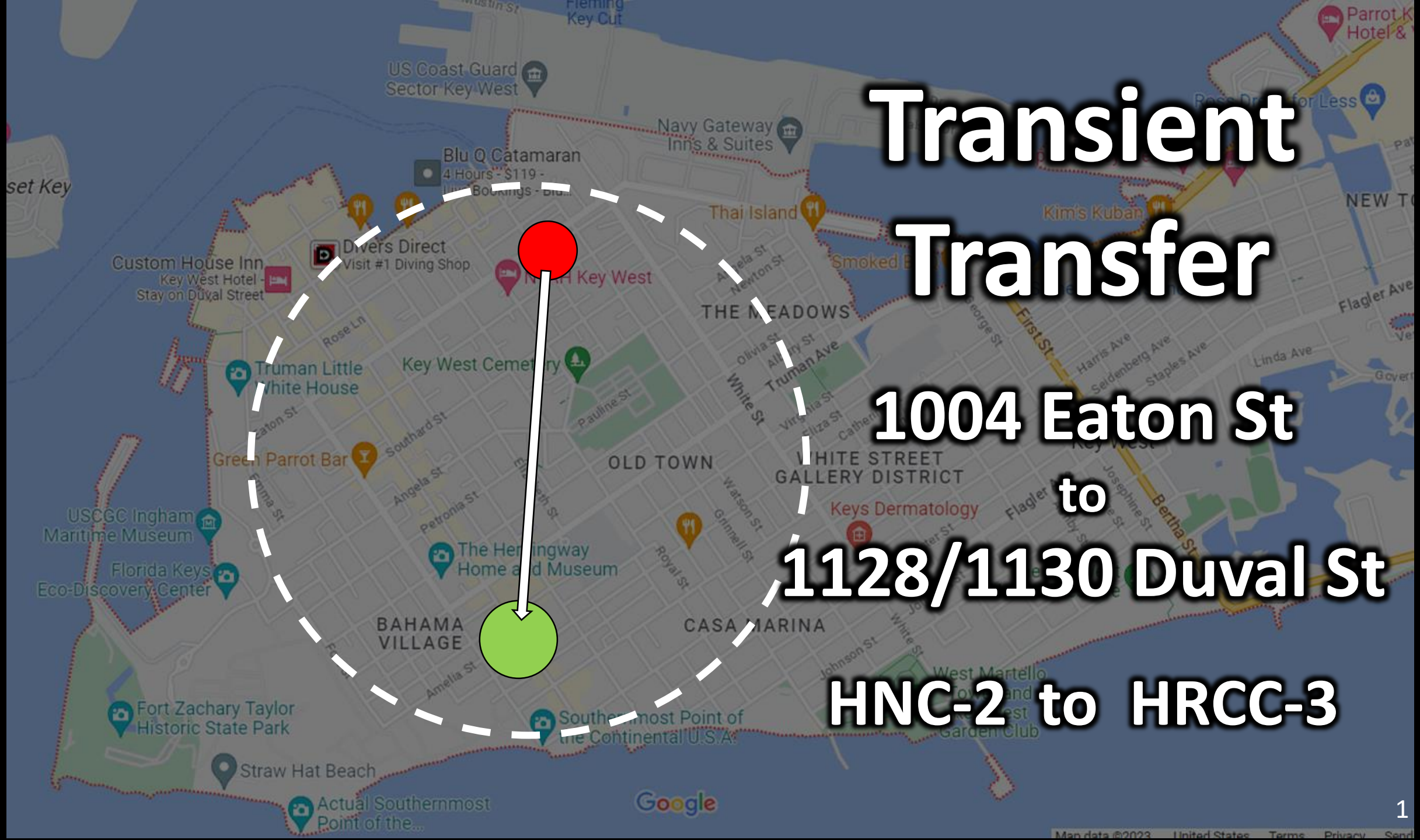


Transient Transfer

1004 Eaton St
to
1128/1130 Duval St

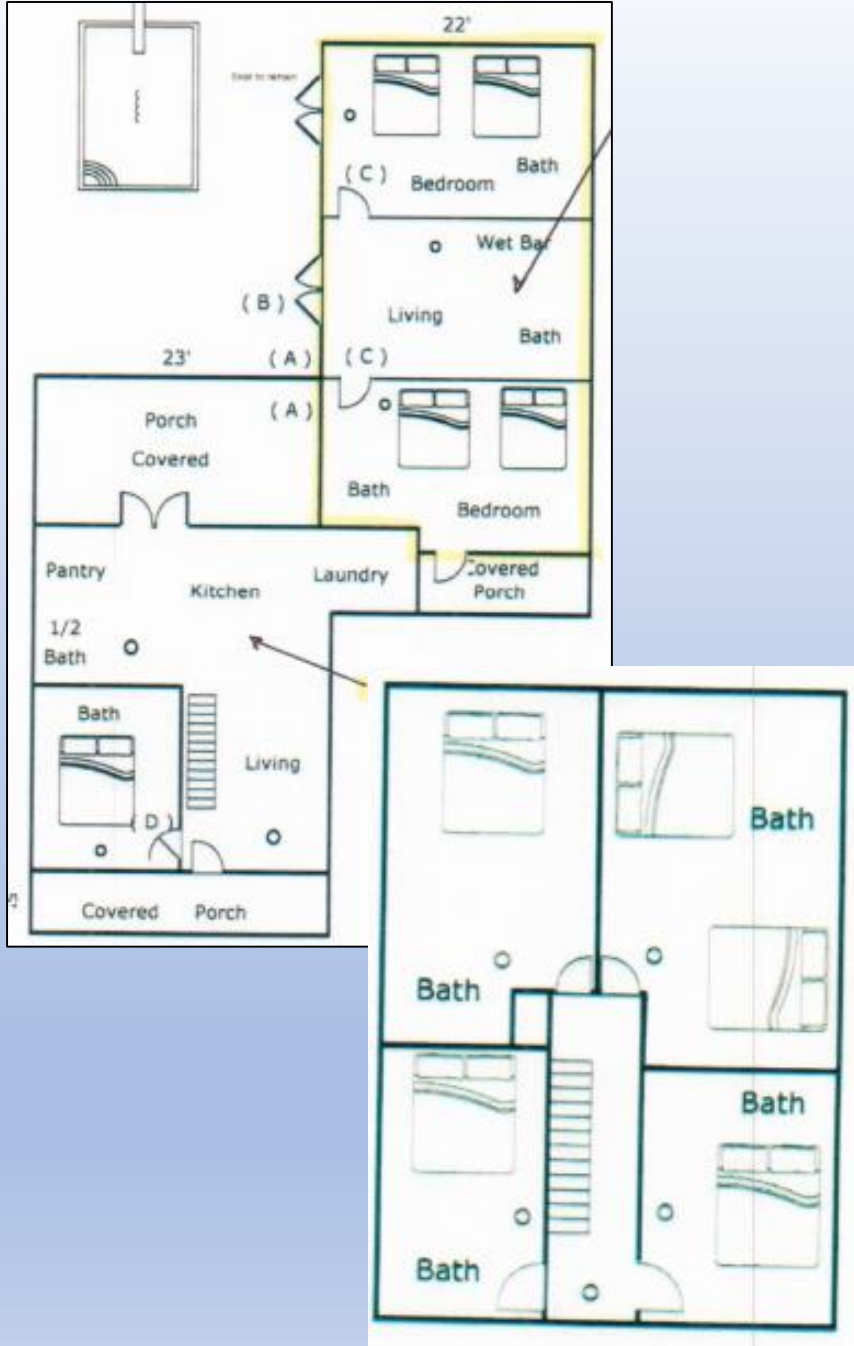
HNC-2 to HRCC-3



Sender Site
1004 Eaton Street
HNC-2



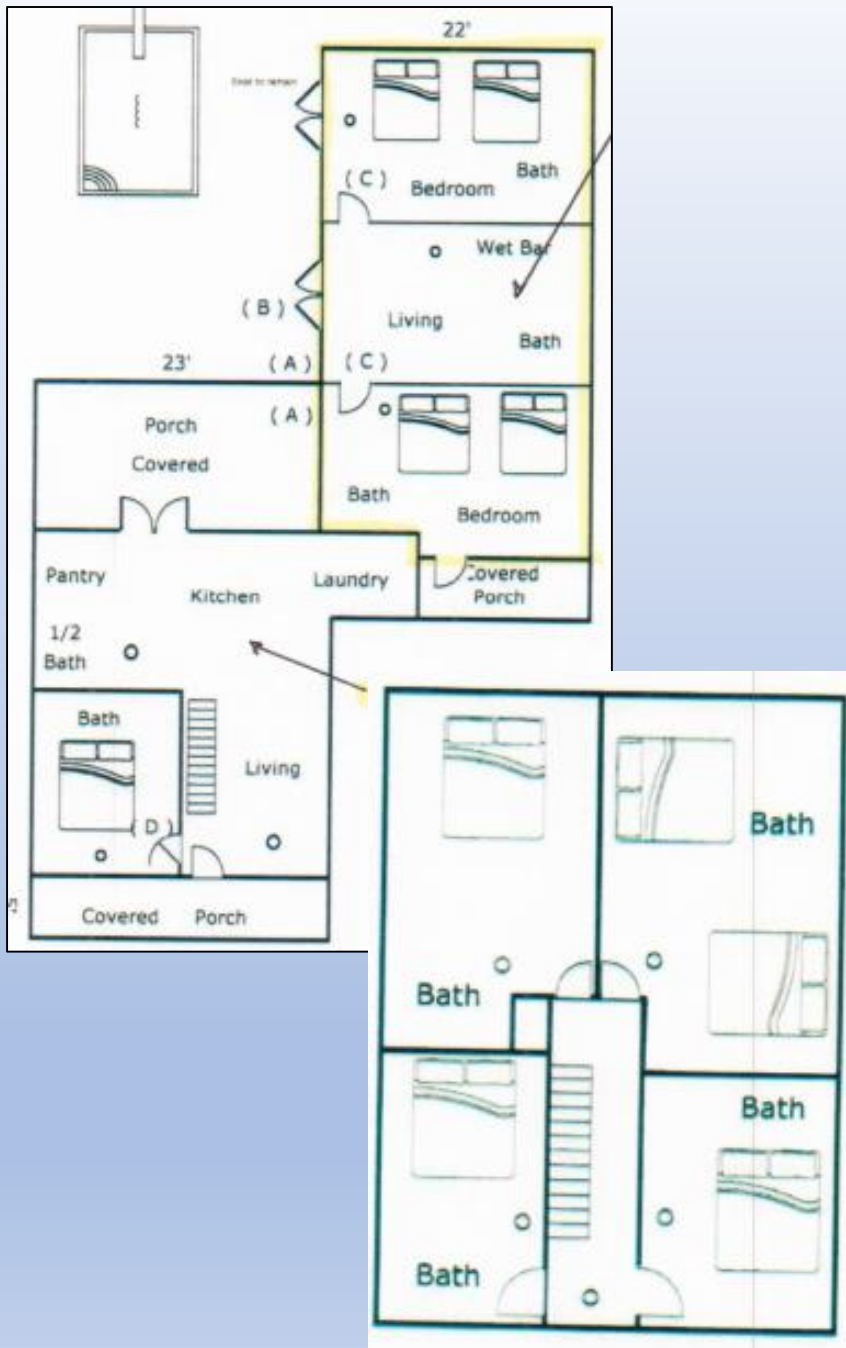
Sender Site Existing



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

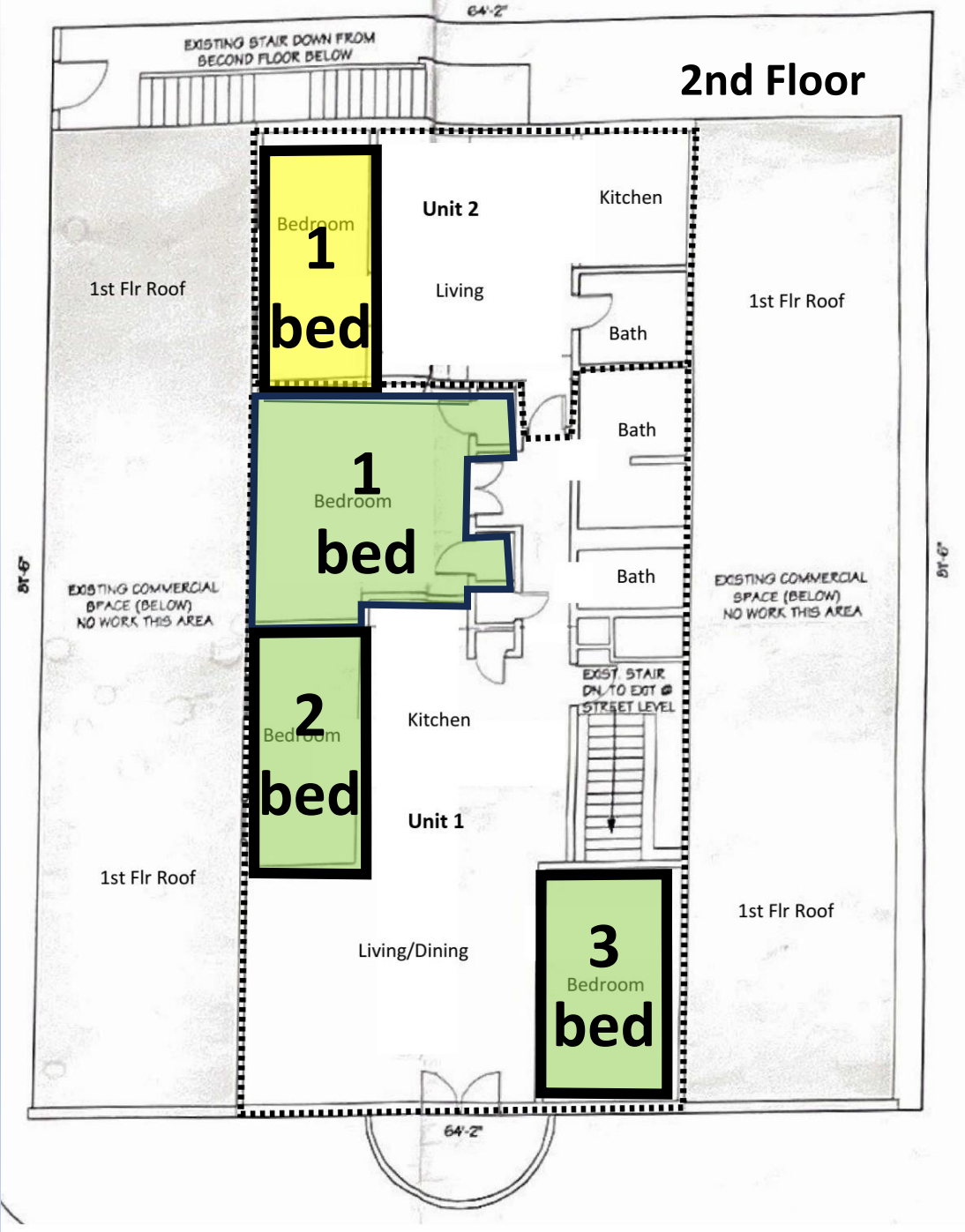
Sender Site Proposed

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



Receiver Site
1128/1130 Duval St
HRCC-3





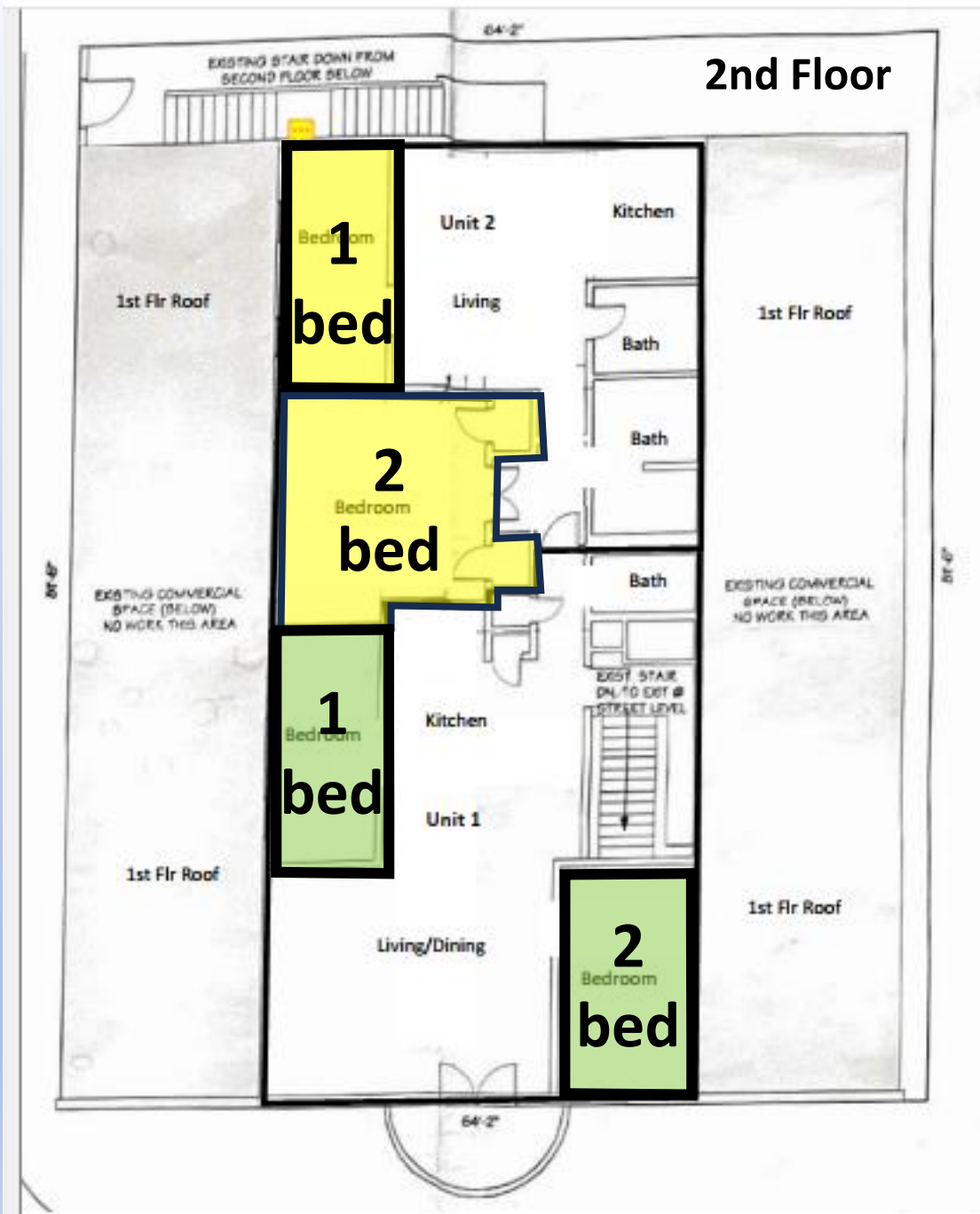
Receiver Site Existing

- 1 - 1 bdrm Non-transient Unit
- 1 - 3 bdrm Non-transient Unit

Receiver Site Proposed

- 2 - 2 bdrm Transient Units
- 2 Non-Transient BPAS-Exempt Units retained within the property's bundle of rights Consistent with Transient Transfer Resolution No. 2023-012

Condition: The transferred units shall not operate to increase density of the receiver site above the maximum allowed density. The owner shall execute an agreement acknowledging that a third and fourth unit shall not be utilized at the receiver site unless the Code of Ordinances is amended to increase the maximum-permitted density in the zoning district in which the site is located.



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.
2. The sender site must maintain compliance with Section 122-1338(6), or the units and licenses must be transferred from a sender site that does comply with Section 122-1338(6).
3. ~~Transferred units/licenses from 1004 Eaton shall include the same number of total rooms from sender site to the receiver site.~~ ***Condition is inconsistent with Sec. 122-1338(5)***

NEW CONDITION: 3. The transferred units shall not operate to increase density of the receiver site above the maximum allowed density. The owner shall execute an agreement acknowledging that a third and fourth unit shall not be utilized at the receiver site unless the Code of Ordinances is amended to increase the maximum-permitted density in the zoning district in which the site is located.