

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

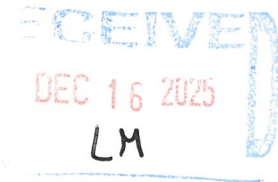
OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

December 16, 2025

Taylor Brown, Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040

RE: Bayview Park – Minor Development Plan
1320 Truman Avenue



Mr. Brown:

Please find enclosed an application for a Minor Development Plan on behalf of the City of Key West, (“Applicant”) for the redevelopment of a portion of Bayview Park. The redevelopment will involve the reconstruction of the existing pro shop and bathrooms, as well as the installation of new playground areas, a splash pad, and irrigation improvements, all located at the 1320 Truman Avenue, Key West, FL. 33040, the city’s central community park, within the Public and Semi-public zoning district (the “Property”).

This minor development plan request is to satisfy the physical needs of the site. The use is permitted within the zoning district and therefore no conditional use or variances are required.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

Richard J. McChesney, Esq.

Enc.:

As stated



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Fees listed below include a \$395.65 advertising/noticing fee and a \$140.71 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule.

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 5,000.00
Outside Historic District Total Application Fee	\$ 6,000.00
Conditional Use Total Application Fee	\$ 1,547.82
Extension Total Application Fee	\$ 703.55
Major Development Plan Total Application Fee	\$ 10,500.00
Conditional Use Total Application Fee	\$ 1,547.82
Extension Total Application Fee	\$ 703.55
Administrative Modification Fee	\$ 1,021.03
Minor Modification Fee	\$ 4,000.00
Major Modification Fee	\$ 5,000.00
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,677.20
Extension (not part of a development plan) Total Application Fee	\$ 703.55
Revision or Addition (not part of a development plan) Fee	\$ 2,552.56

Applications will not be accepted unless complete

Development Plan

Major _____

Minor X

Conditional Use

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address: 1320 Truman Avenue
- 2) Name of Applicant: Richard McChesney/Spottswood Law Firm
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-304-3884 Email: Richard@spottswoodlaw.com
- 6) Email Address: Richard@spottswoodlaw.com
- 7) Name of Owner, if different than above: City of Key West
- 8) Address of Owner: 1300 White Street, Key West, FL 33040

9) Owner Phone #: 305-809-3866 Email: Keith.Bring@cityofkeywest-fl.gov

10) Zoning District of Parcel: PS RE# 00033910-000000

11) Is Subject Property located within the Historic District? Yes ☒ No ☐

If Yes: Date of approval TBD

HARC approval #

OR: Date of meeting

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Deomolition and reconstruction of the pro shop and bathroom. See attached planning analysis.

13) Has subject Property received any variance(s)? Yes ☐ No ☒

If Yes: Date of approval Resolution #

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes ☐ No ☒

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings, and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospitalbeds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms.
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
 - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Planning Analysis

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

Bayview Park Minor Development Plan

Address: 1320 Truman Avenue
Parcel ID: 00158790-000000

SOLUTION STATEMENT

The City of Key West is proposing new improvements to the historic Bayview Park centrally located on the island.

These improvements will include an upgraded playground area with new playground equipment, new landscaping and irrigation, a splash pad and a new pro shop and restroom facility for patrons with lockable bathrooms. Also planned is an updated layout and resurfacing of the tennis and basketball courts.



Bayview Park is located along Truman Avenue, one of the major thoroughfares from new town to historic downtown. It is located in the Historic Public and Semipublic Services (HPS) zoning district and bound by Truman Avenue on the South, Virginia Street on the North, Jose Marti Drive on the West and Georgia Street on the East. The HPS zoning district is established to implement comprehensive plan policies for areas designated "HPS" on the future land use map. The HPS district shall accommodate existing public and semipublic services and deed restricted workforce affordable housing.

HISTORIC BACKGROUND

Spearheaded by the Key West Rotary Club in the 1920s, six acres of vacant land centrally located on the island was transformed into public recreational space named Bayview Park for its close proximity to the water views off North Roosevelt Blvd. In 1924, a pavilion and bandstand were built and dedicated by the United Daughters of the Confederacy.

Today the park also features a Jose Marti Memorial and the Key West Veterans Memorial Garden which includes honoring those who served in the Vietnam War.

The public park is now the permanent home of the Boys and Girls Club which first moved to the park location around 2002. The organization was forced to move out for several years while the building underwent renovations which were completed in 2021. The Boys and Girls Club serves the children and families of Key West as an after school and summer program. Among other things, they provide homework assistance, mentorships, and enhanced educational resources.

The park continues as a very popular and busy recreational space. It serves as a community center where various organizations use the open space for outdoor concerts, movie nights, arts and craft and community festivals and events. In addition to the Boys and Girls Club and memorials, there is an abundance of open space as well as a children's playground, tennis and basketball courts, a small pro shop and a softball field where local teams compete.

ANALYSIS:

Minor Development Plan:

Per code Sec. 108-91; Sec. 108-91 (A)(b) this project qualifies as a minor development plan as it involves between 500 to 2,499 sq. ft. of gross non-residential floor area within the historic district.

DEVELOPMENT PLAN. ARTICLE II. DIVISION 7.

Sec. 108-227. Title block.

Name of Development:	Bayview Park
Property Owner:	City of Key West
Developer:	City of Key West
Scale (architectural):	As noted on plans
Preparation & Revision Dates:	As noted on plans
Location:	1310 Truman Avenue

Sec. 108-228. Identification of additional key persons.

Authorized Agent:	Richard McChesney/Spottswood, Spottswood, Spottswood & Sterling
Architect:	David Salay, Bender Architecture
Engineer:	Allen Perez, Perez Engineering
Surveyor:	Avirom & Associates, Inc.
Landscape Architect:	Keith Oropeza, GAI Consultants

Sec. 108-229. Project description.

The proposed minor development plan project will focus on improving the current conditions of the park. Existing tennis and basketball courts will be resurfaced. An existing sunshade covering the bleachers is deteriorating and will be reconstructed with a more permanent covering. The existing structures housing the public bathrooms and tennis pro shop will be demolished and reconstructed into a new facility. The existing children's playground area will

be improved and play equipment will be replaced with upgraded play equipment. A water splashpad is proposed as part of the site improvements. Currently, the project is planned to be completed in phases dictated by the yearly budget approval process and available funds.

	Allowed	Existing	Proposed	Compliance
Zoning	HPS (Historic Public and Semi-public)	PS	No Change	Complies
Use	Public Park/Active Recreation	Public Park/Active Recreation	No Change	Complies
Flood	X zone and AE-6	X zone and AE-6	No Change	Complies
Site Size	5,000 sq ft	272,590 sq ft (6.25 acres)	No Change	Complies
Height	25'-0"	25' -7"	New structures: 13'- 10"	Complies
Density	NA	NA	NA	Complies
Floor Area	1.0	(6299/272590) 0.023	(7020/272590) 0.25	Complies
Open Space Minimum	20% (54,518 sq ft)	74.3% (22,409 sq ft)	72.8% (198,505 sq. ft.)	Complies
Max Impervious Surface	50% (136,295 sq ft)	25.7% (70,181 sq ft)	27.2% (74,085 sq ft)	Complies
Max Building Coverage	40% (109,036 sq ft)	2.31% (6,299 sq ft)	2.57% (7,020 sq ft)	Complies
Front Setback	20 ft	+20 ft.	23' – 6" ft.	Complies
Jose Marti Side Setback	10 ft	+10'	No Change	Complies
Georgia St. Side Setback	10 ft	+10'	No Change	Complies
Rear Setback	20 ft	9'-10" ft.	No Change	Legal Noncompliance
Auto Parking (1 sp/150 sf of floor area)	7,020/150= 46.8 (47)	7	No Change	Legal Noncompliance
Bicycle Parking (20% auto)	46.8 x .20 = 9.36 sp	28	28 spaces	Complies

Sec. 108-230. Other project information.

- (1) The project is proposed to be developed in multiple phases dictated by available funds.
- (2) Commencement is intended to immediately follow entitlement approvals and is anticipated to be completed within two (2) years following entitlement approvals.
- (3) The expected date of completion is within two (2) years of commencement. Per Sec. 108-203,

extensions to approvals can be requested and granted.

- (4) The proposed development plan for the site is included in the attached plans.
- (5) The proposed development plan is a multi-phase project, and written description of characteristics of the proposed development are contained herewith.
- (6) The proposed development is not a planned unit development.
- (7) The proposed redeveloped building will comply with federal flood regulations.
- (8) The property to the North and South of the project site is primarily residential and zoned HMDR, to the East is Horace O'Bryant Middle School zoned PS, and immediately to the West is HNC-1 zoning.

Sec. 108-231. Residential developments.

There is no residential development currently existing on the site and no residential development is proposed.

Sec. 108-232. Intergovernmental coordination.

Coordination will occur through the development review process of the City of Key West and as otherwise required. The anticipated development approval schedule is below.

1. Minor Development Plan application submittal
2. Development Review Committee (DRC)
3. Tree Commission application submittal
4. Tree Commission application (Conceptual design and tree removal approval)
5. Tree Commission final approval
6. Planning Board hearing
7. City Commission hearing
8. Local appeal period (30 days)
9. Rendering to Department of Commerce (DOC)
10. DOC review period (max 45 days)

Sec. 108-233. Concurrency facilities and other utilities or services.

Levels of Service (LOS) - The impacts of the proposed project are generally summarized as follows:

Trip Generation: The proposed improvements to Bayview Park are not expected to increase trip generation. See policy 2-1.1.1 below for a complete discussion on trip generation.

- Parking: The proposed improvements will not change parking demand. The reconstruction of existing structures of the same use will not increase parking demand.
- Potable Water: The proposed improvements are not expected to increase potable water. See policy 4-1.1.2.C below for a complete discussion on potable water.
- Wastewater: The proposed improvements are not expected to increase wastewater. See policy 4-1.1.2.A below for a complete discussion on wastewater.
- Recycling: The proposed improvements are not expected to increase recycling. See policy 4-1.1.2.D below for a complete discussion on recycling.

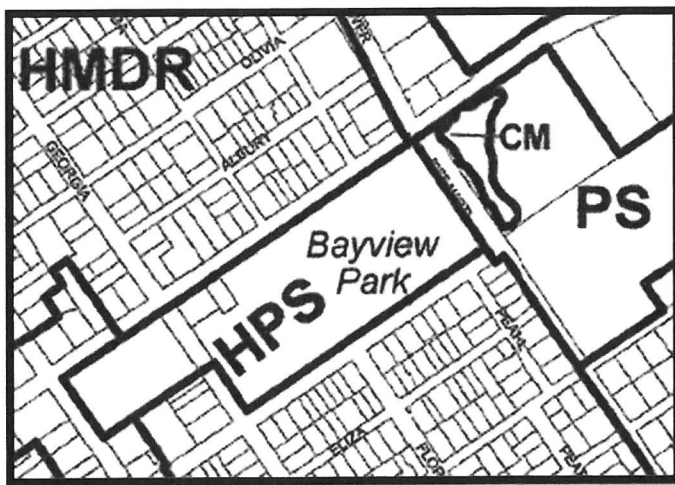
- Solid Waste: The proposed improvements are not expected to increase solid waste. See policy 4-1.1.2.D below for a complete discussion on solid waste.
- Stormwater: The expected impacts to stormwater LOS is as depicted on the stormwater management plans. Changes to the existing stormwater management system are depicted on the attached plans. See policy 4-1.1.2.E and article VIII below for a complete discussion on stormwater.
- Parks & Open Space: The impacts to the recreation LOS complies with comprehensive plan policy 7-1.1.9, inclusive of all three types of parks identified: urban open spaces, neighborhood, and community.
- Fire Protection: The team will coordinate with FKAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.
- Nearshore Waters: No adverse impacts to quality of receiving waters are anticipated before, during, and after construction.

Sec. 108-234. Appearance, design and compatibility.

The proposed improvement plan satisfies criteria established in Chapter 102; Articles III, IV, and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the land development regulations in the following manner:

- Chapter 102 - This property is located within the historic district and any required HARC review will follow due process.
- Article III, IV, and V of Chapter 108 - As demonstrated by the site plan, LOS analysis, and the site data calculations, the project complies with the requirements of these Articles.
- Chapter 110 - As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

Sec. 108-235. Site location and character of use.



(a) Compliance: The development plan complies with the requirements set forth in the land development regulations as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West land development regulations.

(b) Vicinity Map: The vicinity map is depicted as part of the attached plans.

(c) Land Use Compatibility: The project site is located in the Historic Public and Semi Public (HPS) zoning district. The purpose and intent of the HPS district is to

implement comprehensive plan policies for areas designated "HPS" on the future land use map.

The HPS district shall accommodate existing public and semipublic services and deed restricted workforce affordable housing.

(d) Historic and Architectural Resource Protection: Any historic and/or archeological finds will be protected as required.

(e) Subdivision of Land: No subdivisions are proposed with this application.

Sec. 108-236. Appearance of site structures.

The attached site plan complies with Section 108-278 through 108-288 of the land development regulations.

Sec. 108-237. Site plan.

The site plan is enclosed with this application.

Sec. 108-238. Architectural drawings.

All architectural or engineering drawings were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. Ch. 471 and 481, respectively, consistent with the provisions of this Section.

Sec. 108-239. Site amenities.

The attached site plan includes existing and proposed amenities which are required to comply with appearance, design, and compatibility regulations outlined in chapter 102; articles III, IV, and V of this chapter; section 108-956; and article II of chapter 110.

The project proposes to comply with base flood elevation by proposing an elevation of approximately 5.5 ft. within a designated X Flood zone.

Proposed Elevation and Height Analysis for Pro Shop and Bathrooms

	Proposed
Base Flood Elevation (BFE)	X zone
Crown Of Road	6.53'
Finished First Floor Habitable Space	5' - 5"
Top Of Roof	13' - 10"
Height permitted	25' - 0"

Sec. 108-240. Site survey.

The site survey is attached.

Sec. 108-241. Soil survey.

Soil surveys will be performed on an as-needed basis.

Sec. 108-242. Environmentally sensitive areas.

The project is not located within an environmentally sensitive area.

Sec. 108-243. Land clearing, excavation and fill, tree protection, landscaping and irrigation plan.

Any proposed clearing, excavation, and landscaping are depicted on attached plans. The existing and proposed landscaping far exceeds the 20% required.

Sec. 108-244. On-site and off-site parking and vehicular, bicycle, and pedestrian circulation.

There are seven (7) on-site parking spaces that are currently used by Wesley House Family Services staff. There is ample on-street parking available that surrounds the park. There are parallel spaces that run along most of Truman and Virginia Streets and angled parking along Jose Marti Drive and Georgia Street. The site provides two locations for bicycle racks. The City is proposing to add some additional bicycle racks on the site.

Sec. 108-245. Housing.

No housing is proposed.

Sec. 108-246. Economic resources.

- (a) Ad Valorem Estimates: Not applicable.
- (b) Construction Expenditure: To be determined.

Sec. 108-247. Special considerations.

The proposal complies with the goals, objectives, and policies of the comprehensive plan.

Sec. 108-248. Construction management plan and inspection schedule.

See attached Construction Management Plan and Inspection Schedule.

Sec. 108-249. Truman Waterfront Port facilities.

The project is not located at the Truman Waterfront Port.

ARTICLES V & VI OF CHAPTER 108. OPEN SPACE, SCREENING, BUFFERS AND LANDSCAPING.

The open space and landscaping of the proposed new structure will be enhanced as depicted on the plans.

Code Sec. 108-273

Tree protection will satisfy performance criteria of article VI of chapter 110 addressing location, size and type of existing trees as required, including all proposed tree removals and protection.

Landscaping plan. See attached letter from the Urban Forestry Department.

Irrigation plan. See attached letter from the Urban Forestry Department.

ARTICLE III. SITE PLAN

Sec. 108-276. Scope.

This site plan conforms to all necessary and applicable sections of land development regulations.

Sec. 108-277. Site Location and Character of Use.

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed uses in the manner proposed. The park is centrally located along a main corridor easily accessible by auto, scooter or bike by residents of the surrounding neighborhoods and the community as a whole.

Sec. 108-278. Appearance of Site and Structures.

This proposed development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Sec. 108-279. Location and Screening of Mechanical Equipment, Utility Hardware and Waste Storage Areas.

All mechanical equipment and utility hardware will be appropriately screened. An waste storage areas will be screened from adjacent properties.

Sec. 108-280. Front-Ended Loaded Refuse Container Requirements.

Any front-end loaded refuse container as required will be located in such a manner to facilitate convenient access.

Sec. 108-281. Roll-Off Compactor Container Location Requirements.

Any required roll-off container will meet the requirements of this section, as depicted on the site plan.

Sec. 108-282. Utility Lines.

Any required installation of new utility services will be coordinated with the appropriate utility agencies and in accordance with this section.

Sec. 108-283. Commercial and Manufacturing Activities Conducted in Enclosed Buildings.

No new commercial activities are proposed for this development.

Sec. 108-284. Exterior Lighting.

All proposed lighting will be shielded, and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

Sec. 108-285. Signs.

Any new signage proposed will adhere to this section and be approved by HARC.

Sec. 108-286. Pedestrian Sidewalks.

The project, as proposed, complies with this section. Refer to plans for existing and proposed interior pedestrian paths and walkways.

Sec. 108-287. Loading Docks.

No loading docks are required or proposed.

Sec. 108-288. Storage Areas.

No outdoor storage is proposed as part of this project.

Sec. 108-289. Land Clearing, Excavation, and Fill.

Land clearing is for demolition of existing structures as shown on attached site plan. Any protected trees and/or landscaping and subsequent landscape infill will be reviewed and approved by the City's Urban Forester and the Tree Commission if required.

Sec. 108-571. Waivers or Modifications.

No waiver or modification is proposed at this time.

ARTICLE VII. OFF-STREET PARKING AND LOADING.

In reference to Sec. 108-244, On-site and off-site parking and vehicular, bicycle, and pedestrian circulation" please see above for a complete discussion regarding parking.

ARTICLE VIII. STORMWATER AND SURFACE MANAGEMENT.

A stormwater management plan has been included with this submittal. All new surface water management systems shall comply with the general criteria per code Sec. 108-794.

The site has split flood zones. The northwestern half of the property is within the "X" flood zone and the southeastern portion is within the AE -6 (NAVD88).

ARTICLE IX. UTILITIES.

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined: Roads/Trip Generation; Potable Water; Sanitary Sewer; Solid Waste; Recyclables; Drainage.

Policy 2-1.1.1. Transportation.

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 4-1.1.2.C. Potable Water.

Pursuant to Policy 4-1.1.2.C, the potable water LOS for nonresidential is 100 gal/capita/day. Because daily attendance data for public parks is generally not tracked in real-time or available in a single public database, as reporting methods vary widely between national, state, and local systems. Coupled with the above information and based on the minimal changes outlined in the proposed redevelopment plan, an increase in daily attendance at the park is not anticipated to alter the potable water demand from current use.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A. Sanitary Sewage.

Pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential is 660 gal/acre/day. Based on the City of Key West adopted level of service the sanitary sewer demand is not anticipated to change based on nonresidential uses.

$660 \text{ gal} \times 6.25 \text{ acres} = 4,125 \text{ gal/day}.$

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day.

This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.

Policy 4-1.1.2.D. Solid Waste.

Pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential use is 6.37 lbs/capita/day. Based on the City of Key West adopted level of service the solid waste demand is not anticipated to change as the site is proposing to maintain existing nonresidential uses.

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste

transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.

Policy 4-1.1.2.D. Recyclable Waste Generation.

Pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for nonresidential is 0.25 lbs/capita/day. Based on the City of Key West adopted level of service the recyclable waste demand is not anticipated to change.

Policy 4-1.1.2. E- Drainage Facilities Level of Service

Please refer to the attached Stormwater plans for pre and post-development analysis. The redevelopment will comply with all applicable Federal, state and local standards.

Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

Authorization & Verification



Bayview Park Redevelopment

City of Key West Planning Department

Authorization Form (Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Brian L. Barroso as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West
Name of office (President, Managing Member) *Name of owner from deed*

authorize Richard McChesney/Spottswood Law Firm
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Brian L. Barroso
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 10/22/25
Date

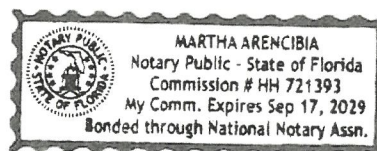
by BRIAN L. BARROSO
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

Martha Arencibia
Notary's Signature and Seal

Martha Arencibia
Name of Acknowledger typed, printed or stamped

HH 721393
Commission Number, if any





**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Richard J. McChesney, in my capacity as Member
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

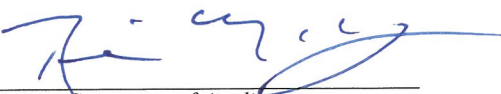
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

Bayview Park - 1320 Truman Avenue

Street address of subject property

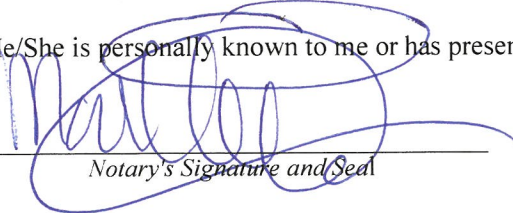
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this December 16, 2025 by
Richard McChesney
Name of Applicant

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Ownership

This Indenture, made this the 12th day of July, A.D. 1919, between the E.H. Gato Cigar Company, a corporation existing under the laws of the State of West Virginia of the first part, and THE CITY OF KEY WEST, a municipal corporation existing under the laws of the State of Florida, of the second part-

Witnesseth, That the said party of the first part for and in consideration of the sum of SIXTY THOUSAND DOLLARS, to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Monroe and State of Florida, to-wit:

On the Island of Key West and known on W.A. Whitehead's map of said Island delineated in Feby. A.D. 1829, as Part of the Northwest One third of Tract Fourteen (14), being all the land owned by grantor contained within the boundaries of Division, Georgia and Virginia Streets, and the North Beach, together with all the riparian rights thereto, to which grantor may be entitled under the laws of the State of Florida. It being agreed and understood that grantor does not convey these lots within said boundaries heretofore purchased by Eleanor Heilings and Richard M. Smith, to-wit: Commencing at the corner of Georgia and Division Streets and runs thence on the line of Division Street in a N.E.'ly direction One hundred and forty five feet and three inches; thence at right angles in a S.E.'ly direction Eighty one feet and Nine inches; thence at right angles in a S.W.'ly direction One hundred and forty five feet and three inches; thence at right angles along Georgia Street in a N.W.'ly direction Eighty one feet and Nine inches to the place of beginning.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In witness whereof, the E.H. Gato Cigar Company has to these presents caused its corporate seal to be affixed and said instrument to be executed in its name and behalf by Eduardo H. Gato, its President and Thomas H. Gato, its Secretary, thereunto duly authorized, all on the day and date first above written.

(seal)

E.H. GATO CIGAR CO.

By

(sd) E.H. Gato
President.

Signed, sealed and delivered

in presence of

(sd) W. Hunt Harris,

(sd) J.R. Curry, Jr.

And By: Thomas H. Gato
Secretary.

(\$60.00 in U.S.I.R. Stamps)

State of Florida,

County of Monroe.

I, W. Hunt Harris, a Notary Public of the State of Florida, at Large, do hereby certify that Eduardo H. Gato and Thomas H. Gato, to me known and known to me to be the persons described in and who executed the foregoing instrument on behalf of the E.H. Gato Cigar Company, and personally known to me to be the President and Secretary, respectively, of the E.H. Gato Cigar Company, personally appeared before me this day and severally acknowledged that they executed the same in the name and on behalf of said Company, and that the seal affixed to said instrument is the common seal of the E.H. Gato Cigar Company, and that said indenture was signed and sealed by them on behalf of said company by authority of its stockholders and its board of directors, and the said Eduardo H. Gato, and Thomas H. Gato acknowledged said instrument to be the free act and deed of said corporation for the uses and purposes therein expressed.

In Witness whereof I have hereunto set my hand and notarial seal this 12th day of July 1919.

(seal)

(sd) W. Hunt Harris,

Notary Public,

My commission expires Jan'y 9th, 1921.

Duly recorded Oct. 7th, 1919.

D. Z. Fisher, Clerk.

BY Florence Fisher Deputy Clerk.

Property Record Card

Monroe County, FL

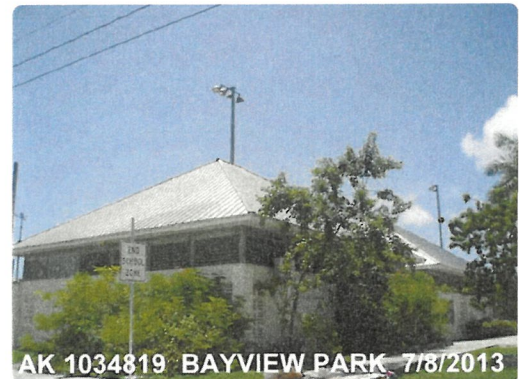
****PROPERTY RECORD CARD******Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00033910-000000
 Account# 1034819
 Property ID 1034819
 Millage Group 10KW
 Location Address BAYVIEW PA TRUMAN Ave, KEY WEST
 Legal Description KW PT OF TR 14 A4-49
 (Note: Not to be used on legal documents.)
 Neighborhood 32230
 Property Class FOREST/PARK/REC AREA (8200)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable Housing No

**Owner**

CITY OF KEY WEST
 PO Box 1409
 Key West FL 33041

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$392,658	\$392,658	\$392,658	\$392,658
+ Market Misc Value	\$240,464	\$240,464	\$240,464	\$240,464
+ Market Land Value	\$9,985,893	\$9,985,893	\$9,985,893	\$9,985,893
= Just Market Value	\$10,619,015	\$10,619,015	\$10,619,015	\$10,619,015
= Total Assessed Value	\$10,619,015	\$10,619,015	\$10,619,015	\$10,619,015
- School Exempt Value	(\$10,619,015)	(\$10,619,015)	(\$10,619,015)	(\$10,619,015)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2023	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2022	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2021	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2020	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2019	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0
2018	\$9,985,893	\$392,658	\$240,464	\$10,619,015	\$10,619,015	\$10,619,015	\$0	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	286,885.00	Square Foot	0	0

Buildings

Building ID	40073	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1975	
Building Type	FOREST, PARKS, ETC. / 82C	EffectiveYearBuilt	1991	
Building Name		Foundation		
Gross Sq Ft	392	Roof Type		
Finished Sq Ft	392	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	104	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	45	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	392	392	0
TOTAL		392	392	0

Building ID	40074	Exterior Walls	C.B.S.	
Style		Year Built	1990	
Building Type	CITY BLDGS C / 89C	EffectiveYearBuilt	1991	
Building Name		Foundation		
Gross Sq Ft	414	Roof Type		
Finished Sq Ft	414	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	82	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	45	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	414	414	0
TOTAL		414	414	0

Building ID	40075	Exterior Walls	NO VALUE	
Style		Year Built	1965	
Building Type	FOREST, PARKS, ETC. / 82C	EffectiveYearBuilt	1994	
Building Name		Foundation		
Gross Sq Ft	1525	Roof Type		
Finished Sq Ft	594	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	128	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	250	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	594	0	0
FLA	FLOOR LIV AREA	594	594	0
OPU	OP PR UNFIN LL	337	0	0
TOTAL		1,525	594	0

Building ID	40076	Exterior Walls	C.B.S.	
Style		Year Built	1975	
Building Type	FORESTS/PARKS ETC-B- / 82B	EffectiveYearBuilt	1995	
Building Name		Foundation		
Gross Sq Ft	4407	Roof Type		
Finished Sq Ft	3510	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	336	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	897	0	0
FLA	FLOOR LIV AREA	3,510	3,510	0
TOTAL		4,407	3,510	0

Building ID	40077	Exterior Walls	C.B.S.
-------------	-------	----------------	--------

Style		Year Built	1996	
Building Type	FORESTS/PARKS ETC-B- / 82B	EffectiveYearBuilt	1994	
Building Name		Foundation		
Gross Sq Ft	264	Roof Type		
Finished Sq Ft	240	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	92	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	350	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	240	240	0
OPU	OP PR UNFIN LL	24	0	0
TOTAL		264	240	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1974	1975	10 x 112	1	1120 SF	1
CONC PATIO	1974	1975	0 x 0	1	76 SF	2
ASPHALT PAVING	1993	1994	100 x 115	1	11500 SF	3
ASPHALT PAVING	1993	1994	116 x 161	1	18676 SF	3
ASPHALT PAVING	1993	1994	70 x 130	1	9100 SF	2
COM CANOPY	1995	1996	7 x 18	1	126 SF	1
COM CANOPY	1995	1996	7 x 18	1	126 SF	1
CONC PATIO	1995	1996	0 x 0	1	12729 SF	2
RW2	1995	1996	0 x 0	1	133 SF	4
COM CANOPY	1995	1996	10 x 16	1	160 SF	1
CH LINK FENCE	1995	1996	0 x 0	1	18254 SF	2
WALL AIR COND	1995	1996	0 x 0	1	2 UT	1
TIKI	1995	1996	7 x 35	1	245 SF	3
CH LINK FENCE	1995	1996	0 x 0	1	762 SF	3
WROUGHT IRON	1995	1996	4 x 196	1	784 SF	2
FENCES	1998	1999	6 x 196	1	1176 SF	2
WATER FEATURE	2001	2002	0 x 0	1	2 UT	2

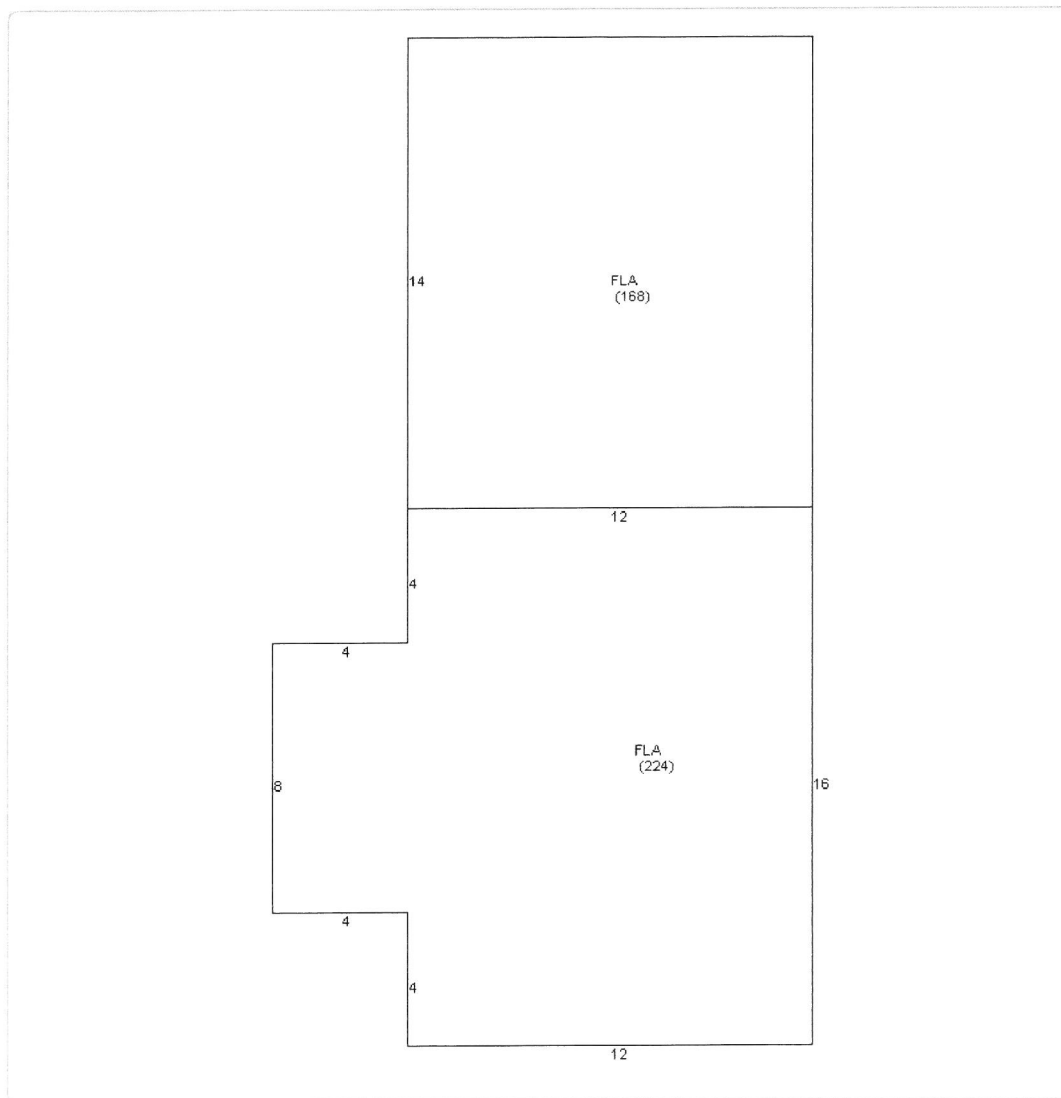
Permits

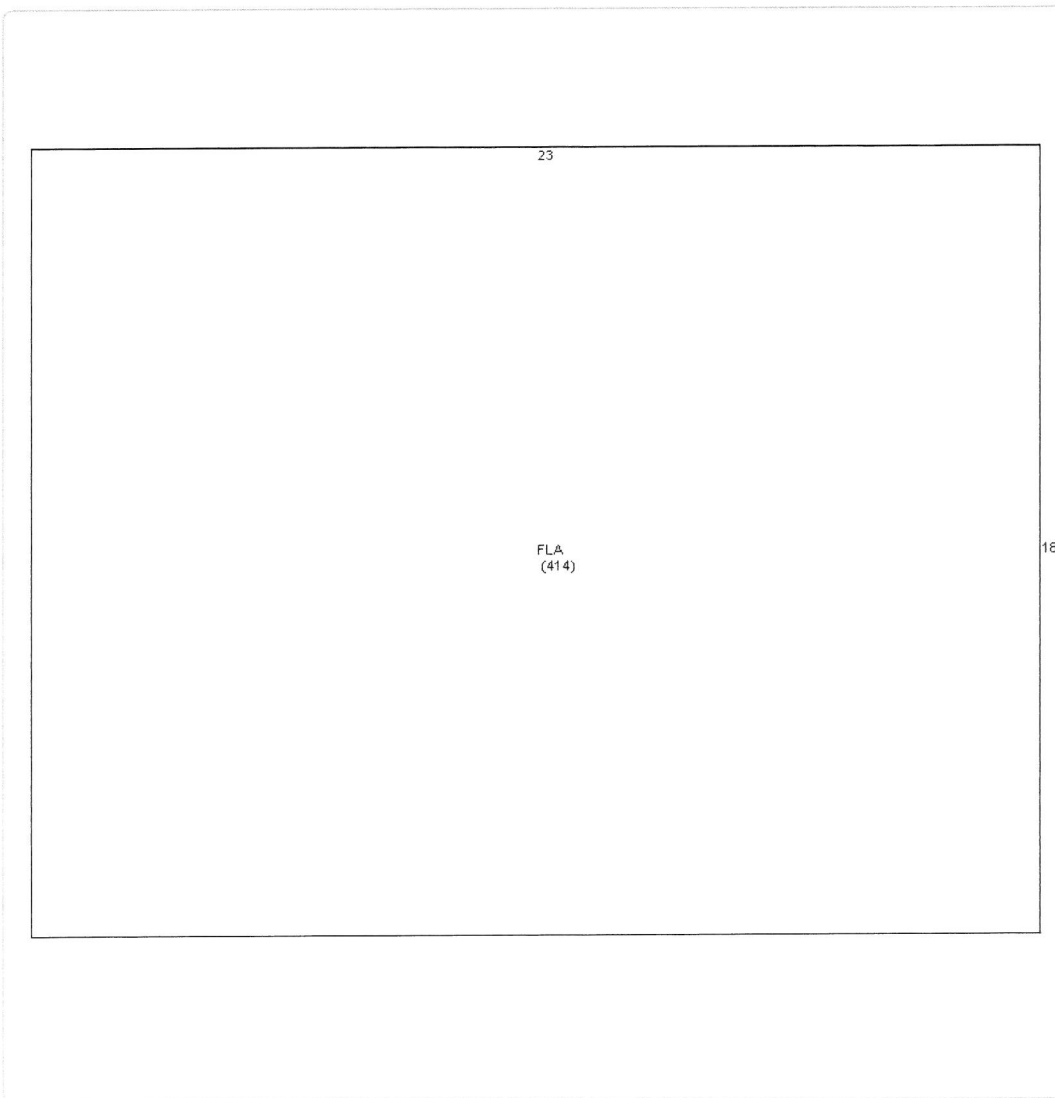
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2020-2353	10/06/2020	Completed	\$30,000	Commercial	REMOVE EXISTING DUCTWORK, INSTALL NEW DUCTWORK, DIFFUSERS, AND GRILLS AS PER PLAN. INSTALL NEW BATHROOM EXHAUST FANS AND DUCTWORK. PROVIDE AND INSTALL MINI SPLIT IN THE OFFICE AREA AS PER PLAN BALANCE SYSTEM UPON COMPLETION AS PER PLAN.
BLD2020-2294	08/12/2020	Completed	\$72,165	Commercial	FIXTURE PACKAGE. PERMIT #2020-2175 IS THE PARENT PERMIT - PLEASE LINK TOGETHER.
17-1705	02/22/2018	Completed	\$518,315	Commercial	RENOVATION OF AN EXISTING 4,912 SF BLDG. INTERIOR REMODEL AND MINIMAL EXTERIOR CHANGES.
16-00002097	05/31/2016	Expired	\$1,500	Commercial	REMOVE (DEMO) FOUR INTERIOR LOAD BEARING CONCRETE WALL APPROX. 800 SQ/FT (SEE PHOTOS FOR SECTION. N.O.C. EXEMPT. GH
15-1721	05/26/2015	Expired	\$400,000	Commercial	LANDSCAPING & HARDSCAPE WITH PAVER & CONCRETE WALKWAYS
15-1808	05/11/2015	Completed	\$23,603		PROVIDE CONDUIT, WIRE FOR NEW LIGHT FIXTURES AND RECEPTACLES.
11-1009	08/15/2011	Completed	\$0	Commercial	NEW RESTROOM STRUCTURE INCLUDING ELECTRICAL, PLUMBING AND ROOF.
09-0605	02/26/2009	Completed	\$15,000	Commercial	REPAIR TO BAYVIEW PARK PAVILLION
07-2502	05/22/2007	Completed	\$2,000	Commercial	INSTALL FOUR SPLIT UNIT A/C FOR BOYS & GIRLS CLUB
07-2318	05/14/2007	Completed	\$2,300	Commercial	INSTALL FOUR 2-TON DUCTLESS UNITS
97-0742	03/01/1997	Completed	\$200	Commercial	ELECTRIC
97-0092	01/01/1997	Completed	\$200	Commercial	SIGN
96-0979	02/01/1996	Completed	\$25,000	Commercial	ELECTRIC
96-0350	01/01/1996	Completed	\$1,500	Commercial	ELECTRIC
P95-3991	11/01/1995	Completed	\$56,200	Commercial	LAWN SPRINKKERS
B95-3518	10/01/1995	Completed	\$1,000,000	Commercial	REPAIRS, LANDSCAPING
A95-2706	08/01/1995	Completed	\$18,500	Commercial	ROOF
E95-2566	08/01/1995	Completed	\$24,000	Commercial	ELECTRIC
P95-2462	08/01/1995	Completed	\$26,100	Commercial	PLUMBING
B95-2306	07/01/1995	Completed	\$3,348,887	Commercial	RENOVATIONS

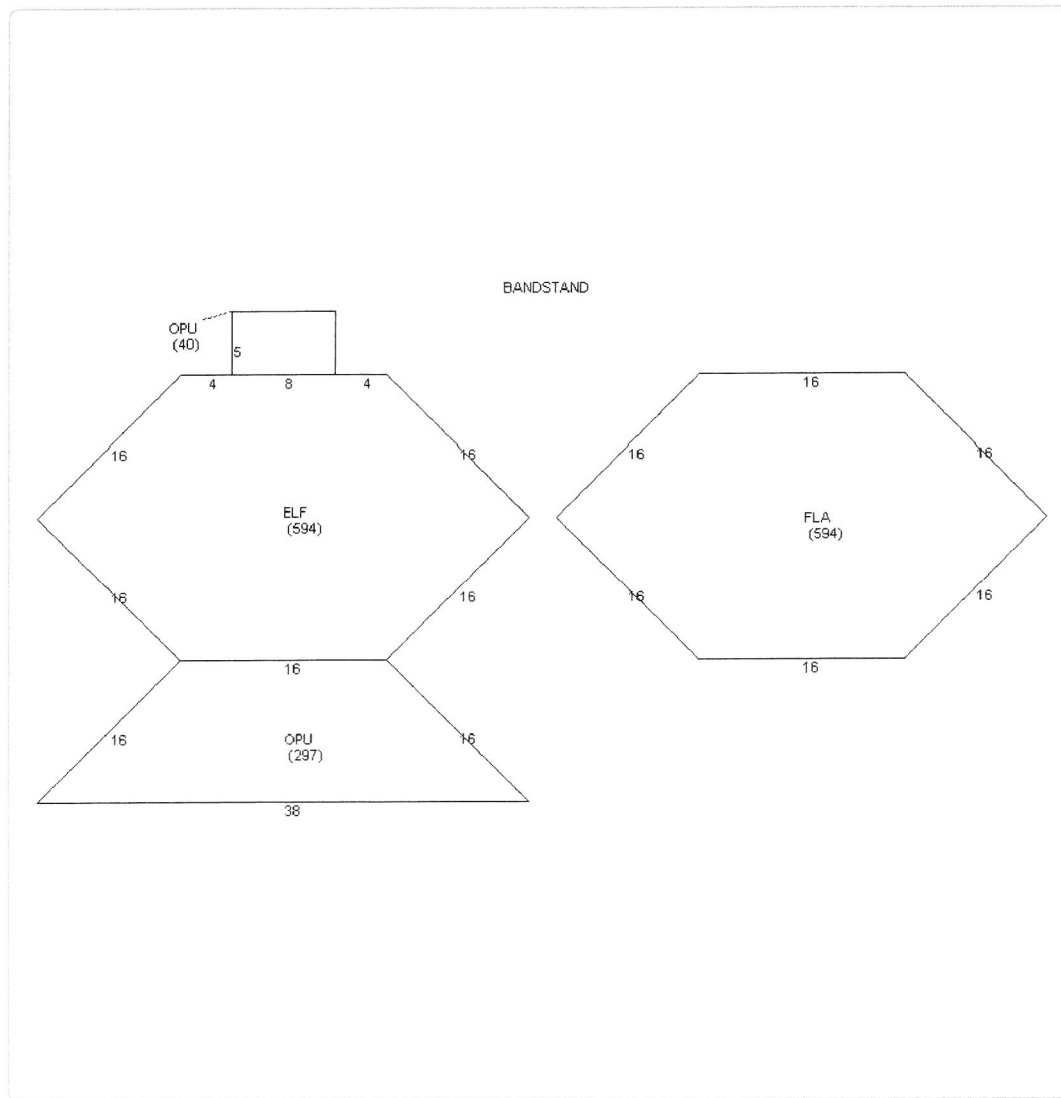
View Tax Info

[View Taxes for this Parcel](#)

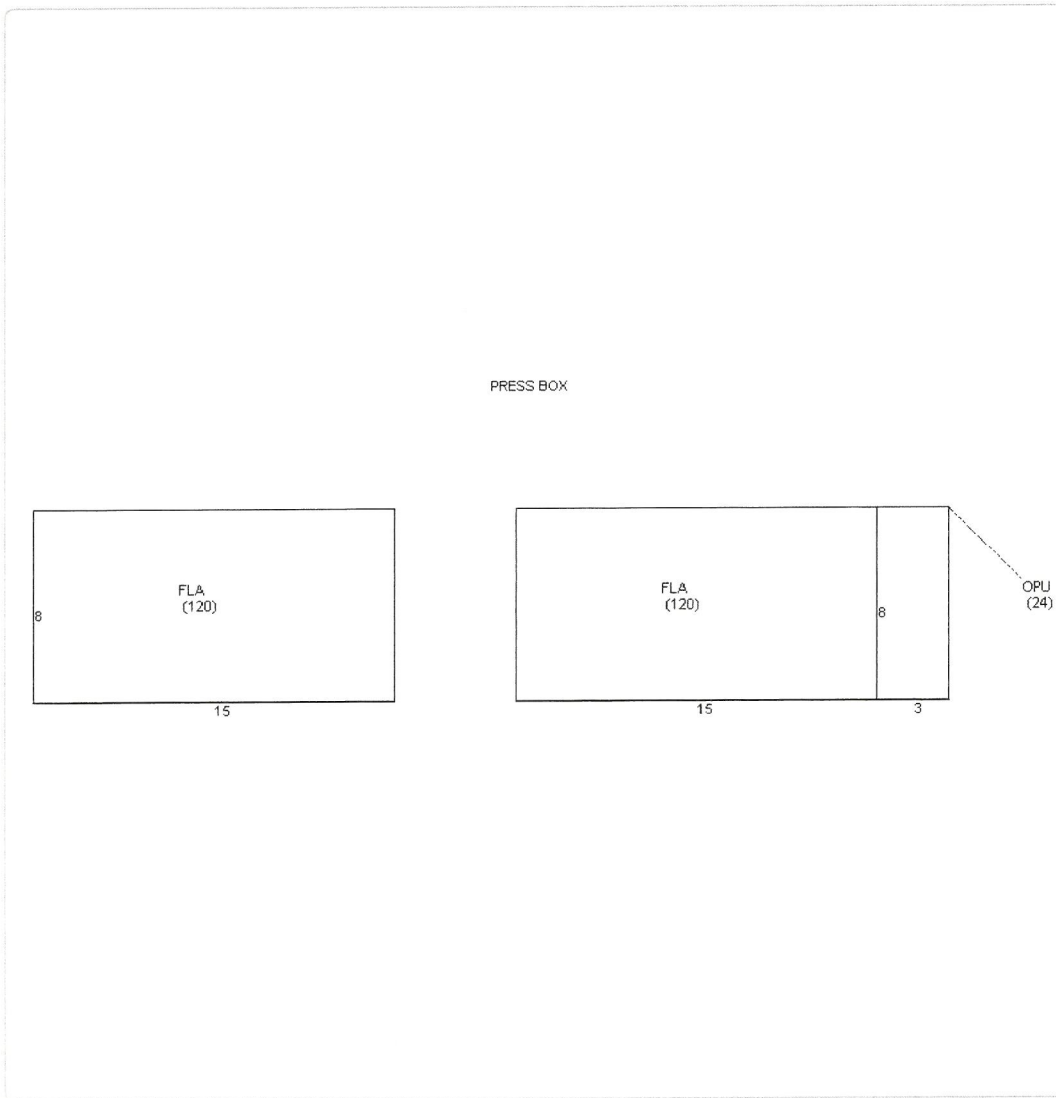
Sketches (click to enlarge)



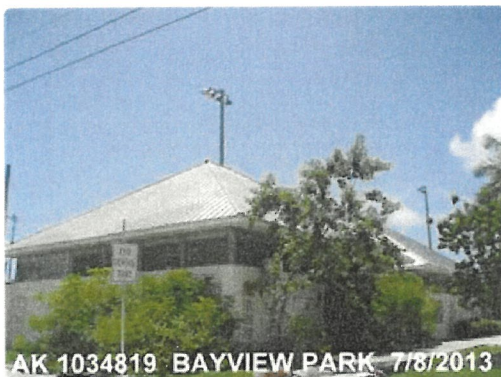




FLA (1755)		45	
OPX (429)		FLA (1755)	
39		39	
45		12	
11		39	
OPX (468)		39	



Photos



Map



No data available for the following modules: Sales, TRIM Notice.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
[Last Data Upload: 12/13/2025, 2:03:25 AM](#)

Survey

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 was 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 on 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 1215" (PID AAO020).
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 0.1' 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 herein lies within Flood Zones X & AE Elevation 6 feet, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12087X1516K, Community Number 12016B, dated 02/17/2005.
12. The flood zone lines shown hereon were imported from shape files downloaded from FEMA's website.
13. Plans, material and inventory 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 inventories 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 = Base Line; B.M. = Benchmark; C = Centerline; C.L.F. = Chain Link Fence; CONC. = Concrete; D = Deed; E = Easting; EL = Elevation; ESP = Electrical Service Panel; FD = Fudge; HDPE = High Density Polyethylene; ID = Identification; INV = Invert; IR = Iron Rod; IR/C = Iron Rod & Cap; LB = Licensed Business; M.C.R. = Monroe County Records; MTL = Metal; N = Nothing; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; N/D = Nail & Disc; PVC = Polyvinyl Chloride; PL = Planter; P.L.S. = Professional Land Surveyor; RCP = Reinforced Concrete Pipe; R/W = Right-of-Way; (TYP) = Typical.

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 southwesterly direction 48 feet; thence at right angles in a northwesterly direction 81 feet and 9 inches to Point of Beginning on Truman Avenue. (Truman Avenue being formerly known as Division Street.)

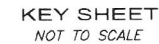
Parcel 2

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 Truman Avenue and 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 southwesterly 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 southwesterly 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.

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



BENCHMARK NO.	NORTHING (NAD83)	EASTING (NAD83)	ELEVATION (NAVD 88)	DESCRIPTION
NG5 "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	81817.99	394048.39	3.335	Set Nail & Disk "AVIROM TRAVERSE"
08	81714.51	393925.35	4.333	Found 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 "FHH 2749"
11	81916.04	393528.34	5.066	Set Nail & Disk "AVIROM GPS"
12	82040.08	393867.55	5.180	Set Nail & Disk "AVIROM GPS"
13	81934.67	393939.24	4.788	Set Nail & Disk "AVIROM GPS"

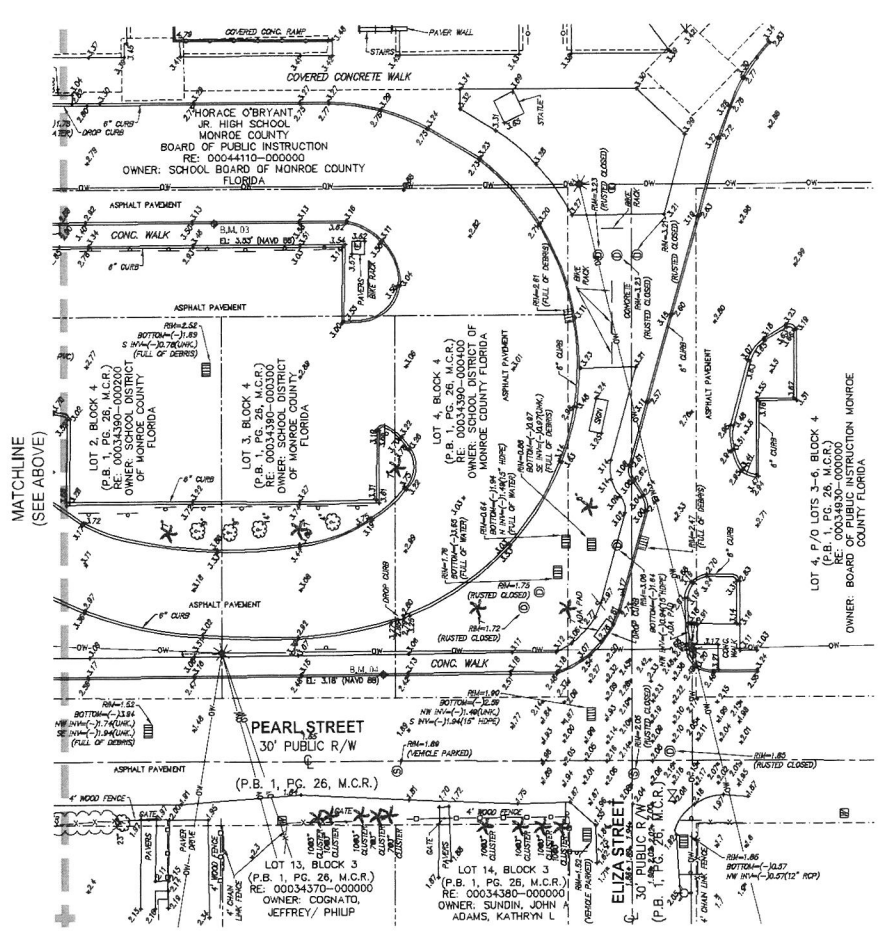
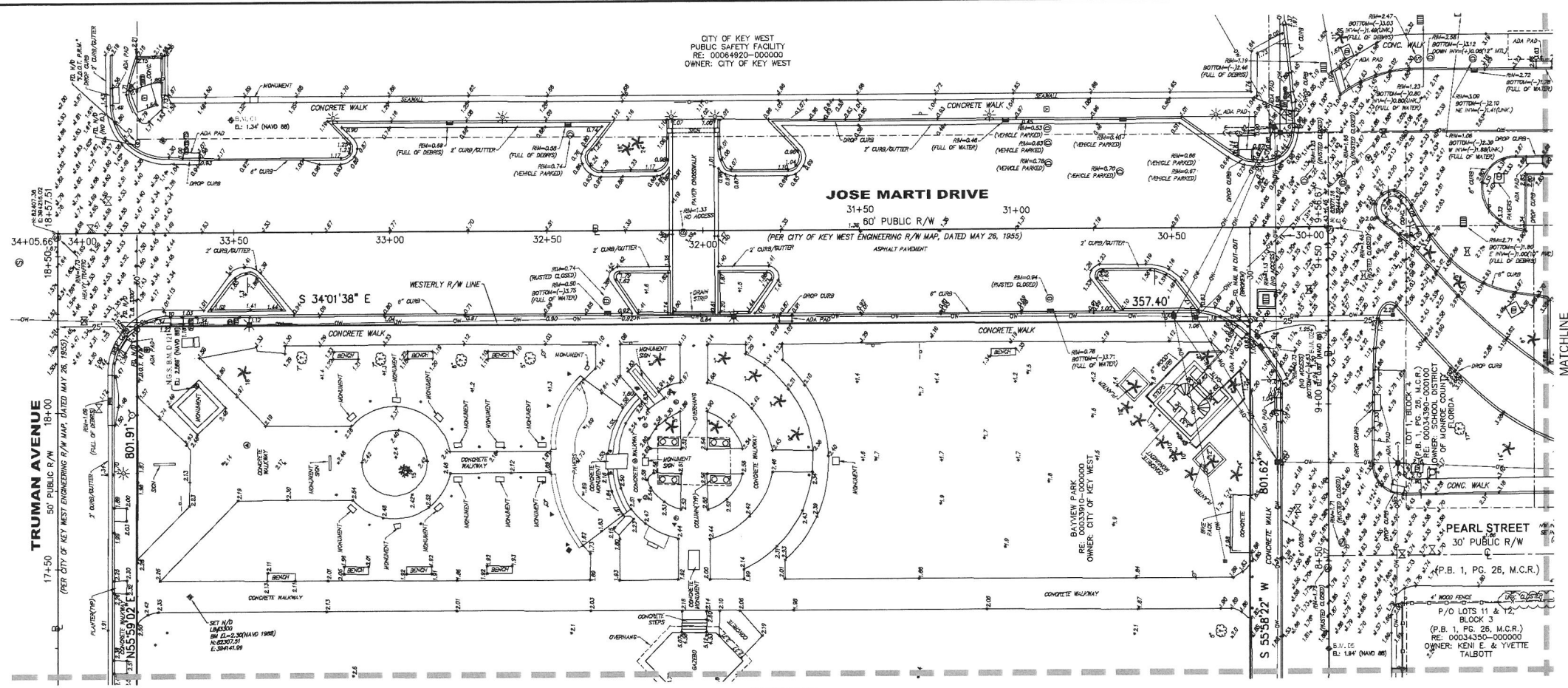
	BACKFLOW PREVENTER VALVE
	BENCHMARK
	BOLLARD (UNLESS NOTED)
	CATCH BASIN
	CLEAN OUT
	CONCRETE LIGHT POLE
	CONCRETE UTILITY POLE
	CROSSWALK SIGNAL POLE
	CURB INLET
	EROSION MANHOLE
	ELECTRIC SERVICE BOX
	EASEMENT LOCATION
	FIRE HYDRANT
	FLAG POLE
	GAS ANCHOR
	HAND HOLE
	IRRIGATION CONTROL BOX
	IRRIGATION CONTROL VALVE
	LANDSCAPE LIGHT (SPOT LIGHT)
	MANHOLE
	METAL LIGHT POLE
	METAL UTILITY POLE WITH LIGHT
	OVERHEAD WIRES
	POLE
	SANITARY MANHOLE
	SEWER VALVE
	SIGN (UNLESS NOTED)
	TELEPHONE
	TELEPHONE SERVICE BOX
	TRAFFIC LIGHT SUPPORT POLE
	TRAFFIC SIGNAL SERVICE BOX
	UNKNOWN SYMBOL
	UNKNOWN UTILITY SERVICE BOX
	UNKNOWN VALVE
	VALVE
	WATER METER
	WATER SERVICE
	WATER VALVE
	WOOD LIGHT POLE
	WOOD UTILITY POLE
	WOOD UTILITY POLE WITH LIGHT

	PALM
	UNKNOWN SPECIES
	ARECIA PALM
	AVOCADO
	BAMBOO
	BUTTONWOOD
	CACTUS
	COCONUT PALM
	CYPRESS
	FICUS
	GUMBO LIMBO
	MANOCHIEIRA
	NORDESTE LISA AND PINK
	POINCIANA
	QUEEN PALM
	SCHEFFLERA
	CABBAGE PALM

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.

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

JOB #	11471-1	SCALE:	1" = 20'	BOUNDARY & TOPOGRAPHIC SURVEY									
DATE:	03/28/2023	DATE:	04/24/2023	PORTION OF									
BY:	M.A.J.	BY:	M.A.J.	TRACT 14									
CHECKED:	K.M.C.	CHECKED:	K.M.C.	BAYVIEW PARK & WESLEY HOUSE COMMUNITY CENTER									
F.B.	2162	F.B.	2162	VIRGINIA STREET AND JOSE MARTI DRIVE									
SHEET:	1 OF 3	SHEET:	1 OF 3	CITY OF MIAMI, FLORIDA									
				MONROE COUNTY, FLORIDA									
				REVISIONS	DATE	F.B. / PG.	BY	CD	REVISIONS	DATE	F.B. / PG.	BY	CD
				001/21 PM 03/27/2023				K.M.C.					



MATCHLINE
(SEE SHEET 2 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	81817.99	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 "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 FLOW PREVENTOR VALVE
	BENCHMARK
	CATCH BASIN
	CLEAN OUT
	CONCRETE LIGHT POLE
	CONCRETE UTILITY POLE
	CROSSWALK SIGNAL POLE
	CURB INLET
	DRAINAGE MANHOLE
	ELECTRIC SERVICE BOX
	ELEVATION
	FIRE HYDRANT
	FLAG POLE
	GUY 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
	PIPE
	SANITARY MANHOLE
	SEWER VALVE
	SIGN (UNLESS NOTED)
	TELEPHONE RISER
	TELEPHONE SERVICE BOX
	TRAFFIC LIGHT SUPPORT POLE
	TRAFFIC SIGNAL SERVICE BOX
	UNKNOWN MANHOLE
	UNKNOWN UTILITY SERVICE BOX
	UNKNOWN VALVE
	VAI T
	WATER METER
	WATER SERVICE
	WATER VALVE
	WOOD LIGHT POLE
	WOOD UTILITY POLE
	WOOD UTILITY POLE WITH LIGHT

TREE LEGEND	
	PALM
	UNKNOWN SPECIES
	ARECIFE PALM
	AVOCADO
	BAMBOO
	BUTTERFLYWOOD
	CACTUS
	COCCOLOBA PALM
	CYPRESS
	FICUS
	GUANO LIMBO
	MAHOGANY
	NORFOLK ISLAND PINE
	POINCIANA
	QUEEN PALM
	SCHEFFLERA
	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 107
BOCA RATON, FLORIDA 33432
(561) 332-2594 / WWW.AVIROMSURVEY.COM

SCALE: 1" = 20'

DATE: 03/28/2023

BY: M.A.J.

CHECKED: K.M.C.

F.B. 2162 PG. 24 - 19

SHEET: 3 OF 3

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

11471-1

DATE: 03/28/2023

BY: M.A.J.

CHECKED: K.M.C.

F.B. 2162 PG. 24 - 19

SHEET: 3 OF 3

Architectural Civil & Landscape Plans



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3867

Bayview Park Renovation Project

From:
Brett Mayle
Urban Forestry Manager
City of Key West

To Whom It May Concern,

Urban Forestry of the City of Key West can confirm the City of Key West Engineering Department Bayview Park Project Phase 2 construction proposal will require no significant changes to the existing landscape vegetation buffer along Truman Avenue.

Brett Mayle

A handwritten signature in black ink, appearing to read "Brett Mayle", is written over a light blue horizontal line.

Urban Forestry Manager



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

SHEET TITLE	
SITE PLAN	
SHEET NUMBER	LA.01

A GAI CONSULTANTS, INC. SERVICE GROUP

Filename: E:\V022\K220044.01 - BAYVIEW PARK - LAYOUT\PRODUCTION DRAWINGS\K220044.01 - LAYOUT PLAN.dwg
Last Modified By: 10/17/2024 10:13:43 PM
Last Printed Date: 05/17/2024 10:13:43 PM

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND ACCEPTING THE EXISTING CONDITIONS OF THE SITE PRIOR TO BIDDING.
- SEE CIVIL AND LANDSCAPING DRAWINGS.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL ENSURE THAT THE UTILITY SYSTEMS DO NOT CONFLICT WITH THE PROPOSED PROJECT. CONFLICTS SHALL BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES IN CONFLICT WITH THE WORK, CONSTRUCTION OF TEMPORARY UTILITIES IN THE EVENT THAT EXISTING UTILITY SERVICE MUST BE INTERRUPTED AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES THAT MAY AFFECT EXISTING OR PROPOSED UTILITIES. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON INFORMATION PROVIDED BY THE UTILITY OWNERS, AVAILABLE RECORDS, AND SURVEYED FIELD INFORMATION. THE INFORMATION MAY NOT REFLECT ACTUAL CONDITIONS, INCLUDE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR SHOW THE UTILITIES IN THE CORRECT HORIZONTAL OR VERTICAL LOCATIONS. THE CONTRACTOR WILL MAKE IS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS NECESSARY TO ESTABLISH THEIR LOCATIONS AND AVOID DAMAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL GRADE STAKES, LINES AND LEVELS.
- THE CONTRACTOR SHALL SOLID SOD ALL DISTURBED AREAS UNLESS OTHERWISE SPECIFIED OR SHOWN.
- NO SEPARATE PAYMENT WILL BE MADE FOR DEMATERING. THE COSTS FOR DEMATERING ARE INCLUDED IN THE UNIT PRICES FOR CONSTRUCTING THIS PROJECT.
- ALL AREAS, STREETS, DRIVEWAYS, PARKING LOTS, ETC. DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL OR BETTER CONDITION.
- THE CONTRACTOR WILL HAVE ALL REQUIRED PERMITS IN-HAND PRIOR TO BEGINNING CONSTRUCTION, AND WILL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITS OBTAINED BY THE OWNER AND THOSE PERMITS OBTAINED BY THE CONTRACTOR.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT TO THE OWNER'S PROJECT MANAGER A SCHEDULE OF VALUES, A CONSTRUCTION SCHEDULE, AND A SAFETY PLAN.
- THE CONSTRUCTION SCHEDULE WILL DESCRIBE IN DETAIL HOW THE CONSTRUCTION IS TO BE PHASED, ESTABLISH START AND FINISH DATES FOR ALL SIGNIFICANT CONSTRUCTION ACTIVITIES, AND IDENTIFY ALL CONTROLLING ITEMS OF WORK. THE SCHEDULE IS TO BE APPROVED BY THE OWNER'S PROJECT MANAGER, AND WILL BE UPDATED ON A MONTHLY BASIS TO REFLECT ACTUAL WORK PROGRESS. PAYMENT FOR PREPARING, UPDATING AND SUBMITTING THE SCHEDULE WILL BE INCLUDED IN THE PAY ITEM FOR MOBILIZATION OR OTHER PAY ITEMS AS APPROPRIATE.

- THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN FOR APPROVAL BY THE OWNER'S PROJECT MANAGER AND WILL ADDRESS THE INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT SEDIMENT AND EROSION CONTROL DEVICES TO BE USED DURING EACH PHASE OF CONSTRUCTION, INCLUDING TREE REMOVAL, CLEARING AND GRUBBING, EXCAVATION, HAULING OF EXCAVATED MATERIALS, AND PLACEMENT OF EMBANKMENT AND BACKFILL. THE PLAN ALSO WILL DETAIL THE EROSION CONTROL MEASURES TO BE EMPLOYED AT ALL STOCKPILE AND CONSTRUCTION STAGING AREAS AND WILL DEFINE THE MAXIMUM LIMITS OF ALL ACTIVE CONSTRUCTION ZONES.
- ANY NATIONAL GEODETIC SURVEY MONUMENT WITHIN THE LIMITS OF CONSTRUCTION MUST BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND:
FDEP, BUREAU OF SURVEY AND MAPPING, MS 105
3900 COMMONWEALTH BLVD.
TALLAHASSEE, FLORIDA 32399
(850) 245-2606 (OFFICE)
(850) 245-2645 (FAX)
- PRIOR TO ANY SCHEDULED INTERRUPTION OF UTILITY SERVICE, THE CONTRACTOR WILL COORDINATE SUCH INTERRUPTION WITH THE UTILITY PROVIDER AND WILL PROVIDE A MINIMUM 24-HOUR NOTICE TO THE AFFECTED PARTIES. THE CONTRACTOR WILL NOTIFY THE ELECTRIC UTILITY A MINIMUM OF TWO WEEKS PRIOR TO CONSTRUCTION IN THE VICINITY OF THEIR FACILITIES.
- NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF VEGETATION ON AND ADJACENT TO THE PROJECT SITE, AND WILL BE SOLELY LIABLE FOR DAMAGE TO VEGETATION ON PROPERTIES ADJACENT TO CONSTRUCTION WORK ZONES. ALL TREES WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED EXCEPT THOSE TREES IDENTIFIED ON THE PLANS TO BE REMOVED. ALL TREES OUTSIDE THE CONSTRUCTION WORK ZONE ARE TO BE PROTECTED TO THE MAXIMUM EXTENT PRACTICABLE. TREE BARRICADES WILL BE INSTALLED AND MAINTAINED AROUND ALL TREES TO BE PROTECTED AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE PROJECT MANAGER.
- THE CONTRACTOR IS RESPONSIBLE TO PLACE AND MAINTAIN ROADSIDE WARNING SIGNS WHEN WORK IS BEING CONDUCTED IN THE PROPERTY RIGHT OF HIGHWAY WHEN MACHINERY IS ENTERING AND LEAVING THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF EXCAVATED MATERIAL OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.

EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED DAILY AND REPAIRS MADE AS NECESSARY TO ENSURE THE PROPER AND CONTINUED FUNCTION OF THE CONTROL(S).
- ALL EROSION AND SEDIMENTATION CONTROL SHALL REMAIN IN PLACE UNTIL A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED. SEE EROSION CONTROL PLANS AND DETAILS.
- UNDER NO CIRCUMSTANCES SHALL SEDIMENTS BE PERMITTED TO EXIT THE PROJECT LIMITS, INCLUDING TRACKING BY VEHICLES ONTO PAVED ROADWAYS. THE CONTRACTOR SHALL MAKE IMMEDIATE REPAIRS OR ENHANCEMENTS TO ANY EROSION CONTROL SYSTEM THAT ALLOWS THE RELEASE OF SEDIMENTS. SEE EROSION CONTROL PLANS AND DETAILS.

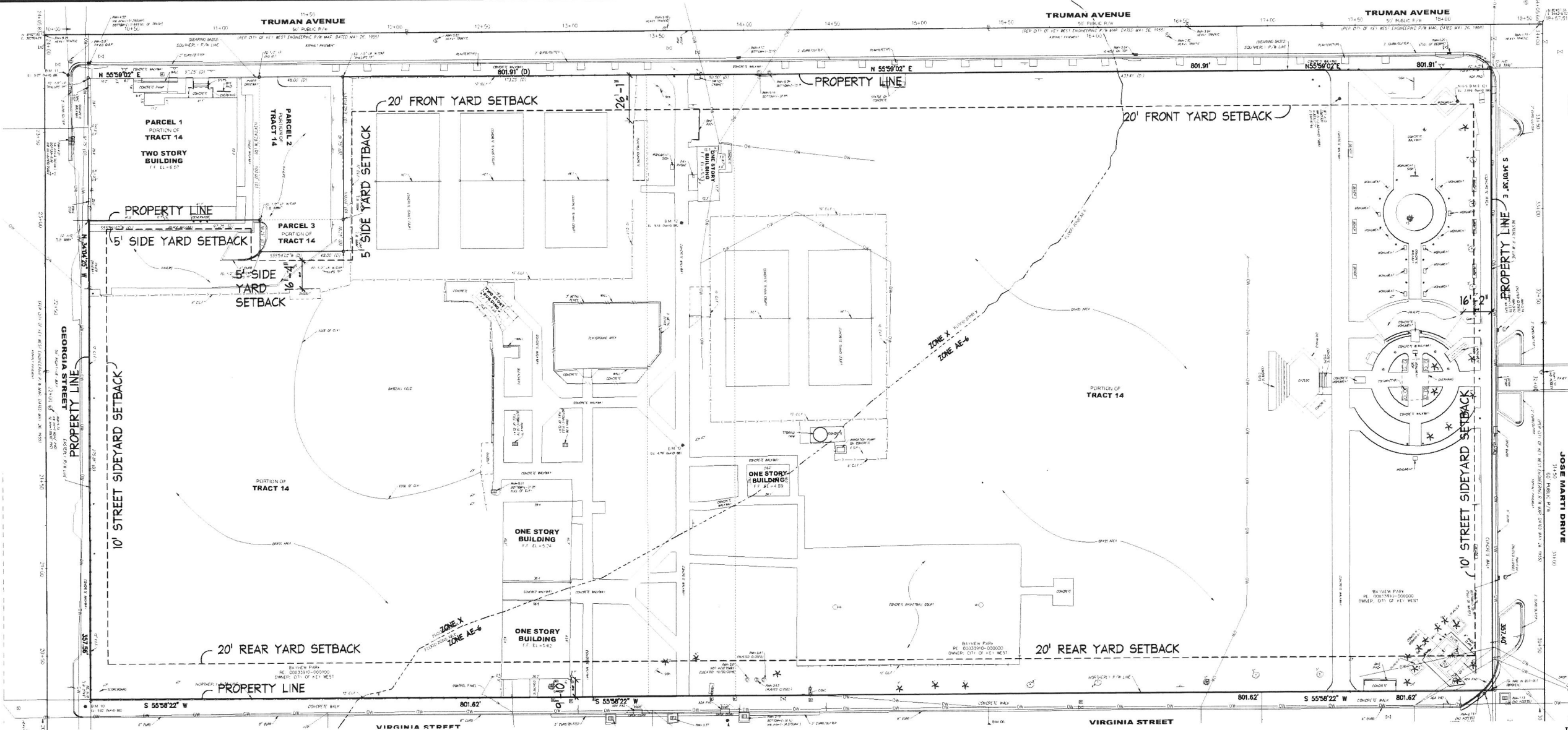
PROJECT STATISTICS - 1320 TRUMAN AVE.

LOT DESCRIPTION: KN PT OF TR 14 A4-A9 SEE SURVEY.
PARCEL I.D.: 0003910-000000

FEMA FLOOD ZONE: ZONE X / ZONE AE-6
FINISH FLOOR ELEVATION: VARIES
ZONING DESIGNATION: HPS (HISTORIC PUBLIC SERVICE)
LOT AREA: 272,590 S.F. (FROM SURVEY)

SETBACKS: NOTE TRUMAN AVE IS FRONT OF PROPERTY

	REQUIRED/ALLOWED	EXISTING
BUILDING HEIGHT:	25' MAXIMUM	25'-7" - BOYS & GIRLS CLUB
FRONT SETBACK:	20' MINIMUM	26'-1" TENNIS BLEACHERS
SIDE YARD SETBACK:	5' MINIMUM	16'-4" NORTH DUGOUT
STREET SIDE SETBACK:	10' MINIMUM	16'-2" VETERANS MEMORIAL
REAR SETBACK:	20' MINIMUM	9'-10" BOYS AND GIRLS CLUB
IMPERVIOUS SURFACE:	MAX. 50% OF LOT AREA	70,181 S.F. / 272,590 S.F. = 25.7%
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	6,299 S.F. / 272,590 S.F. = 2.3%
OPEN SPACE:	MIN. 20% OF LOT AREA	202,409 S.F. / 272,590 S.F. = 74.3%
MINIMUM AREA:	5000 S.F. MIN.	272,590 S.F.
MINIMUM WIDTH:	50' MIN.	802'-1"
MINIMUM DEPTH:	100' MIN.	355'-8"
F.A.R.	1.0 MAX.	6299 / 272,590 = 0.023



EXISTING SITEPLAN - BAYVIEW PARK
A1.0 SCALE: 1" = 30'-0"

BAYVIEW PARK
RENOVATION OF EXISTING PUBLIC PARK
1320 TRUMAN AVE.
KEY WEST FLORIDA
CITY OF KEY WEST FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1947
Facsimile (305) 296-8727
Florida License AAC02022

Bender & Associates
ARCHITECTS
p.c.

Project No. 2406
EXISTING SITEPLAN
DRAWING NOTES

Date: 8/1/24

EX1.0
3 OF --

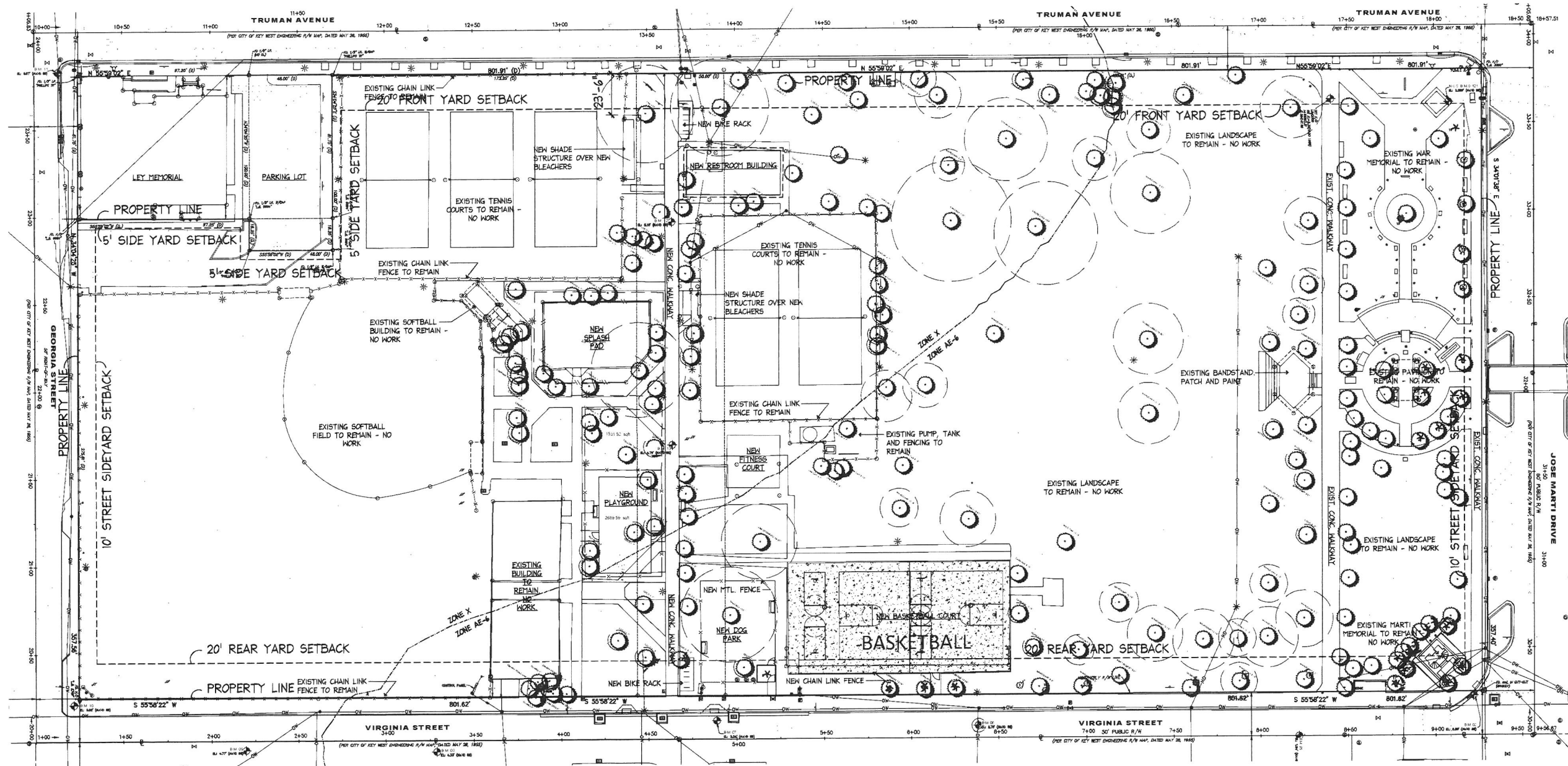
PROJECT STATISTICS - 1320 TRUMAN AVE.

LOT DESCRIPTION: KM PT OF TR 14 A4-49 SEE SURVEY.
PARCEL I.D.: 0003990-000000

FEMA FLOOD ZONE: ZONE X / ZONE AE-6
FINISH FLOOR ELEVATION: VARIES
ZONING DESIGNATION: HPS (HISTORIC PUBLIC SERVICE)
LOT AREA: 272,590 S.F. (FROM SURVEY)

SETBACKS: NOTE TRUMAN AVE IS 'FRONT YARD' OF PROPERTY

	REQUIRED/ALLOWED	EXISTING	PROPOSED
BUILDING HEIGHT:	25' MAXIMUM	25'-7" - BOYS & GIRLS CLUB	NO CHANGE
FRONT SETBACK:	20' MINIMUM	26'-1" TENNIS BLEACHERS	23'-6" NEW TENNIS SHADE STRUCTURE
SIDE YARD SETBACK:	5' MINIMUM	16'-4" NORTH DUGOUT	NO CHANGE
STREET SIDE SETBACK:	10' MINIMUM	16'-2" VETERANS MEMORIAL	NO CHANGE
REAR SETBACK:	20' MINIMUM	9'-10" BOYS AND GIRLS CLUB	NO CHANGE
IMPERVIOUS SURFACE:	MAX. 50% OF LOT AREA	70,181 S.F. / 272,590 S.F. = 25.7%	74,085 S.F. / 272,590 S.F. = 27.2%
BUILDING COVERAGE:	MAX. 40% OF LOT AREA	6,299 S.F. / 272,590 S.F. = 2.3%	7,644 S.F. / 272,590 S.F. = 2.8%
OPEN SPACE:	MIN. 20% OF LOT AREA	202,409 S.F. / 272,590 S.F. = 74.3%	198,505 S.F. / 272,590 S.F. = 72.8%
MINIMUM AREA:	8000 S.F. MIN.	272,590 S.F.	NO CHANGE
MINIMUM WIDTH:	50' MIN.	802'-1"	NO CHANGE
MINIMUM DEPTH:	100' MIN.	355'-8"	NO CHANGE
F.A.R.	1.0 MAX.	6299 / 272,590 = 0.023	7,644 S.F. / 272,590 S.F. = 0.028



PROPOSED SITEPLAN - BAYVIEW PARK
SCALE: 1" = 30'-0"

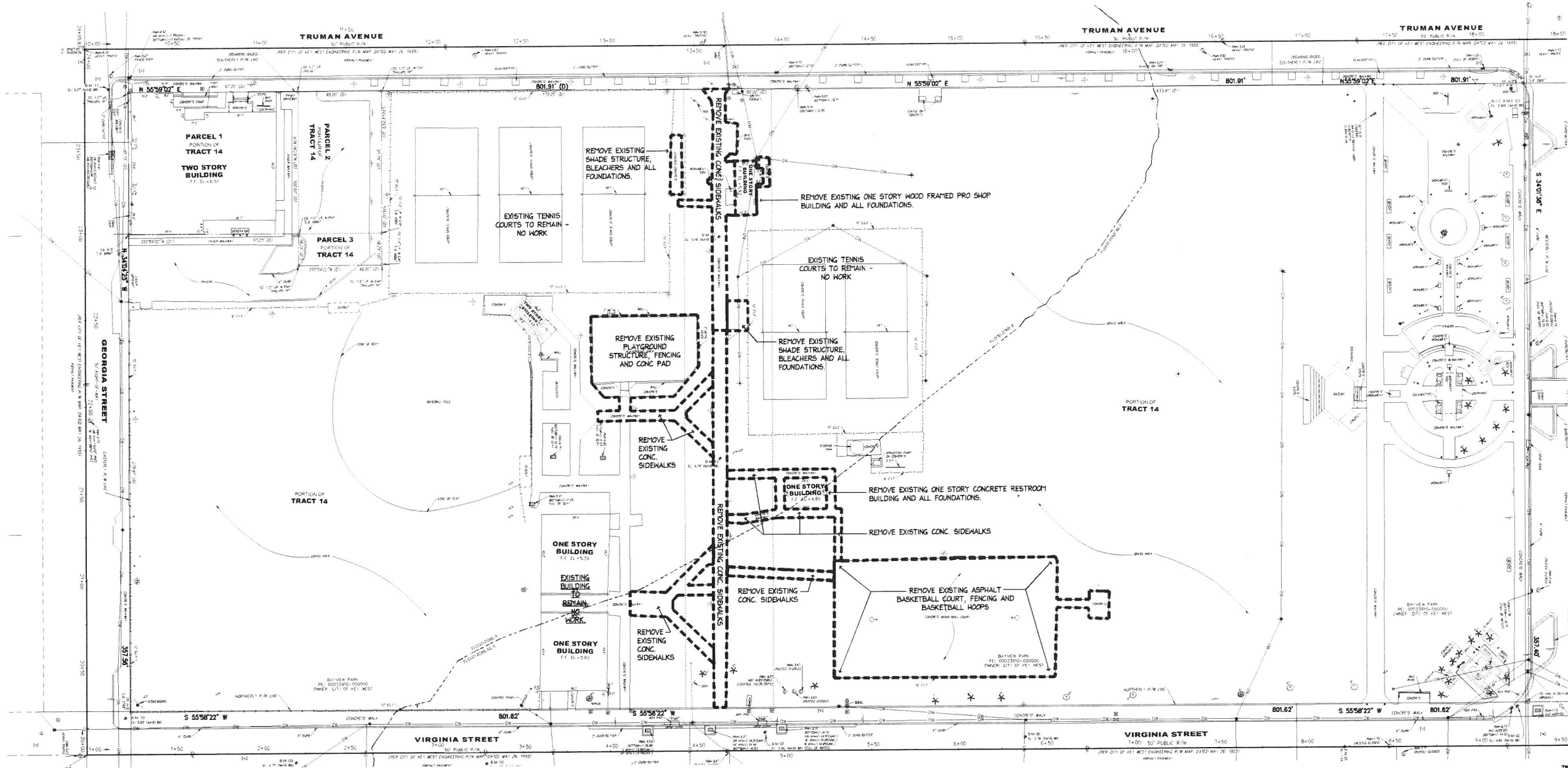
BAYVIEW PARK
RENOVATION OF EXISTING PUBLIC PARK
1320 TRUMAN AVE.
KEY WEST FLORIDA
CITY OF KEY WEST FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 2406
PROPOSED SITEPLAN
Date: 8/1/24

A1.0
3 OF --



- DEMOLITION NOTES**
1. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
 2. All demolished material shall become the property of the contractor, unless specifically noted otherwise, and shall be properly removed from the site. Comply with all applicable laws, codes and regulations of governmental agencies having jurisdiction over the project.
 3. All costs of demolition including permit fees, disposal fees, etc. are the responsibility of the Contractor.
 4. It is the Contractor's responsibility to be aware of and to conform with all applicable demolition and disposal codes, safety requirements, and environmental protection regulations of any governmental body having jurisdiction over the work.
 5. Provide safety barricades as required to protect the safety of the general public and workers connected with the project.
 6. Provide bracing and shoring as required to protect the safety of the general public and workers connected with the project.
 7. Demolished material classified as clean fill may be distributed on site when specifically approved by the Architect in advance.

DEMOLITION PLAN - BAYVIEW PARK
SCALE: 1" = 30'-0"

BAYVIEW PARK
RENOVATION OF EXISTING PUBLIC PARK
1320 TRUMAN AVE.
KEY WEST FLORIDA
CITY OF KEY WEST FLORIDA

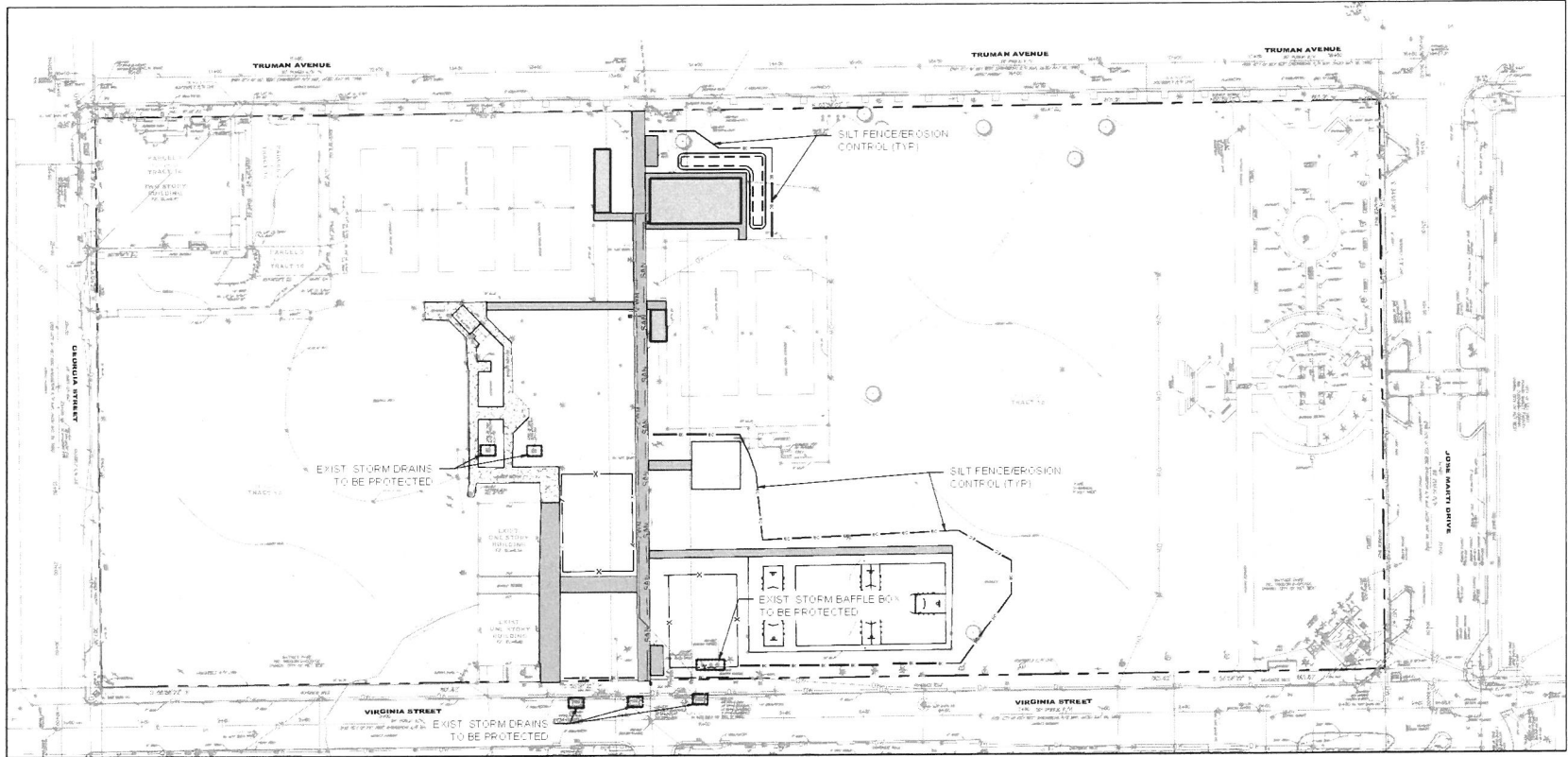
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License A1C002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2406
DEMOLITION PLANS
Date: 8/1/24

D1.1
OF --

Civil Plans

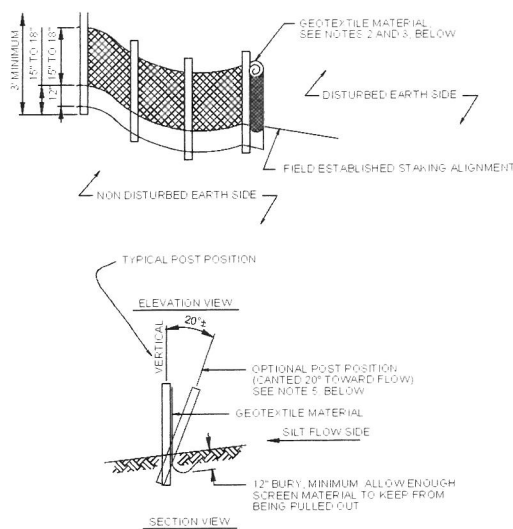


EROSION CONTROL PLAN

SCALE: 1"=50'

EROSION CONTROL NOTES

- EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
- CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND-OF-GRASS IS PLANTED ON-SITE.
- BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
- SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCKS ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
- EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY, MODIFY, RELOCATE THE ENVIRONMENTAL AND/OR SILT FENCE TO ALLOW FOR ACCESS AND, TO COMPLETE CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.



- NOTES:
- POST: 2"x2" WOOD, P.T. OR 2-1/2" STEEL AT 6' CENTERS, MAXIMUM.
 - GEOTEXTILE: GRAB TENSILE AT 30 LBS, TRIAXIAL, TEAR AT 36 LBS, MULLEN BURST AT 180 PSI.
 - GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
 - ALSO SEE FDOT INDEX 199, "GEOTEXTILE CRITERIA" EROSION GLASS.
 - OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail
NTS



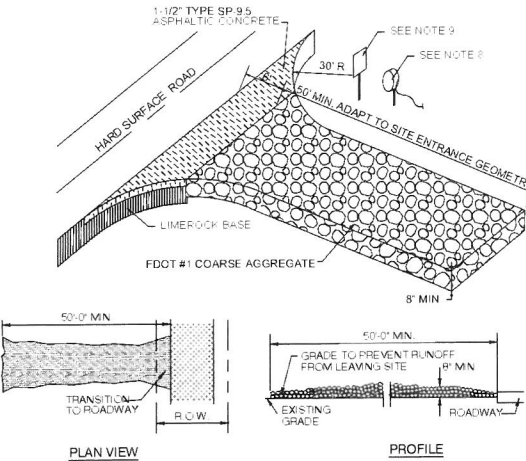
Know what's below.
Call before you dig.



SCALE: 1"=50'
BARS ARE TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

SWPPP GENERAL NOTES

- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECT TO SOIL DISTURBANCE.
- THE ATTACHED BEST MANAGEMENT PRACTICES (BMPs) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
- THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 62-621.300(4)(B)," ALSO KNOWN AS NOTICE OF INTENT OR NOI, TO THE DEPARTMENT, AND SUBMIT THE PERMIT FEE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.



- NOTES:
- STONE SIZE: 3 TO 5 INCH OPEN GRADED ROCK.
 - LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 - THICKNESS: NOT LESS THAN 8 INCHES.
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WASHING: OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ON TO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRIP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 - DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPIGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
 - PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
 - ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

2 GRAVEL CONSTRUCTION ENTRANCE
NTS

PRELIMINARY - NOT FOR CONSTRUCTION

Seal:

ALLENE PEREZ, P.E.
FL. P.E. NO. 51468
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY ALLEN E.
PEREZ ON THE DATE ADJACENT TO
THE SEAL.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

BAYVIEW PARK
1320 Truman Avenue, Key West, FL 33030
PARK IMPROVEMENTS
FOR
City of Key West, Florida

Consultants:

Submissions:

Job #: 241025
Drawn By: AEP
Checked By: AEP

Title:

**EROSION
CONTROL PLAN**

Sheet Number:

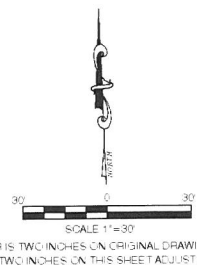
C-100

Date: December 11, 2025

C:\Users\aperez\OneDrive\Engineering\Dropbox\Projects\2024\241025.dwg\Prelim.dwg, 12/11/2025 10:39:18 AM



Know what's below.
Call before you dig.



PEREZ ENGINEERING & DEVELOPMENT, INC.
Committed To Your Success
Civil Engineering, Regulatory Permitting, Construction Administration
1010 Kennedy Drive Suite 202
Key West, Florida 33040
Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com

Seal:

ALLEN E. PEREZ, P.E.
FL P.E. NO. 51468
THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY ALLEN E. PEREZ ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BAYVIEW PARK
1320 Truman Avenue, Key West, FL 33030
PARK IMPROVEMENTS
FOR
City of Key West, Florida

Consultants:

Submissions:

Drawn By: AEP	Job #: 241025	Checked By: AEP
------------------	------------------	--------------------

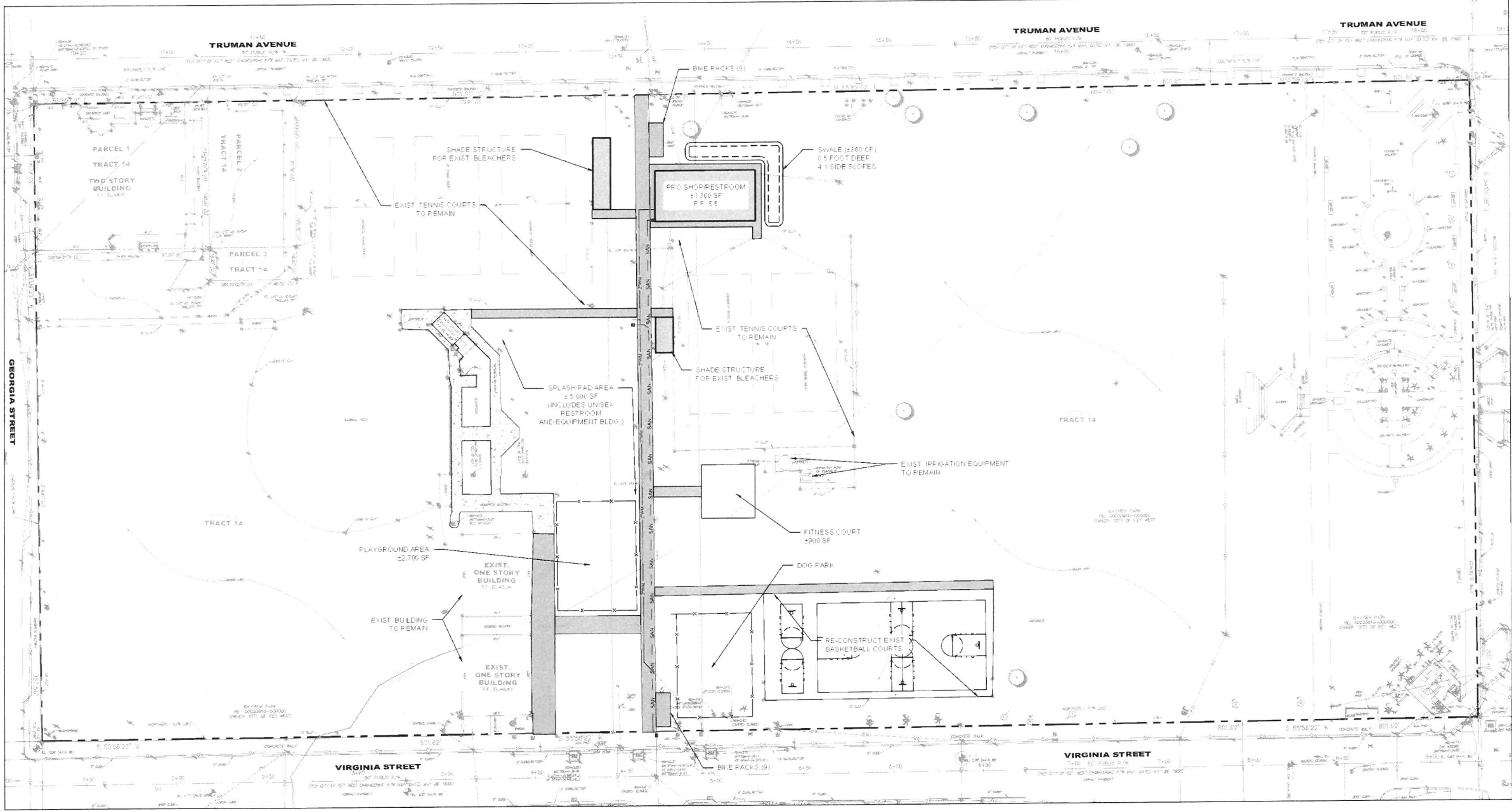
Title:

CONCEPTUAL DRAINAGE PLAN

Sheet Number:

C-200

Date: December 11, 2025



CONCEPTUAL GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

GENERAL NOTES

1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELL SOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.

DRAINAGE CALCULATIONS

PRO SHOP ROOF AREA	1,595 SF
RETENTION VOLUME REQUIRED: 1"/12 X 1,595 SF = 133 CF	
SWALE VOLUME PROVIDED	380 CF

STORMWATER MANAGEMENT

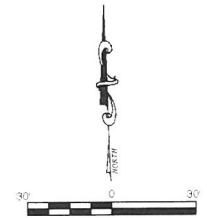
- THE LOCATIONS AND SHAPES OF THE SWALE IS SHOWN AS A GENERAL CONCEPT FOR THIS PLAN TO CONFIRM THAT ADEQUATE RETENTION CAN BE OBTAINED.
- THE EXACT LOCATION/CONFIGURATION OF THE SWALE MAY BE ADJUSTED ACCORDINGLY AT THE TIME OF BUILDING DEPARTMENT SUBMISSION.

ELEVATIONS BASED ON NAVD 88

PRELIMINARY - NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.



SCALE 1"=30'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST SCALES
ACCORDINGLY

**PEREZ ENGINEERING
& DEVELOPMENT, INC.**
Committed To Your
Success
Civil Engineering, Regulatory
Permitting, Construction
Administration
1010 Kennedy Drive
Suite 202
Key West, Florida 33040
Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perzeng.com

Seal:

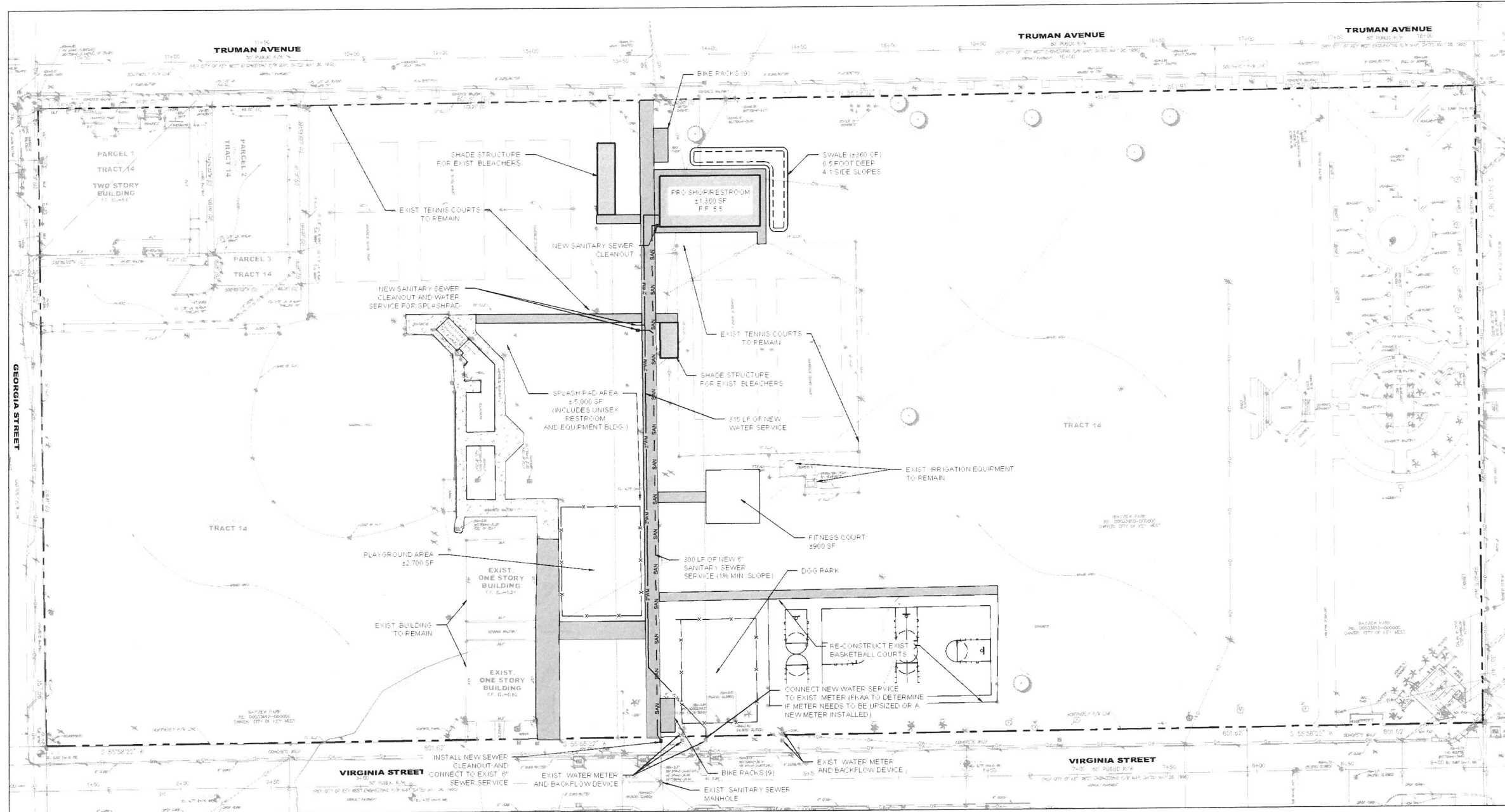
ALLEN E. PEREZ, P.E.
FL P.E. NO. 51468
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY ALLEN E.
PEREZ ON THE DATE ADJACENT TO
THE SEAL.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

BAYVIEW PARK
1320 Truman Avenue, Key West, FL 33030
PARK IMPROVEMENTS
FOR
City of Key West, Florida

Consultants:

Submissions:

Job #	241025
Drawn By:	Checked By:
AEP	AEP
Title:	
CONCEPTUAL WATER AND SEWER PLAN	
Sheet Number:	
C-300	
Date: December 11, 2025	



CONCEPTUAL WATER AND SEWER PLAN

SCALE 1"=20'

UTILITY NOTES

1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SHIMMING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES IN THE FIELD PRIOR TO ORDERING NEW STRUCTURES AND PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS.
3. ALL WATER MAIN WORK SHALL CONFORM TO THE LATEST FLORIDA KEY AQUEDUCT AUTHORITY'S STANDARDS AND SPECIFICATIONS.
4. ALL SEWER WORK SHALL CONFORM TO THE LATEST CITY OF KEY WEST STANDARDS AND SPECIFICATIONS.

ELEVATIONS BASED ON NAVD 88

PRELIMINARY - NOT FOR CONSTRUCTION

Shade Structures

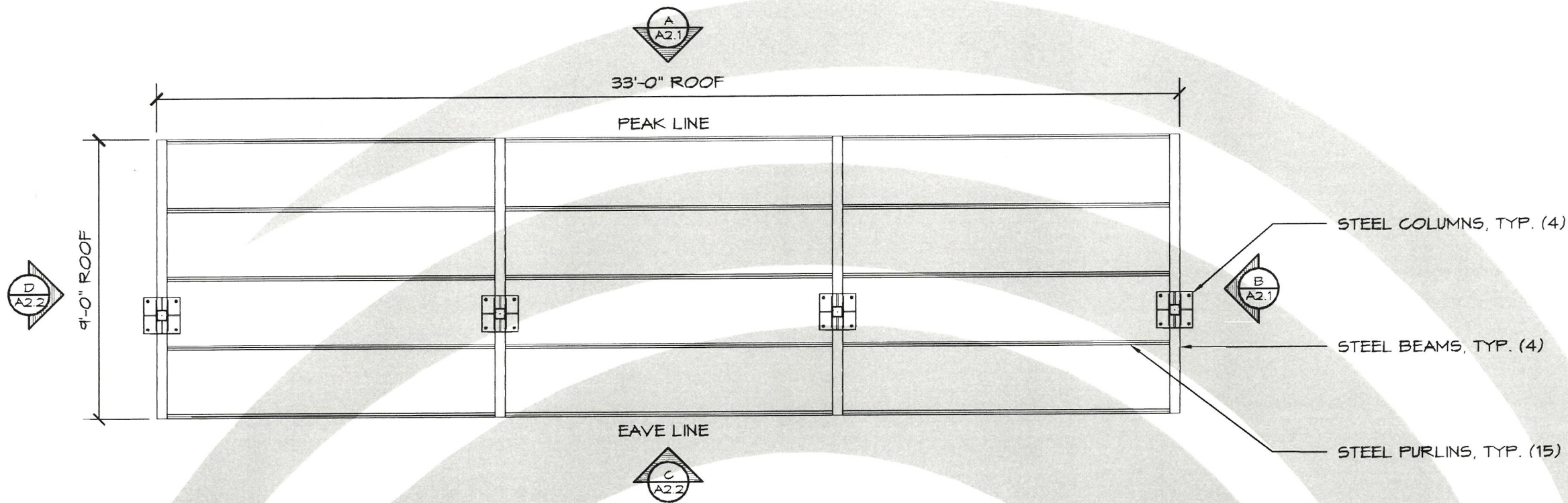
PRELIMINARY

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

www.romtec.com

(541) 496-3541 FAX (541) 496-0803



1 FLOOR PLAN
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

REV.	DATE	BY

REVISIONS:

SHEET NO. A1.1

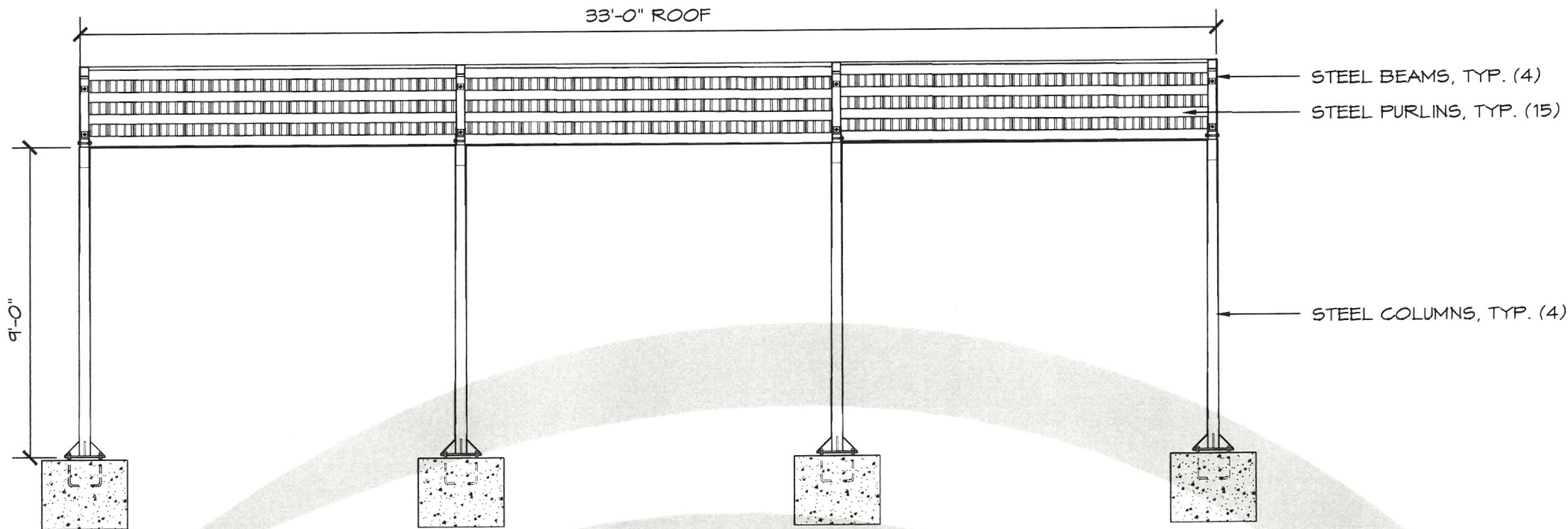
PRELIMINARY

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

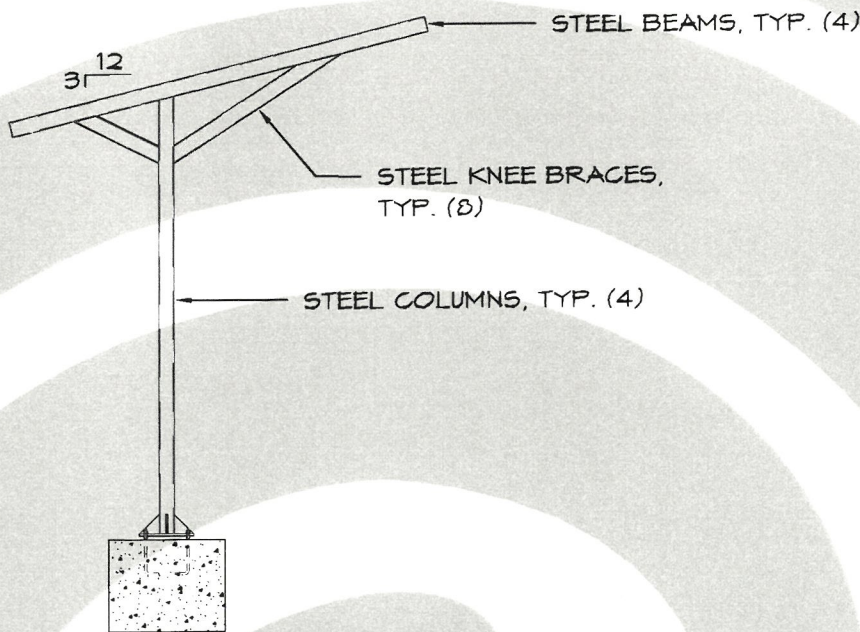
www.romtec.com

(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

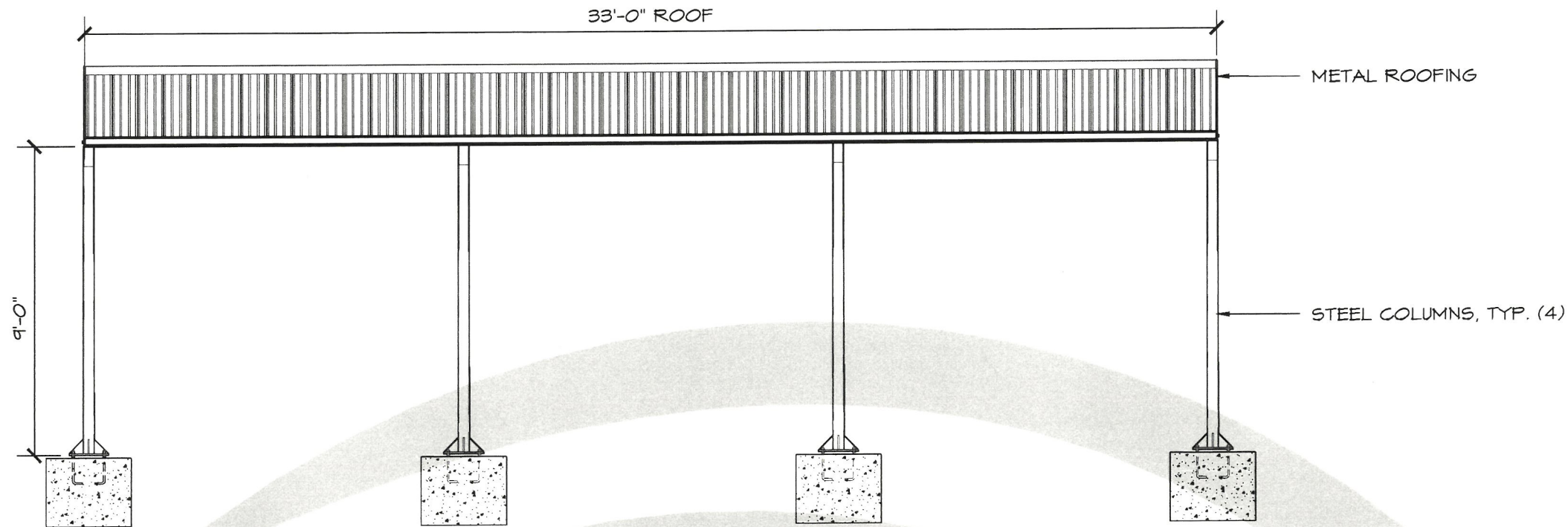
PROJECT #: 2784
DATE: 07/03/25
DRAWN BY: DM

REVISIONS:

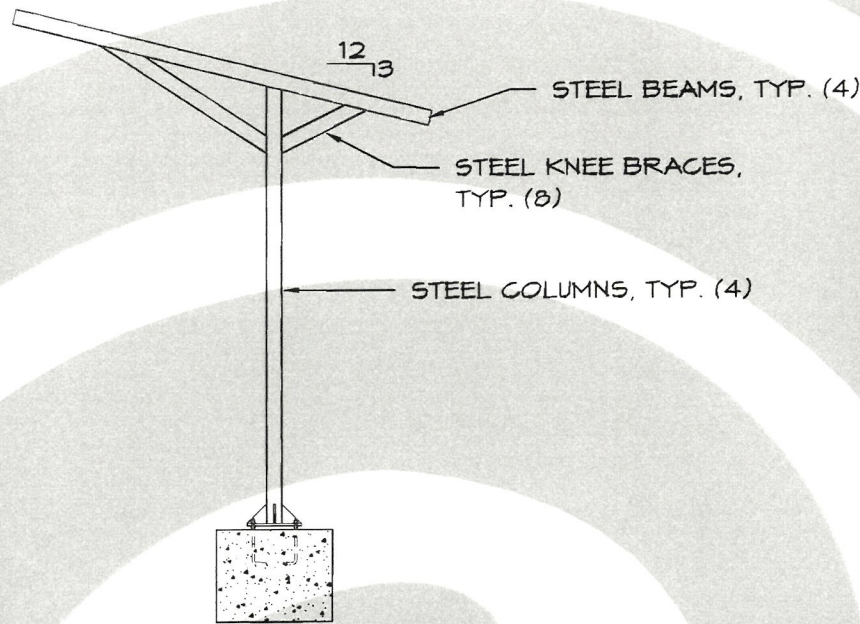
SHEET NO. A2.1

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.



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

REV.	DATE	BY

REVISIONS:

SHEET NO. A2.2

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

PROJECT: KEY WEST PRO SHOP

DATE: 09/05/25

DRAWN BY: DM

NO. DATE BY

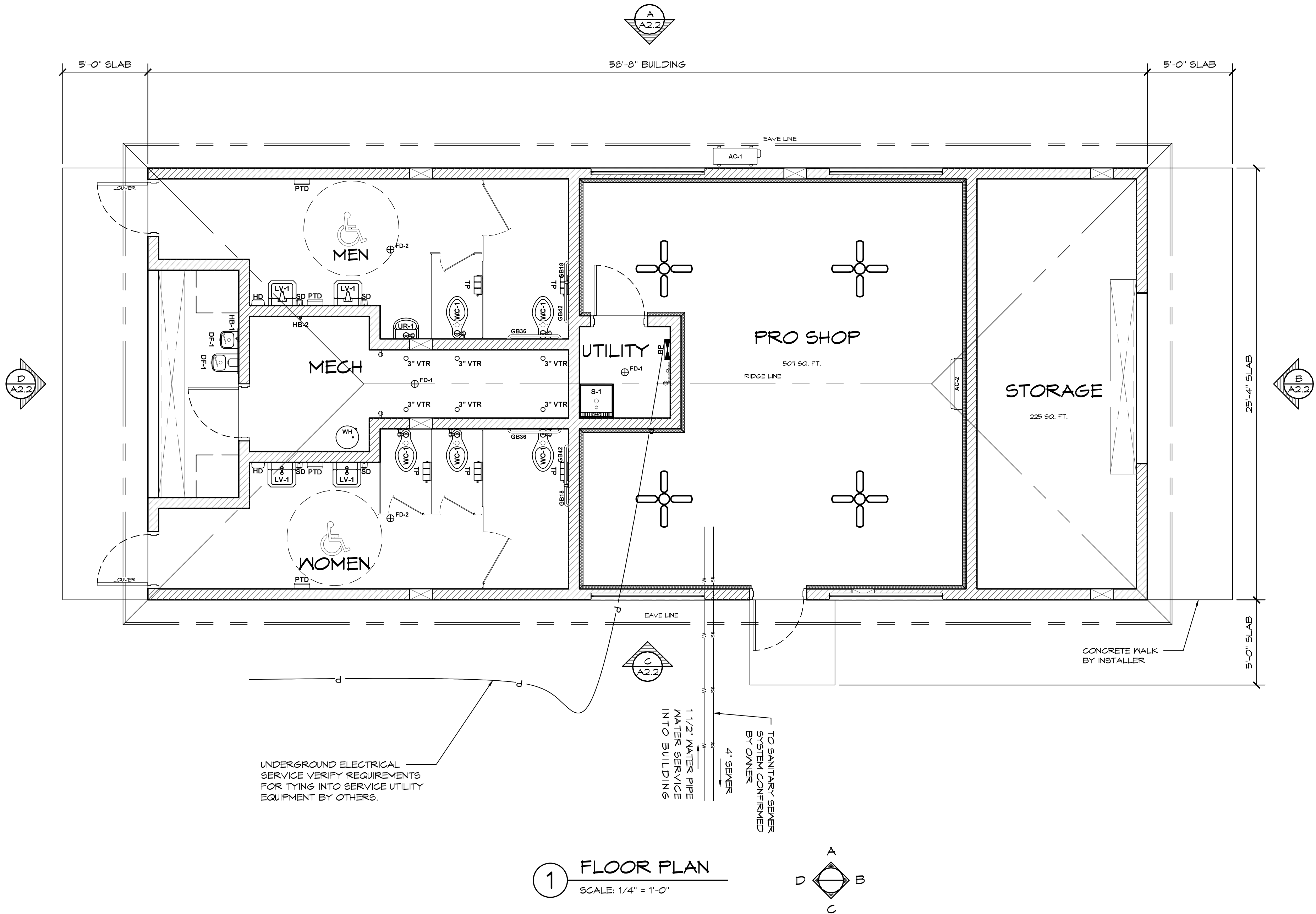
REVISIONS:

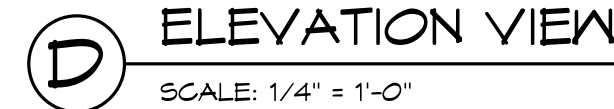
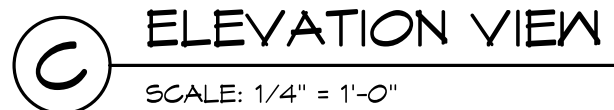
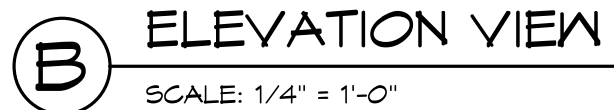
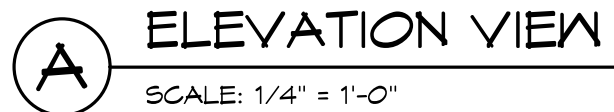
SHEET TITLE: KEY WEST, FLORIDA

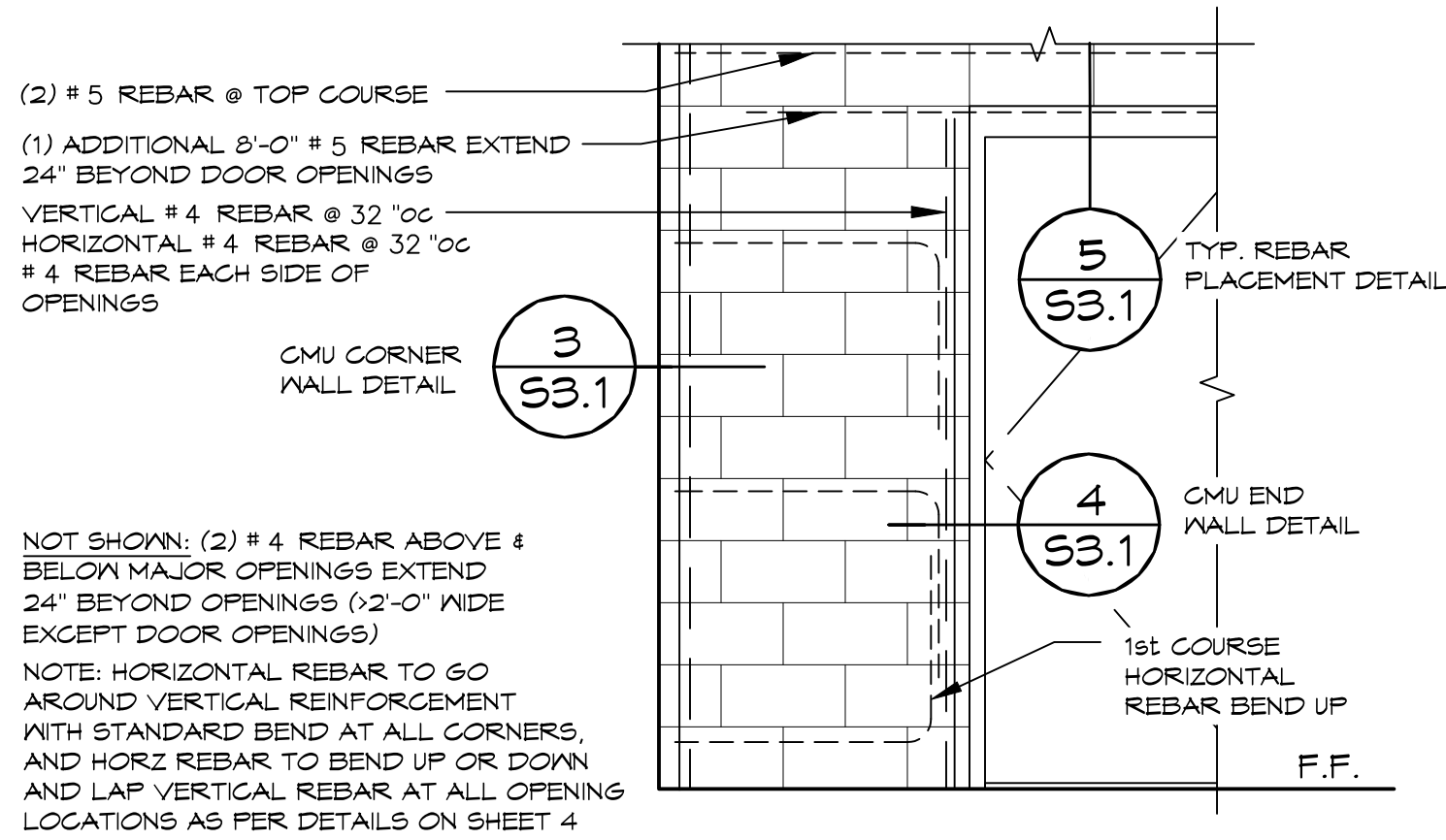
TITLE PAGE

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.







NOT SHOWN: (2) #4 REBAR ABOVE & BELOW MAJOR OPENINGS EXTEND 24" BEYOND OPENINGS (12'-0" WIDE EXCEPT DOOR OPENINGS)
NOTE: HORIZONTAL REBAR TO GO AROUND VERTICAL REINFORCEMENT WITH STANDARD BEND AT ALL CORNERS, AND HORIZ REBAR TO BEND UP OR DOWN AND LAP VERTICAL REBAR AT ALL OPENING LOCATIONS AS PER DETAILS ON SHEET 4

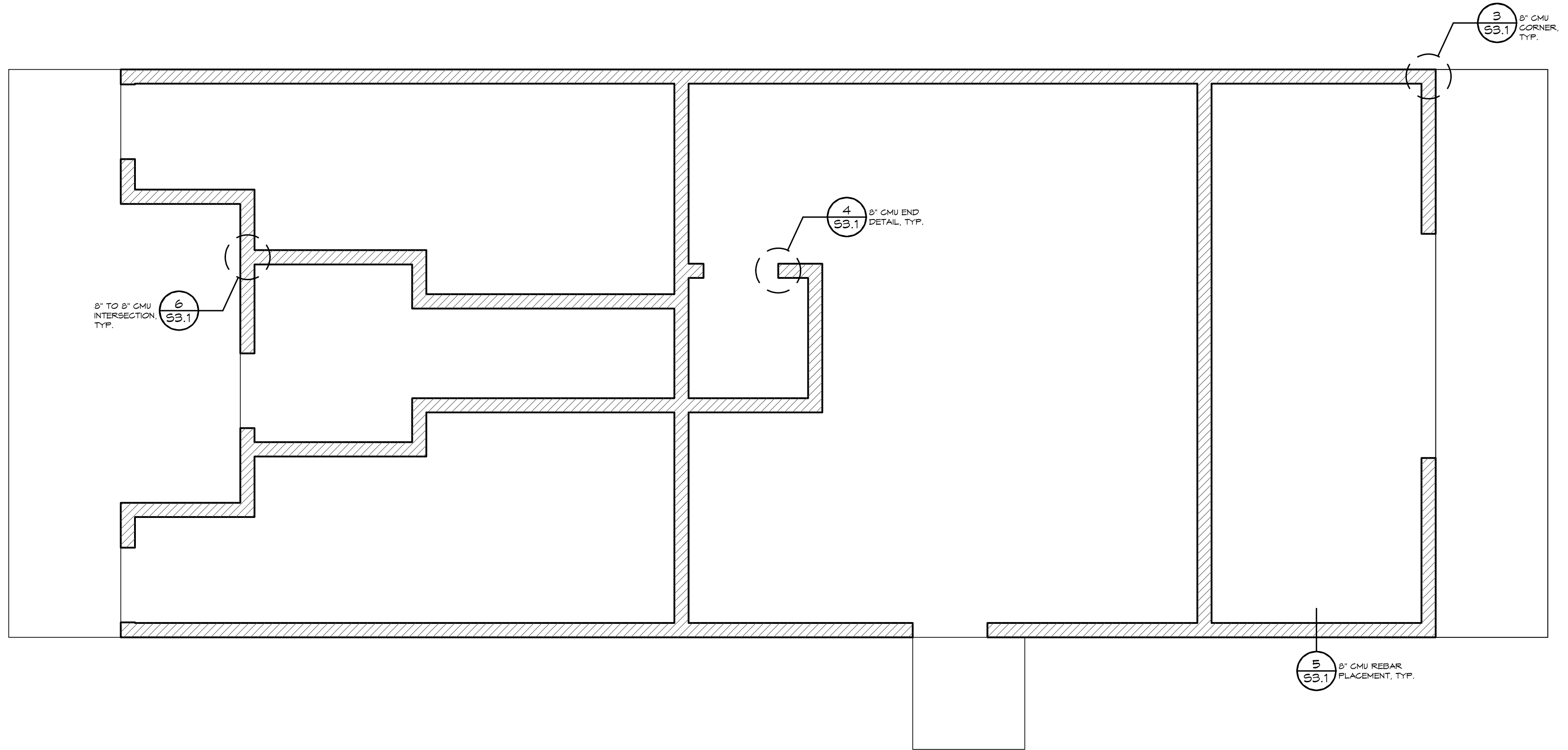
CMU REBAR SCHEDULE		
REBAR	MIN. LAP	BEND DIAMETER
#4	24"	3" MIN.
#5	30"	3-3/4" MIN.

CMU REBAR NOTES:
- BENDS: MIN. INSIDE BEND DIAMETER SHALL BE NOT LESS THAN 6d AS PER TMS 402-16 SECTION 6.1.8.2
- 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

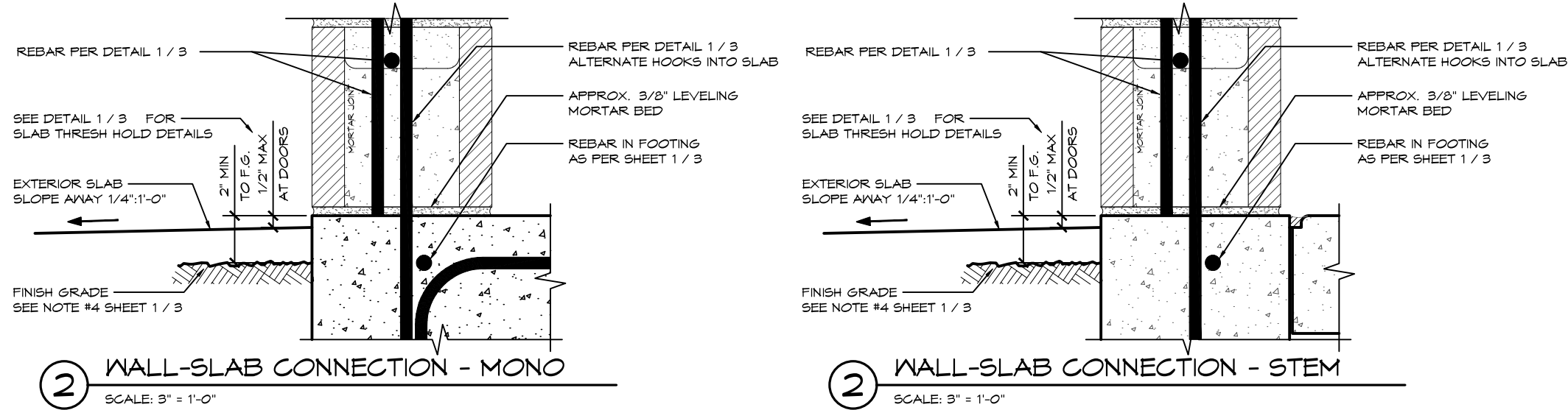
1 CMU REBAR LAYOUT DETAIL

SCALE: 1" = 1'-0"



A STRUCTURAL CMU PLAN

SCALE: 1/4" = 1'-0"



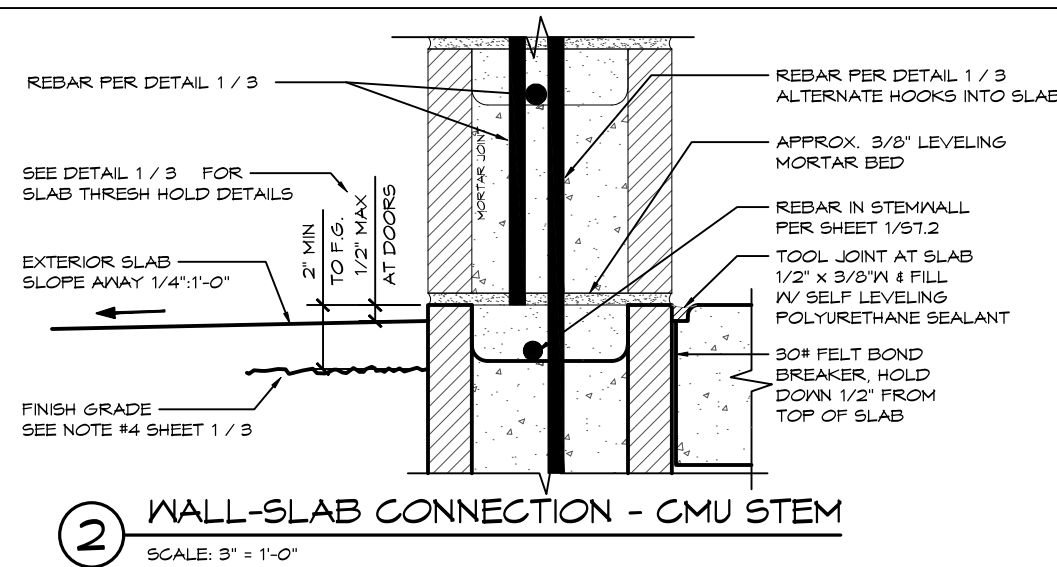
2 WALL-SLAB CONNECTION - MONO

SCALE: 3/4" = 1'-0"

2 WALL-SLAB CONNECTION - WOOD-STEM

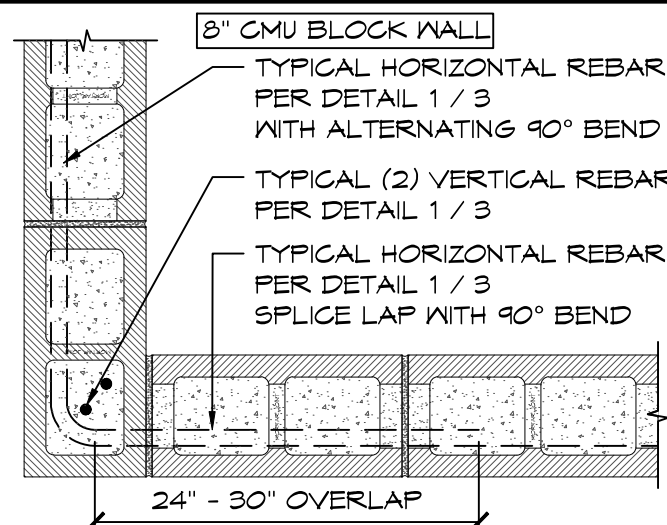
SCALE: 3/4" = 1'-0"

EXTERIOR WALL CONNECTIONS DETERMINED - PER DETAIL 1/4



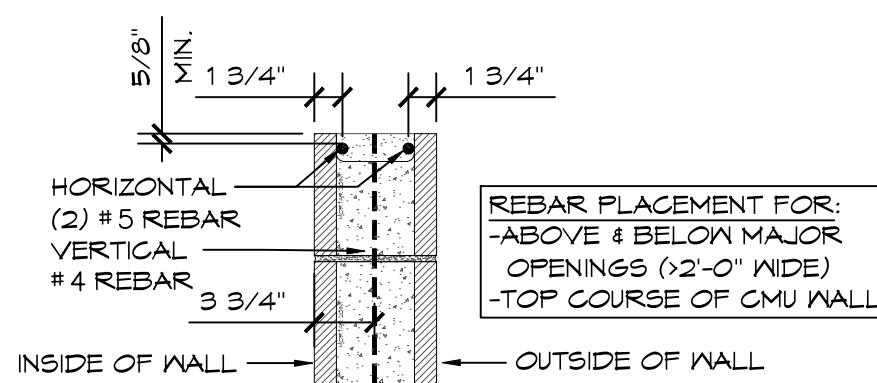
2 WALL-SLAB CONNECTION - CMU STEM

SCALE: 3/4" = 1'-0"



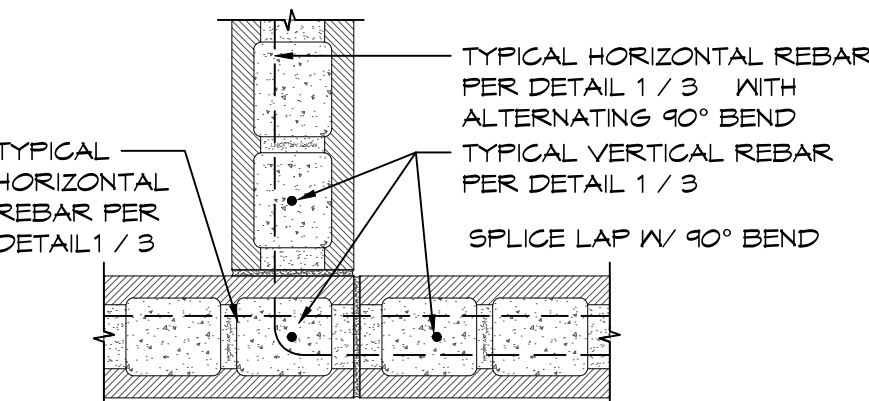
3 MORTAR JOINT CMU CORNER DETAIL

SCALE: 1" = 1'-0"



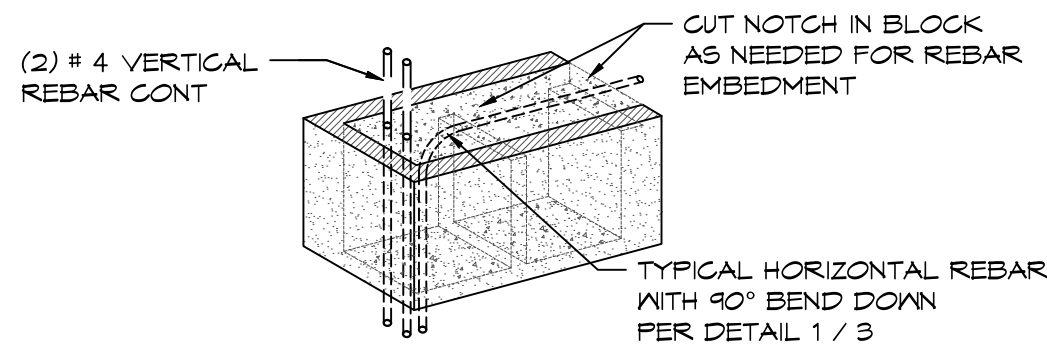
5 8" CMU REBAR PLACEMENT

SCALE: 1" = 1'-0"



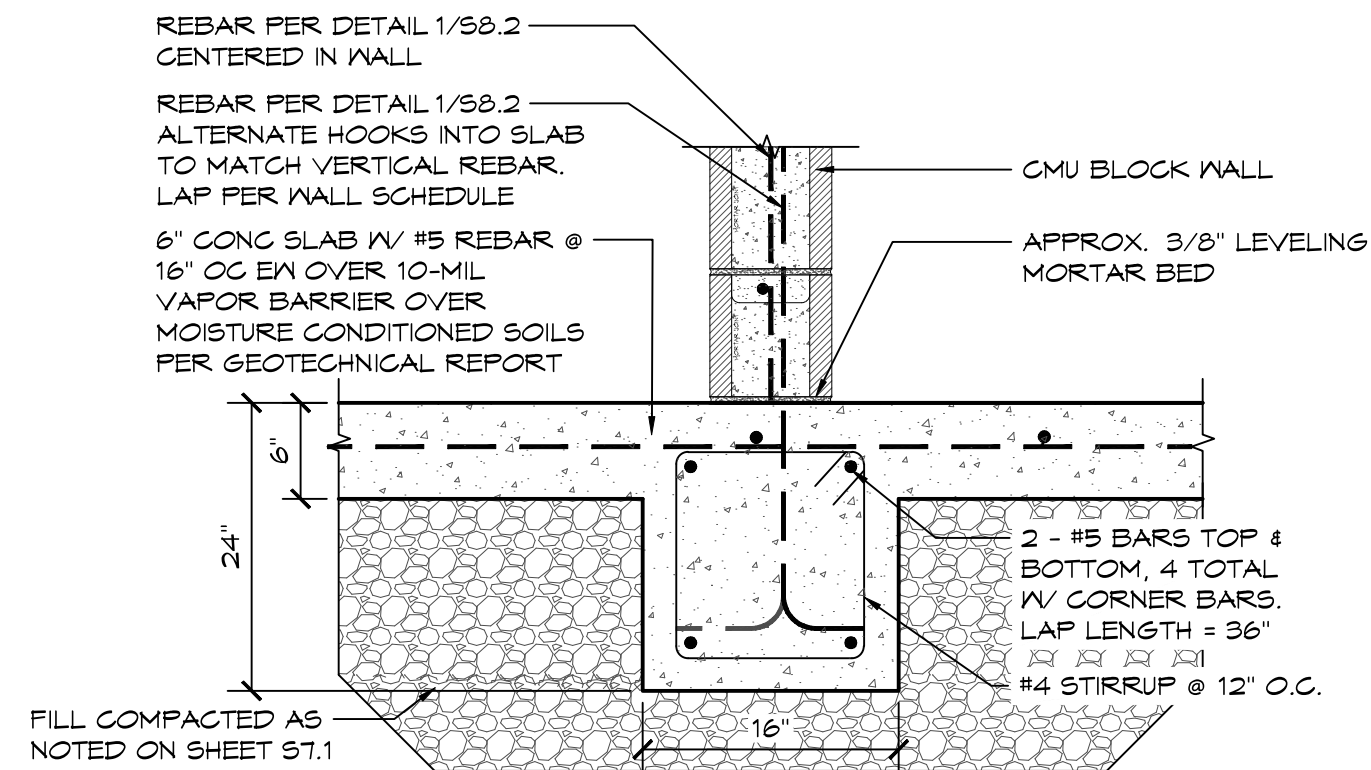
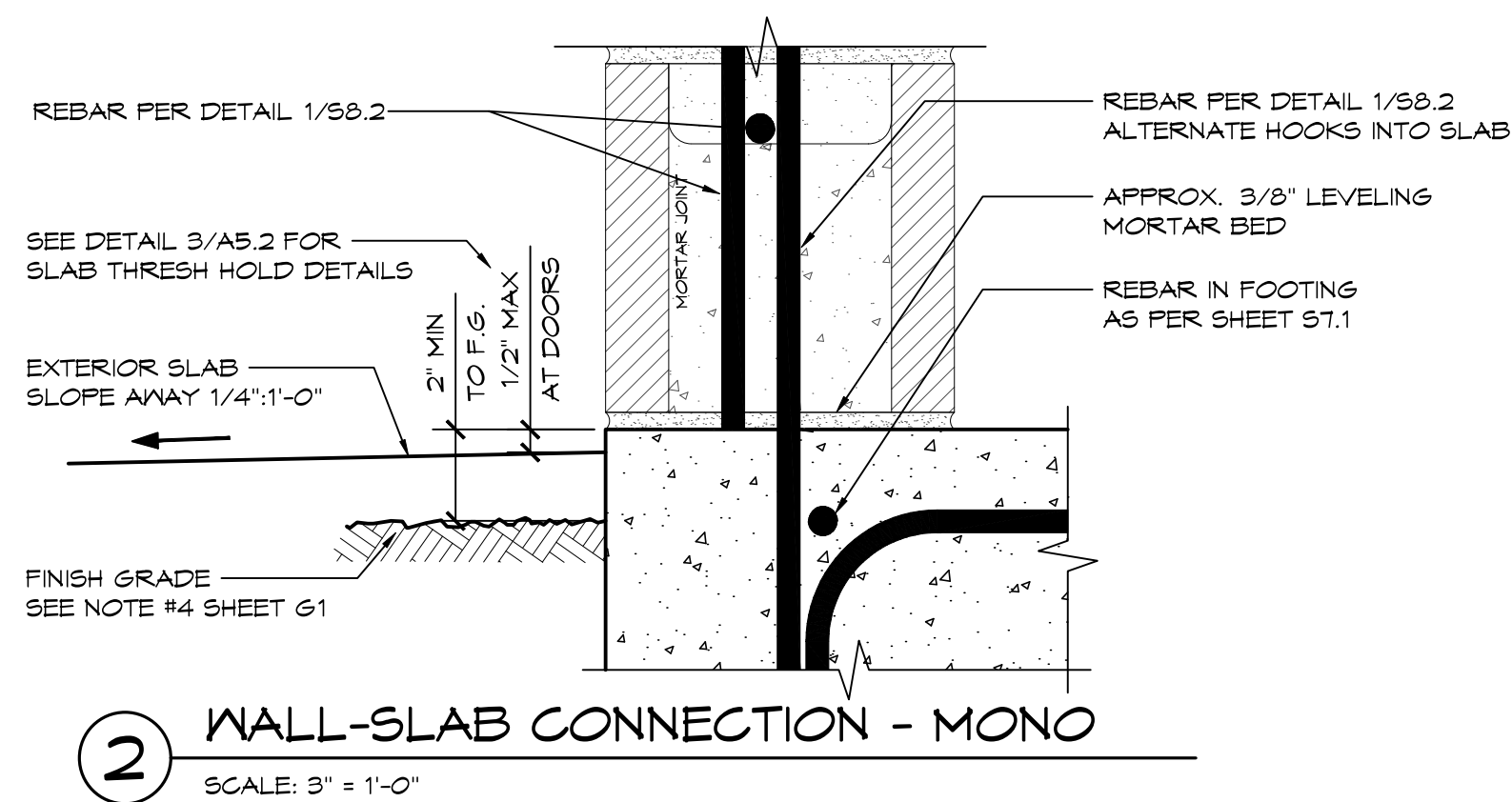
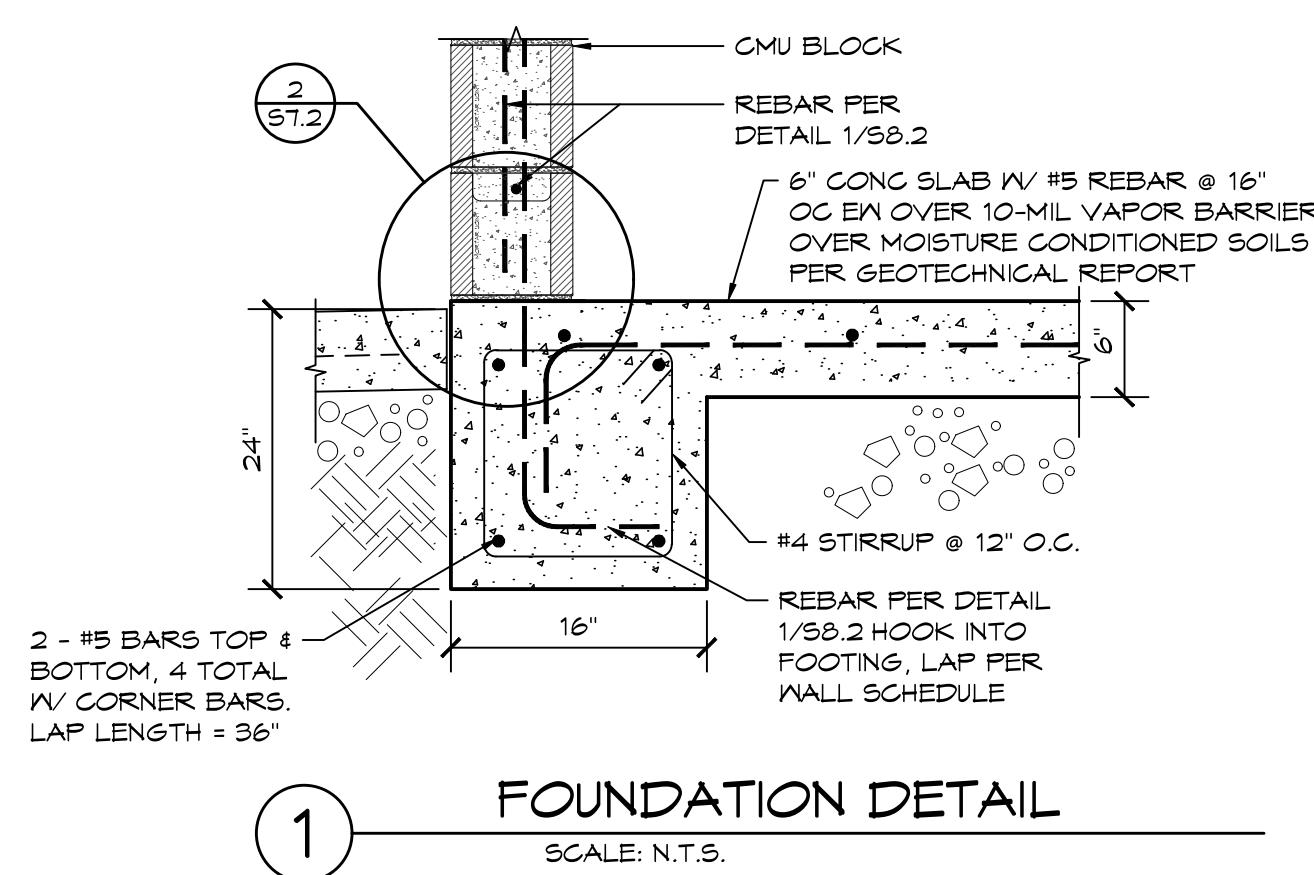
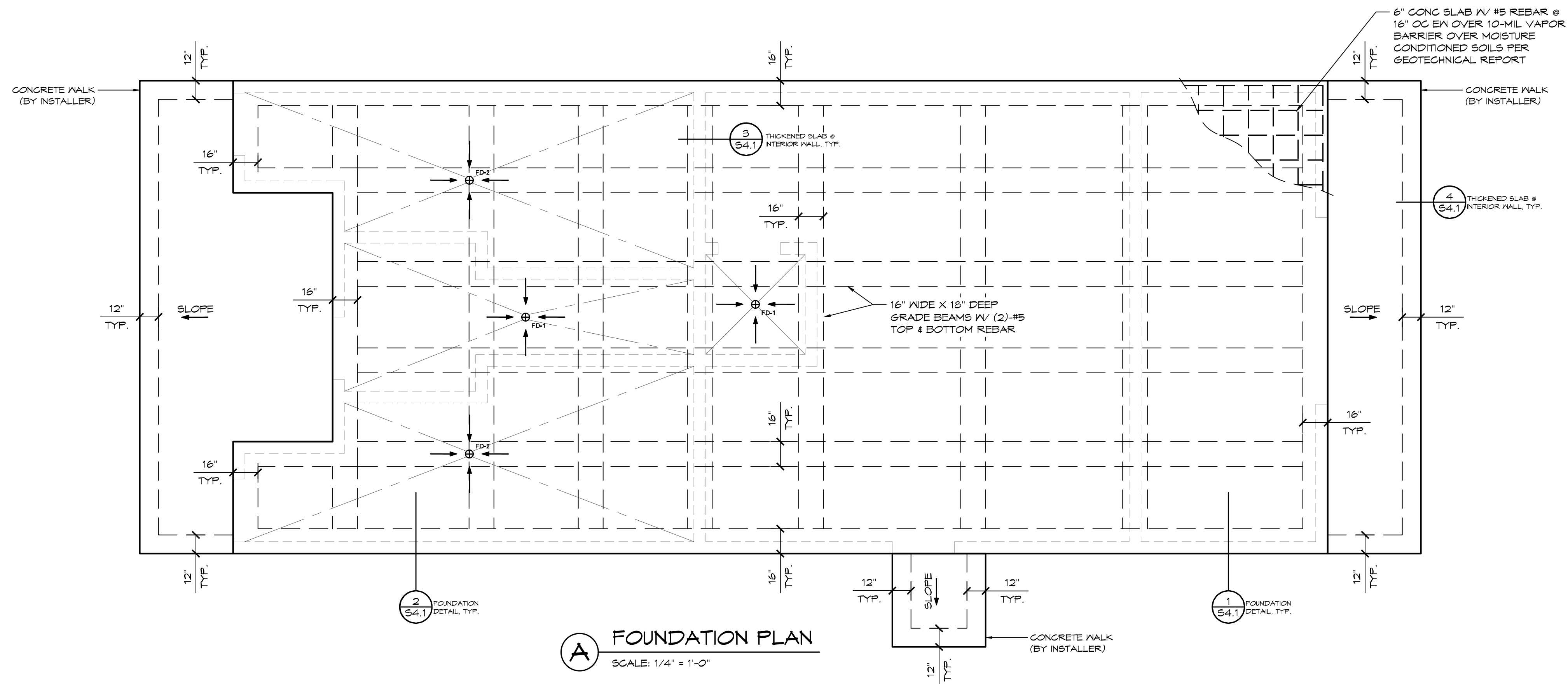
6 8" TO 8" MORTAR JOINT CMU INTERSECTION DETAIL

SCALE: 1" = 1'-0"

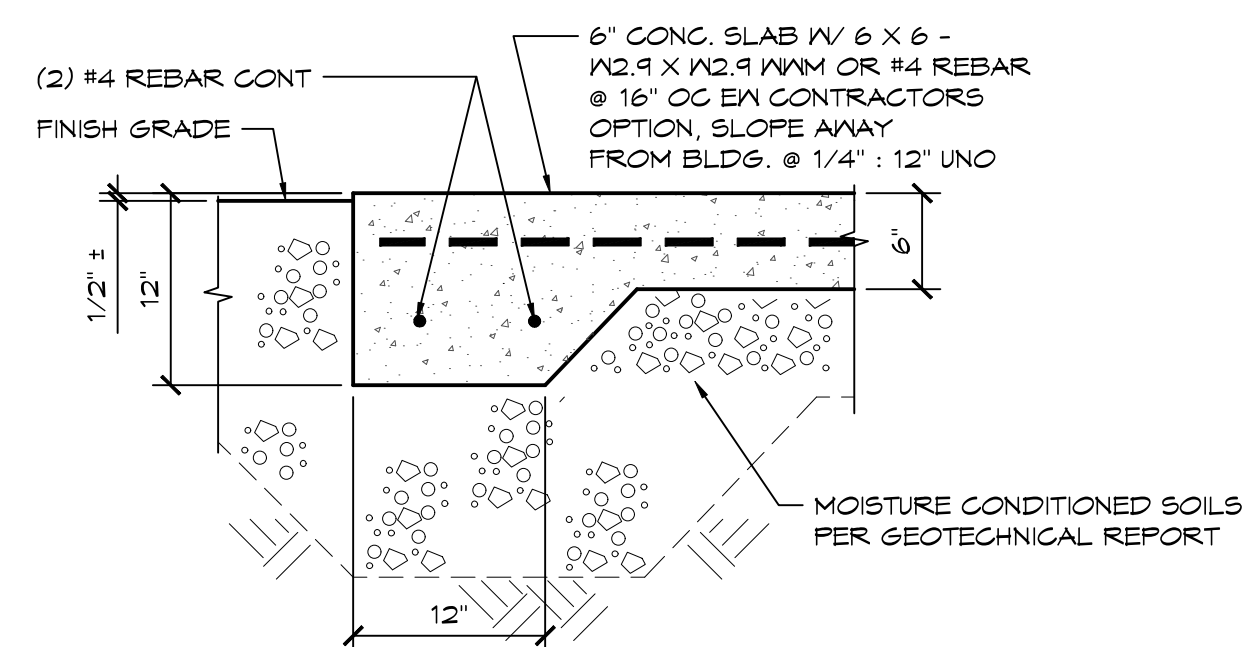


4 MORTAR JOINT CMU WALL END DETAIL

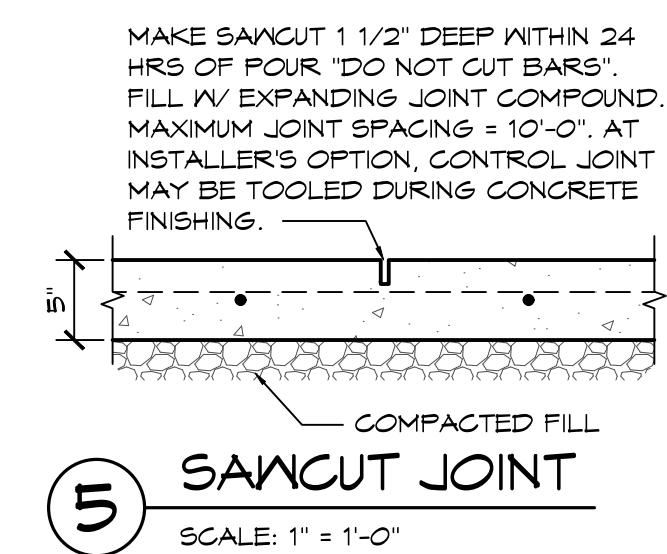
SCALE: 1" = 1'-0"



3 THICKENED SLAB AT INTERIOR WALL
SCALE: 1" = 1'-0"



4 EDGE OF CONC. WALKWAY
SCALE: 1" = 1'-0"



5 SAWCUT JOINT
SCALE: 1" = 1'-0"