

PLANNING BOARD

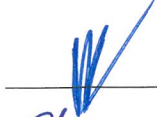
RESOLUTION NO. 2026-007

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, APPROVING A MAJOR DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 240 WHITE STREET AND 241 TRUMBO ROAD (RE# 00001720-000100), IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE-2 (HRCC-2) ZONING DISTRICT, FOR A 150-UNIT AFFORDABLE HOUSING DEVELOPMENT; PROVIDING FOR FINDINGS OF FACT; CONDITIONS OF APPROVAL; AND AN EFFECTIVE DATE.


WHEREAS, the Planning Board of the City of Key West is empowered pursuant to Chapter 108, Article II of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, to review and take action on applications for Major Development Plans; and

WHEREAS, Monroe County School District and Lofts at Trumbo, LTD. (the “Applicant”) submitted an application for a Major Development Plan for property located at **240 White Street and 241 Trumbo Road**, containing approximately **5.91 acres**, located within the **Historic Residential Commercial Core-2 (HRCC-2)** zoning district; and

WHEREAS, the proposed development consists of a **single three-sided building containing one hundred fifty (150) deed-restricted affordable housing units**, including **41 one-bedroom units, 72 two-bedroom units, and 37 three-bedroom units**, together with **220 parking spaces**, private open-air balconies for each unit, a swimming pool, dog park, and associated site improvements; and



Chairman



City Planner

WHEREAS, pursuant to **Section 108-91(B)(2)(a)** of the Land Development Regulations, the proposed development is subject to review and approval as a **Major Development Plan** because it involves the addition of eleven (11) or more permanent residential units within a historic district; and

WHEREAS, the property is located within the **HRCC-2 zoning district**, where multi-unit residential development is permitted subject to compliance with applicable development standards and approvals pursuant to **Sections 122-657 and 122-720** of the Land Development Regulations; and

WHEREAS, the proposed development qualifies for increased residential density pursuant to **Section 122-720(1)** because all residential units are proposed as workforce-affordable housing units deed-restricted in perpetuity; and

WHEREAS, the Planning Board has reviewed the application, staff report, plans, Development Review Committee comments, and all supporting documentation, and has considered the testimony and evidence presented at a duly noticed public hearing held on **February 19, 2026**; and

WHEREAS, the Planning Board finds that the proposed development is consistent with the **City of Key West Comprehensive Plan**, including but not limited to **Policy 1-1.17.1 (Distribution of Workforce-Affordable Housing Allocations)**, and supports the redevelopment of publicly owned land for affordable housing purposes; and



Chairman


City Planner


WHEREAS, the Planning Board finds that the proposed development complies with the applicable provisions of **Chapters 102, 108, 110, 114, and 122** of the City of Key West Land Development Regulations, including requirements related to site planning, concurrency, parking, stormwater management, utilities, floodplain management, life-safety standards, and historic resource protection; and

WHEREAS, the Planning Board finds that the proposed building height of approximately **39 feet 8 inches**, exclusive of mechanical equipment, complies with applicable local regulations and is authorized pursuant to the **Live Local Act, Fla. Stat. § 166.04151**, as well as flood protection and mechanical equipment height exceptions contained in **Section 122-1149** of the Land Development Regulations; and


WHEREAS, the Planning Board finds that the proposed development will be adequately served by public facilities and services, including potable water, sanitary sewer, solid waste, stormwater management, fire protection, and transportation facilities, subject to compliance with Development Review Committee comments and final departmental approvals; and

WHEREAS, the Planning Board finds that the redevelopment will replace dilapidated structures with modern, flood-resilient construction, improving life-safety conditions and long-term resiliency for residents and the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of The City of Key West, Florida,



Chairman



City Planner

Section 1. Findings of Fact.

The foregoing recitals are hereby adopted as findings of fact.

Section 2. Approval.

The **Major Development Plan for Monroe County School District and Lofts at Trumbo, LTD.**, for property located at **240 White Street and 241 Trumbo Road (RE# 00001720-000100)**, is hereby **APPROVED**, subject to the conditions set forth herein.

Section 3. Conditions of Approval.

This approval is subject to the following conditions:

1. Substantial Compliance.

The development shall be in substantial compliance with the plans, documents, and representations approved by the Planning Board. Any material modification shall require additional review and approval by the appropriate reviewing body.

2. DRC Comments.


All Development Review Committee comments, including but not limited to those related to parking, utilities, stormwater, solid waste, ADA accessibility, fire and life-safety, and traffic circulation, shall be addressed to the satisfaction of the appropriate City departments prior to the issuance of building permits.

3. Final Plans and Permits.


Final utility, stormwater, solid waste, landscape, tree removal, ADA, and life-safety plans shall be reviewed and approved by the appropriate City departments and agencies, including the Tree Commission, Fire Marshal, and Engineering Department, prior to building permit issuance.

4. Affordable Housing Restrictions.

Recorded Declarations of Affordable Housing Restrictions acceptable to the City of Key



Chairman



City Planner

West shall be provided for all 150 residential units prior to issuance of certificates of occupancy, in accordance with **Policy 1-1.17.1** of the Comprehensive Plan and applicable Land Development Regulations.

5. Intergovernmental Coordination.

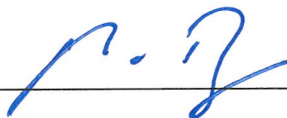
The Applicant shall continue coordination with all applicable local, regional, and state agencies, including the Florida Keys Aqueduct Authority, Keys Energy Services, and regulatory permitting agencies.

Section 4. Effective Date.


This Resolution shall become effective immediately upon adoption.

Read and passed at a regularly scheduled meeting held this 19th day of February, 2026.

Authenticated by the Chairman of the Planning Board and the City Planner;

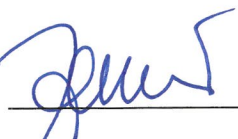


Peter Batty Jr. , Planning Board Chairman 2.27.26
Date


Attest:



Taylor Brown, City Planner 02 March 2026
Date

Filed with the Clerk:



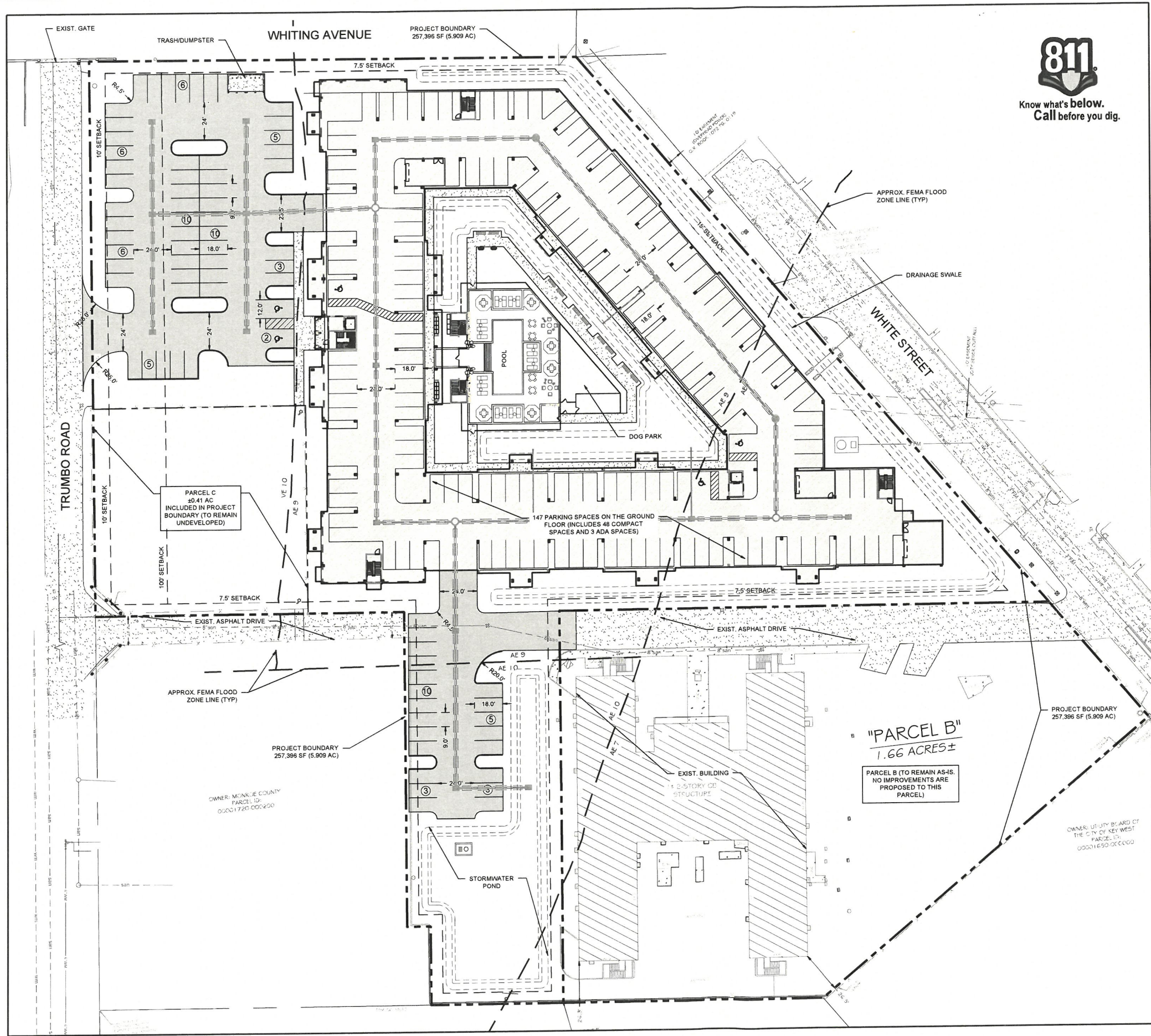
Keri O'Brien, City Clerk 3/2/2026
Date



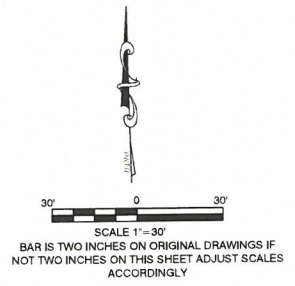
Chairman


City Planner

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Know what's below.
Call before you dig.



PEREZ ENGINEERING & DEVELOPMENT, INC.
Committed To Your Success
Civil Engineering, Regulatory Permitting, Construction Administration
1010 Kennedy Drive Suite 202
Key West, Florida 33040
Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perzeng.com www.perzeng.com

SITE DATA TABLE

ZONING DATA (HRCC-2)			
SITE AREA:			
257,396 SF (5.909 AC)			
FLOOD ZONE:			
AE 7, 9, AND 10			
LOT COVERAGE:			
	REQUIRED	PROPOSED	VARIANCE
MAX BLDG HEIGHT:	35'-0"	44.83' (ELEVATOR SHAFT) 39.72' (PARAPET) 3 STORIES	NO
MAX FLOOR AREA RATIO:	0.50	N/A	NO
MAX BLDG. COVERAGE:	50% (126,698 SF)	83,400 SF (32.4%)	NO
MAX IMPERVIOUS SURF:	70% (180,177 SF)	141,967 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 141,967 SF (55.2%)		
PARKING SPACES:			
REQUIRED SPACES 1 SPACE/UNIT	150 SPACES (150 UNITS)		
PROVIDED SPACES COMPACT ACCESSIBLE STANDARD	48 (8' X 18') 5 (12' X 18') 168 (9' X 18')		
TOTAL SPACES	221		

Seal:
ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALLEN E. PEREZ ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE LOFTS AT TRUMBO
Trumbo Road, Key West, FL 33040
AFFORDABLE HOUSING

Consultants:

Submissions:

*FLA. STAT. SEC. 166.04151 (7)(D)(1) PROVIDES: "A MUNICIPALITY MAY NOT RESTRICT THE HEIGHT OF A PROPOSED DEVELOPMENT AUTHORIZED UNDER THIS SUBSECTION BELOW THE HIGHEST CURRENTLY ALLOWED, OR ALLOWED ON JULY 1, 2023, HEIGHT FOR A COMMERCIAL OR RESIDENTIAL BUILDING LOCATED IN ITS JURISDICTION WITHIN 1 MILE OF THE PROPOSED DEVELOPMENT OR 3 STORIES, WHICHEVER IS HIGHER."

*FLA. STAT. SEC. 166.04151 (7)(D)(2) PROVIDES: "FOR A PROPOSED DEVELOPMENT LOCATED WITHIN A MUNICIPALITY WITHIN AN AREA OF CRITICAL STATE CONCERN AS DESIGNATED BY S. 380.0552 OR CHAPTER 28-36, FLORIDA ADMINISTRATIVE CODE, THE TERM 'STORY' INCLUDES ONLY THE HABITABLE SPACE ABOVE THE BASE FLOOD ELEVATION AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN THE MOST CURRENT FLOOD INSURANCE RATE MAP. A STORY MAY NOT EXCEED 10 FEET IN HEIGHT MEASURED FROM FINISHED FLOOR TO FINISHED FLOOR, INCLUDING SPACE FOR MECHANICAL EQUIPMENT. THE HIGHEST STORY MAY NOT EXCEED 10 FEET FROM FINISHED FLOOR TO THE TOP PLATE."

Job #:
251023
Drawn By:
AEP
Checked By:
AEP

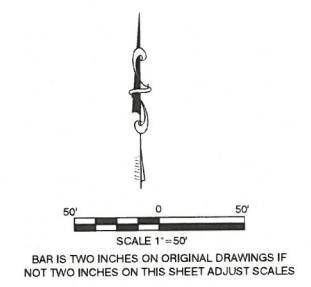
Title:
CIVIL SITE PLAN

Sheet Number:
C-200

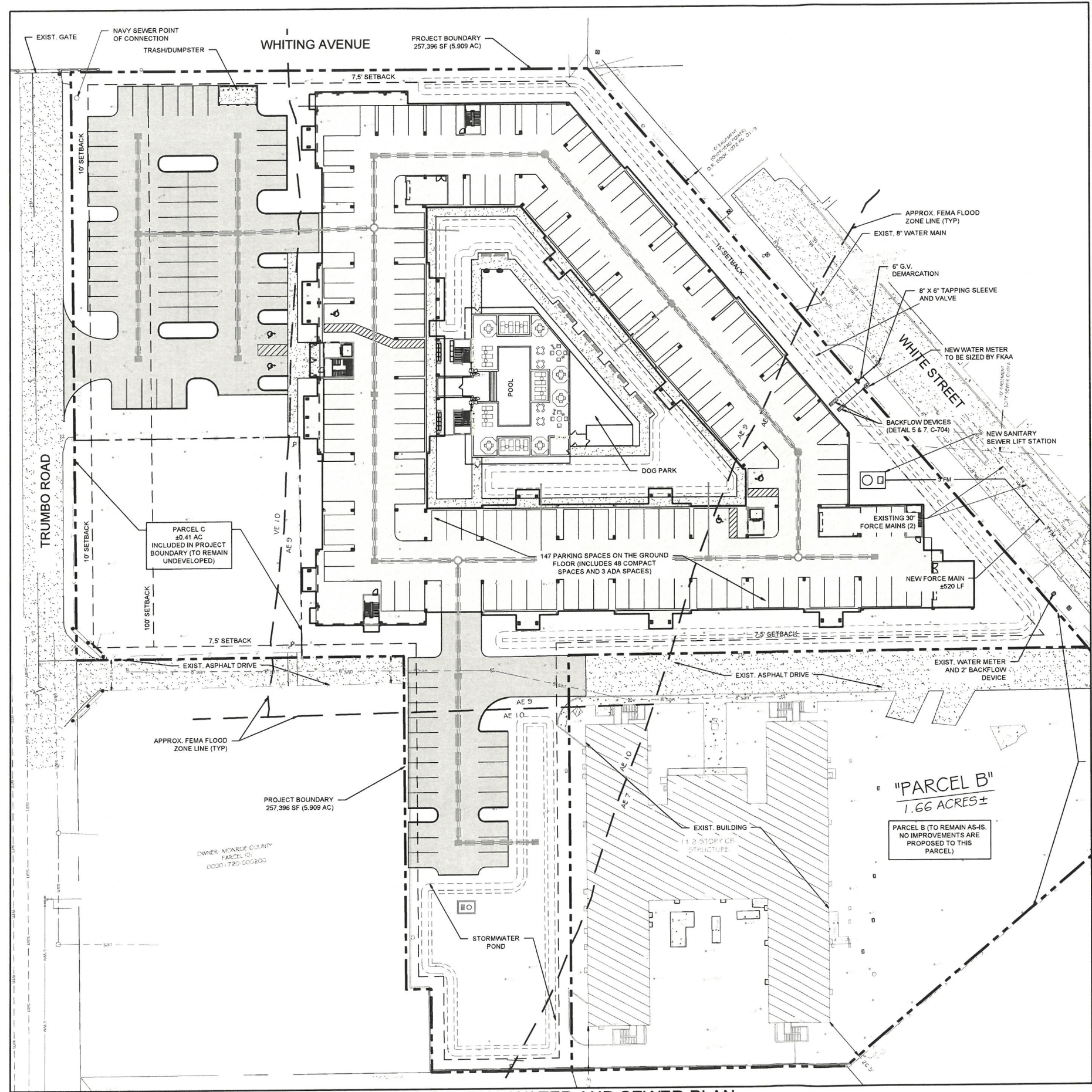
Date: November 17, 2025

CIVIL SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION



PEREZ ENGINEERING & DEVELOPMENT, INC.
 Committed To Your Success
 Civil Engineering, Regulatory Permitting, Construction Administration
 1010 Kennedy Drive Suite 202
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 Tel: 305.293.9440
 Fax: 305.296.0243
 Email: aperez@perezeng.com
 www.perezeng.com



UTILITY NOTES:

1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES IN THE FIELD PRIOR TO ORDERING NEW STRUCTURES AND PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS.
3. ALL WATER MAIN WORK SHALL CONFORM TO THE LATEST FLORIDA KEY AQUEDUCT AUTHORITY'S STANDARDS AND SPECIFICATIONS.
4. ALL SEWER WORK SHALL CONFORM TO THE LATEST CITY OF KEY WEST STANDARDS AND SPECIFICATIONS.

MATCH LINE TO SHEET C-401

ESTIMATED SEWER FLOW

Building	Unit	# of BR's	Quantity (GPD)	Estimated Sewer Total Flow (GPD)	Peak Sewer Flow (GPD)	Peak Sewer Flow (GPM)	Sewer Sizing Notes
Building	41	1	100	4,100	16,400	11	Per Table J, FAC 64E
	72	2	300	14,400	57,600	40	
	37	3	300	11,100	44,400	31	
Sub Total	150			29,600	118,400	82	
Total				29,600	118,400	82	
Peak Flow (GPD)				118,400			Peak hour, Peaking factor of 4
Peak Flow (GPM)				82			gpm

Seal:
 ALLEN E. PEREZ, P.E.
 FL P.E. NO. 51468
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALLEN E. PEREZ ON THE DATE ADJACENT TO THE SEAL.
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THE LOFTS AT TRUMBO
 Trumbo Road, Key West, FL 33040
AFFORDABLE HOUSING

Consultants:
 Submissions:
 Job # 251023
 Drawn By: AEP
 Checked By: AEP

Title:
CONCEPTUAL WATER AND SEWER PLAN
 Sheet Number:
C-400
 Date: November 17, 2025

PRELIMINARY - NOT FOR CONSTRUCTION

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