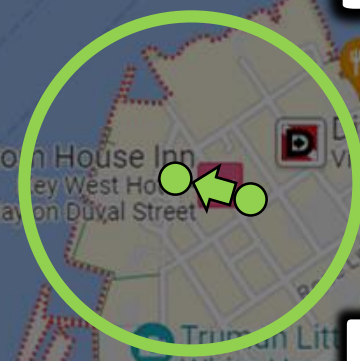


Transient Transfer



501 Greene to 423 Front

HRCC-1 to HRCC-1

495 Greene St

Key West, Florida

Google Street View

Jul 2018 See more dates

Sender Site
501 Greene Street
HRCC-1

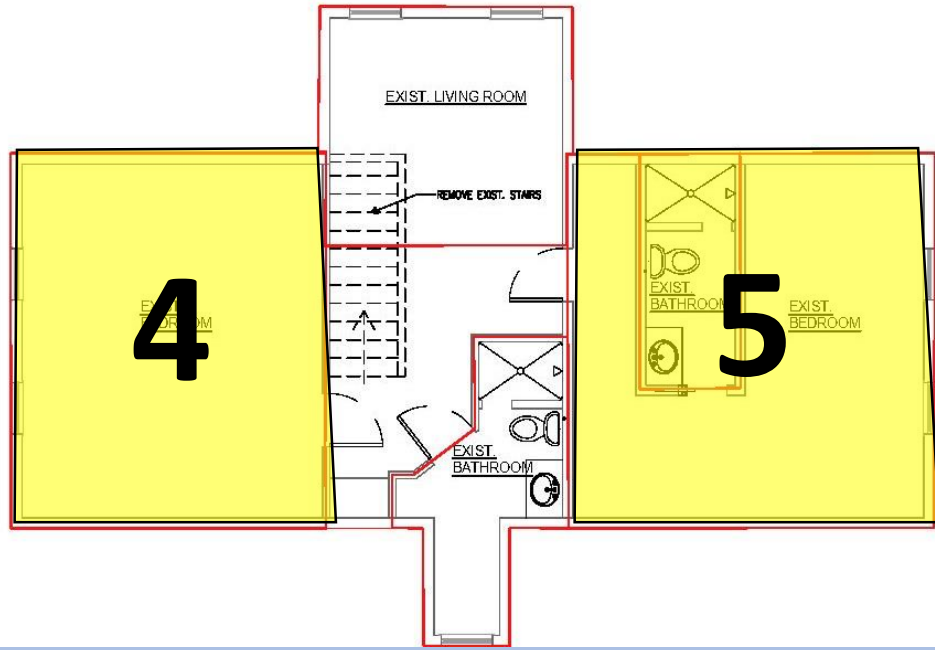
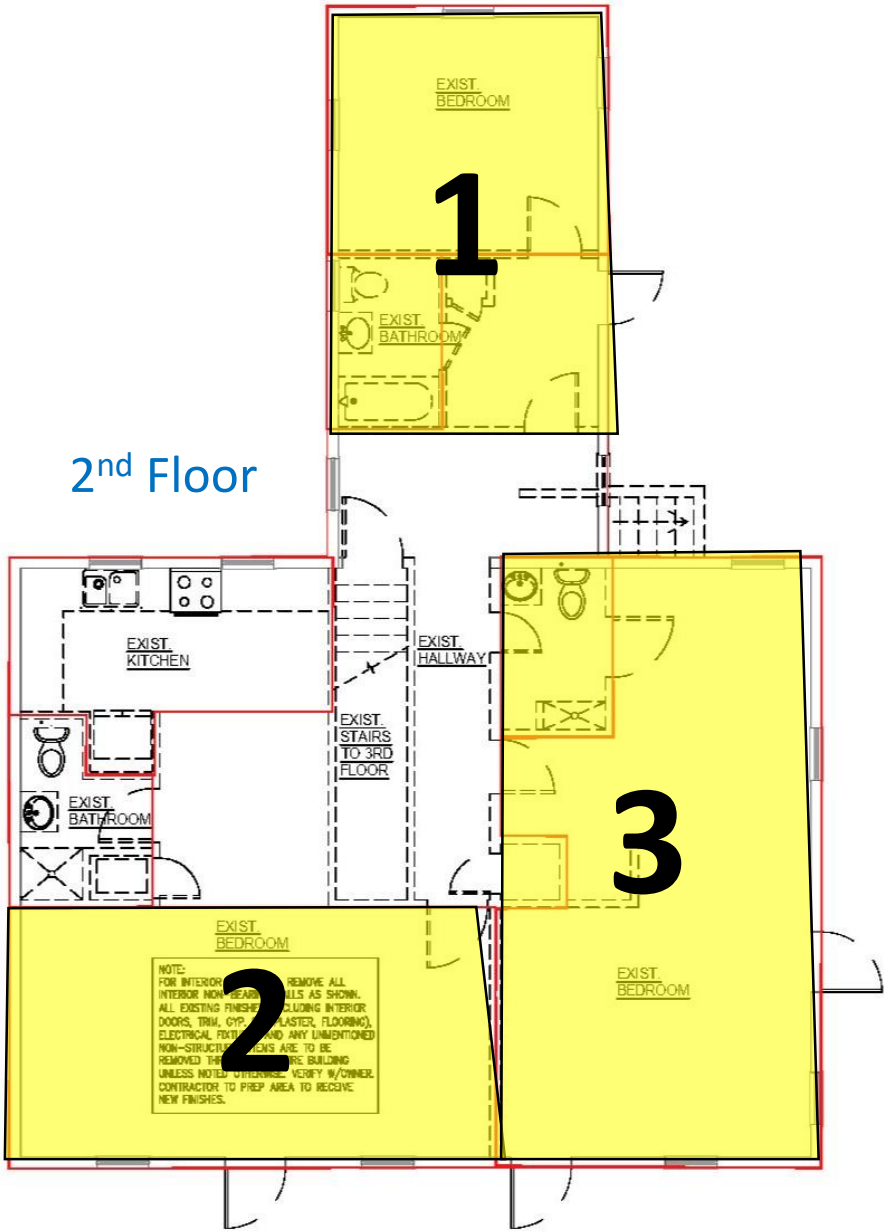


Sender Site

Bedrooms = 5

Sleeps = 12

Parking = 0



3rd Floor

423 Front St
Key West, Florida
Google Street View
Mar 2019 See more dates

Receiver Site 423 Front Street HRCC-1



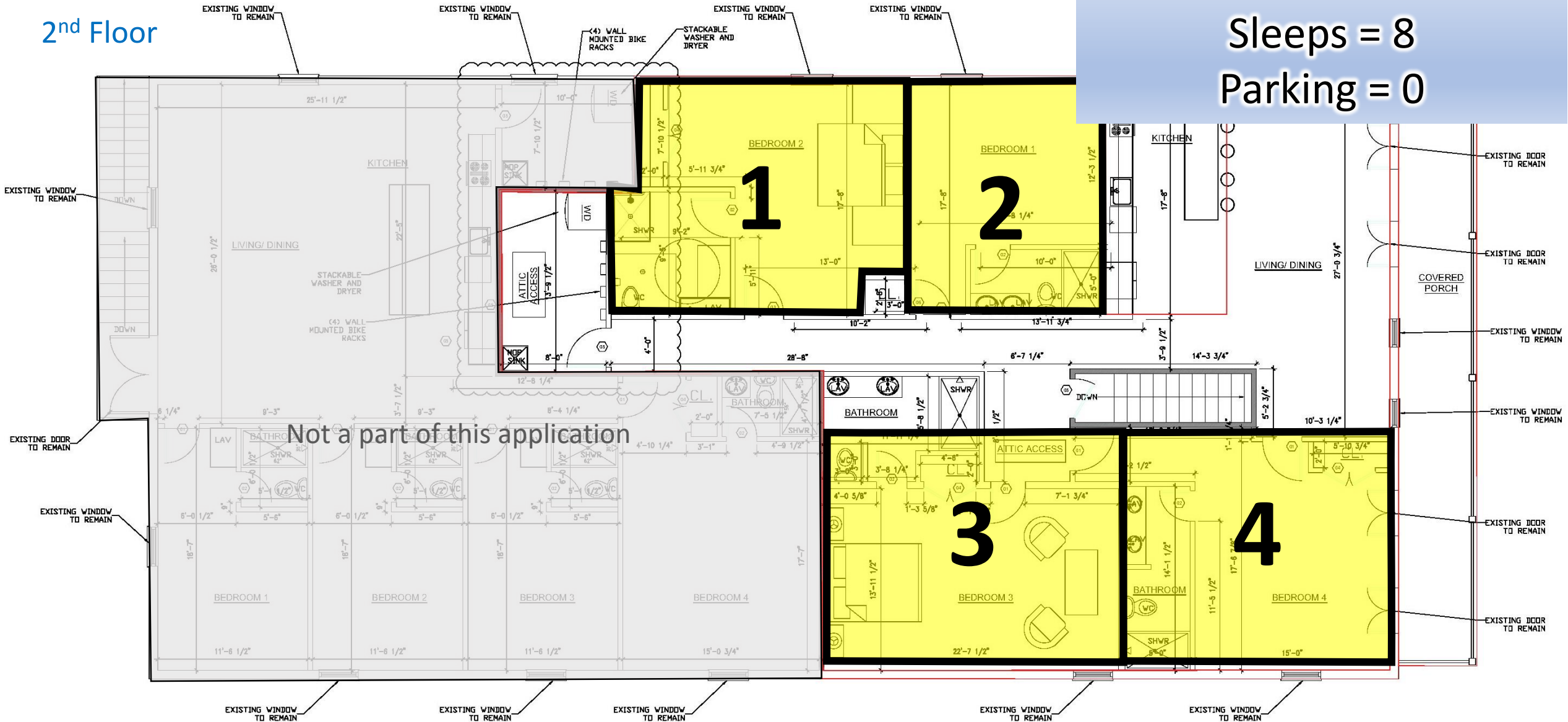
Receiver Site

Bedrooms = 4

Sleeps = 8

Parking = 0

2nd Floor



Not a part of this application

Occupancy Analysis

| Site | Sq. Ft. | Bedrooms | Sleeping Occupancy |
|-------------------|------------|-----------|--------------------|
| Sender Site | 2,606 | 5 | 14 |
| Receiver Site | 2,531 | 4 | 8 |
| Net Change | -75 | -1 | -6 |

Parking Analysis

| Use | Existing | Proposed | Change |
|----------------------------|-----------------------------|-----------------------------|---------------------|
| Commercial | 9,071 sq. ft. = 30.2 spaces | 4,353 sq. ft. = 15.1 spaces | -15.1 space |
| Residential - Nontransient | 0 units = 0 spaces | 1 unit = 1 space | +1.0 space |
| Residential - Transient | 0 units = 0 spaces | 1 unit = 2 spaces | +2.0 spaces |
| Change | 30.2 spaces | 18.1 spaces | -12.1 spaces |

Sec. 108-575.5. - Computation of parking spaces. Whenever a building or use is enlarged in floor area, number of dwelling units, seating capacity or in any other manner so as to create a need for a greater number of parking spaces than that existing, such spaces shall be provided in accordance with this section.

Density & BPAS

Policy 1-1.1.2: - Density.

Maximum gross residential density shall be determined by dividing the "maximum allowable units" by the "gross acres of land" (i.e., dwelling units/ gross land acres).

Comprehensive Plan - BPAS.

BPAS limits residential density based on a 24hr hurricane evacuation clearance time.