



MEMORANDUM

Date: August 6, 2026

To: Honorable Mayor and Commissioners

Via: Brian L. Barroso
City Manager

CC: Patrick T. Wright, Growth Management Director

From: Tina Burns, Community Development Program Manager

Subject: Approving the First Amendment to the Keys Overnight Temporary Shelter (KOTS) and Essential Government Employee Housing Interlocal Agreement between Monroe County and the City of Key West. (File ID: 26-5652)

Introduction

This request is to approve the First Amendment to the Keys Overnight Temporary Shelter (KOTS) and Essential Government Employee Housing Interlocal Agreement between Monroe County and the City of Key West.

Background

On September 17, 2019, through Resolution No 19-295 the City Commision approved the “Keys Overnight Temporary Shelter (KOTS) and Essential Governmental Employee Housing Interlocal Agreement” between Monroe County (County) and the City of Key West (City).

The parties entered into an Interlocal Agreement (ILA) on October 21, 2019, that allowed the City to use a portion of the County premises for the construction of a new Keys Overnight Temporary Shelter (KOTS) in exchange for the conveyance of the City owned Trumbo property for the County for use as an affordable housing site for Sheriff’s office and other public employees.

The constructions of the new John Johns Navigation Center formerly known as KOTS was completed in June 2025 and has been in operation since that time.

Monroe County as the Landlord and fee simple owner of the certain real property located at 255 Trumbo Road entered into a ground lease with SPGL, LLC as the tenant in September of 2021 to construct, operate and manage affordable housing units on the property. The ground lease is valid and in good standing.

The Trumbo property is currently used as affordable housing site for Sheriff's office and other public employees and contains 24-one-and-two-bedroom apartments along with a one-story non-residential building containing approximately 897 sq. ft. that is for incidental uses.

The Key West Police Department (KWPD) has requested use of the one-story non-residential building on the Trumbo property to support the KWPD Marine Unit as a satellite office. It is crucial to have the Marine unit located near its vessel to minimize emergency response times during critical water incidents. This location ensures no transit delays, quicker launch times, theft prevention and weather readiness.

All parties desire to enter into this First Amendment to the Interlocal Agreement to include additional permitted uses of the Project to allow Key West Police Department's requested use.

Procurement

There is no immediate costs or related expenses associated with this request. If approved there will be costs associated with the lease of the property, which will occur at a later date.

Recommendation

The City Manager's Office recommends the Mayor and Commission approve the First Amendment to the Keys Overnight Temporary Shelter (KOTS) and Essential Government Employee Housing Interlocal Agreement between Monroe County and the City of Key West.