

RESOLUTION NO. 26-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING A MINOR DEVELOPMENT PLAN PURSUANT TO SECTIONS 108-91 AND 122-956 OF THE LAND DEVELOPMENT REGULATIONS FOR THE REDEVELOPMENT OF A PORTION OF BAYVIEW PARK, LOCATED AT 1320 TRUMAN AVENUE (RE# 00033910-000000), IN THE HISTORIC PUBLIC AND SEMIPUBLIC SERVICES (HPS) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 7, 2026, the City Commission of the City of Key West considered an application for a Minor Development Plan (File No. 2025-0008) submitted on behalf of the City of Key West for property located at 1320 Truman Avenue (RE# 00033910-000000); and

WHEREAS, pursuant to Section 108-91 of the Land Development Regulations (LDRs), the proposed project qualifies as a Minor Development Plan; and

WHEREAS, the subject property is located within the Historic Public and Semipublic Services (HPS) zoning district, as defined in Section 122-956 of the LDRs, which is intended to accommodate public and semipublic services, including civic, recreational, and institutional uses, consistent with the Comprehensive Plan; and

WHEREAS, the proposed redevelopment includes reconstruction of the existing pro shop and restroom facilities, installation of new playground areas and a splash pad, resurfacing of tennis and

basketball courts, and irrigation improvements within Bayview Park; and

WHEREAS, Bayview Park is a historically significant and centrally located community park bounded by Truman Avenue, Virginia Street, Jose Marti Drive, and Georgia Street, and serves as a vital recreational and cultural resource for the residents of Key West; and

WHEREAS, originally developed in the 1920s through efforts of the Key West Rotary Club, the park includes notable features such as a historic pavilion and bandstand, the Jose Marti Memorial, and the Veterans Memorial Garden, and continues to support community events, youth sports, and civic activities; and

WHEREAS, Planning staff reviewed the application and determined that the proposed improvements are consistent with the goals, objectives, and policies of the City of Key West Comprehensive Plan and Land Development Regulations; and

WHEREAS, Planning staff recommends approval of the Minor Development Plan with conditions to ensure compliance with applicable regulations and review processes;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: The above-stated recitals are hereby adopted and incorporated as findings of the City Commission.

Section 2: The City Commission hereby approves the Minor Development Plan (File No. 2025-0008) for the redevelopment of a portion of Bayview Park located at 1320 Truman Avenue (RE# 00033910-000000), subject to the following conditions:

1. Substantial compliance with the approved plans and representations made during the review process.
2. Compliance with all Development Review Committee (DRC) comments prior to the issuance of building permits.
3. Final utility, stormwater, solid waste, and ADA plans shall be reviewed and approved by the appropriate City departments prior to permitting.

Section 3: This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 4: This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Presiding Officer and the Clerk of the Commission.

Section 5: This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the

Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

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Passed and adopted by the City Commission at a meeting held  
this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Authenticated by the Presiding Officer and Clerk of  
the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Filed with the Clerk on \_\_\_\_\_, 2026.

Mayor Danise Henriquez	_____
Vice Mayor Donald "Donie" Lee	_____
Commissioner Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Sam Kaufman	_____
Commissioner Greg Veliz	_____

\_\_\_\_\_  
DANISE HENRIQUEZ, MAYOR

ATTEST:

\_\_\_\_\_  
KERI O'BRIEN, CLERK