



MEMORANDUM

Date: May 7, 2026

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso, City Manager

CC: Patrick Wright, Growth Management Director
Taylor Brown, City Planner

From: James Singelyn, Senior Planner

Subject: **File 25-4907 - Minor Development Plan – 1320 Truman Avenue (RE# 00033910-000000)** This application is for a Minor Development Plan at 1320 Truman Avenue, located in the Historic Public and Semi-public Services (HPS) zoning district per code Sec. 122-956. Per code Sec. 108-91, this project qualifies as a Minor Development Plan.

Introduction

The City of Key West proposes a Minor Development Plan 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, resurfacing of tennis and basketball courts, and irrigation improvements, all located at the city's central community park, within the Historic Public and Semi-public Services (HPS) zoning district.

Bayview Park is located along Truman Avenue, one of the major thoroughfares from new town to historic downtown (old town). Bayview Park is in the Historic Public and Semi-public Services (HPS) zoning district and is bound by Truman Avenue on the North, Virginia Street on the South, Jose Marti Drive on the East and Georgia Street on the West. The HPS zoning district was established to implement comprehensive policies for areas designated "HPS" on the future land use map. The HPS district is intended to accommodate public and semi-public services, including civic, recreational, and institutional uses, as well as other uses permitted by the Land Development Regulations.

Background

Spearheaded by the Key West Rotary Club in the 1920's, six acres of vacant land was transformed into what we call Bayview Park today. In 1924 the pavilion and bandstand were built and dedicated by the United States Daughters of the Confederacy. The park also includes a Jose Marti Memorial and a Key West Veterans Memorial Garden, which honors Vietnam War veterans. Bayview is home to the Boys and Girls Club which moved to the park in 2002.

The park continues to be a very popular recreational space and serves as a community center where organizations use open space for many types of events such as concerts and various festivals. Lastly, local youth sports organizations use the softball field, tennis and basketball courts.

Recommendation

Planning staff finds that this proposal is consistent with the intent of the HPS zoning district and supports continued public recreational use of Bayview Park through improvements to its recreational facilities for the enjoyment of all citizens of Key West. Planning staff recommends **APPROVAL** of the **Minor Development Plan**, subject to the following conditions:

1. Substantial compliance with the approved plans and representations made to the Planning Board.
2. Compliance with all Development Review Committee comments prior to issuance of building permits.
3. Final utility, stormwater, solid waste, and ADA plans shall be reviewed and approved by the appropriate department