

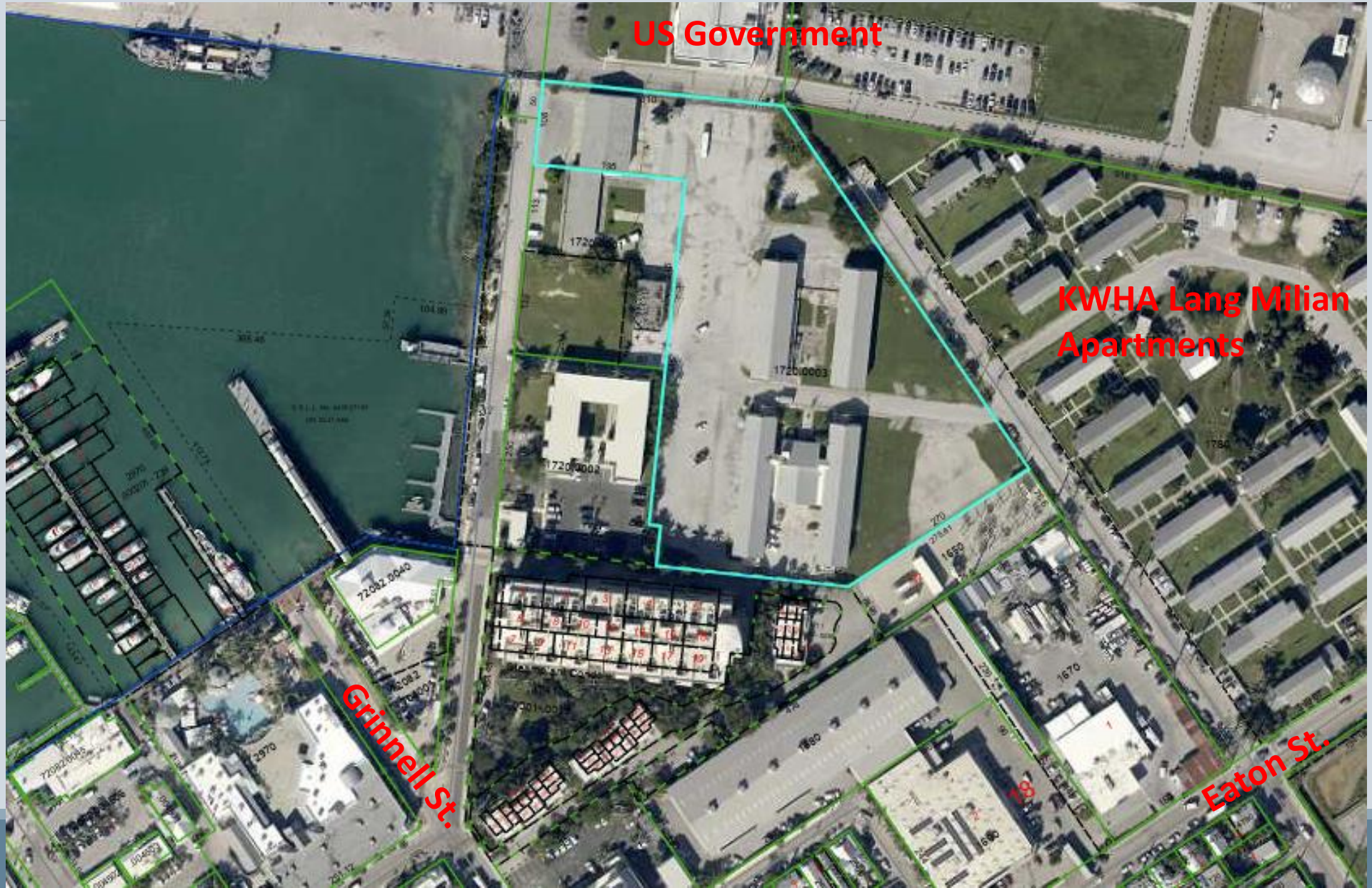
Monroe County School District - Trumbo Housing

CITY OF KEY WEST PLANNING BOARD



Rendering - view from Trumbo Road

Location and Existing Conditions



Ground Floor Site Plan



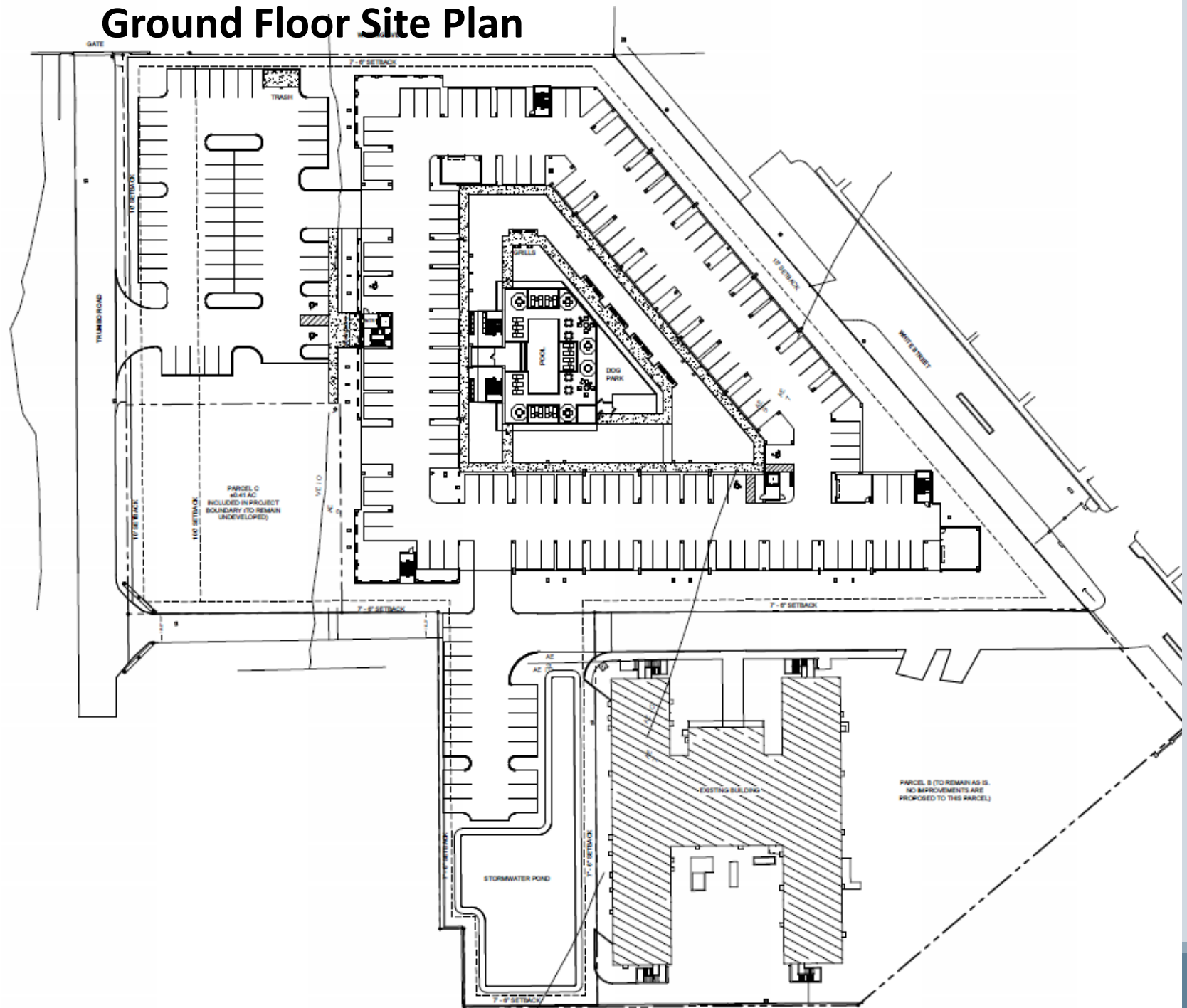
5 NORTHEAST SITE AERIAL



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**

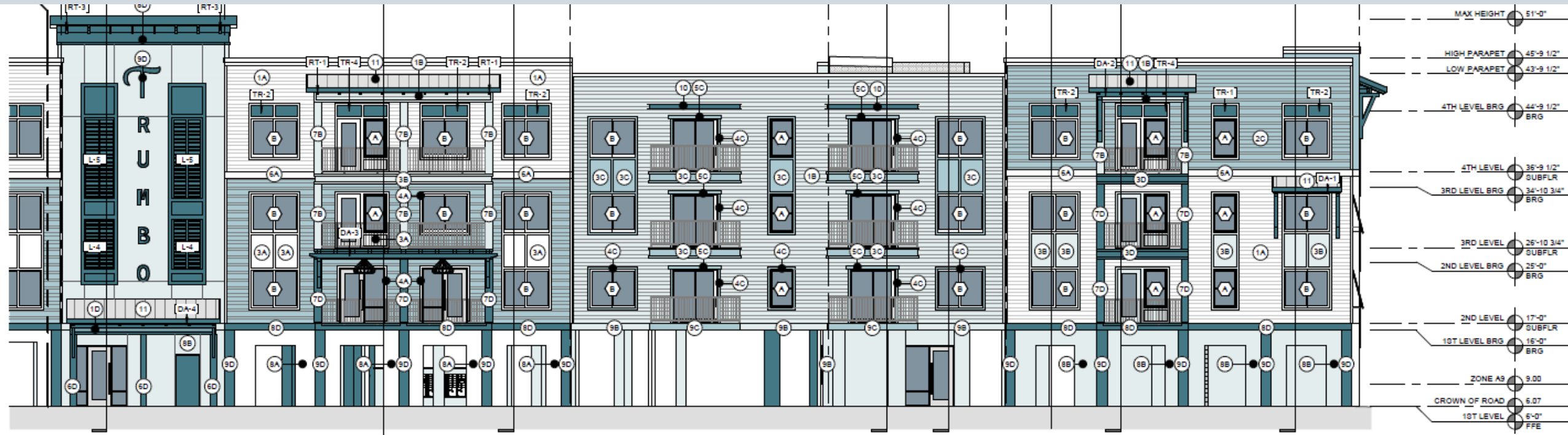


Project Stats

- **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**



Elevation Drawings and Architectural Features



2 EXTERIOR ELEVATION - WEST - AREA B

MATERIAL LEGEND	
1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X8 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS	
A	SW 7005 PURE WHITE
B	SW 8498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU
MATERIAL & COLOR NOTES	
a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALL.	
b. TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.	
c. TRIM COLOR TO BE CONSISTENT WITH TRANSITIONS, UNO.	

Site Data

- Use of affordable housing is an allowed use in the HRCC-2 zoning district
- All site data complies with Land Development Regulations
- No variances needed
- New stormwater drainage system will improve water retention and decrease runoff

SITE DATA TABLE

ZONING DATA (HRCC-2)			
SITE AREA:			
257,398 SF (5.909 AC)			
FLOOD ZONE:			
AE 7, 9, AND 10			
LOT COVERAGE:			
	REQUIRED	PROPOSED	VARIANCE
MAX BLDG HEIGHT:	35'-0"	44.93' (ELEVATOR SHAFT) 39.72' (PARAPET) 3 STORIES*	NO
MAX FLOOR AREA RATIO:	0.50	N/A	NO
MAX BLDG. COVERAGE:	50% (128,698 SF)	83,400 SF (32.4%)	NO
MAX IMPERVIOUS SURF:	70% (180,177 SF)	141,987 SF (55.2%)	NO
DENSITY:	40 UNITS/AC	35.3 UNITS/AC	NO
SETBACKS:			
MIN FRONT:	10 FT	10 FT	NO
MIN REAR:	15 FT	15 FT	NO
MIN STREET SIDE:	7.5 FT	7.5 FT	NO
MIN SIDE:	7.5 FT	7.5 FT	NO
PERVIOUS & IMPERVIOUS SURFACES:			
PERVIOUS AREA	115,429 SF (44.8%)		
IMPERVIOUS AREA ROOF AREA PAVEMENT AREA	83,400 SF 58,567 SF		
TOTAL IMPERVIOUS	141,987 SF (55.2%)		
PARKING SPACES:			
REQUIRED SPACES 1 SPACE/UNIT	150 SPACES (150 UNITS)		
PROVIDED SPACES COMPACT ACCESSIBLE STANDARD	48 (8' X 18') 22% OF TOTAL PER SECTION 108.641 7 (12' X 18') 165 (9' X 18')		
TOTAL SPACES	220		

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?

