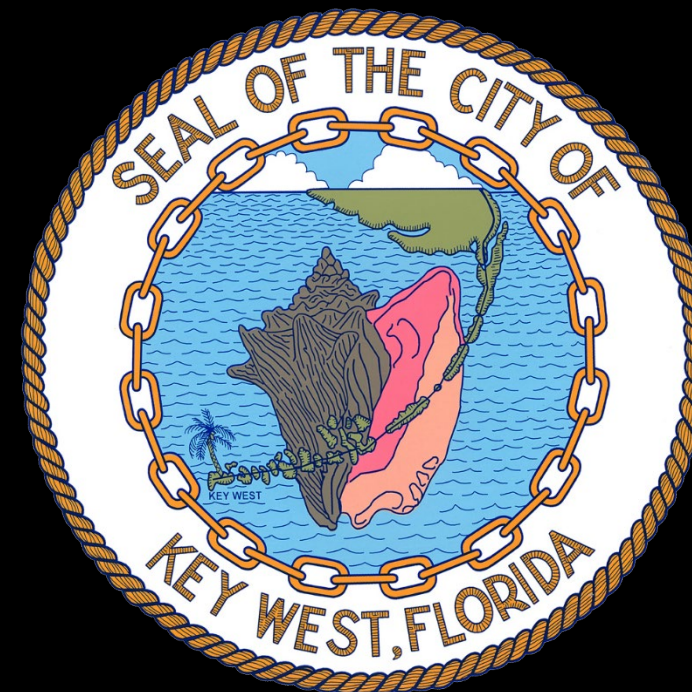




West Rotary Club members (men only, back then) celebrate the groundbreaking for Bayview Park in the 1920s.
 KEYS HISTORY CENTER/Monroe County Library



BAYVIEW PARK KEY WEST

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 Pub. A.D. 1899, 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 those lots within said boundaries heretofore purchased by Eleanor Bellings 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 foot 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 foot 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, therunto 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 And By: Thomas H. Gato Secretary.
 (sd) W. Hunt Harris,
 (sd) J.H. Curry, Jr.

(\$50.00 in U.S.T.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 instrument 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.

By D. J. Allen, Clerk.
 Thomas Harris, Deputy Clerk.



Updated Concept For Planning Process

- DRC
- Planning
- HARC
- TREE



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





Phased Approach

Phase 1- Turf Athletic Field Cost: \$998,576.10





Phase 2 - Cost Estimate

Bayview Park Itemized Phase 2 Construction Estimated Cost

Area	Items	Quantity	Itemized cost (\$)			Total cost (\$)		
			Estimated	Actual	Difference	Estimated	Actual	Difference
Buildings	Bathroom, Pro-Shop, Maintenance Storage	1				\$1,200,000.00		\$1,200,000.00
Demo	Existing Bathrooms & Utilities	1			\$0.00	\$150,000.00		\$150,000.00
Utilities	Electrical, Sewer, Plumbing	1			\$0.00	\$500,000.00		\$500,000.00
Re-surface Tennis	2-Court Complex	1			\$0.00	\$25,000.00		\$25,000.00
Basketball	Demo, 6" Reinforced Concrete, Fencing, & Court Surfacing	1			\$0.00	\$200,000.00		\$200,000.00
Tennis Court Bleachers	Demo & Replace	1			\$0.00	\$65,000.00		\$65,000.00
Misc. Concrete	Sidewalk Repairs from utilities runs	1			\$0.00	\$100,000.00		\$100,000.00
Tree, Landscaping, Grass	Tree Pruning, Re-grade, additional landscaping	1			\$0.00	\$10,000.00		\$10,000.00
Dog Park	Fencing, Utility Addition Water	1			\$0.00	\$50,000.00		\$50,000.00
Other		1				\$0.00		\$0.00
Subtotal			\$0.00	\$0.00	\$0.00	\$2,300,000.00	\$0.00	\$2,300,000.00

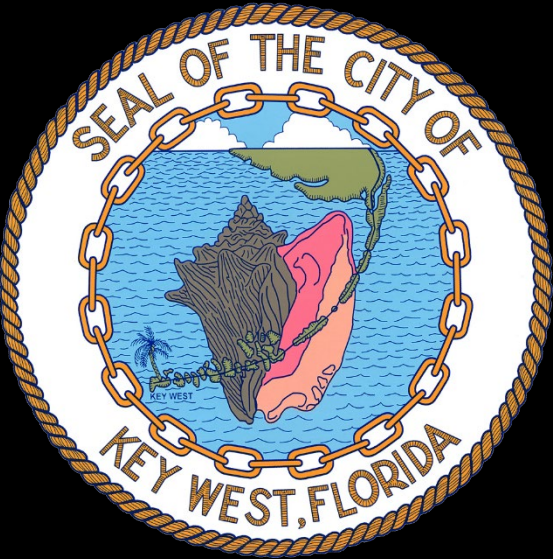
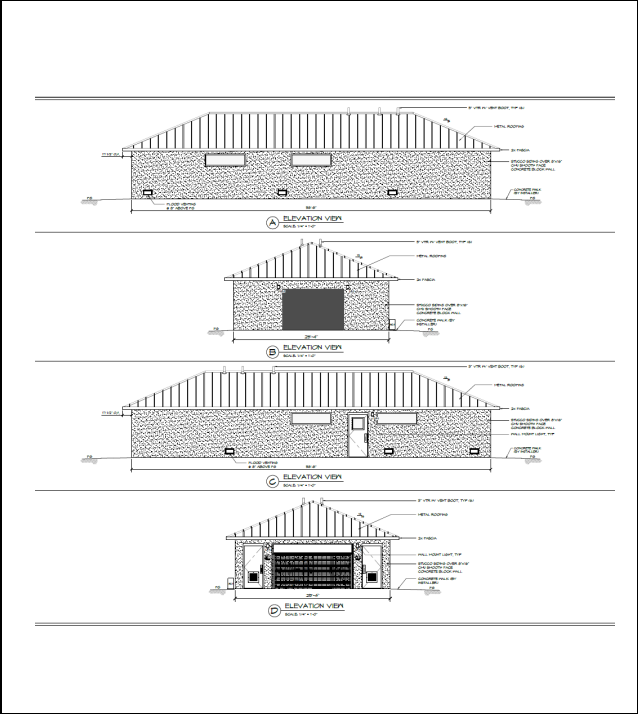
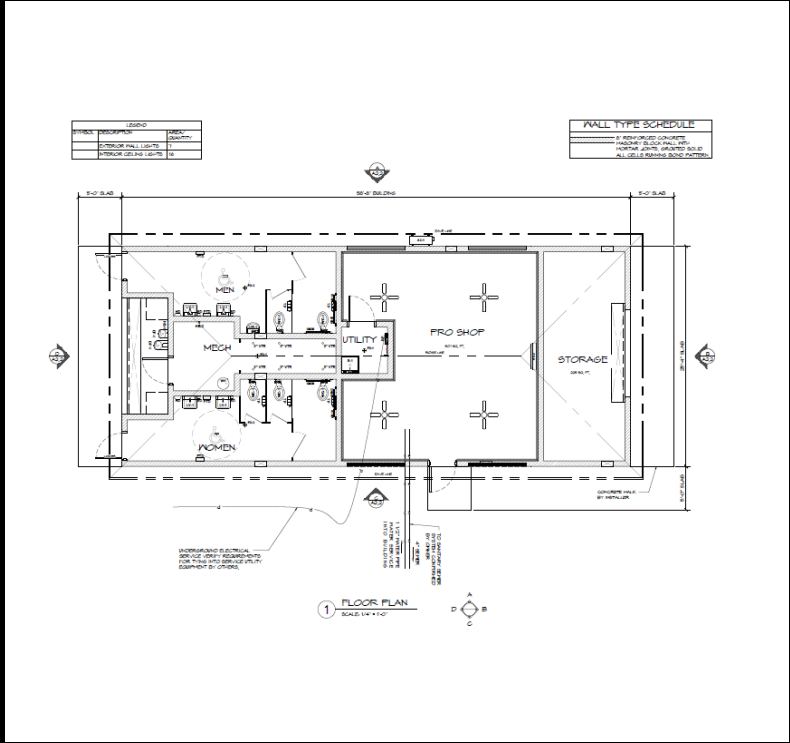
Contingency (add 10% estimated)	\$0.00	\$230,000.00
Total costs	\$0.00	\$2,530,000.00

➤ FY25/26 Budget

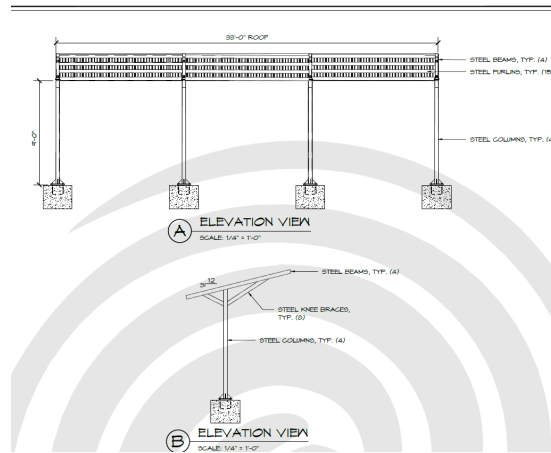
\$2,289,697.00

➤ Overall Available After Encumbered

\$2,346,462.59



BATHROOM-
PRO SHOP-
MAINTENANCE
BUILDING
LAYOUT



3-TENNIS COURT COMPLEX SHADE



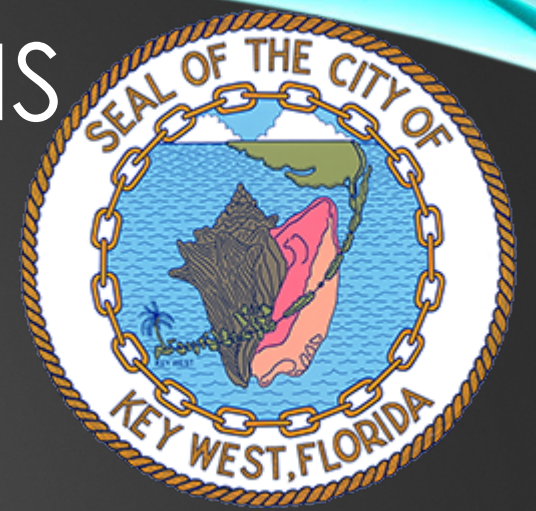
Potential Phase 3 - Cost Estimate

Bayview Park Itemized Potential Phase 3 Construction Estimated Cost

			Itemized cost (\$)			Total cost (\$)		
Area	Items	Quantity	Estimated	Actual	Difference	Estimated	Actual	Difference
Playground	New Equipment, flexi-pave, Shade Sails	1			\$0.00	\$450,000.00		\$450,000.00
Exercise	Fitness Amenity (Grant Dependent)	1			\$0.00	\$250,000.00		\$250,000.00
Bandshell	Repairs-Paint	1			\$0.00	\$30,000.00		\$30,000.00
Splash Pad	Including Fencing Around Perimeter(Identify							
Consideration	Exact Budget, Design From Available Funds)	1			\$0.00	\$1,200,000.00		\$1,200,000.00
Misc. Concrete	Sidewalk Repairs from utilities runs	1			\$0.00	\$300,000.00		\$300,000.00
Tree, Landscaping,								
Grass	Tree/Landscaping Repairs	1			\$0.00	\$50,000.00		\$50,000.00
MISC	Benches, Picknick Tables, Bike Racks, Trash							
	Receptacles	1			\$0.00	\$35,000.00		\$35,000.00
Dog Park	Fencing, Utility Addition(Water)	1				\$50,000.00		\$50,000.00
Subtotal			\$0.00	\$0.00	\$0.00	\$2,365,000.00	\$0.00	\$2,365,000.00

Contingency (add 10% estimated)	\$0.00	\$236,500.00
Total costs	\$0.00	\$2,601,500.00

FITNESS AMENITY OPTIONS



- LOW MAINTENANCE EXERCISE FITNESS COURT TO PROMOTE A HEALTHY LIFESTYLE
- THE CITY HAS BEEN AWARDED \$35K THROUGH THE NFC AS A NON-BINDING AGREEMENT UNTIL JUNE 2026
- MULTI-GENERATIONAL USE
- COST: ROUGHLY \$250,000.00



EXTENDED
SEASONAL USE



UV & SUN
PROTECTION



INTEGRATED
DESIGN



ENHANCED
AESTHETICS



MADE IN
USA



LONG LASTING
MATERIALS

ADDITIONAL OPTIONS

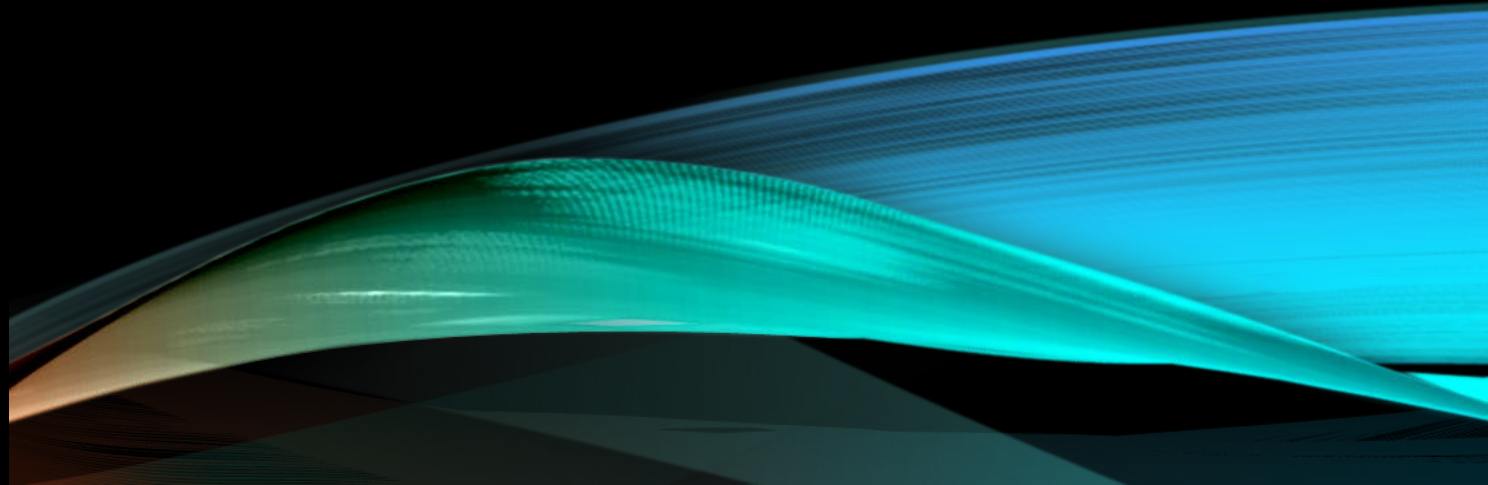
- FDEP FRDAP Grant Application Submitted September 30th, 2025, for \$140,000.00 For A Fitness Amenity. (50/50 Match)





FITNESS AMENITY ADDITIONAL OPTIONS

- THIS TYPE OF OPTION HAS MOVING PARTS
- CREATE A CUSTOM FITNESS AMENITY
- MAY HAVE ISSUES WITH OUR HARSH SALINIC ENVIRNMENT



MULTI-GENERATIONAL PARK IDEAS



Splash Pad With Interactive Equipment



Fountain Feature





QUESTIONS/COMMENTS