



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): Carlouel Yacht Club Inc.
MAILING ADDRESS: 1091 Eldorado Avenue, Clearwater, FL 33767
PHONE NUMBER: c/o Brian J. Aungst, Jr., Esq. - (727) 444-1403
EMAIL: c/o Brian J. Aungst, Jr., Esq. - bja@macfar.com

APPLICANT/PRIMARY CONTACT

NAME: Brian J. Aungst, Jr., Esq.
COMPANY NAME: Macfarlane, Ferguson & McMullen, P.A.
MAILING ADDRESS: 625 Court Street, Suite 200, Clearwater, FL 33756
PHONE NUMBER: (727) 444-1403
EMAIL: bja@macfar.com

ADDRESS OF SUBJECT

PROPERTY: 1091 Eldorado Avenue, Clearwater, FL 33767
PARCEL NUMBER (S): 32-28-15-54720-171-0050
SITE AREA (SQUARE FEET AND ACRES): 126,321 SF // 2.90 acres
ZONING: Institutional (I)
FUTURE LAND USE: Institutional (I)
DESCRIPTION OF REQUEST:
(MUST INCLUDE USE, REQUESTED FLEXIBILITY, PARKING, HEIGHT, ETC) Flexible development request under Section 2-1204.A. for a comprehensive infill redevelopment project with accessory uses for the renovation of the existing Carlouel Yacht Club. Flexibility as a comprehensive infill redevelopment project is necessary required because use as a social and community center is limited to parcels that do not abut any property designated residential in the Zoning Atlas and the subject property is adjacent to residential properties.

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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: _____ N/A _____

PROPOSED: _____ N/A _____

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: Accessory to Primary Use Only

PROPOSED: 6 units (2,785SF total - 11.2% of GFA)

Accessory Use < 25% GFA Primary Use (Section 3-203)

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: 125 spaces ((24,933SF / 1,000) x 5)

5 spaces per 1,000SF GFA for Social & Community Centers (per Art. 2, Div. 12)

PROPOSED: 59 spaces (on-site)

Also providing: 30 spaces (within right-of-way)

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: _____ 0.65 _____

PROPOSED: _____ 0.20 _____

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: _____ 0.85 _____

PROPOSED: 0.64 ISR // Approx. 80,429 SF

PLEASE LIST PERCENTAGE % AND SQUARE FEET.



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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 narrative responses attached.

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 narrative responses attached.

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 narrative responses attached.

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

See narrative responses attached.

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

See narrative responses attached.

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

See narrative responses attached.



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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 narrative responses attached.



PLANNING AND DEVELOPMENT DEPARTMENT

AFFIDAVIT TO AUTHORIZE AGENT/REPRESENTATIVE

1. Provide names of all property owners on deed – PRINT full names:

Amanda Hopper - General Manager

Clearwater Yacht Club, Inc.

2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:

1091 Eldorado Avenue, Clearwater, FL 33767

3. That this property constitutes the property for which a request for (describe request):

FLD request for renovation of the existing Carlouel Yacht Club

4. That the undersigned (has/have) appointed and (does/do) appoint:

Brian J. Aungst, Jr., Esq.

as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;

6. 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;

7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature]
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 29 day of April, 2020 by (Amanda Hopper) as (General Manager) of (Carlouel Beach & Yacht Club), who X is/are personally known to me or ____ who has/have produced a driver's license as identification.

NOTARY PUBLIC

Signature: [Signature]

My Commission expires: 10/08/2027



CARLOUEL YACHT CLUB INC.
1091 Eldorado Avenue
Clearwater, FL 33767

NARRATIVE—FLEXIBLE DEVELOPMENT APPLICATION

Applicant is requesting flexible development (FLD) approval as a comprehensive infill redevelopment project to renovate the existing Carlouel Yacht Club (“*Carlouel*”) to improve flood resistance and incorporate modern amenities into the site including 6 pool cabanas with overnight accommodations attached thereto as an accessory use. The principal use of the site is for a social and community center, Carlouel Yacht Club, which has existed on the site for decades. Applicant also intends to include a mobile food kitchen on-site located between the proposed pools for use by the members and their guests only. The mobile food kitchen will be able to access the rear of the site by entering through the double-gated entry located on the north end of the first-floor of the parking garage (underneath the clubhouse). As part of this request, Applicant is requesting to include 6 overnight accommodations units as an accessory use. Pursuant to the City’s zoning interpretation letter provided in MIS2025-10007, overnight accommodations may be found consistent as an accessory use if it: (1) is subordinate to and serves a principal use; (2) is subordinate in area, extent, and purpose to the principal use served; (3) contributes to the comfort, convenience or necessities of the users or occupants of the principal use; and (4) is located on the same lot as the principal use.

First, the accessory use is subordinate to and serves the principal use because there are just 6 overnight accommodations units which will be an amenity offered to members of the principal social and community center use. Moreover, the size of the accessory overnight accommodations use is 2,785 square feet in total, which is just 11.2% of the gross floor area proposed under this request (24,933 square feet) and well beneath the 25% maximum threshold allowed for accessory uses in Section 3-203 of the Code. The purpose of the accessory overnight accommodations use is to support the principal use by allowing members to stay on-site and fulfill the purpose of the principal use by promoting the social and community nature of Carlouel Yacht Club. Additionally, the accessory overnight accommodations use will contribute to the comfort and convenience of the principal use by permitting members who stay in the cabanas to enjoy poolside access and ease of travel by allowing multi-day visits to Carlouel. Lastly, the accessory overnight accommodations use is located on the same parcel as the principal use and is incorporated in the re-development and design of Carlouel Yacht Club.

Thus, use for overnight accommodations is considered an accessory use in the Institutional zoning district because the use is subordinate to and serves the principal use as a social and community center, is subordinate in area, extent, and purpose to the principal use served, contributes to the convenience, comfort, and necessity of its users, and is located on the same lot as the principal use. The overall design of the redevelopment request seeks to elevate many of the structures for prevention of future damage due to storms and increase the functionality of the site.

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.**
 - a. The proposed redevelopment of Carlouel will continue to conform with the scale, bulk, coverage, density and character of adjacent properties. Carlouel has existed on the site for decades and has operated in harmony with the neighborhood. The proposed redevelopment does not seek to significantly increase the density or intensity of the site and the inclusion of 6 overnight accommodation units will be accessory to the principal use as a social and

community center. The use of the cabanas for overnight stays is considered an accessory use because it: (1) is subordinate to and serves the principal use; (2) is subordinate in area, extent, and purpose to the principal use served; (3) contributes to the comfort, convenience and necessities of the users of the principal use; and (4) is located on the same lot as the principal use.

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.

- a. Carlouel is a landmark in the Clearwater community that many consider an attractive reason to purchase in Clearwater. The proposed redevelopment of the site will encourage further development and use of adjacent land and buildings by improving the existing use and increasing the value thereof.

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

- a. The property is currently used for as a social and community center and does not adversely affect the health or safety of persons residing/working in the neighborhood. The proposed request to redevelop the site will not significantly change the existing use and will not have an adverse impact on adjacent properties. The addition of 6 overnight accommodation units attached to pool cabanas will be for the benefit of the members who understand and respect the residential nature of the neighborhood. Moreover, the use of a mobile food kitchen is a safer alternative for food preparation at ground level as it can be removed quickly in the event of a hurricane or other flood event. The proposed development also includes a requested license agreement with the City of Clearwater to allow for the eaves of the structure to encroach over Eldorado Avenue. The existing structure was built encroaching over Eldorado Avenue but is too short for modern vehicles and is a safety hazard for taller vehicles. Approval of this request and the license agreement will allow for the redevelopment to raise the encroaching eaves which will be safer for vehicles in the area.

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

- a. The proposed redevelopment is designed to minimize traffic congestion by increasing the parking provided on the property. Applicant is requesting flexibility with respect to parking on the site as 59 spaces are provided (as well as 30 spaces located adjacent to the property in the right-of-way) where 125 spaces are required. The proposed redevelopment should have a positive impact on traffic congestion in the area through added parking spaces located on the site.

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

- a. The proposed redevelopment of the property will allow Carlouel to remain a key feature of the community character on Clearwater Beach and in the immediate neighborhood. The proposed redevelopment will continue the existing use in substantially the same manner and continue to be consistent with the area. The addition of 6 overnight accommodation units within the site will not have a significant impact on the use of the property as an accessory use to the principal social and community center use (within the comprehensive infill redevelopment project) which is consistent with the existing community character. The accessory overnight

accommodations use will be an amenity available to members and will not change the nature of the current use.

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

- a. Applicant has hired an experienced team of professionals who have crafted the design of the proposed redevelopment so that it minimizes adverse effects while revitalizing the site and incorporating new overnight cabanas. The design of the proposed redevelopment will not have a significant impact on adjacent properties as the majority of the development and structures will remain on the northern portion of the site.

FLEXIBILITY CRITERIA

SECTION 2-1204.A. – Comprehensive Infill Redevelopment Projects (Institutional)

1. The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in this zoning district.

- The existing principal use of the property as a social and community center within the comprehensive infill redevelopment project is a permitted flexible standard development use in the Institutional zoning district. However, this use is only permissible where it does not abut any property designated as residential in the Zoning Atlas (Section 2-1204(R)). In order to redevelop the property in conformance with the Code, Applicant must apply for a comprehensive infill redevelopment project use which is a flexible development approval. The proposed redevelopment is impractical without deviations from the development standards set forth in the Institutional zoning district. Additionally, the space available for provision of parking is limited on-site with 59 spaces being proposed as part of the re-development and the comprehensive infill redevelopment project provides flexibility to the required parking of 5 spaces per 1,000 square feet of gross floor area. The site has previously received approval for a dock expansion under FLD2024-01001 which vested the nonconforming parking provided. This request similarly seeks to have the existing parking provided to be considered vested for purposes of redevelopment.

2. The development or redevelopment will be consistent with the goals and policies of the Comprehensive Plan, as well as with the general purpose, intent and basic planning objectives of this Code, and with the intent and purpose of this zoning district.

- The proposed redevelopment is consistent with the intent and purpose of the Institutional zoning district by continuing to allow Carlouel to operate as a private organization with a public interest in support of the quality of life of the citizens of the City of Clearwater without adversely impacting the adjacent residential neighborhood. Approval of this request for redevelopment promotes the health, safety, and general welfare of the residents of the City of Clearwater and protects the character of the neighborhood by permitting Carlouel to continue to be a landmark in the area.

3. The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties.

- The proposed redevelopment should provide a boost to the normal and orderly development and improvement of surrounding properties by improving Carlouel's aging facilities and elevating structures to prevent future damage from storms. The proposed redevelopment will

significantly increase the value of the property which should have a substantial beneficial impact on surrounding properties and their ability to develop and improve in a normal and orderly fashion. Furthermore, the proposed redevelopment should provide some alleviation to the traffic issues by increasing the number of parking spaces located on the site.

4. Adjoining properties will not suffer substantial detriment as a result of the proposed development.

- Adjoining properties will not suffer any substantial detriment as a result of the proposed development. The majority of the proposed redevelopment will continue to exist on the northern portion of the site and will be buffered by a clubhouse, office/restroom building, and cabanas. Additionally, the total building area is only sought to be increased by just over 6,000 square feet (approximately 4.8% of the square footage of the property). Carlouel will continue to operate in substantially the same manner as it has over the previous decades with the addition of accessory cabanas that will be subservient to and support the primary use.

5. The proposed use shall otherwise be permitted by the underlying future land use category, be compatible with adjacent land uses, will not substantially alter the essential use characteristics of the neighborhood; and shall demonstrate compliance with one or more of the following objectives:

a. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;

- The proposed principal use as a social and community center is a permitted flexible standard development in the Institutional district. The proposed accessory use for 6 cabanas with overnight accommodations is permitted because it is subservient to the primary use and supports the primary use. This application is necessary as a flexible development comprehensive infill redevelopment project because the site is located adjacent to residential properties (Section 2-1204(R)).

b. The proposed use would be a significant economic contributor to the city's economic base by diversifying the local economy or by creating jobs;

- Carlouel has been a significant economic contributor to the City for decades by providing a desirable social and community center that is attractive to homebuyers in the local community. Moreover, Carlouel has created many jobs and is an important part of the Clearwater Beach economy.

c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;

- The proposed redevelopment allows for Carlouel to both expand and redevelop the existing use which is a significant economic and social contributor to the City. Approval of the proposed redevelopment will allow Carlouel to incorporate an accessory overnight accommodation use that will further bolster the economic contributions of the property.

d. The proposed use provides for the provision of affordable housing;

- N/A

- e. **The proposed use provides for development or redevelopment in an area that is characterized by other similar development and where a land use plan amendment and rezoning would result in a spot land use or zoning designation; or**
 - The existing land use and zoning are appropriate for the proposed redevelopment and any land use plan amendment or rezoning would result in a spot land use or zoning designation.
 - f. **The proposed use provides for the development of a new, and/or preservation of a working waterfront use.**
 - N/A
6. **Flexibility with regard to use, lot width, required setbacks, height and off-street parking are justified based on demonstrated compliance with all of the following design objectives:**
- a. **The proposed development will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district;**
 - The proposed redevelopment of the property will not impede the normal and orderly development and improvement of surrounding properties in this zoning district. Approval of this request will allow Carlouel to redevelop the site which should provide a benefit to the surrounding properties by improving the parking situation and adding boat slips for local members with boats to utilize.
 - b. **The proposed development complies with applicable design guidelines adopted by the city;**
 - The proposed redevelopment complies with applicable design guidelines adopted by the City and will comply with any appropriate conditions provided by the City.
 - c. **The design, scale and intensity of the proposed development supports the established or emerging character of an area;**
 - The proposed redevelopment of the Carlouel site conforms with the established character of the northern Clearwater Beach neighborhood. Moreover, the proposed redevelopment only seeks to increase the total building area by just over 6,000 square feet (approximately 4.8% of the square footage of the property)
 - d. **In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:**
 - **Changes in horizontal building planes**
 - **Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.**
 - **Variety in materials, colors and textures**
 - **Distinctive fenestration patterns**
 - **Building setbacks; and**
 - **Distinctive roof forms**
 - Applicant has hired professionals with extensive experience in the City of Clearwater to design a product that incorporates many of these features to form a cohesive and attractive appearance.
 - e. **The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.**

- The proposed redevelopment improves the existing layout of the site by providing for more appropriate buffers, enhanced landscape design, and appropriate distances between buildings. The current site layout has existed for years and redevelopment will allow the property to become more compliant with the buffering and landscaping requirements provided in the Code. As part of this request, Applicant is requesting the following building/other setbacks (as stated on Sheet 07 of the site plans:

- Front (West)
 - [To Building] 15' (required); 0.0' (existing); 12.8' (proposed)
 - [To Parking] 12.9' (proposed); 11.4' to screen wall (proposed)
- Side (North)
 - [To Building] 10' (required); 7.8' (existing); 27.7' (proposed)
 - [To Parking] 10' (proposed)
- Side (South)
 - [To Building] 10' (required); 105.2 (existing); 339.4' (proposed);
20.3' (to tennis courts)
 - [To Parking] 10.2' (proposed)
- Rear (East)
 - [To Building] 15' (required); 15.4' (existing); 8.0' (proposed)
 - [To Other] 10.6' to decking around pool (proposed);
0.0' to hardscape (proposed)