



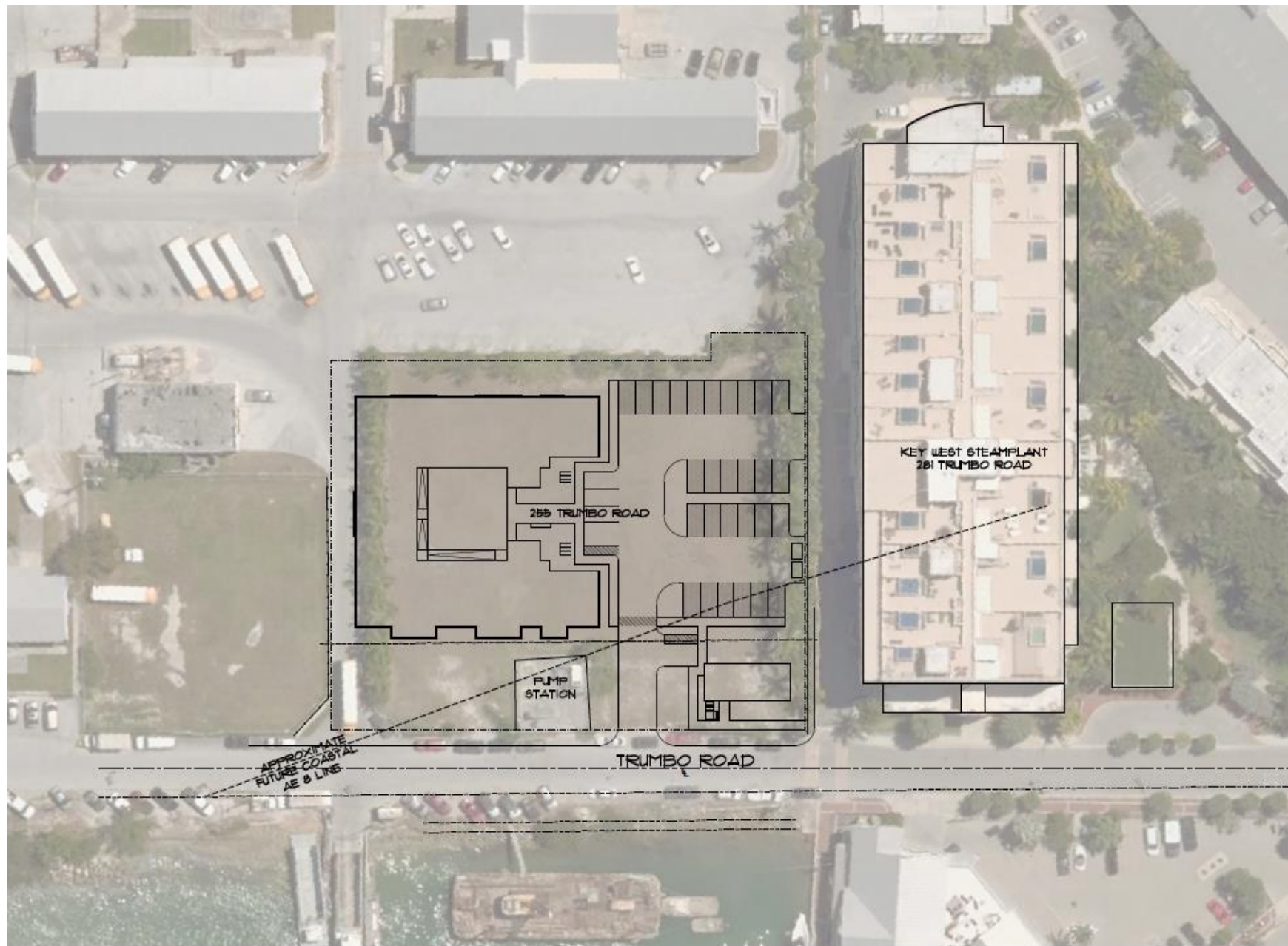
TRUMBO ROAD SITE

Development constraints and options



Aerial photograph circa 1990. Monroe County Library.



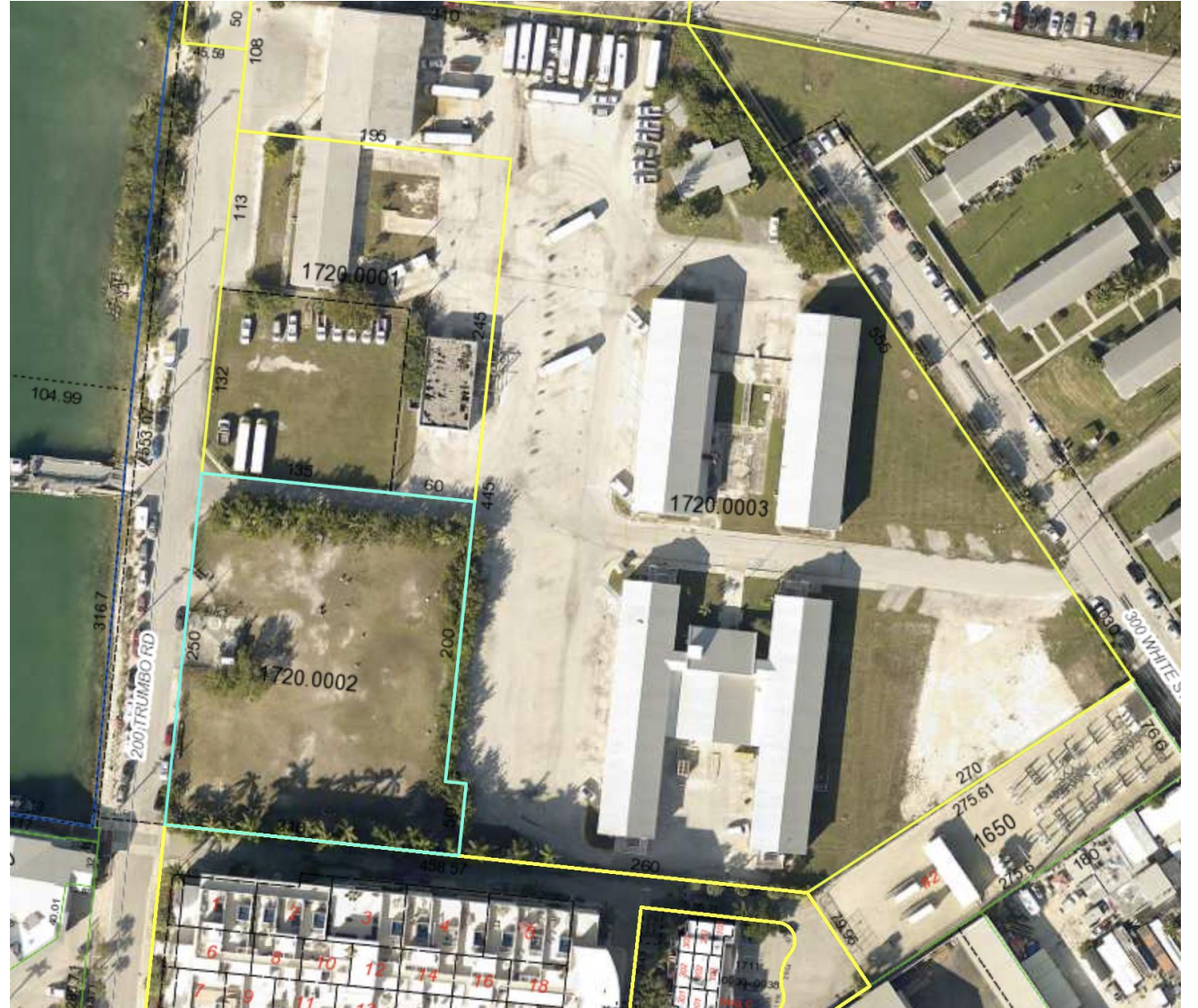


Site Plan

1" = 50' - 0"

TRUMBO ROAD SITE

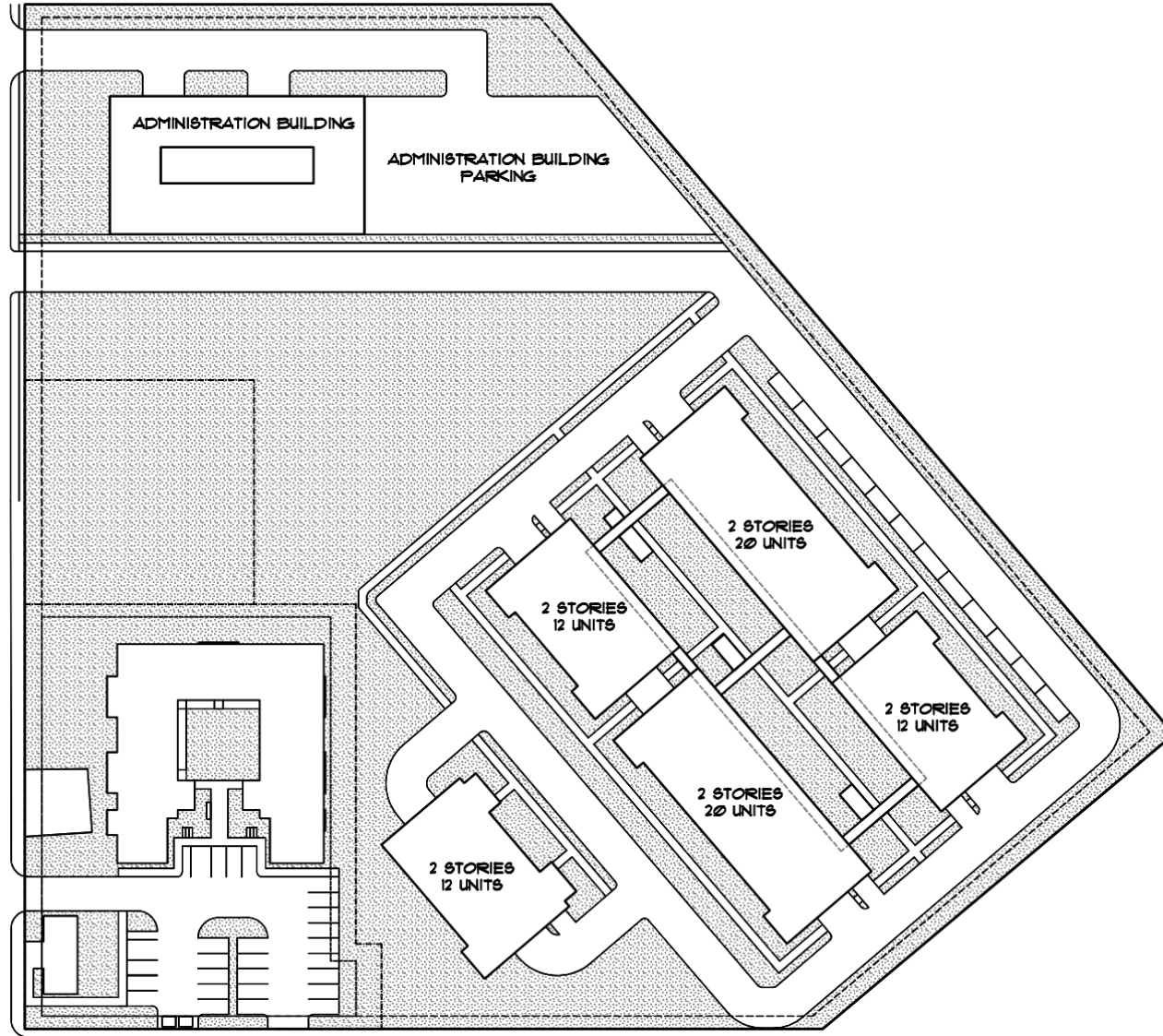
5.92 acres and 0.41 acres



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

TRUMBO ROAD



Site Plan
1/8" = 1' - 0"



APARTMENTS

16 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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03/11/2022
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A0.1

MCEF ISSUED REQUEST FOR PROPOSALS



UNSOLICITED PROPOSAL

RENTAL HOUSING and ADMINISTRATION BUILDING

TO SUPPORT MONROE COUNTY

SCHOOL DISTRICT



April 11, 2022