



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

THIS APPLICATION IS REQUIRED FOR ALL LEVEL ONE FLEXIBLE STANDARD DEVELOPMENT (FLS) AND LEVEL TWO FLEXIBLE DEVELOPMENT (FLD) APPLICATIONS. ALL APPLICATIONS MUST BE SUBMITTED ONLINE AT: epermit.myclearwater.com

NOTE THAT THE APPLICANT AND/OR AGENT IS REQUIRED TO SUBMIT COMPLETE AND CORRECT INFORMATION AS INCLUDED IN THIS APPLICATION. THIS APPLICATION IS REQUIRED TO BE SUBMITTED IN PERSON OR ONLINE TO THE PLANNING & DEVELOPMENT DEPARTMENT (INCLUDING PLANS AND DOCUMENTS, UPLOADED, PROCESSED AND FINALIZED) BY NOON ON THE SCHEDULED DEADLINE DATE [SUBMITTAL CALENDAR](#). IF THE PROPERTY OWNER IS NOT A NATURAL PERSON, SUCH AS AN ORGANIZATION (COMPANY OR TRUST), THE NAME OF THE PERSON SIGNING ON BEHALF IS REQUIRED. IF THERE IS MORE THAN ONE AGENT OR REPRESENTATIVE, THE NAME OF EACH PERSON NEEDS TO BE PROVIDED. THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE. [ADDITIONAL INFORMATION ON SUBMITTAL REQUIREMENTS INCLUDING WORKSHEETS AND HANDOUTS, ETC.](#)

FIRE DEPARTMENT PRELIMINARY

SITE PLAN REVIEW FEE: \$200 (NOT APPLICABLE FOR DETACHED DWELLING OR DUPLEXES)

APPLICATION FEES: \$100 (FLS – ACCESSORY STRUCTURES ASSOCIATED WITH A SINGLE-FAMILY OR DUPLEXES)
\$200 (FLS – DETACHED DWELLINGS OR DUPLEXES)
\$475 (FLS – ATTACHED DWELLINGS, MIXED-USE, AND NONRESIDENTIAL USES)
\$300 (FLD – DETACHED DWELLINGS, DUPLEXES, AND THEIR ACCESSORY STRUCTURES)
\$1,205 (FLD – ATTACHED DWELLINGS, MIXED-USE, AND NONRESIDENTIAL USES)

PROPERTY OWNER (PER DEED): PR&R GETAWAY LLC , c/o ESPOSITO, RICHARD
MAILING ADDRESS: 699 BAY ESPLANADE, CLEARWATER, FL 33767-1506
PHONE NUMBER: 714-330-2834
EMAIL: Richard Esposito rich_espo@yahoo.com

APPLICANT/PRIMARY CONTACT
NAME: Al Carrier
COMPANY NAME: Terra Mare Consulting
MAILING ADDRESS: 11722 Walker Avenue Seminole, FL 33772
PHONE NUMBER: 727-686-0095
EMAIL: al@terramareconsulting.com

ADDRESS OF SUBJECT
PROPERTY: 693 & 699 Bay Esplanade , Clearwater, FL 33767
PARCEL NUMBER (S): [PID:05-29-15-54756-076-0011] & [PID:05-29-15-54756-076-0010]

SITE AREA (SQUARE FEET AND ACRES):
ZONING: T-Tourist and P-Preservation
FUTURE LAND USE: RFH- Resort Facilitated High and W-water

DESCRIPTION OF REQUEST: The proposed improvements include demo 1-existing fixed docks before construction of new dock facility. The demo material will be hauled off site by barge. The proposed construction of dock facility will be between the property 693 & 699. The main walkout (east & west) is 89.2' x 6" , walkout north & south (76.5' x 6"), 3 catwalks (1)- 38.8'x4' and (2)- 39.3'x4'.
(MUST INCLUDE USE, REQUESTED FLEXIBILITY, PARKING, HEIGHT, ETC) The dock facility encompass 6 boat lifts. **Total SF 1,194**



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GENERAL INFORMATION

PROVIDE THE FOLLOWING GENERAL INFORMATION ON THE PROPOSED PROJECT. IF NOT APPLICABLE MARK N/A. THE MAXIMUM PERMITTED OR REQUIRED AMOUNTS ARE LISTED IN THE ZONING DISTRICT IN THE COMMUNITY DEVELOPMENT CODE WHICH IS AVAILABLE ONLINE AT:

[HTTPS://LIBRARY.MUNICODE.COM/FL/CLEARWATER/CODES/COMMUNITY DEVELOPMENT CODE](https://library.municode.com/fl/clearwater/codes/community_development_code)

DWELLING UNITS:

A DWELLING UNIT IS A BUILDING OR PORTION OF A BUILDING PROVIDING INDEPENDENT LIVING FACILITIES FOR ONE FAMILY INCLUDING THE PROVISION FOR LIVING, SLEEPING, AND COMPLETE KITCHEN FACILITIES.

MAX. PERMITTED: na

PROPOSED: na

HOTEL ROOMS:

A HOTEL ROOM IS AN INDIVIDUAL ROOM, ROOMS OR SUITE WITHIN AN OVERNIGHT ACCOMMODATIONS USE DESIGNED TO BE OCCUPIED, OR HELD OUT TO BE OCCUPIED AS A SINGLE UNIT FOR TEMPORARY OCCUPANCY.

MAX. PERMITTED: na

PROPOSED: na

PARKING:

LIST PARKING SPACES. PARKING SPACES MUST MEET THE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE (CDC) INCLUDING LOCATION, MATERIALS AND DIMENSIONS. BACK OUT PARKING IS PROHIBITED FOR MOST USES.

REQUIRED: na

PROPOSED: na

FLOOR AREA RATIO (FAR):

DO NOT INCLUDE PARKING GARAGES, CARPORTS, STAIRWELLS AND ELEVATOR SHAFTS. AREA IS FOUND BY MULTIPLYING THE LENGTH TIMES THE WIDTH DIMENSION FOR EACH FLOOR AND SHOULD BE EXPRESSED IN SQUARE FEET. DO NOT INCLUDE PARKING GARAGES, CARPORTS, STAIRWELLS AND ELEVATOR SHAFTS. FAR IS NOT REQUIRED FOR RESIDENTIAL ONLY PROJECTS UNLESS IN US 19 ZONING DISTRICT.

MAX. PERMITTED: na

PROPOSED: na

IMPERVIOUS SURFACE RATIO (ISR):

ISR MEANS A MEASUREMENT OF INTENSITY OF HARD SURFACED DEVELOPMENT ON A SITE, BASICALLY ANY SURFACE THAT IS NOT GRASS OR LANDSCAPED AREAS ON PRIVATE PROPERTY. AN IMPERVIOUS SURFACE RATIO IS THE RELATIONSHIP BETWEEN THE TOTAL IMPERVIOUS VERSUS THE PERVIOUS AREAS OF THE TOTAL LOT AREA. [LINK TO ADDITIONAL INFORMATION INCLUDING ISR WORKSHEET.](#)

MAX. PERMITTED: na

PROPOSED: na

PLEASE LIST PERCENTAGE % AND SQUARE FEET.



PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

GENERAL APPLICABILITY CRITERIA

PROVIDE COMPLETE RESPONSES TO EACH OF THE SIX (6) GENERAL APPLICABILITY CRITERIA OF COMMUNITY DEVELOPMENT CODE SECTION 3-914.A.1 THROUGH 6, EXPLAINING HOW, IN DETAIL, THE CRITERIA IS MET. USE ADDITIONAL SHEETS AS NECESSARY:

1. THE PROPOSED DEVELOPMENT OF THE LAND WILL BE IN HARMONY WITH THE SCALE, BULK, COVERAGE, DENSITY AND CHARACTER OF ADJACENT PROPERTIES IN WHICH IT IS LOCATED.

See Attached Project Narrative

2. THE PROPOSED DEVELOPMENT WILL NOT HINDER OR DISCOURAGE THE APPROPRIATE DEVELOPMENT AND USE OF ADJACENT LAND AND BUILDINGS OR SIGNIFICANTLY IMPAIR THE VALUE THEREOF.

See Attached Project Narrative

3. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE HEALTH OR SAFETY OR PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED USE.

See Attached Project Narrative

4. THE PROPOSED DEVELOPMENT IS DESIGNED TO MINIMIZE TRAFFIC CONGESTION.

See Attached Project Narrative

5. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE COMMUNITY CHARACTER OF THE IMMEDIATE VICINITY OF THE PARCEL PROPOSED FOR DEVELOPMENT.

See Attached Project Narrative

6. THE DESIGN OF THE PROPOSED DEVELOPMENT MINIMIZES ADVERSE EFFECTS, INCLUDING VISUAL, ACOUSTIC, AND OLFACTORY AND HOURS OF OPERATION IMPACTS, ON ADJACENT PROPERTIES.

See Attached Project Narrative



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FLEXIBILITY CRITERIA OR USE SPECIFIC CRITERIA

PROVIDE COMPLETE RESPONSES TO THE APPLICABLE FLEXIBILITY CRITERIA (OR USE SPECIFIC CRITERIA IN US 19 AND DOWNTOWN ZONING DISTRICTS). THESE CRITERIA ARE SPECIFIC TO THE USE AND THE ZONING DISTRICT OF THE SUBJECT PROPERTY AND ARE PART OF THE COMMUNITY DEVELOPMENT CODE AVAILABLE ONLINE AT MUNICODE.COM :

[HTTPS://LIBRARY.MUNICODE.COM/FL/CLEARWATER/CODES/COMMUNITY DEVELOPMENT CODE](https://library.municode.com/fl/clearwater/codes/community_development_code)

IF YOU NEED HELP FINDING THE CRITERIA OR STANDARDS PLEASE CONTACT A DEVELOPMENT REVIEW PLANNER AT THE ZONING LINE 727-562-4604. USE ADDITIONAL SHEETS AS NECESSARY:

See Attached Project Narrative



CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH

PLANNING AND DEVELOPMENT DEPARTMENT

AFFIDAVIT TO AUTHORIZE AGENT/REPRESENTATIVE

- Provide names of all property owners on deed – PRINT full names:
PR&R GETAWAY LLC , c/o ESPOSITO, RICHARD
- That (I am/we are) the owner(s) and record title holder(s) of the following described property:
[PID:05-29-15-54756-076-0011] & [PID:05-29-15-54756-076-0010]
- That this property constitutes the property for which a request for (describe request):
The proposed improvements include demo 1-existing fixed docks before construction of new dock facility. The demo material will be hauled off site by barge. The proposed construction of dock facility will between the property 693 & 699. The main walkout (east & west) is 89.2' x 6" , walkout north & south (76.5' x 6'), 3 catwalks (1)- 38.8'x4' and (2)- 39.3'x4'. The dock facility encompass 6 boat lifts. Total SF 1,194
- That the undersigned (has/have) appointed and (does/do) appoint:
Al Carrier and Tina Underwood
as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;
- That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
- That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;
- That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.



Property Owner/ Registered Agent of Organization

Property Owner/ Registered Agent of Organization


Property Owner/ Registered Agent of Organization

Property Owner/ Registered Agent of Organization

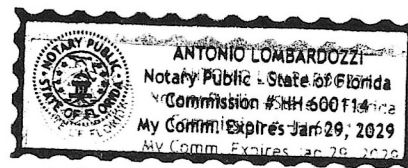
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means * physical presence or * online notarization, this 9 day of June, 2025 by (Richard Esposito) as (Owner) of (PR&R Getaway LLC), who _____ is/are personally known to me or ☒ who has/have produced a driver's license as identification.

NOTARY PUBLIC

Signature: 

My Commission expires: 01-29-2029



Channel Club North
Clearwater, Florida

**Flexible Development Application
Commercial/Multiuse Docking Facility**

Proposed Project

The applicant requests Level 2 Flexible Standard Development (FLD) approval to permit the construction of a six slip Multi-Use dock with boat lifts for the use of the residents of Channel Club North.

The site is currently being redeveloped into a 6 unit Resort Dwelling with 11 Parking spaces under FLD2024-09021. The property is zoned tourist, T, and a future land use of resort facilities high, RFH. The adjacent property to the north is zoned Residential Urban (RU) and the property to the south is zoned Tourist with a future land use of Resort Facilities High, (RFH).

The Channel Club North site currently has one dock structure with two wet slips. The existing dock will be demolished with the construction of the new 1,194 square foot docking facility. The site has existing seagrass located along the seawall with the proposed dock designed to avoid any impacts to the site.

The proposed docking facility design parameters:

CODE REQUIREMENT

Waterfront width at property line = 120.0' feet
Waterway width: 756 +/- feet

PROPOSED

191' allowed max - structure

Side Setback (North) = $10\% \times 120.0' = 24.0'$

27.0'

Side Setback (South) = $10\% \times 120.0' = 12.0'$

18.2'

Dock Length = $75\% \times 120.0' = 90.0'$

89.2'

Tie Poles = $137' + 50' = 187'$

140.6'

Dock Width = $75\% \times 120.0' = 90.0'$

76.0'

Catwalk & Boatlift Setback North = 10'

11.0'

Catwalk & Boatlift Setback South = 10'

2.2'

Flexibility Criteria

Commercial/multi-family docks. Any dock, pier, or wharf, including boatlifts, that is used in connection with a Condo hotel, motel or restaurant where the slips are not rented, leased or sold; or such facilities used in connection with a social or fraternal club or organization and used only by its membership; or such facilities constructed and maintained by the City of Clearwater, Pinellas County or by any state or federal agency; or any multi-use dock with a deck area exceeding 500 square feet which shall be treated as a commercial dock. Commercial/multi-family docks shall only permit as Level Two (flexible development) use, which requires approval by the Community Development Board (CDB). All commercial docks shall be reviewed for compliance with the following criteria.

a. Use and compatibility.

i) The proposed dock shall be subordinate to and contribute to the comfort, convenience or necessities of the users or the occupants of the principal use of the property.

ii) The proposed dock shall be in harmony with the scale and character of adjacent

properties and the neighborhood in general.

iii) The proposed dock shall be compatible with dock patterns in the general vicinity.

The proposed docks will serve the Channel Club North owners and will enhance the character or intent of the overall use of the property by providing vessel dockage. The proposed docks are intended as an amenity to enhance the comfort, accessibility, and enjoyment of the Channel Club North. The proposed docks are compatible with the overall character of the adjacent waterfront properties in the Tourist Zoning district and adjacent Residential Urban zoning districts. The size and scale of the proposed docking facility is compatible to the existing docking structures in the same zoning district.

b. Impacts on existing water recreation activities. The proposed dock/tie poles or use thereof, shall not adversely impact the health, safety or well being of persons currently using the adjacent waterways for recreational and/or commercial uses. Furthermore, the dock shall not preclude the existing uses of the adjacent waterway. Such uses include but are not limited to non-motorized boats and motorized boats.

The proposed dock facility will continue to serve as private dockage for the members and guests of the Channel Club North residents. The proposed dock meets the dimensional standards per the City of Clearwater code. We are requesting relief from the 10 foot side setback for catwalks and boatlifts to 2.2 foot of setback. The property owner to the south has signed a Letter of No Objection for the reduced side boatlift setback of 2.2 feet. The applicant is not requesting any relief to the dock length, dock structure setbacks or density. The waterward most piling will have reflective tape to aid in nighttime navigation. The docks will have no adverse effect on the health or safety of the surrounding neighborhood. The proposed dock will not impede navigation of the waterway and the dock is located in a designated "Slow Speed Minimum Wake Zone".

c. Impacts on navigation. The existence and use of the proposed dock shall not have a detrimental effect on the use of adjacent waters for navigation, transportation, recreational or other public conveniences.

The docking facility will have no additional impacts on the navigation of adjacent waterway. The length, width and size of the proposed docking structure meets of the City code requirements for Commercial/Multiuse docks and the proposed dock is located in a designated "Slow Speed Minimum Wake Zone".

d. Impacts on marine environment.

i) Docks shall be sited to ensure that boat access routes avoid injury to marine grassbeds or other aquatic resources in the surrounding areas.

ii) Docks shall not have an adverse impact upon natural marine habitats, grass flats suitable as nursery feeding grounds for marine life, or established marine soil suitable for producing plant growth of a type useful as nursery or feeding grounds for marine life; manatee sanctuaries; natural reefs and any such artificial reef which has developed an associated flora and fauna which have been determined to be approaching a typical natural assemblage structure in both density and diversity; oyster beds; clam beds; known sea turtle nesting site; commercial or sport fisheries or shell fisheries areas; and habitats desirable as juvenile fish habitat.

A Benthic Resource Survey (see attached) was performed for the south neighboring property, and the report found seagrass running along the seawall that extends onto this waterfront property. Utilizing

recent aerial photographs, it shows seagrass extending approximately 25 feet waterward of the seawall. The proposed mooring locations start at approximately 45 feet from the seawall to gain access to sufficient water depths at mean low tide.

Manatee awareness signage will be posted at the dock and updated signs will be posted to alert the transient vessels of the possible interaction with manatees. During the construction of the Docking facility, the contractor is required to adhere to a manatee protocol if a manatee is observed during the construction work.

e. Impacts on water quality.

i) All turning basin, access channels, boat mooring areas and any other area associated with a dock shall have adequate circulation and existing water depths to ensure that a minimum of a one foot clearance is provided between the lowest member of a vessel (e.g. skegs, rudder, prop) and the bottom of the waterbody at mean or ordinary low water (-0.95 NGVD datum).

ii) The dock shall not effectively cause erosion, extraordinary storm drainage, shoaling of channels, or adversely affect the water quality presently existing in the area or limit progress that is being made toward improvement of water quality in the area in which the dock is proposed to be located.

The dock is in an area of adequate water depths suitable to motorized boating and is adjacent to a navigation channel. The dock has been designed to accommodate vessels with motors or associated boat slips in the vicinity of the docks. The proposed docks will not generate activity that would result in detrimental effects to water quality. The Channel Club North is located on an open bay with sufficient tidal flow providing adequate water circulation.

The proposed dock construction area will be surrounded by turbidity curtains prior to the commencement of construction to not adversely affect water quality during construction. The dock and slips are located outside any areas of storm drains.

f. Impacts on natural resources.

i) The dock shall not have a material adverse impact upon the conservation of wildlife, marine life, and other natural resources, including beaches and shores, so as to be contrary to the public interest.

ii) The dock shall not have an adverse impact on vegetated areas; vegetative, terrestrial, or aquatic habitats critical to the support of listed species providing one or more of the requirements to sustain their existence, such as range, nesting or feeding grounds; habitats which display biological or physical attributes which would serve to make them rare within the confines of the city; designated preservation areas such as those identified in the comprehensive land use plan, national wildlife refuges, Florida outstanding waters or other designated preservation areas, and bird sanctuaries,

The proposed docks width (4 & 6 feet) and the size of the support pilings (8"-10") are minimal and will not have a material adverse effect upon the surrounding habitats. A recent site visit and review of recent aerial photographs has determined the seagrass does not extend into the proposed construction area.

g. Impacts on wetlands habitat/uplands. The dock shall not have a material adverse affect upon the uplands surrounding.

The proposed dock has been designed to minimize potential impacts to wetlands and adjacent habitats. The adjacent uplands are currently being developed with 6 Resort Dwelling Units and the proposed dock will not have a material adverse effect upon the surrounding habitats. No impacts to the resources are anticipated.

The proposed main dock structure is designed to meet all the City's dimensional criteria. The dock meets the required north side setbacks and does not exceed the maximum allowed length or width. We are requesting relief from the dock south side set back from 10 feet to 2.2 feet. A Letter of No Objection has been submitted from the south property owner. The dock has been designed to ensure the dock and slips are will not cause navigation conflicts and will not cause conflicts with the adjacent properties, the general public using the shared waterways or the surrounding uplands.

h. Dimensional standards.

i) Setbacks for commercial and/or multi-use docks shall be as follows:

a) If the commercial or multi-use dock is located adjacent to a waterfront property occupied by a detached dwelling or two-unit attached dwelling use and the use of said property conforms to the zoning district, the setback adjacent to the residential property line as extended into the water shall be a minimum of one third of the applicant's waterfront property width measured from the side property lines.

b) If a commercial or multi-use dock located on non-residentially zoned property is adjacent to any waterfront residentially zoned property, the setback adjacent to the residentially zoned property line as extended into the water shall be a minimum of 20 percent of the applicant's waterfront property width measured from the side property lines;

c) In all other circumstances, commercial and multi-use docks shall be located so that the setback from any property line as extended into the water shall be a minimum of ten percent of the applicant's waterfront property width measured from the side property lines.

ii) Length. The length of commercial and multi-use docks shall not extend from the mean high-water line or seawall of the applicant's property more than 75 percent of the width of the applicant's property measured at the waterfront property line, up to a maximum of 250 feet. Tie poles may extend beyond the dock provided such poles do not project into the navigable portion of the waterway by more than an additional 50 feet or 25 percent of such waterway, whichever is less, and do not constitute a navigational hazard.

iii) Width. The width of commercial and multi-use docking facilities shall not exceed 75 percent of the width of the applicant's property measured at the waterfront property line.

The proposed docking facility meets the City of Clearwater dimensional requirements for length, width and north side setback. We are requesting relief from the dock south side set back from 10 feet to 2.2 feet. A Letter of No Objection has been submitted from the south property owner.

CODE REQUIREMENT

Waterfront width at property line = 120.0' feet
Waterway width: 756 +/- feet

Side Setback (North) = 10% x 120.0' = 24.0'
Side Setback (South) = 10% x 120.0' = 12.0'
Dock Length = 75% x 120.0' = 90.0'
Tie Poles = 137' + 50' = 187'
Dock Width = 75% x 120.0' = 90.0'
Catwalk & Boatlift Setback North = 10'
Catwalk & Boatlift Setback South = 10'

PROPOSED

191' allowed max - structure

27.0'
18.2'
89.2'
140.6'
76.0'
11.0'
2.2'

i. Deviations. Applications for deviations to the dimensional standards set forth in Section 3-601.C.3.h. may be approved by the Community Development Board through a Level Two (flexible development) approval process based on the following:

- i) A dock of lesser length poses a threat to the marine environment, natural resources, wetlands habitats or water quality; and***
- ii) The proposed dock location needs to be adjusted to minimize impacts relating to criteria set forth in Sections 3-601.C.3.b.—g.; and***
- iii) A literal enforcement of the provisions of this section would result in extreme hardship due to the unique nature of the project and the applicant's property; and***
- iv) The deviation sought to be granted is the minimum deviation that will make possible the reasonable use of the applicant's property. However, where an applicant demonstrates riparian or littoral rights which will affect the location of the dock, the minimum further deviation to provide for exercise of such rights shall be allowed; and***
- v) The granting of the requested deviation will be in harmony with the general intent and purpose of this section and will not be injurious to the area involved or otherwise detrimental or of adverse effect to the public interest and welfare; and***
- vi) No dock shall be allowed to deviate from the length requirements specified in Section 3-601.C.3.h. by more than an additional 50 percent of the allowable length or to project into the navigable portion of the waterway by more than 25 percent of such waterway, whichever length is less, except for those docks located on the east side of Clearwater Harbor adjacent to the mainland, which shall be allowed to deviate up to a maximum length equal to 25 percent of the navigable portion of the waterway.***

We are requesting relief from the south side setback for the construction of a boatlift from 10 feet to 2.2 feet. A Letter of No Objection has been submitted from the south property owner. The reduction to the side setback is adjacent to a property in the same zoning district, Tourist. The side setback to the property in zoning district Residential Urban exceeds the code minimum required.

j. Covered boatlifts. Covered boatlifts are permitted provided a permanent and solid roof deck is constructed with material such as asphalt shingles, metal, tile or wood. Canvas and canvas like roof materials are prohibited. Vertical sidewalls are prohibited on any boatlift or dock.

Not applicable, no covered boat lifts are proposed.

k. Publicly owned facilities. Roof structures shall be permitted on publicly owned boardwalks, observation platforms, elevated nature trails and other such structures not intended for use

as a dock facility, however, vertical walls shall be prohibited.

Not applicable, this is a private facility.

General Applicability Criteria

1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density, and character of adjacent properties in which it is located.

The proposed dock improvements will allow transient boating access for the members of the Channel Club North. The Channel Club North is in a residential waterfront community encouraging boat access. The size and scale of the proposed structure is relative to the size of the applicant's upland property. The proposed dock is typical of waterfront properties such as the applicant's property and will be in harmony with the character of the neighboring waterfront properties.

2. The proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.

The proposed dock facility will have a positive impact on the adjacent properties. The adjacent land is currently being developed with six dwelling units and the proposed docking facility will enhance the adjacent property and neighborhood. The adjacent parcels have existing docks and currently navigate to and from those existing docks.

3. The proposed development will not adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use.

The proposed docking facility will serve as dockage for the owners of Channel Club North. The proposed docks are in harmony with the surrounding waterfront neighborhood. As a safety measure, the waterward most piling will have reflective tape to aid in nighttime navigation. The docks will have no adverse effect on the health or safety of the surrounding neighborhood.

4. The proposed development is designed to minimize traffic congestion.

The dock facility will serve as unit owner dockage for Channel Club North. The proposed dock construction will increase the amount of vessel dockage thus providing an alternative means of travel to the dwellings, thus reducing vehicle traffic congestion.

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.

Channel Club North has a pool and outside amenities. The proposed dock allows for water access for the unit owners and together with the upland site improvements will enhance the developments amenities.

6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.

The dock improvements have been designed to minimize potential impacts to the adjacent properties by adding the bulk of the improvements within the allowable setbacks. The proposed docking improvements

will not affect adjacent properties or the neighborhood. The docks are intended to provide easier vessel access to the owners of Channel Club North.