

# Transient Transfer

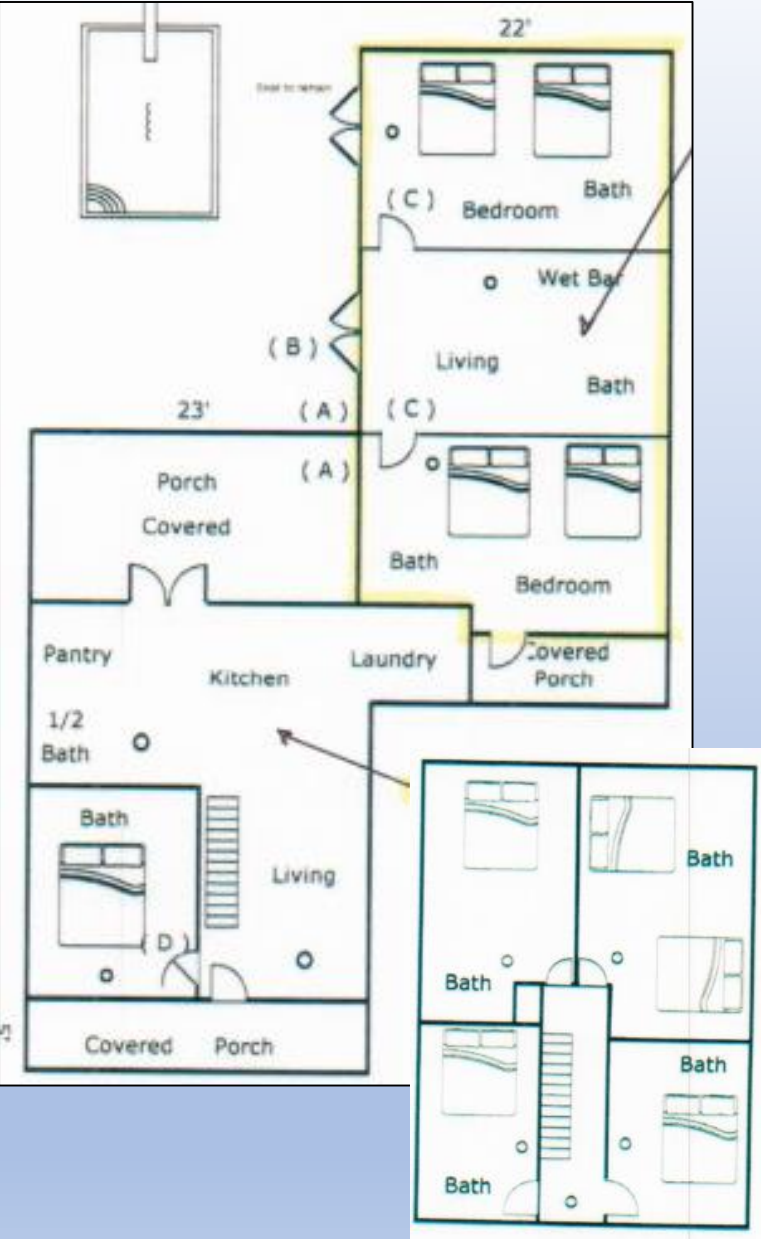
1004 Eaton St (HNC-2)  
to  
610 Duval St (HRCC-1)



Sender Site  
1004 Eaton Street  
HNC-2



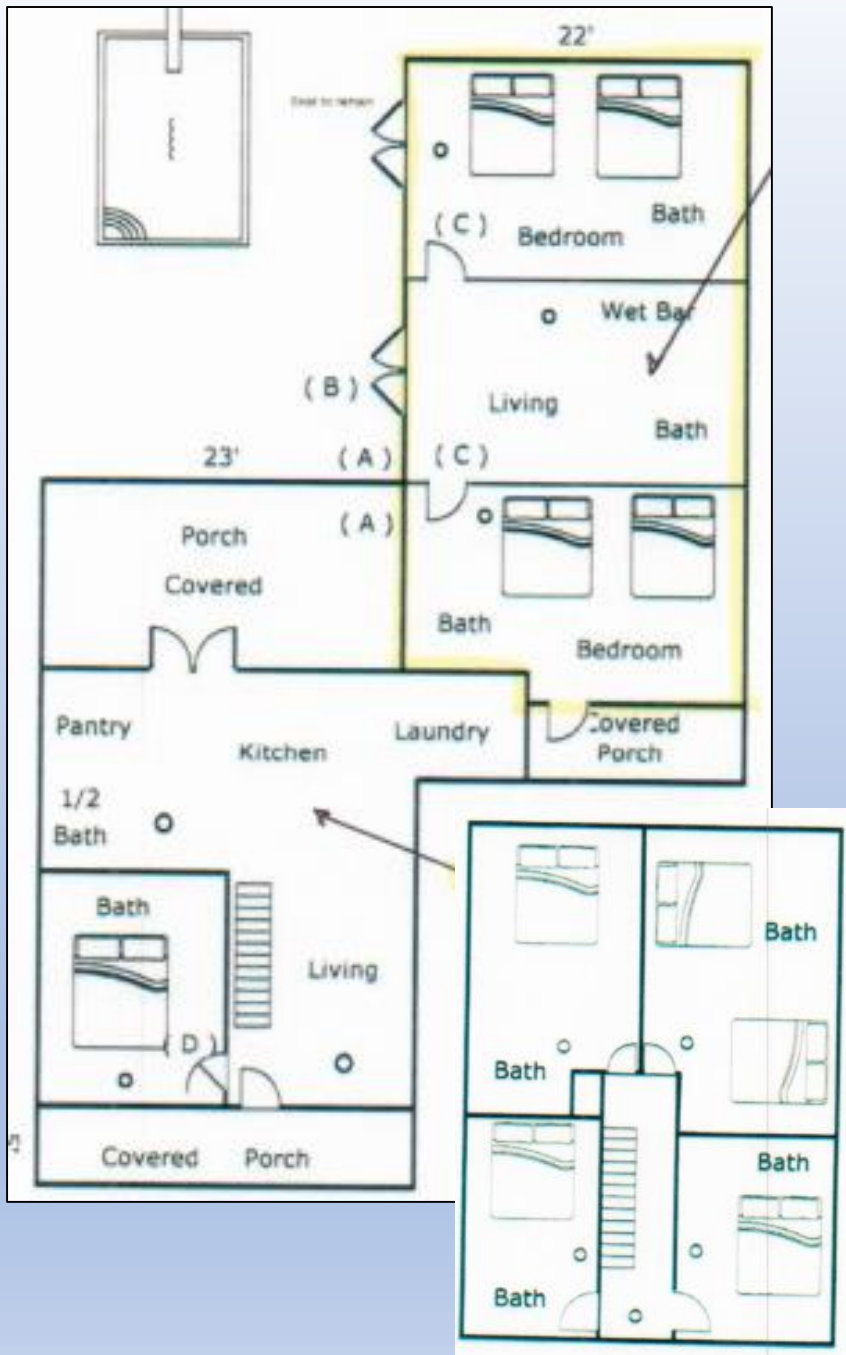
# Sender Site Existing



- 5-Bdrm Transient Single-Family Home w/ 2-Bdrm Accessory Guest Cottage
- 6 “Unassigned” Trans Units & Licenses

# Sender Site Proposed

- 5-Bdrm Transient Single-Family Home w/ 2-Bdrm Accessory Guest Cottage



Receiver Site  
610 Duval Street  
HRCC-1



# Receiver Site Existing

2-bdrm Non-Transient Unit



# 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.

# Sec. 122-1338

(5) Unless the planning board determines that special conditions exist at the receiver site that warrant otherwise, the transient unit may not include more than two rooms, excluding bathrooms, and excluding porches and decks that are clearly not enclosed or habitable.

**Complies** – Two rooms proposed

(6) At the sender site, any remaining transient units that are remodeled or combined may not increase the existing number of rooms, excluding bathrooms. All such units shall not have "lockout" capacity.

**Complies** – No Changes proposed at Sender site



# Approval Criteria

SEC. 122-1338 – TRANSFER OF TRANSIENT UNITS	COMPLIANCE
(1) Transient unit counted as a unit + does not cause a net increase of units	COMPLIES
(2) Transient use must be allowed + transfer accompanied by BTR	COMPLIES
(3) Transient units may be converted to residential units, if no increase to hurricane evacuation time	NA
(4) Transient units shall not increase density of receiver site	COMPLIES
(5) Unless the planning board determines that special conditions exist at the receiver site that warrant otherwise, the transient unit may not include more than two rooms, excluding bathrooms, and excluding porches and decks that are clearly not enclosed or habitable.	COMPLIES
(6) At the sender site, any remaining transient units that are remodeled or combined may not increase the existing number of rooms, excluding bathrooms. All such units shall not have "lockout" capacity.	COMPLIES
(7) No transfer of units into "V" zone	COMPLIES
(8) Nonconforming buildings may receive units if nonconformities are not increased	COMPLIES
(9) Development shall be processed per LDRs	COMPLIES
(10) No building permits shall be granted for the receiver site until city has verified that the transient use at sender site unit(s) has been extinguished	COMPLIES

# Conditions

1. The applicant shall comply with the requirements of Section 122-1371: Transient living accommodations in residential dwellings; regulations.

***Proposed Amendment*** 2. The applicant shall surrender the two BPAS units previously allocated to property through Planning Board Resolution 2021-20 back to the city ~~as well as the rights to the existing non-transient unit to the City's Beneficial Use Pool~~ prior to the issuance of COs or licenses for units at 610 Duval, subject to review and approval by the Planning Director.

3. The receiver site shall comply with the attached floor plans signed and sealed by Serge Mashtakov on December 5<sup>th</sup>, 2023.