

Monroe County School District - Trumbo Housing

CITY COMMISSION OF THE CITY OF KEY WEST



Rendering - view from Trumbo Road

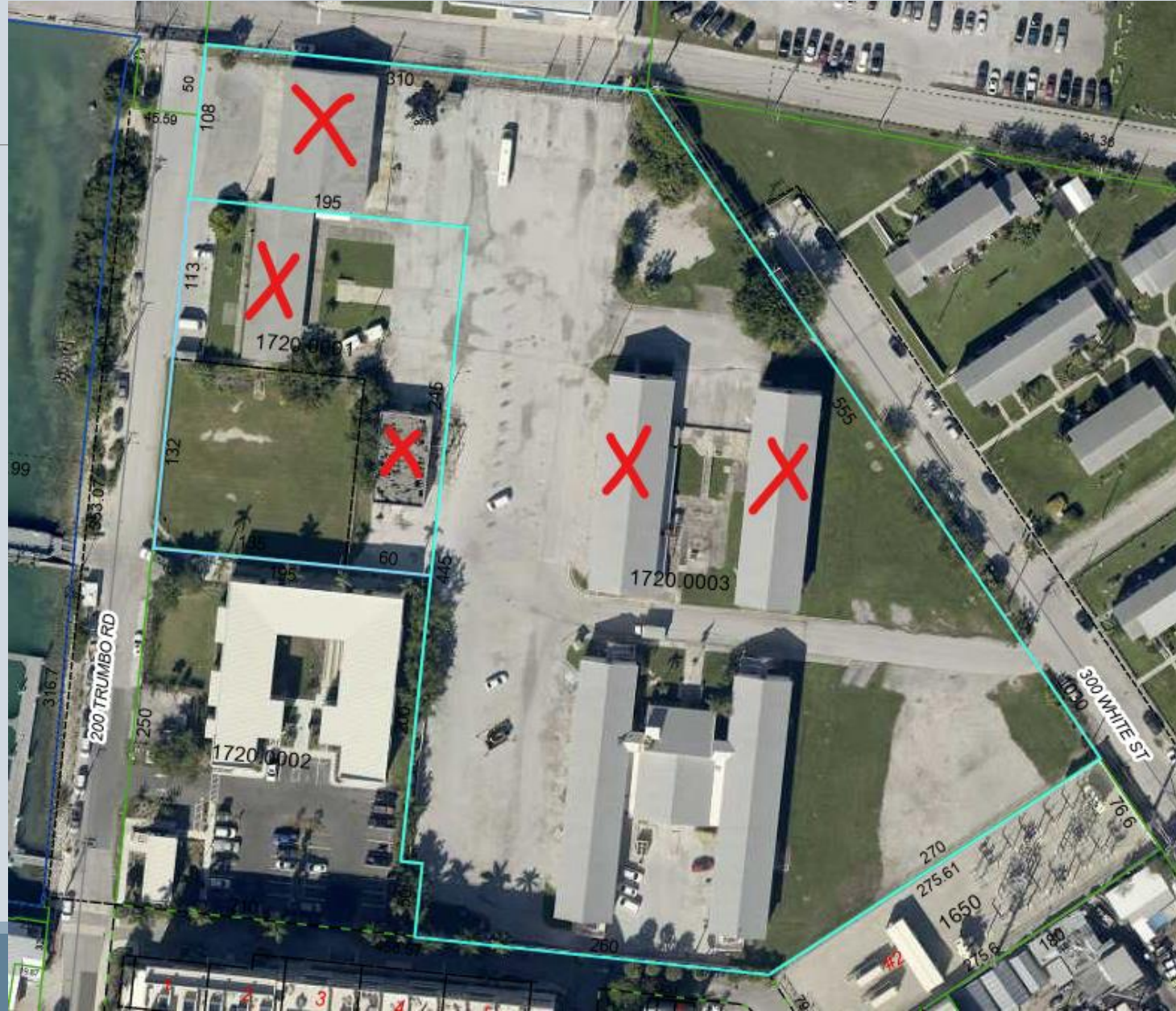
US Government

KWAHA Lang Milian Apartments

Grinnell St.

Eaton St.

Location and Existing Conditions



**Xs denotes
buildings proposed
to be demolished**

Existing Conditions



Ground Floor Site Plan



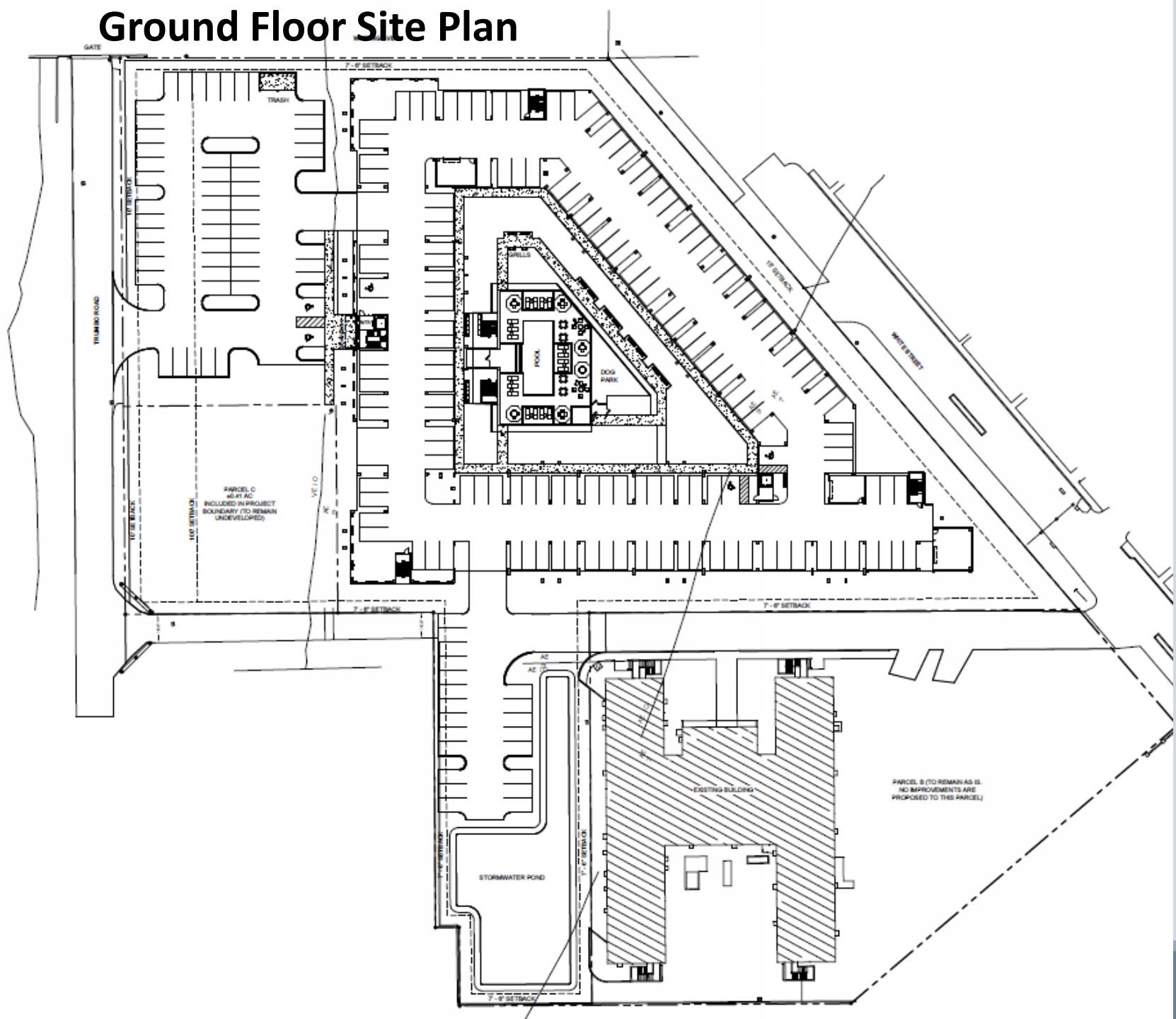
5 NORTHEAST SITE AERIAL



4 NORTHWEST SITE AERIAL



3 SOUTHEAST SITE AERIAL



Project Stats

- **Single building with 150 total units**
 - **41 1-bedroom units**
 - **Between 665-758 square feet**
 - **72 2-bedroom units**
 - **Between 944-959 square feet**
 - **37 3-bedroom units**
 - **Between 1,212-1,260 square feet**
- **Significant landscape buffers around the edges of project; Tree Commission approved landscape plan 2/17/2026**
- **220 parking spaces**
 - **About 1.5 spaces per unit**
 - **Only 150 spaces required per code**



Project Stats

- All 150 units will be deed-restricted affordable housing units
 - 45 units rent and income restrictions based on 80% AMI
 - 60 units rent and income restrictions based on 100% AMI
 - 15 units rent and income restrictions based on 120% AMI
 - 30 units rent and income restrictions based on 140% AMI
- Rent and income restrictions (above) designed to accommodate and provide housing for teachers and other Monroe County School District staff
- Pool and dog park amenities proposed in the interior courtyard



Request to Approve Major Development Plan

- **150 new quality housing units that are 100% deed-restricted affordable**
- **Units are primarily for teachers and other school district employees, which will significantly assist the school district in attracting and retaining quality employees**
- **Proposal complies with the land development regulations**
- **New construction of building meeting building code to replace unsightly buildings in disrepair**



THANK YOU

QUESTIONS?

