



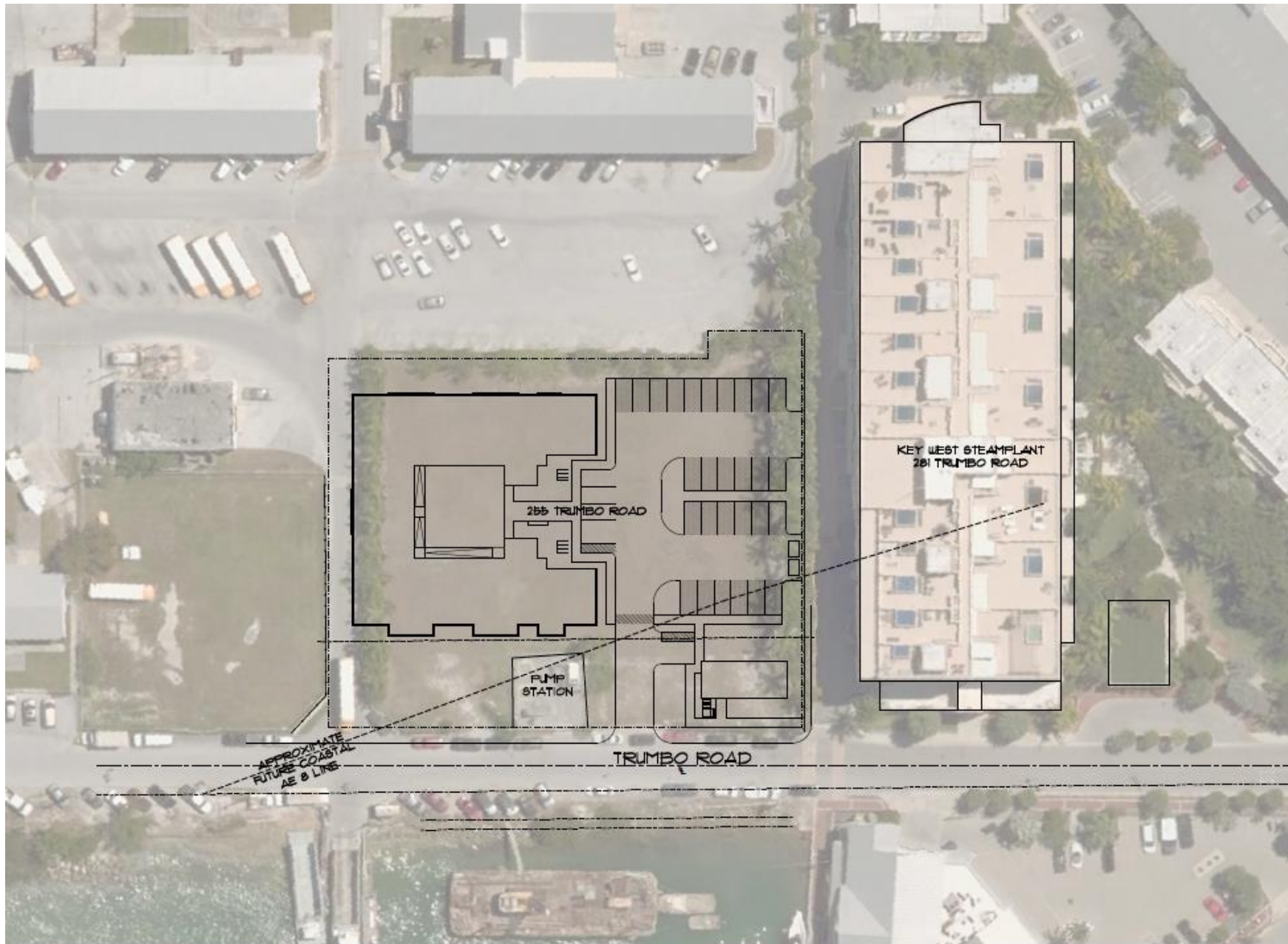
TRUMBO ROAD SITE

Development constraints and options



Aerial photograph circa 1990. Monroe County Library.





Site Plan

1" = 50' - 0"

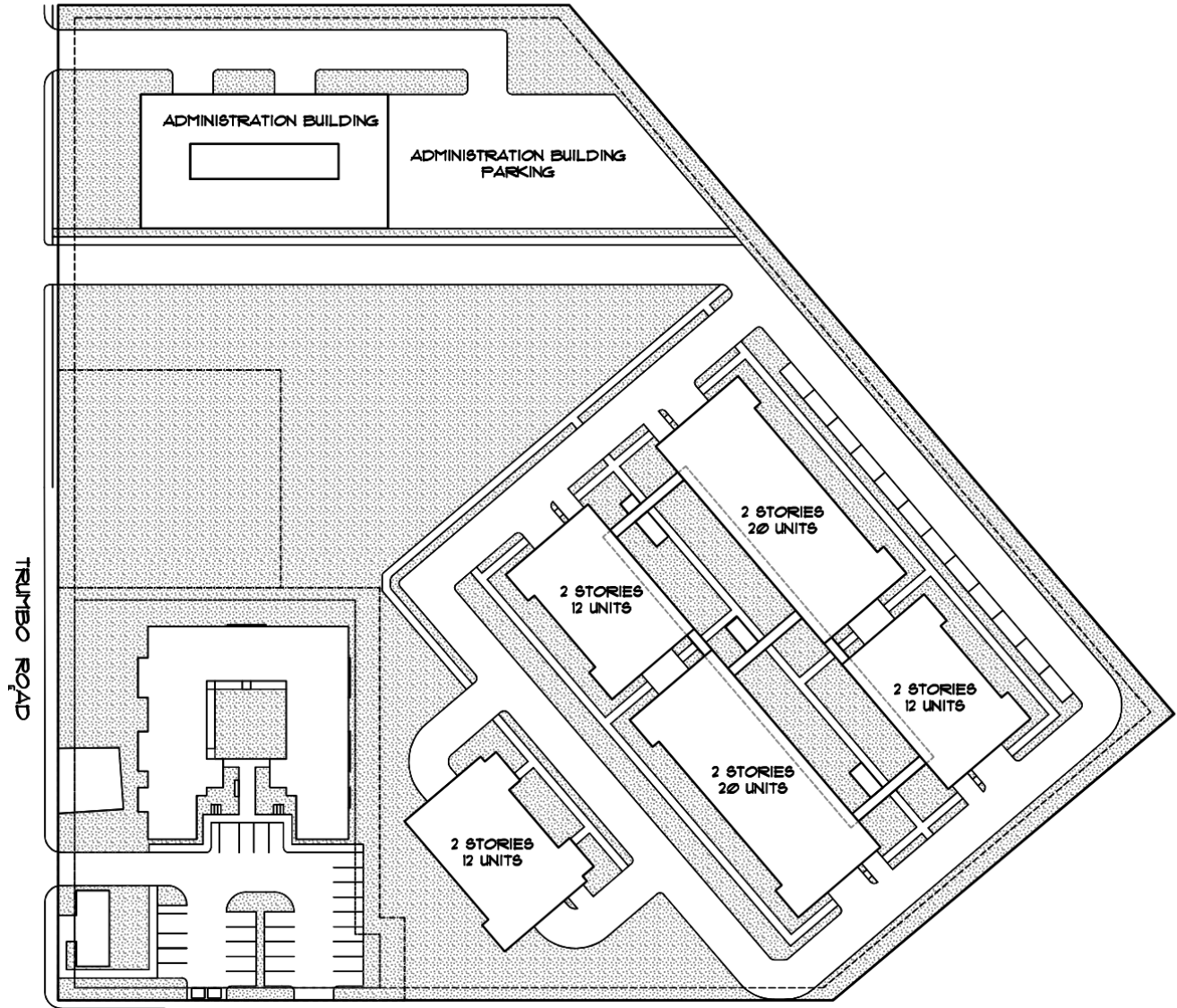
TRUMBO ROAD SITE

5.92 acres and 0.41 acres



Site Constraints

- Flooding
- Contamination risks
- Set-backs to Navy and Coast Guard properties
- Uncertainty about sufficient utilities
- Traffic generation
- Remaining covenant on the 0.42 acre parcel
- Challenges of providing vacant possession



APARTMENTS

76 UNITS
 56 -1 BEDROOMS TOTAL
 10 -2 BEDROOMS TOTAL
 10 -3 BEDROOMS TOTAL

2 STORIES OVER PARKING-20 UNITS
 (29'-0" ABOVE GRADE)
 16 -1 BEDROOMS
 2 -2 BEDROOMS
 2 -3 BEDROOMS
 2 STORIES OVER PARKING-12 UNITS
 (29'-0" ABOVE GRADE)
 8 -1 BEDROOMS
 2 -2 BEDROOMS
 2 -3 BEDROOMS

106 COVERED PARKING SPACES
 12 SURFACE PARKING SPACES
 118 TOTAL PARKING SPACES (106 BEDS)

ADMINISTRATION BUILDING

2 STORIES OVER PARKING
 (30'-0" ABOVE GRADE)
 10,200 SF PER FLOOR

20,400 SF TOTAL = APPROX.
 60 OCCUPANTS

36 COVERED PARKING SPACES
 32 SURFACE PARKING SPACES
 68 TOTAL PARKING SPACES

School Board
 241 Trumbo Road
 Key West, FL

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 610 White St. Key West FL

date:
 03/1/2022
 revision:

Site Plan



sheet:
 A0.1

MCEF ISSUED REQUEST FOR PROPOSALS



UNSOLICITED PROPOSAL

RENTAL HOUSING and ADMINISTRATION BUILDING

TO SUPPORT MONROE COUNTY

SCHOOL DISTRICT



April 11,2022