

RESOLUTION NO. 26-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING A MAJOR DEVELOPMENT PLAN PURSUANT TO CHAPTER 108, ARTICLE II, AND CHAPTER 122 OF THE LAND DEVELOPMENT REGULATIONS FOR PROPERTY LOCATED AT 241 TRUMBO ROAD / 240 WHITE STREET (RE# 00001720-000100); PROVIDING FOR THE DEVELOPMENT OF ONE HUNDRED FIFTY (150) AFFORDABLE HOUSING UNITS WITH ASSOCIATED PARKING AND AMENITIES; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER PURPOSES.

WHEREAS, the applicant has submitted an application for a Major Development Plan for property located at 241 Trumbo Road / 240 White Street (RE# 00001720-000100) (the "Property"); and

WHEREAS, the Property is located within the Historic Residential Commercial Core-2 (HRCC-2) zoning district pursuant to Section 122-657 of the City of Key West Land Development Regulations (LDRs); and

WHEREAS, pursuant to Section 122-717(2) of the LDRs, multi-unit residential development is permitted within the HRCC-2 zoning district, subject to compliance with applicable standards and approvals; and

WHEREAS, pursuant to Chapter 108, Article II of the LDRs, a Major Development Plan is required for development within a

historic district consisting of more than five (5) residential units; and

WHEREAS, pursuant to Section 108-91(A)(2)(a) of the LDRs, any development involving the addition or reconstruction of five (5) or more permanent residential units requires Major Development Plan review and approval; and

WHEREAS, the proposed development consists of a multi-unit residential building organized around an internal courtyard and containing one hundred fifty (150) affordable housing units, including forty-one (41) one-bedroom units, seventy-two (72) two-bedroom units, and thirty-seven (37) three-bedroom units; and

WHEREAS, the proposed development includes two hundred twenty (220) parking spaces, private open-air balconies for each unit, and on-site amenities including a swimming pool and dog park; and

WHEREAS, the subject property is approximately 5.91 acres and contains several existing structures previously utilized for bus maintenance and warehousing that are proposed for demolition, with the exception of one administrative building to remain; and

WHEREAS, the Planning Board reviewed the application, determined that the proposed development is consistent with the

Comprehensive Plan and Land Development Regulations, and recommended approval with conditions; and

WHEREAS, the City Commission has reviewed the entire record, including staff reports, public input, and the Planning Board's recommendation; and

WHEREAS, the City Commission finds that the proposed development is consistent with the Comprehensive Plan, including policies that support the provision of affordable housing, redevelopment of underutilized properties, and efficient use of land within developed areas; and

WHEREAS, the City Commission further finds that the density and scale of the project are consistent with the allowances of the HRCC-2 zoning district, and that the site design incorporates adequate parking, open space, and internal circulation; and

WHEREAS, the City Commission further finds that the proposed development is compatible with surrounding land uses and that the site is of sufficient size and configuration to accommodate the proposed density, parking, and amenities; and

WHEREAS, the City Commission further finds that public infrastructure, including utilities, roadway access, and stormwater systems, are available or can be provided to adequately

serve the proposed development, subject to compliance with applicable permitting requirements; and

WHEREAS, the redevelopment of the Property from a prior industrial use to residential use represents a compatible transition within the surrounding area and contributes to the City's overall housing supply, including income-restricted affordable housing units.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA:

SECTION 1: The above recitals are hereby incorporated herein by reference.

SECTION 2: The City Commission hereby approves the Major Development Plan for the property located at 241 Trumbo Road / 240 White Street (RE# 00001720-000100), as described in the application for File No. 2025-0008.

SECTION 3: This approval is subject to the following conditions:

1. Development shall be in substantial compliance with the approved plans and all representations made during the review process. Any substantial deviation shall require review and approval by the appropriate reviewing body.

2. All comments and requirements of the Development Review Committee (DRC) shall be addressed to the satisfaction of the applicable City departments prior to the issuance of building permits.
3. Final plans, including but not limited to utilities, stormwater management, solid waste, and ADA compliance, shall be reviewed and approved by the appropriate City departments prior to the issuance of building permits.
4. The applicant shall obtain all required permits and approvals from applicable local, state, and federal agencies prior to commencement of development activities.
5. The approved residential unit mix (41 one-bedroom, 72 two-bedroom, and 37 three-bedroom units), the provision of 220 parking spaces, and the inclusion of on-site amenities (including the pool and dog park) shall be maintained as part of the approved Major Development Plan unless modified through a subsequent development review and approval process.

Section 4: This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5: This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Presiding Officer and the Clerk of the Commission.

Section 6: This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

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Passed and adopted by the City Commission at a meeting held
this _____ day of _____, 2026.

Authenticated by the Presiding Officer and Clerk of the
Commission on _____ day of _____, 2026.

Filed with the Clerk on _____, 2026.

Chair Danise Henriquez	_____
Vice Chair Donald "Donie" Lee	_____
Commissioner Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Sam Kaufman	_____
Commissioner Greg Veliz	_____

DANISE HENRIQUEZ, MAYOR

ATTEST:

KERI O'BRIEN, CITY CLERK