



MEMORANDUM

Date: May 7th, 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 25-4908 - Major Development Plan – 241 Trumbo Road (RE# 00001720-000100)** This application is for a Major Development Plan at 241 Trumbo Rd/240 White Street, located in the Historic Residential Commercial Core-2 (HRCC-2) zoning district per code Sec. 122-657.

Introduction

This request seeks Major Development approval for the construction of a three-sided, multi-family residential building comprising 150 affordable housing units and 220 on-site parking spaces. The project is significant in that it will expand the City's inventory of workforce and affordable housing while providing a thoughtfully designed residential environment with a range of unit types, including 41 one-bedroom, 72 two-bedroom, and 37 three-bedroom units. Each unit will feature a private open-air balcony, and the development will include on-site amenities such as a swimming pool and dog park to support quality of life for future residents.

This request advances a 150-unit affordable housing development that directly supports the City's ongoing efforts to address the shortage of workforce and attainable housing. By delivering a substantial number of income-restricted units across a mix of bedroom types, the project contributes meaningfully to housing availability for residents who support the local economy and community fabric. The scale and design of the development reflect a deliberate effort to balance increased residential density with livability, making this an important opportunity for the City Commission to further its adopted housing policies and long-term resiliency goals.

Background

The subject property, located at 241 Trumbo Road and 240 White Street, comprises approximately 5.91 acres. The site currently contains multiple existing structures, including several buildings proposed for demolition and one administrative building to remain. The structures identified for demolition are in deteriorated condition and have historically been used for bus maintenance and material storage. The property is bounded to the west by Trumbo Road and the Key West Bight.

Pursuant to Section 122-717(2) of the City of Key West Land Development Regulations (LDRs), the subject property is located within the Historic Residential Commercial Core-2 (HRCC-2) zoning district, where multi-unit residential development is permitted subject to compliance with applicable standards and approvals.

Pursuant to Chapter 108, Article II of the LDRs, Major Development Plan approval is required for projects located within a historic district that propose more than five (5) residential units.

Further, in accordance with Section 108-91(A)(2)(a) of the LDRs, any development involving the addition or reconstruction of eleven (11) or more permanent residential units is subject to review and approval as a Major Development Plan.

Planning Analysis

The proposed development is generally consistent with the goals, objectives, and policies of the City of Key West Comprehensive Plan, particularly those related to the provision and expansion of affordable and workforce housing. The introduction of 150 income-restricted units represents a meaningful contribution toward addressing the City's documented housing needs and supports long-term community sustainability.

From a planning perspective, the scale and density of the project are substantial but appropriate given the size of the 5.91-acre site, its location within the HRCC-2 zoning district, and its proximity to established infrastructure and mixed-use areas. The three-sided building configuration and inclusion of on-site amenities demonstrate an effort to create a cohesive residential environment while accommodating a higher unit count.

Key considerations include the provision of 220 on-site parking spaces, which appears to adequately support the proposed residential intensity, and the transition of the site from primarily utilitarian and underutilized structures to a residential use. Additionally, the retention of an existing administrative building and the demolition of deteriorated structures reflect a balanced approach to redevelopment. Site access, circulation, and compatibility with surrounding uses should continue to be evaluated through the development review process to ensure the project integrates effectively with the surrounding area.

Recommendation

Planning staff recommends **APPROVAL** of the Major Development Plan, subject to the following conditions:

1. Development shall be in substantial compliance with the approved plans and representations made to the Planning Board. **Any substantial deviation shall require additional review and approval by the appropriate reviewing body.**
2. All Development Review Committee comments shall be addressed to the satisfaction of the appropriate reviewing departments prior to issuance of building permits.
3. Final utility, stormwater, solid waste, and ADA plans shall be reviewed and approved by the appropriate departments.