

Transient License Transfer

536 Fleming Street



The transfer of one (1) transient license in unassigned status owned by Key Cove LLC to 536 Fleming Street in the HNC-1 zoning district. The HNC-1 zoning district allows transient living accommodations if there is no displacement nor on-site reduction in housing units for permanent residents.

Request





Fleming Street

Simonton Street

Key West

600 FLEMING ST

600 SIMONTON ST



Georgia St.

Duncan St.

- Zoned Historic Neighborhood Commercial (HNC-1)
- Located in the Historic District
- Receiver site is a historically contributing structure
 - Built in 1886
 - Total Area \approx 1,900 Sq. Ft.
 - Multi-bedroom, multi-bath and full kitchen apartment with balconies
 - Mixed-use building with two single family units since at least 1995
- Sender site – unassigned unit from 1213 Georgia St Unit 2
 - Total Area = 238 Sq. Ft.
 - About 88% smaller than the receiver site
 - One room efficiency

Background



The code specifies that the purpose of the transient transfer is to:

1. *Reduce noncomplying density:*
2. *Remove legal nonconforming transient uses*
3. *Encourage permanent residential housing*
4. *Provide for the conversion of transient units to single-family dwellings*
5. *Allow for redevelopment without increasing the population*
6. *Encourage redevelopment under ROGO ordinance that limits residential and transient unit*

Transient Transfer Purpose (Sec. 122-1336)



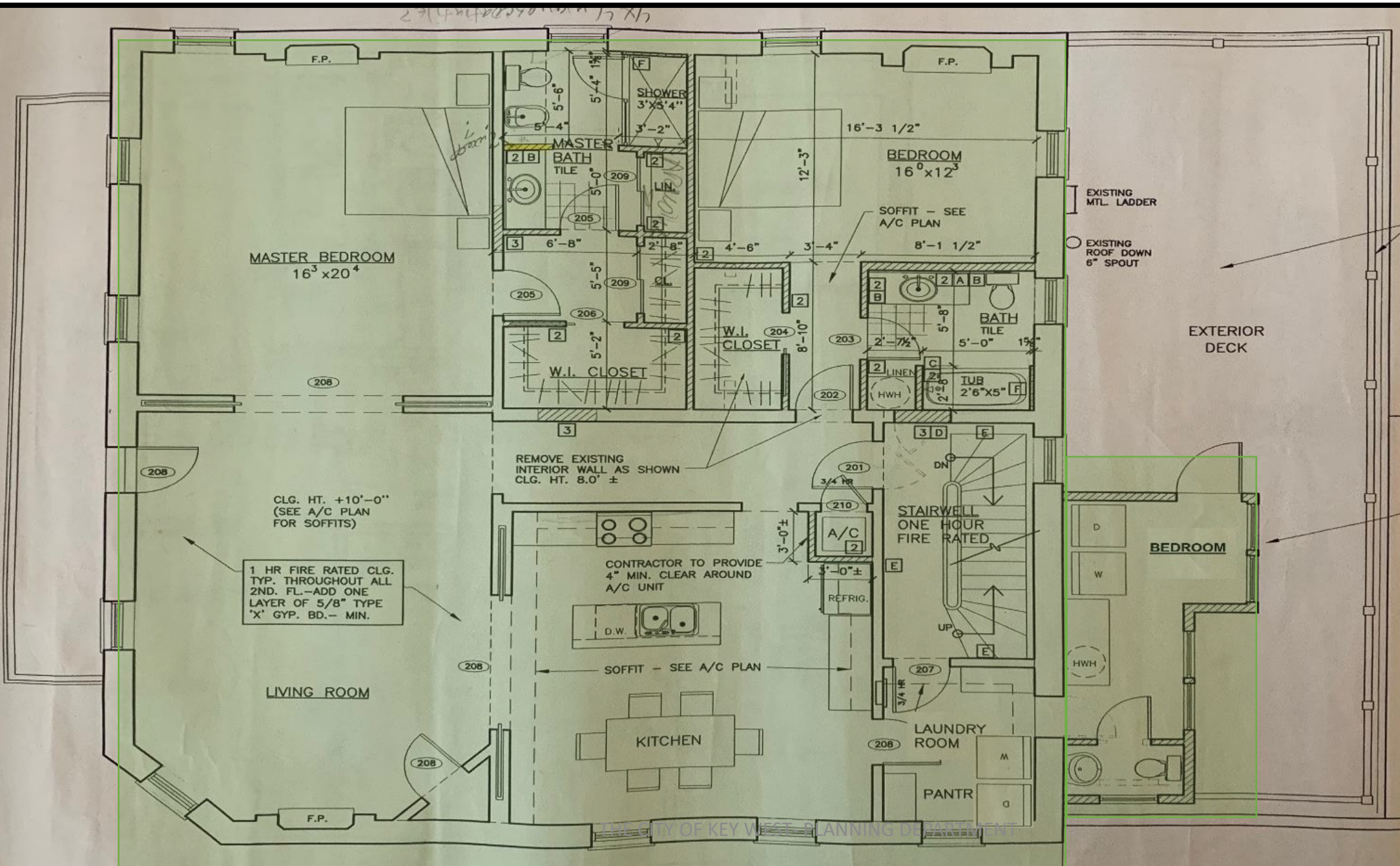
Within the historic neighborhood commercial (HNC) districts, redevelopment or conversion of permanent housing structures to transient residential, office, or other allowable commercial uses shall be permitted only if no **on-site reduction in housing units for permanent residents occurs.**

Housing units for permanent residents is determined to be housing units that are now or may be available for the permanent population either now or in the future.

HNC-1 - Intent



Proposed Receiver Site, 536 Fleming St.



536 Fleming:

- 3 Bedrooms
- 2.5 Bathrooms
- Laundry Room
- 2 Walk in closets
- Full Kitchen
- Living Room
- 2 Balconies



Sec. 122-1342. - Historic structures.

- ...If the receiver site is an historic structure, the planning board may consider retaining the room layout (notwithstanding sections [122-1338](#)(5) and [122-1339](#)(b) hereof) and may further consider all guidelines adopted by the historic architectural review commission.
- HARC has no guidelines adopted pertaining to transient transfers
- Planning Board's guidelines for a transfer of a transient license is as follows:

Staff Analysis



Where a license alone is transferred, the planning board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider:

- 1) The relative size of the unit from which the license is transferred.
- 2) The room configuration of both sites to maintain approximately the same or less net number of occupants.

Staff Analysis



Planning Board shall consider the relative size of the unit from which the license is transferred.

This zoning district does not allow the conversion of permanent housing units to transient units. The large single-family unit at 536 Fleming is approximately 1,900 square feet with three bedrooms, three bathrooms, a kitchen, a laundry area, a living room, and a balcony overlooking Simonton Street. In contrast, the unit from 1213 Georgia St. is a 238 sq.ft. unit with a living/bedroom area, an attached kitchen, and bathroom. The receiver site is eight times the size of the sender site, or about 1,662 sq.ft. larger.

Staff Analysis



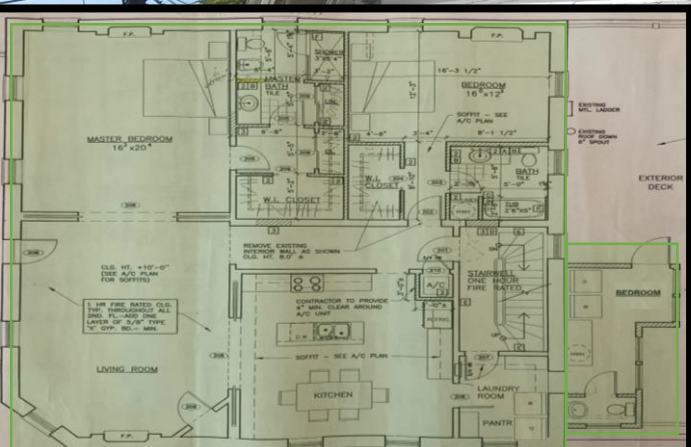
Planning Board shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

536 Fleming – Three bedrooms, one master bedroom, and two smaller bedrooms, one of which has a full bath, the other has a half-bath and a bunk bed.

1213 Georgia – Efficiency with a kitchen, bathroom, and living area.

Staff Analysis

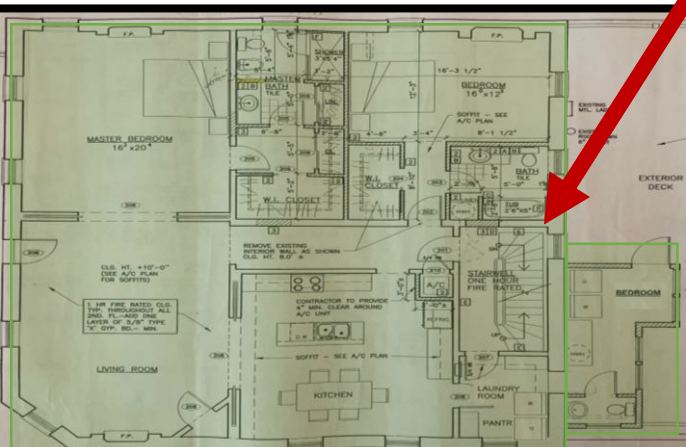
536 Fleming St.



Island Antiques

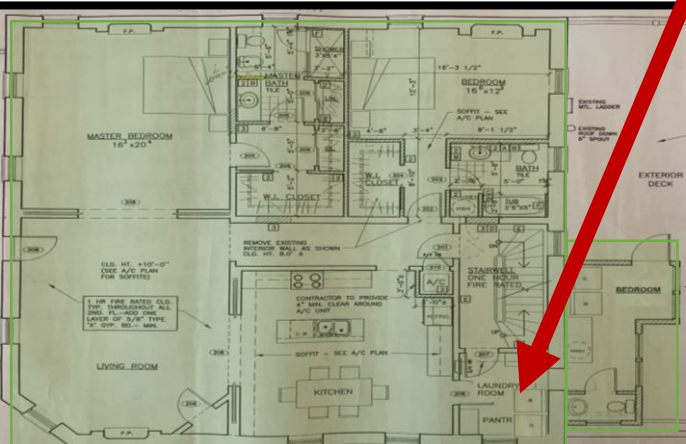
536 Fleming St.

Entrance Hall



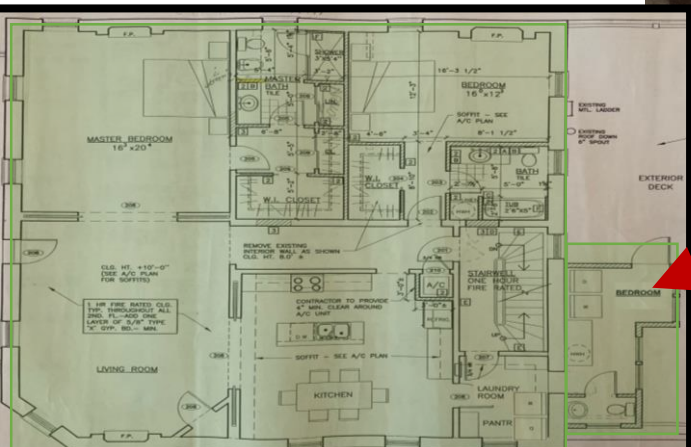
536 Fleming St.

Walk in laundry room
with access to third
bedroom



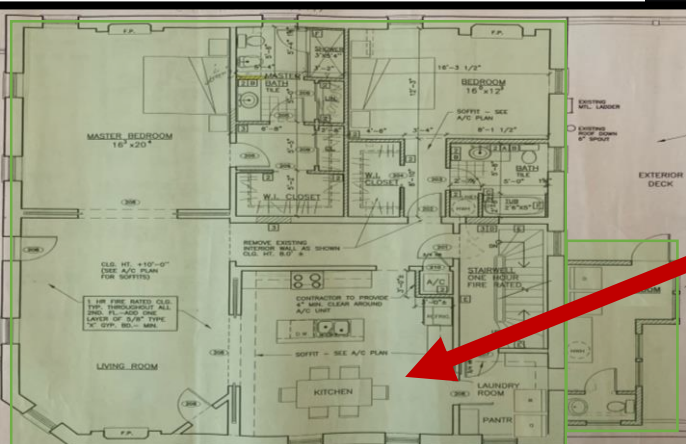
536 Fleming St.

Bedroom with bunk beds and a half bathroom with door to roof access



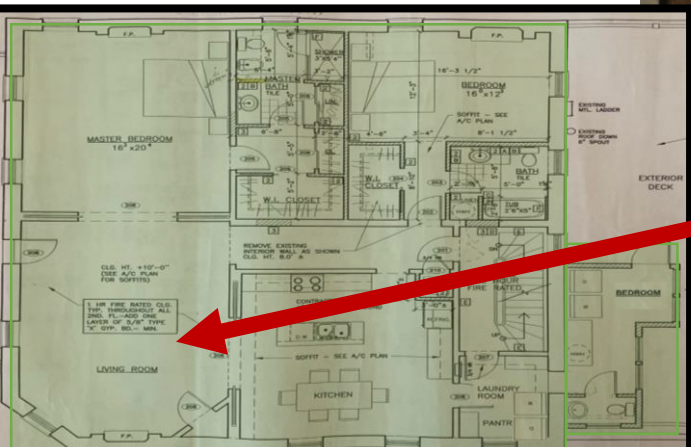
536 Fleming St.

Kitchen and dining room area



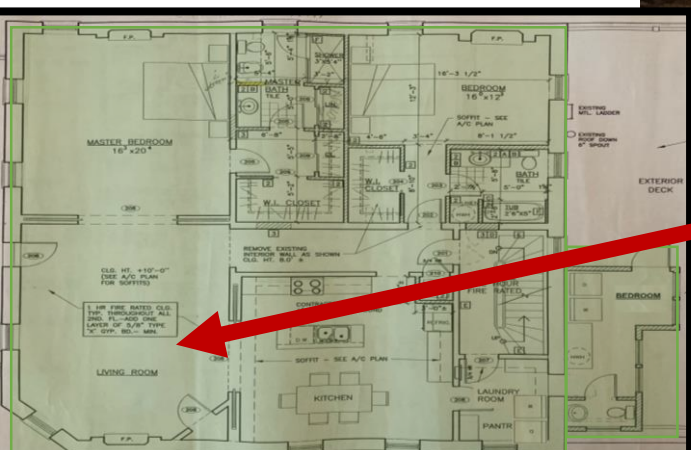
536 Fleming St.

Living area with fireplace



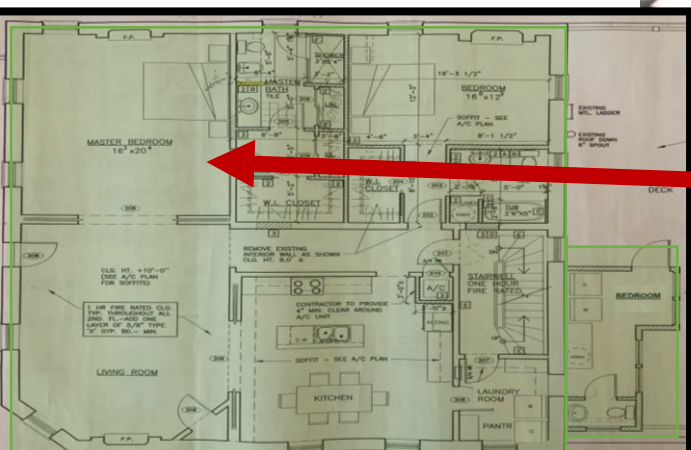
536 Fleming St.

Living area with door to balcony overlooking Simonton St.



536 Fleming St.

Master bedroom, walk-in closet and master bathroom attached



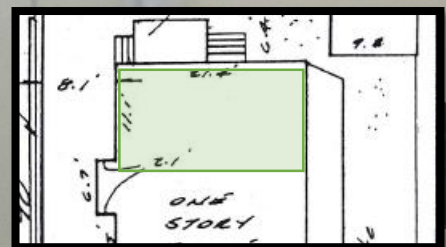
1213 Georgia St. Unit 2

One room Studio
showing living
quarters



1213 Georgia St. Unit 2

One room studio
showing kitchen and
bathroom



The Planning Department, based on criteria in the City Code, recommends the request for a transfer of transient license be **denied**.

Staff Recommendation



If a vote to approve is passed by the Planning Board, the Planning Department recommends the request be approved with the following conditions:

1. Additional transient license(s) be added to the application to comply with City Code

Staff Recommendation

