



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Development Review Committee

January 22, 2026

Utilities Comments

325 Duval Street

Minor Development Plan

No comments.

1320 Truman Avenue

Minor Development Plan

No comments.

241 Trumbo Road

Major Development Plan

Sanitary Sewer

Conceptual Water and Sewer Plan proposes to connect the sewage force main to the existing manhole located on White Street, Housing Authority parcel. Upon further coordination with Jacobs and due to a high estimated peak flow rate, the force main connection should be directly to the existing 30-inch force main public sewer system.

Solid Waste

Proposed trash storage area appears to be sized too small. Please provide a site plan showing dimensions for the solid waste storage area. Solid waste storage areas must be screened from adjacent properties and public ways. (Sec. 108-279)

Minimum dimension for dumpster enclosure is 24 feet wide with 12-foot-wide opening installed with two sets gates. It is recommended to install a personnel gate (man-door) to provide access to the dumpsters, otherwise the gate(s) will always be open.

Stormwater Management

Proposed development will create 2.349 acres of impervious area. Environmental Resource Permit, General Permit for Small Projects, will be required.

Conflict with Pool

Please refer to survey, sheet 2 of 4, showing 10' easement for a sewer outfall at the north end of White Street. Utilities does not have knowledge of infrastructure that may be installed within this easement and on the District School Board parcels.

If an outfall lies within this easement and across the District School Board parcels, it may be possible that the proposed pool will have an impact on the infrastructure pipe.

Parking Space

Please revise the site plan to provide parking spaces that are nine feet wide with a length of 18 feet. It appears multiple parking spaces do not meet the minimum dimensions of Sec. 108-641. City commission may approve a modification to allow forty percent of the total spaces to have a width and length of 7.5 feet by 15 feet, based on demonstration of need.

Please provide a site plan showing dimensions for driveway entrances and typical parking spaces, and the travel path for the ADA accessible parking spaces. ADA accessibility must meet the requirements of the Florida Building Code.

Please note: When a driveway aisle is coincident with a fire lane, the driveway aisle must be a minimum of 20 feet wide to accommodate fire protection vehicles. (Sec. 108-641) Please identify location(s) of fire lane(s) and provide dimensions of the driveway aisle.