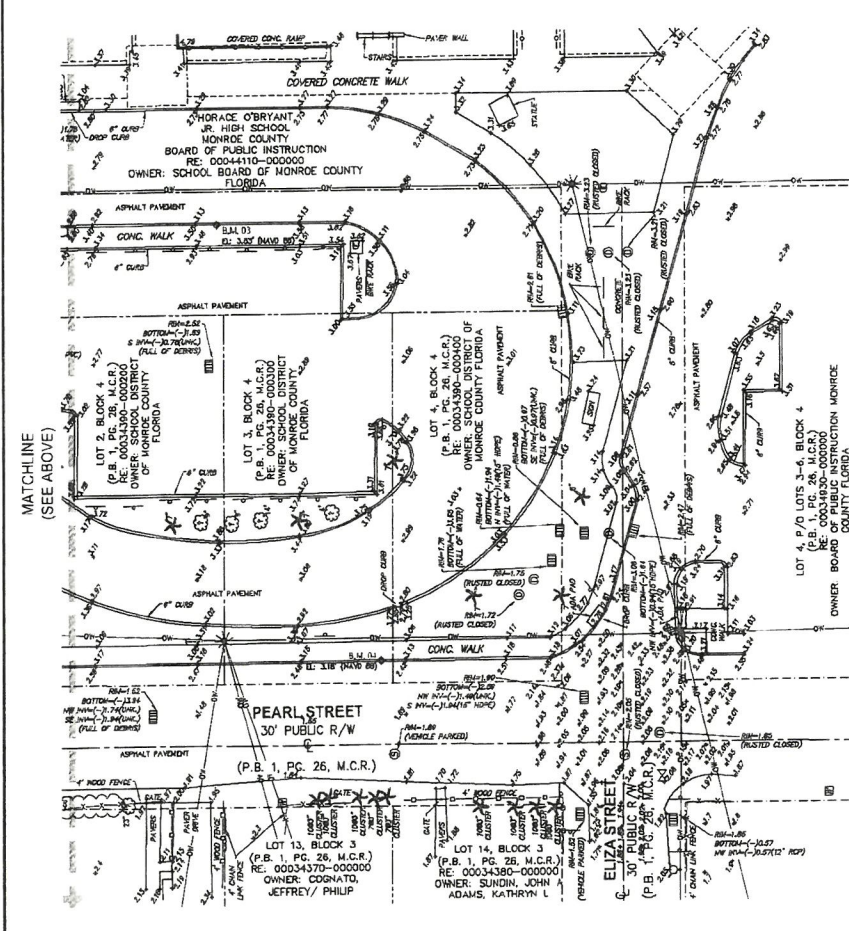
**TRACT 14**

BAYVIEW PARK & WESLEY HOUSE COMMUNITY CENTER  
VIRGINIA STREET AND JOSIE MARTI DRIVE  
MONROE COUNTY, FLORIDA

SCALE: 1" = 20'	DATE: 03/28/2023
BY: M.A.J.	CHECKED: K.M.C.
F.B. 2167 PG. 24 - 39	SHEET: 2 OF 3



KEY SHEET  
NOT TO SCALE



**CONTROL TABULATION**

BENCHMARK NO.	NORTHING (NAD83)	EASTING (NAD83)	ELEVATION (NAVD 88)	DESCRIPTION
NGS "D 121"	82354.8	394195.4	2.569	Found NGS Disk in granite base "D 121"
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13	81934.67	393939.24	4.788	Set Nail & Disk "AVIROM GPS"

**LEGEND**

- BENCH MARK
- BENCH MARK (UNLESS NOTED)
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CONCRETE UTILITY POLE WITH LIGHT
- CROSSLINK SIGNAL POLE
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRIC SERVICE POLE
- ELEVATION ELEVATION
- FIRE HYDRANT
- FLAG POLE
- GUY ANCHOR
- HAND HOLE
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- L-ROSCARE LIGHT (KEY LIGHT)
- MAIL BOX
- METAL LIGHT POLE
- METAL UTILITY POLE WITH LIGHT
- OVERHEAD WIRES
- FILE
- SWAMP MANHOLE
- SEWER VALVE
- SIGN (UNLESS NOTED)
- TELEPHONE RISER
- TELEPHONE SERVICE BOX
- TRAFFIC LIGHT SUPPORT POLE
- TRAFFIC SIGNAL SERVICE BOX
- BRANCH MANHOLE
- BRANCH UTILITY SERVICE BOX
- UNKNOWN VALVE
- VALVE
- WATER METER
- WATER SERVICE
- WATER VALVE
- WOOD LIGHT POLE
- WOOD UTILITY POLE
- WOOD UTILITY POLE WITH LIGHT

**TREE LEGEND**

- \* PALM
- LINA-NONA SPECIES
- \* ARECA PALM
- \* AVCCADG
- \* BAMBOO
- \* BUTTONWOOD
- \* CACTUS
- \* COCONUT PALM
- \* CYPRESS
- \* FIGUS
- \* GUMBO LIMBO
- \* HAWCANT
- \* HYDRANGEA
- \* JACARANDA
- \* LORNA
- \* MANGROVE
- \* PALM
- \* SCHIFFERLICH
- \* CABBAGE PALM

ELEVATIONS SHOWN  
ARE NAVD 1988

NOT A VALID SURVEY WITHOUT  
ALL ACCOMPANYING SHEETS

**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 100  
BOCA RATON, FLORIDA 33432  
(561) 392-1594 / WWW.AVIROMSURVEY.COM

**BOUNDARY & TOPOGRAPHIC SURVEY**  
PORTION OF  
TRACT 14  
BAVVIEW PARK & WESLEY HOUSE COMMUNITY CENTER  
VIRGINIA STREET AND JOSE MARTI DRIVE  
CITY OF KEY WEST  
MONROE COUNTY, FLORIDA

SCALE: 1" = 20'  
DATE: 03/28/2023  
BY: M.A.J.  
CHECKED: K.M.C.  
JOB #: 11471-1  
F.B. #: 2169 PG. 74 - 38  
SHEET: 3 OF 3

REVISIONS  
DATE: 04/24/2023  
BY: M.A.J.  
DATE: 04/24/2023  
BY: M.A.J.  
DATE: 04/24/2023  
BY: M.A.J.



**LEGEND**

- 1 Shade Structures For Existing Bleachers
- 2 New Pro Shop/Restroom & Maintenance Building  
- 2 Existing Wooden Light Poles To Be Removed  
- Transplant Existing Palm
- 3 Existing Tennis Courts
- 4 Underground Electric Line
- 5 Proposed Playground with Shade Structure
- 6 Proposed Fitness Court
- 7 Existing Basketball Court To Be Reconstructed
- 8 Improvements to Bandstand
- 9 Phase 1: Artificial Turf at Ball Field. Approved June 2025
- 10 4" Concrete Sidewalk to Remain
- 11 Irrigation, & Turf To Be in Later Phase
- 12 Demo Existing Restrooms
- 13 Proposed Splash Pad
- 14 Proposed Dog Park
- 15 Single Unisex Restroom

- Benches
- Bike Racks
- Trash Receptacle
- Lighting

NOTE: New Benches, Bike Racks, Trash Receptacles, Picnic Tables as Budget Allows

Existing Canopy To Remain

**NOT FOR CONSTRUCTION**



618 E. SOUTH STREET  
SUITE 700  
ORLANDO, FL 32801  
407 423-8398

PROJECT  
**BAYVIEW PARK**  
CITY OF KEY WEST, FL

Planning Approval Package  
CONSULTANTS

REVISIONS:


PROJECT NUMBER	R220044.01
DATE:	05.17.2024
DRAWN:	DP
CHECKED:	AP
APPROVED:	KO
REGISTRATION SEAL	

*[Handwritten signature]*  
TB

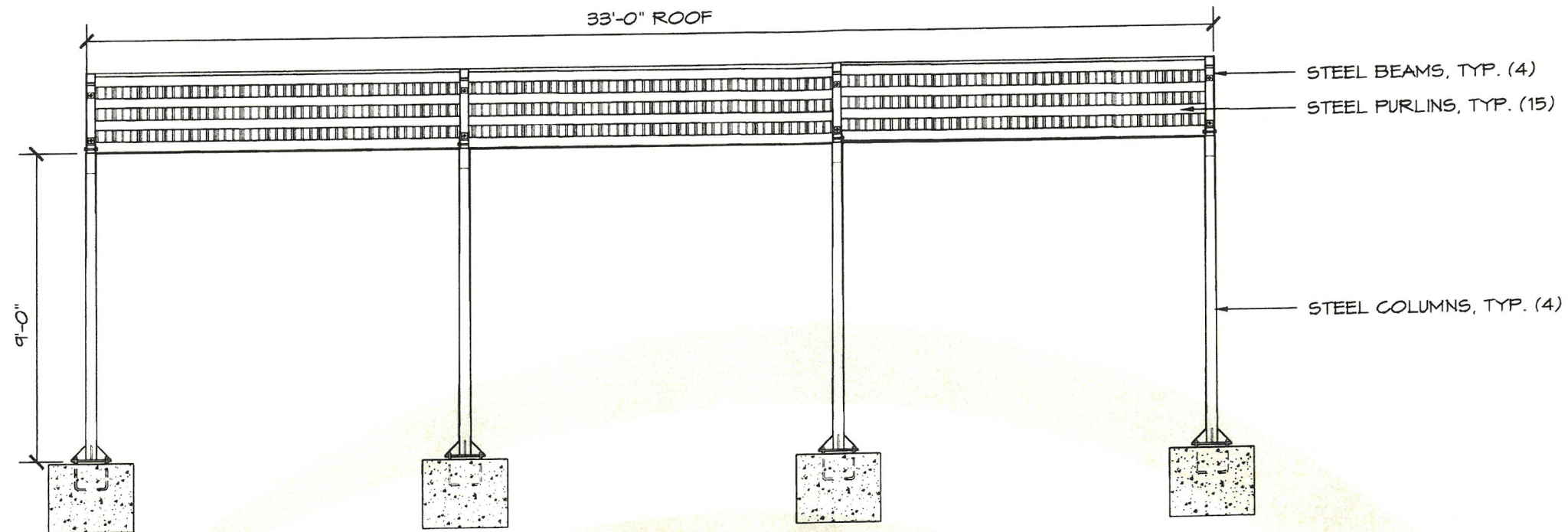
SHEET TITLE  
SITE PLAN  
SHEET NUMBER  
**LA.01**

Reference: 2/10/2024/20240401 - BAYVIEW PARK SITE PLAN/PROPOSED IMPROVEMENTS/PHASE 1 - ARTIFICIAL TURF AT BALL FIELD  
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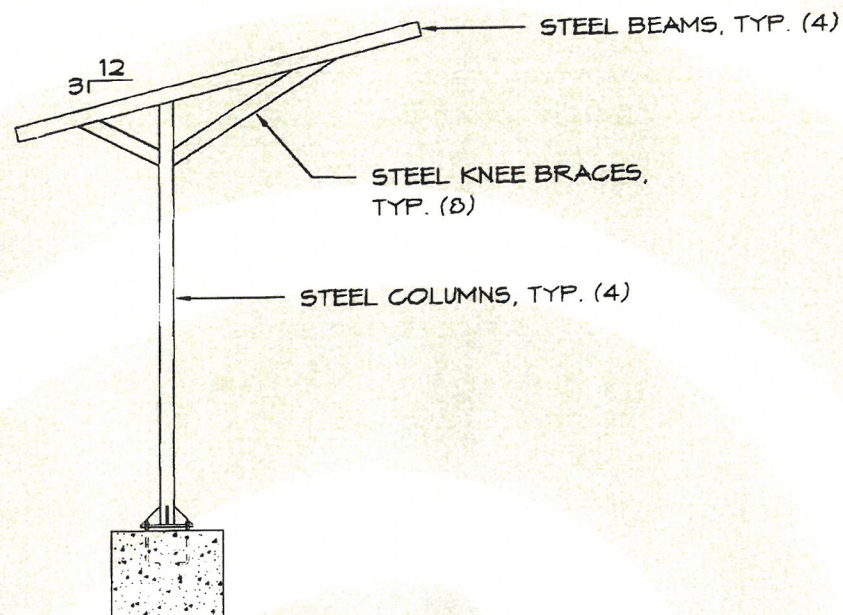
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**ROMTEC**  
 www.romtec.com  
 (541) 496-3541 FAX (541) 496-0803



**A** ELEVATION VIEW  
 SCALE: 1/4" = 1'-0"



**B** ELEVATION VIEW  
 SCALE: 1/4" = 1'-0"

PROJECT: KEY WEST SHELTER  
 KEY WEST, FLORIDA  
 SHEET TITLE: FLOOR PLAN

PROJECT #: 2784  
 DATE: 07/03/25  
 DRAWN BY: DM

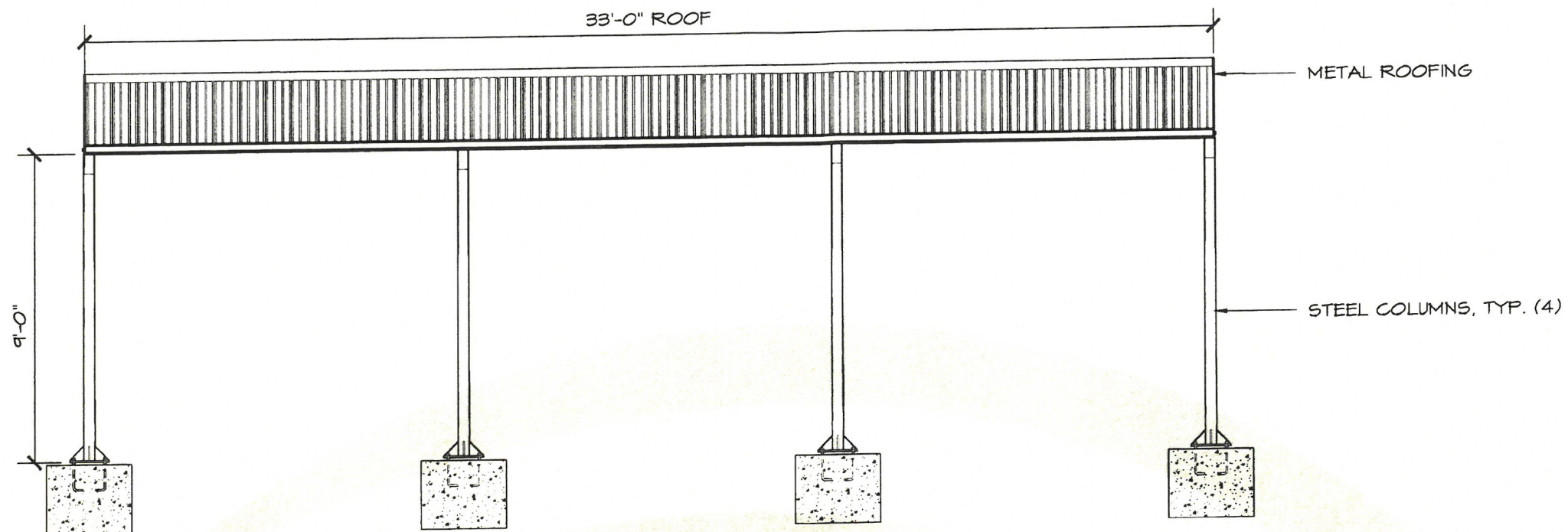
REVISIONS:

SHEET NO. **A2.1**

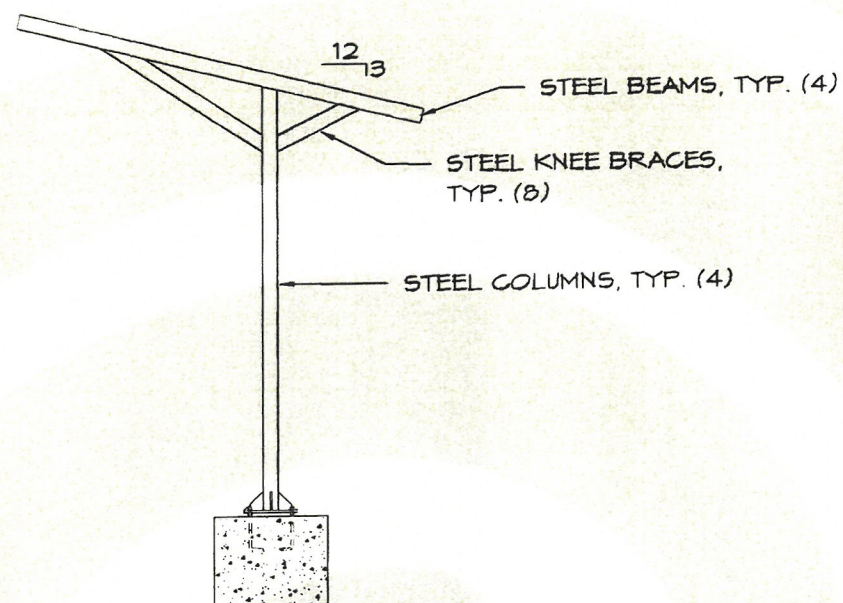
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**C** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**D** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"

PROJECT: KEY WEST SHELTER  
KEY WEST, FLORIDA  
SHEET TITLE: FLOOR PLAN

PROJECT #: 2784  
DATE: 07/03/25  
DRAWN BY: DM

REVISIONS:

SHEET NO. **A2.2**

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