

# ARBORIST'S REPORT

**Date:** August 7<sup>th</sup>, 2023

**Location:** Channel Club  
685 & 689 Bay Esplanade  
Clearwater, FL

**Prepared For:** Peter Meroli



## Urban Forestry Solutions, llc

**727.224.2818**    **UFSLLC@VERIZON.NET**

**By:** Rick Albee

ISA Certified Arborist, SO-0989A

ISA Tree Risk Assessment Qualified (TRAQ)



## Tree Inventory

The following Arborist's Report is a Level 2, Basic Assessment, submitted by Urban Forestry Solutions, LLC, and includes findings that I believe are accurate based on my over 35 years of education, experience and knowledge in the field of Arboriculture. I have no interest personally or financially in this property and my report is factual and unbiased.

The following Tree Inventory Report will identify each tree by its size, species and overall condition rating with accompanying notes justifying the Condition Rating. The Tree Survey indicates the location of the tree on the site by the tree identification number. This tree identification number corresponds to the number on the Tree Inventory Report.

## Methodology

Tree evaluations can be performed at different levels of intensity:

**Level 1: Limited Visual Assessment** – A visual assessment performed, typically on foot, to identify obvious defects.

**Level 2: Basic Assessment** – A detailed visual inspection of a tree and the surrounding site. This assessment may include the use of simple tools. A Level 2 Assessment requires the tree risk assessor to walk completely around the tree trunk, to exam any surface roots above ground, the trunk, and the branches.

**Level 3: Advanced Assessment** – An assessment performed to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

## Tree Inventory Data

A tree inventory is a written record of a tree's condition at the time of inspection. Problems not apparent upon visual observations from the ground cannot be noted and were not noted. A tree inventory is also a valuable tool to prioritize tree maintenance and/or removal of trees with problems that could lead to failure and cause personal injury or property damage. The following is an explanation of the data used in the inventory:

**Tree# - location** - Each tree is assigned a number for reference in the inventory that corresponds with a number on the Tree Survey that identifies the location of the tree in the field.

**Size** – Diameter at breast height (DBH) is the size of the tree's trunk measured at 4.5' above grade. If there is a fork in the trunk at that point, the diameter is measured at the narrowest area below the fork. Palm species are measured in feet of clear trunk (C.T.). Palm trees <10' are not protected.

**Species** – Each tree is listed by its common and botanical name the first time it is listed in the inventory. For simplicity, the tree is listed by its common name thereafter.

**Condition Rating** – The Condition Rating is an assessment of the tree's overall structural strength and systemic health.

**Elements of structure include:** 1) the presence of cavities, decayed wood and/or split, cracked, or rubbing branches etc., 2) branch arrangements and attachments (i.e., well-spaced branches vs. several

branches emanating from the same area on the trunk; co-dominant trunks vs. single leader trunks; presence of branch collars vs. included bark).

**Elements of systemic health** relate to the tree's overall energy system measured by net photosynthesis (food made) vs. respiration (food used). A tree with good systemic health will have a vascular system that moves water, nutrients and photosynthate around the tree as needed. If a tree is said to be Chlorotic (yellowing) it is lacking nutrients or fertilizer. Indicators of a healthy systemic system used in the overall condition rating include: 1) live crown ratio (the amount of live crown a tree has relative to its mass), 2) crown density (density of the foliage). Poor density typically indicates a declining tree and/or the tree's crown does not have adequate space to develop, generally due to competition from adjacent trees, 3) tip growth (shoot elongation is a sign that the tree is making and storing energy.) The overall condition rating also takes into consideration the species, appearance and any unique features. The rating scale is 0-6 with 0 being a dead tree and 6 a specimen. Increments of 0.5 are used to increase accuracy. Examples of the tree rating system are as follows:

0- A dead tree

1- A tree that is dying, severely declining, hazardous, harboring a communicable disease. A tree with a rating of #1 should be removed as it is beyond treatment and is a threat to cause personal injury or property damage.

2 – A tree exhibiting serious structural defects such as: co-dominant stems with included bark at or near the base; large cavities; large areas of decayed wood; extreme crown dieback; cracked/split scaffold branches; etc. Also included is a tree with health issues (low energy, low live crown ratio, serious disease or insect problems, nutritional deficiencies or soil pH problems). A tree with a rating of #2 or 2.5 should be removed unless the problem(s) can be treated. A tree with a #2 Condition Rating will typically require a considerable amount of maintenance to qualify for an upgrade of the Condition Rating.

3- A tree with average structure and systemic health, minor crown dieback and problems that can be corrected with moderate maintenance. A tree with a co-dominant stem not in the basal area that can be subordinated, cabled and braced or a co-dominant stem that will soon have included bark can be included as a #3. A tree with a rating of #3 has average appearance, crown density and live crown ratio and should be preserved if possible.

4- A tree with a rating of #4 has good structure and systemic health with minor problems that can be easily corrected with minor maintenance. The tree should have an attractive appearance and be essentially free of any debilitating disease or insect problem. The tree should also have above average crown density and live crown ratio. Mature trees exhibiting scars, old wounds, small cavities or other problems that are not debilitating can be included in this group particularly if they possess unique form or other aesthetic amenities relating to their age. A tree with a rating of #4 is valuable to the property and should be preserved.

5 – A tree with very high live crown ratio and exceptional structure and systemic health and virtually free of insect or disease problems or nutritional deficiencies. A tree in this category should have a balanced crown with exceptional aesthetic amenities. A tree in this category should be of a species that possess characteristics inherent to longevity and withstanding construction impacts. A tree with a #5 rating lends considerable value to the site and should be incorporated into the site design. A tree with a #5 rating is worthy of significant site plan modification to ensure its preservation.

6 – A specimen tree. A specimen tree is a tree that possesses a combination of superior qualities regarding systemic health, structural strength, crown density, live crown ratio, form (balanced crown),

overall aesthetic appeal, size, species, age and uniqueness. A great effort should be made to preserve a specimen tree including shifting structures that would adversely impact the tree. A specimen tree should have an undisturbed growth area equal to its drip line (equal to the branch spread). Only an experienced and competent International Society of Arboriculture (I.S.A.) Certified Arborist should be allowed to perform maintenance work on a specimen tree.

### TREE INVENTORY REPORT

Please note: Trees are living organisms, and with all living organisms, certain degrees of stress may be experienced when they are disturbed in any way. It must be pointed out that it is not humanly possible to entirely ascertain the full extent of stress that the tree may experience. Nor is it possible to assure with 100% probability that the trees will survive. However, with professional arboricultural consulting, it is hoped that the stress factors can be held to a minimum and that the trees will continue to thrive during and following construction.

TREE #	SIZE	SPECIES	RATING
1	10' CT	Christmas Palm Cluster ( <i>Veitchia merrilli</i> )	5.0
2	10' CT	Christmas Palm Cluster	5.0
3	10' CT	Christmas Palm Cluster	5.0
4	6' CT	Washington Palm ( <i>Washingtonia robusta</i> )	Exempt
Note: Washington palms are on the Florida Invasive Species Council (FISC), FKA Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category I.			
• Under 10' CT.			
5	17' CT	Sabal Palm ( <i>Sabal palmetto</i> )	4.0
6	17' CT	Sabal Palm	4.0
7	7' CT	Christmas Palm Cluster	Exempt
• Under 10' CT.			
8	2"	Ligustrum ( <i>Ligustrum spp.</i> )	3.0
• Accent tree.			
9	18' CT	Sabal Palm	4.0
10	18' CT	Sabal Palm	4.0
11	11' CT	Senegal Date Palm Cluster ( <i>Phoenix reclinata</i> )	3.0
Senegal date palms are on the Florida Invasive Species Council (FISC), FKA Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category II.			
12	14' CT	Sabal Palm	4.0
13	14' CT	Sabal Palm	4.0

This Completes the Report.

SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 12, 13 AND THE NORTH 5 FEET OF LOT 11, BLOCK 77, MANDALAY UNIT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THAT PORTION OF THE DEED #17451 LYING SOUTHERLY OF THE EXTENDED NORTH RIGHT OF WAY LINE OF SOMERSET STREET, NORTHERLY OF THE EXTENDED SOUTH BOUNDARY OF SAID NORTH 5 FEET OF LOT 11, BLOCK 77 AND EASTERLY OF THE EXISTING SEAWALL, RECORDED IN OFFICIAL RECORD BOOK 15884, PAGE 1166 AND 16444, PAGE 1786 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS:

A portion of Block 77 according to plat of MANDALAY UNIT #5, as recorded in Plat 20, Page 48, of the Public Records of which Pinellas County, Florida, which said portion is described as follows: Commencing at the Northwest corner of said Block 77, which said corner is also point where the South line of Poinsettia Street, as shown by said plat intersects the East boundary of said Bay Esplanade, run thence South along the East boundary of said Bay Esplanade 60 feet, thence East parallel to the North line of said Block 77, 110 feet to the East boundary line of said Block 77, thence North along said boundary line 60 feet to the Northeast corner of said Block, thence West along the North boundary of said block, 110 feet to point at beginning. Said property is otherwise known and described as Lot 13, in Block 77, of MANDALAY UNIT # 5, according to the map or plat thereof as recorded in Plat Book 20, Page 27 of the Public Records of Pinellas County, Florida.

AND

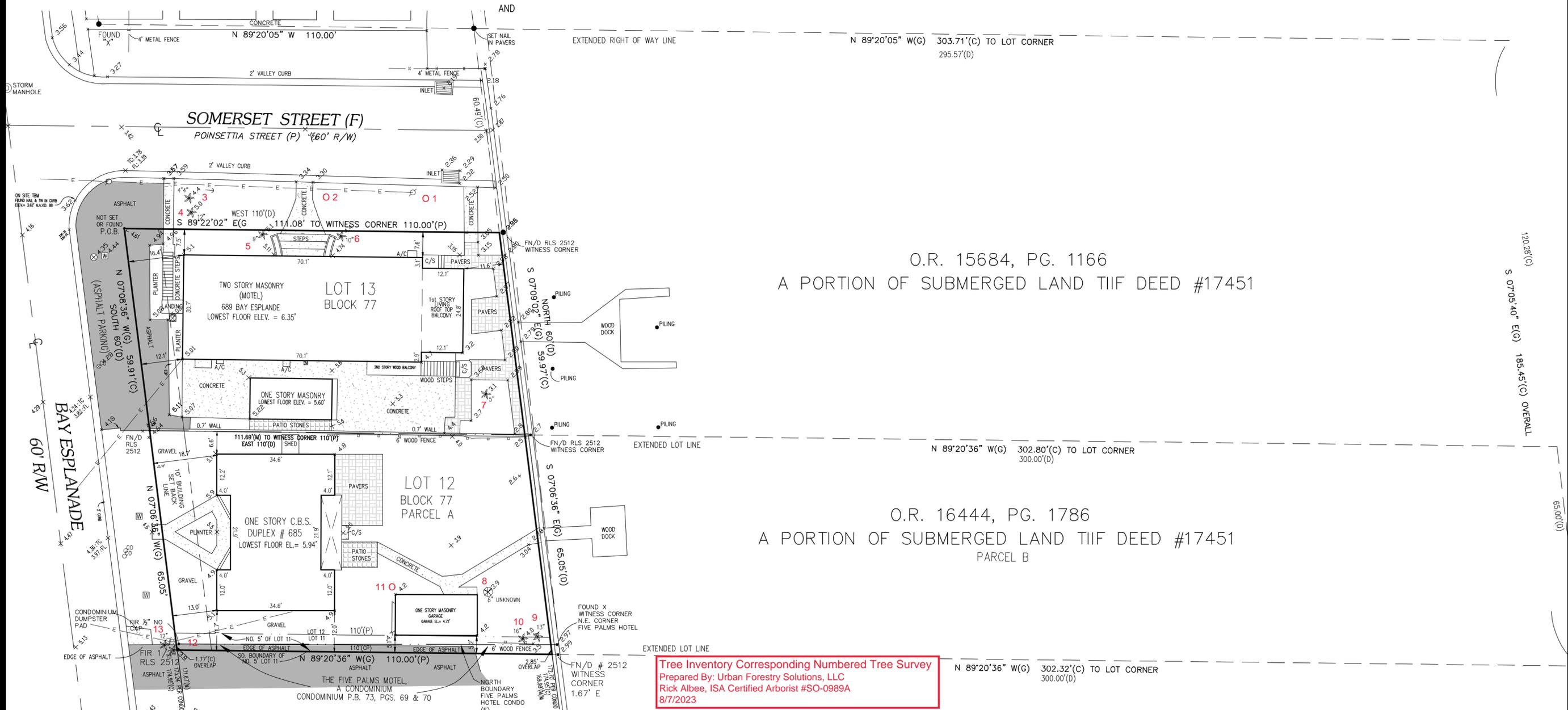
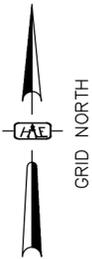
Parcel A

Lot 12 and the North 5 feet of Lot 11 Block 77 of MANDALAY UNIT NO. 5 according to the Plat thereof as recorded in Plat Book 20, Page 27 of the Public Records of Pinellas County, Florida.

Parcel B

That part of TIF Deed #17451 lying East of Block 77, MANDALAY UNIT NO. 5, (P.B. 20, PG. 48) and Northeast of FIVE PALMS MOTEL CONDOMINIUM (P.B. 73, PG. 69) according to the Maps or Plats located in the Public Records of Pinellas County, Florida, all located in Section 5, Township 29 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows: Commencing at a point on the face of an existing seawall which lies 300 feet South of the North boundary of Government Lot 6 and the Easterly extension of the North boundary of Lot 2, Block 76, MANDALAY UNIT NO. 5 and MANDALAY UNIT NO. 5 REPLAT, according to the Map or Plat thereof as recorded in Plat Book 20, Page 48 and Plat Book 20, Page 27 of the Public Records of Pinellas County, Florida; thence run S04°10'12"W, along an existing seawall, for a distance of 22.73 feet; thence continuing along said existing seawall, run S06°58'23"E, for a distance of 217.46 feet to the Northeast corner of Lot 12, Block 77, of said MANDALAY UNIT NO. 5 REPLAT, also being the Point of Beginning; thence leaving said existing seawall, run S89°37'26"E, along the Southeasterly extension of the Northerly boundary line of said Lot 12, for a distance of 300.00 feet; thence run S06°58'23"E, a distance of 65.00 feet to a point on the Southeasterly extension of a line that lies 5 feet South and parallel to the Southerly boundary line of said Lot 12; thence run N89°37'26"W, along said Southeasterly extension of a line that lies 5 feet South of and parallel to the Southerly boundary line of Lot 12, for a distance of 300.00 feet to a point on an existing seawall; thence run N06°58'23"W, along said existing seawall, for a distance of 65.00 feet to the Point of Beginning.

THAT PART OF THE DEED #17451 LYING EAST OF BLOCKS 76 AND 77 MANDALAY UNIT NO. 5, (PB 20, PG 48) AND NORTHEAST OF FIVE PALMS MOTEL CONDOMINIUM (PB 73, PG 69) ACCORDING TO THE MAPS OR PLATS LOCATED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALL LOCATED IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE FACE OF AN EXISTING SEAWALL WHICH LIES 300 FEET SOUTH OF THE NORTH BOUNDARY OF GOVERNMENT LOT 6 AND THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF LOT 2, BLOCK 76, MANDALAY UNIT NO. 5 AND MANDALAY UNIT NO. 5 REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 27 AND PLAT BOOK 20 PAGE 48 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; FROM THIS POINT RUN THENCE S89 DEG. 37'26"E A DISTANCE OF 295.57'; THENCE S06 DEG. 58'23"E A DISTANCE OF 305.33'; THENCE N 89 DEG. 37'26"W A DISTANCE OF 300.00' TO THE FACE OF AN EXISTING SEAWALL; THENCE N 06 DEG. 58'23"W A DISTANCE OF 282.46' ALONG THE FACE OF AN EXISTING SEAWALL; THENCE CONTINUE ALONG THE FACE OF SAID SEAWALL N 04 DEG. 10'12"E A DISTANCE OF 22.73' TO THE POINT OF BEGINNING.



O.R. 15684, PG. 1166  
A PORTION OF SUBMERGED LAND TIF DEED #17451

O.R. 16444, PG. 1786  
A PORTION OF SUBMERGED LAND TIF DEED #17451  
PARCEL B

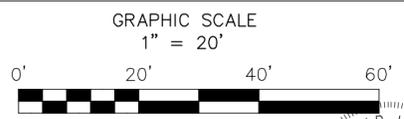
Tree Inventory Corresponding Numbered Tree Survey  
Prepared By: Urban Forestry Solutions, LLC  
Rick Albee, ISA Certified Arborist #SO-0989A  
8/7/2023

**LEGEND**

P.O.C. = Point of Commencement	-E- = Overhead Wires	⊗ = Backflow Preventer
P.O.B. = Point of Beginning	⊕ = Fire Hydrant	⊕ = Drainage Manhole
PRM = Permanent Reference Monument	⊕ = Sanitary Manhole	⊕ = Reclaimed Water Meter
(P) = Data per Description	⊕ = Telephone	⊕ = Water Meter
(M) = Measured Data	⊕ = Telecom	⊕ = Cleanout
(F) = Field Data	⊕ = Right-of-way	⊕ = Palm Tree
PC(s) = Page(s)	⊕ = Verizon Box	⊕ = Elevation NAVD 1988
O.R. = Official Record Book	⊕ = Guy Wire	
P.S. = Plat Book	⊕ = Gas Valve	
R/W = Right-of-way	⊕ = Power Pole	
F/T = Fence Tie		
FIR = Found Iron Rod		
FOP = Found Iron Pin (No Cap)		
FN/D = Found Nail & Disc		
FCM = Found Concrete Monument (no number)		
S.I.R. = Set Iron & Cap 1/2" L.S. #4626		
LB = Licensee Certificate Number		
P.L.S. = Professional Land Surveyor		
C = Concrete		
G = Centerline		
BP = Wood Power Pole		
BPP = Backflow Preventer		

SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE GRID NORTH AND REFERENCED TO THE EASTERLY RIGHT OF WAY OF BAY ESPLANADE, BEARING N 07°06'36" W. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON. BOUNDARY WAS RETRACED FROM A GEORGE A. SHIMP AND ASSOCIATES SURVEY NO. 050383.

**FLOOD STATEMENT:** THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BASE FLOOD 10, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 12103C0102H, DATED AUGUST 24, 2021.



**BOUNDARY SURVEY**  
PREPARED FOR:  
PETER PAN DEVELOPMENTS LLC

SURVEYOR'S CERTIFICATE  
CERTIFIED AS A BOUNDARY SURVEY UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR DIGITALLY SIGNED, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

GUY D. HALE, PLS No.4626      JOB NUMBER 2023091      DATE 06-01-2023

**GUY D. HALE,**  
LAND SURVEYING

406 SO. ARCTURAS AVENUE  
SUITE ONE  
CLEARWATER, FL 33765  
(727) 734-4266 GHsurveyor@gmail.com



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567 FAX (727) 562-4576

October 4, 2024

Sandra Lee Bradbury  
Northside Engineering, Inc.  
300 South Belcher Road  
Clearwater, FL 33765

VIA FAX: 7274468036

RE: FLD2024-09021 -- 699 BAY ESPLANADE-- Letter of Incompleteness

Dear Sandra Lee Bradbury:

The Planning Staff has entered your application into the Department's filing system and assigned the case number: FLD2024-09021. After a preliminary review of the submitted documents, staff has determined that the application is Incomplete with the following comments.

1. The wrong criteria for flexibility was addressed. The correct criteria - 3-803.L 1 through 7. Requested is an east side setback of zero feet instead of 10 feet. 3-803(3) pertains to rear setbacks, whereas the request is for a side setback.

**Response: Please see revised criteria narrative.**

2. Survey of the properties with existing improvements is required.

**Response: Please see provided Survey of Existing Properties.**

3. Stormwater narrative is required.

**Response: Attached please see Stormwater Narrative.**

4. Tree Survey/Inventory/Preservation Plan is required.

**Response: Please see Survey with Tree Inventory.**

5. Demolition plan is required.

**Response: Please see Sheet C2.1, which is included in original submittal.**

6. Traffic Impact Study is likely required.

**Response: Please see Traffic Narrative.**

7. Disclaimer: Please be aware that Staff has only reviewed your application for COMPLETENESS not for SUFFICIENCY. Completeness refers to whether or not all of the required items have been submitted, NOT if they adequately meet applicable code requirements/provisions. Once the application has been determined to be complete a full review will be conducted by Staff for SUFFICIENCY. This review will determine compliance with all applicable Code provisions. Please note that additional comments may be generated at or after the application has been determined to be complete. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted. Failure to fully and completely address all Planning comments will delay your application. Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application. Failure to meet deadlines will delay your application. Finally, please be aware that City Staff will not organize, collate or otherwise piece together this or any other application. The responsibility of providing a complete, collated and organized submittal rests solely with the applicant.

**Response: Acknowledged.**

10/4/2024

Letter\_Of\_Incompleteness



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567 FAX (727) 562-4576

Section 4-1008 of the Community Development Code states that if an application is deemed incomplete, the deficiencies of the application shall be specified by Staff. No further development review action shall be taken until the deficiencies are corrected and the application is deemed complete. Please resubmit by October 4, 2024 at NOON. Failure to do so will result in the application being withdrawn.

If you have any questions, please do not hesitate to contact me at 727-444-8769 or [melissa.hauck-baker@myclearwater.com](mailto:melissa.hauck-baker@myclearwater.com).

Sincerely yours,

Melissa Hauck-Baker

Senior Planner

**GENERAL APPLICABILITY CRITERIA <sup>1</sup>**  
**SUPPLEMENTAL RESPONSE**

1  
2  
3  
4 1. The proposed development of the land will be in harmony with the scale, bulk, coverage,  
5 density and character of adjacent properties in which it is located.  
6

7 *The subject site is in a transitional area in the Old Florida neighborhood of*  
8 *Clearwater Beach, where the area is changing from 1950s era, lower quality,*  
9 *housing to modern, well planned housing and tourist uses that are significantly*  
10 *improving the area. Channel Club North is a permitted use at its location and*  
11 *within its general area, thereby demonstrating that it is in harmony with its area.*  
12

13 *Replacement of the existing, lower-quality, structures on-site will harmonize the*  
14 *property with the City's intentions for the area as expressed in Beach by Design.*  
15

16 *Accordingly, Channel Club North will be in harmony with the scale, bulk,*  
17 *coverage, density and character of the properties adjacent to it as proposed by*  
18 *the City in the City of Clearwater's Beach by Design.*  
19  
20

21 2. The proposed development will not hinder or discourage the appropriate development and use  
22 of adjacent land and buildings or significantly impair the value thereof.  
23

24 *For the same reasons that the project will be in harmony with its adjacent uses,*  
25 *it will not hinder or discourage the appropriate development and use of adjacent*  
26 *properties or impair their value. In fact, the commencement of development*  
27 *consistent with the City's Beach by Design is likely to improve the values of*  
28 *nearby properties.*  
29

30 3. The proposed development will not adversely affect the health or safety or persons residing or

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<sup>1</sup> Application page 3.

1 working in the neighborhood of the proposed use.  
2

3 *Resort attached development will not adversely affect the health or safety of*  
4 *persons residing or working in the neighborhood of the proposed use. Again, the*  
5 *development of the site in accordance with the City's Comprehensive Plan,*  
6 *including Beach by Design, is likely to enhance the health and safety of nearby*  
7 *residents.*  
8  
9

10 4. The proposed development is designed to minimize traffic congestion.  
11

12 *Channel Club North is served by one curb cut from Somerset. The curb cut,*  
13 *driveway flares and driveway comply with the Clearwater CDC. Further, the*  
14 *redevelopment of the site eliminates several ad hoc existing parking spaces that*  
15 *are illegally (at least in part), located on the adjacent public rights-of-way.*  
16 *Thus, the design of Channel Club North minimizes potential traffic congestion.*  
17  
18

19 5. The proposed development is consistent with the community character of the immediate vicinity  
20 of the parcel proposed for development.  
21

22 *As set in the Project Narrative's discussion of the project's compliance with the*  
23 *City's Comprehensive Plan, Beach by Design, and Community Development*  
24 *Code, the project is consistent with, and will enhance, the community character*  
25 *of its neighborhood.*  
26  
27

28 6. The design of the proposed development minimizes adverse effects, including visual, acoustic  
29 and olfactory and hours of operation impacts, on adjacent properties.  
30

31 *As a new resort attached dwelling development, Channel Club North will not*  
32 *generate any of these externalities. The building has been carefully sited to*

1            *preserve the view corridors extant in the area, thereby minimizing any potential*  
2            *adverse visual effects. Signs will be posted in each unit and, consistent with the*  
3            *City's sign regulations, signs will be posted on the property, urging the*  
4            *occupants to be considerate of their neighbors in terms of noise generation. All*  
5            *mechanical equipment will be shielded by noise attenuation fixtures. Therefore,*  
6            *acoustic adverse effects will be minimized. Bar-b-ques will be prohibited and*  
7            *there will be no source of potential olfactory effects.*  
8

**TOURIST ZONING DISTRICT SPECIFIC CRITERIA  
SUPPLEMENTAL RESPONSE <sup>2</sup>**

Channel Club North is permitted in, and consistent with the requirements of, the Tourist Zoning District as set out in Clearwater Community Development Code, as follows:

Permitted Uses:	Resort attached dwellings (RAD)	
Proposed Uses:	Resort attached dwellings	
Maximum Density:	RAD: 30 units/acre	
Proposed Density:	RAD 20 units/acre	
Maximum ISR:	0.95	
Proposed ISR:	0.703	
Minimum Lot Size	10,000 s.f.	
Actual Lot Size	13,079 s.f.	
Minimum Lot Frontage	100'	
Actual Lot Frontage	110'/120'	
Yards	Required	Provided
Front (West)	15'	16.7'
Front (South)	15'	15.1'
Side (East)	10'	22.2'
Side (North)	10'	10'
Maximum Height:	35'	
Proposed Height:	35'	
Parking Required:	RAD: 1.5 spaces/unit; = 9 spaces	
Parking Provided:	11 spaces	

Flexibility Criteria:

(The Letter of Incompleteness dated 10/4/24 states that the flexibility criteria are found in § 3-803

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<sup>2</sup> See Project Narrative for a discussion of the proposal's compliance with *Beach by Design*.

1 L. Section 3-803 pertains to design requirements for fences.)

2  
3 Community Development Code section 2-803 L establishes flexibility criteria for resort attached  
4 uses. *Channel Club North* complies with these criteria, as set out herein.

- 5 – Resort attached dwellings are a permitted use on lots of 5,000 square feet; no  
6 flexibility from this criterion is sought;
- 7 – The maximum height is 35 feet: flexing of this standard will not be required;
- 8 – Parking is provided as required by code;
- 9 – Access to a major arterial street is not proposed;
- 10 – Building setback requirements are superceded by *Beach by Design*, as set out in the  
11 Project Narrative and are met without flexing;
- 12 – The building is designed in full compliance with all applicable design standards;  
13 and
- 14 – With respect to the existing swimming pool and deck, which are to be retained. § 2-  
15 803 (3) provides:
  - 16 (3)Swimming pools and/or decks in conjunction with a  
17 swimming pool that are accessory to either an attached  
18 dwellings, overnight accommodations, or resort attached  
19 dwellings principal use on Clearwater Beach are permitted  
20 a rear setback of zero feet.

21  
22 Section 8-102, “Definitions” includes the following:

23 Property line, rear means a property line which runs generally  
24 parallel to the property line from which a property is addressed.

25  
26 The subject property has an address on Bay Esplanade, making the east property line the rear  
27 property line and establishing a rear setback for the pool and deck of zero feet.  
28

October 7<sup>th</sup>, 2024

City of Clearwater  
Attn: Melissa Hauck-Baker, Senior Planner  
100 South Myrtle Avenue  
Clearwater, Florida 33756

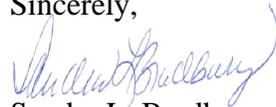
Re: Channel Club North FLD2024-09021 – 699 Bay Esplanade  
Subject: Traffic Study

This Traffic Assessment is being prepared for the Channel Club North project; 693 & 699 Bay Esplanade is within the Tourist (T) zoning. The project will be a 6-unit Resort Attached Dwelling facility with eleven parking spaces including 1-ADA.

Attached please find a copy of the City's Section 4-904 (C-3) and the 11<sup>th</sup> Edition ITE-SDC Table SOTE for the Resorts with calculations. Section 4-904 (C-3) stipulates development projects which generate less than 51 new peak hour trips *are not required* to submit a transportation management plan or study. The calculation for this small 6-unit Resort will only produce 2.67 vehicles in the am and 2.67 vehicles in the pm hours.

Therefore, a detailed traffic analysis *is not required* per city code since the traffic generation is of minor impact.

Sincerely,



Sandra L. Bradbury,  
Office Manager/Project Manager  
Northside Engineering, Inc.

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#### **Section 4-904. Mobility management system.**

- A. *Purpose and intent.* The purpose of this section is to provide a more flexible and efficient alternative to the traditional form of transportation concurrency management, which ties development approvals to maintaining adopted roadway level of service standards, while facilitating multi-modal transportation solutions.
- B. *Applicability.* The mobility management system shall apply to all developments in the City of Clearwater, pursuant to the requirements of 4-904.C.
- C. *General requirements.* All development projects within the City of Clearwater that generate new peak hour trips are subject to the provisions of this section to address their development impacts. Determination of trip generation associated with an application for development shall be based on Schedule A or B in Section 150-40 of Pinellas County Land Development Code, or the latest edition of the Institute of Transportation Engineers Trip Generation Manual. As an alternative to the fee schedule and Trip Generation Manual, the applicant may submit a trip generation study in accordance with Section 4-905.C.4.a. and b.
1. Deficient road corridors include parcels, all or a portion of which lie within a corridor, and are defined as:
    - a. *Sole direct access.* A condition where the only means of site ingress/egress is directly onto the road facility, regardless of the distance of that site from the facility;
    - b. *Direct access.* A condition in which one or more existing or potential site ingress/egress points makes a direct connection to the road facility and the site is within one-half mile of the road facility; and
    - c. *Sole indirect access.* A condition where the only point of site ingress/egress is onto a public non-arterial roadway which makes its first and shortest arterial level connection onto a road facility regardless of the distance of that site from the facility.
  2. Deficient road corridors are listed within the most recent Pinellas County Metropolitan Planning Organization's annual Level of Service Report.
  3. Development projects that generate less than 51 new peak hour trips are required to pay a multi-modal impact fee in accordance with Section 4-905. They are not required to submit a transportation management plan or study.
  4. Tier 1 projects. Tier 1 projects are development projects that generate between 51 and 300 new peak hour trips.
    - a. Developers of Tier 1 projects located within deficient road corridors are required to submit a transportation management plan designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
    - b. The cost of transportation management strategies implemented for Tier 1 projects are creditable toward their multi-modal impact fee assessment. If the cost of the

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improvement exceeds the assessment, the development project would not be subject to payment of the fee.

5. Tier 2 projects. Tier 2 projects are development projects that generate more than 300 new peak hour trips.
  - a. Developers of Tier 2 projects within deficient road corridors are required to conduct a traffic study and submit an accompanying report. The report shall include the results of the traffic study and a transportation management plan identifying improvements necessary to mitigate the impacts of the project.
  - b. The cost of transportation management strategies implemented for Tier 2 projects may be applied as credit toward the project's multi-modal impact fee assessment or payment of the fee could be included as part of a transportation management plan.
6. Development projects that generate more than 50 new peak hour trips on non-deficient road corridors shall be reviewed by the city to determine if the impacts of the project adversely affect the level of service of the surrounding road network. If it is determined that approval of the development project reduces the level of service of the adjacent road(s) to peak hour level of service E or F or would cause the volume-to-capacity ratio to reach or exceed 0.9, a transportation management plan is required. The applicant may submit a traffic study to verify whether their project would affect the level of service of adjacent road(s). A transportation management plan is required if the results of the traffic study confirm the finding of the city, and the transportation management plan for such developments shall comply with the requirements of Tier 1 or Tier 2 projects, as described in Sections 4-904.C.2. and 3.
7. Transportation management plans. At the time of site plan review, the city shall analyze the development impacts of a project. A transportation management plan is required for development applications subject to Sections 4-904C.3, 4, and 5, utilizing transportation management strategies/improvements to address their development impacts. The extent of the strategies/improvements included in an approved transportation management plan in terms of the scale of the project(s) and roadway capacity and/or mobility benefits provided shall be based primarily on the project(s) impact on the surrounding traffic circulation system. Specific conditions of the deficient road corridor impacted by the development shall also be considered.

Transportation management plans must be developed by the applicant and accepted by the city. If the project impacts a State road, the applicant shall also submit the transportation management plan to the Florida Department of Transportation District 7 Office. Transportation management plans seeking to implement strategies that do not involve structural improvements, such as ride sharing and transit incentive programs, must include a monitoring program to ensure the strategies are carried out in accordance with the plan. Site-related improvements are not eligible for inclusion in transportation management plans. Transportation management plan strategies/improvements include, but are not limited to, those listed below:

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- a. *Intensity reduction.* The intensity of the proposal may be reduced through an across-the-board reduction of the permitted floor area ratio, as it would otherwise normally apply to the proposal. Other such corrective actions that would reduce the intensity of the proposal may also apply.
  - b. *Density reduction.* The density of the proposal may be decreased by a reduction in the number of units per acre below that which would otherwise normally apply to the proposal.
  - c. *Project phasing.* A project may be divided into logical phases of development by area, with later phases of the development proposal's approval withheld until the needed facilities are available.
  - d. *Outparcel deletion.* Those portions of the proposal characterized as outparcels that create separate and unique impacts may be deleted from the total proposal.
  - e. *Physical highway improvements.* A project may construct link capacity improvements, acceleration/deceleration lanes, intersection improvements, or frontage roads.
  - f. *Operational improvements (signal).* This includes efforts involving signal removal or signal timing improvements.
  - g. *Access management strategies.* These include access management controls such as the preclusion of a direct connection to a level of service deficient facility, right-in/right-out driveways, alternative driveway locations, reduction of a driveway, single point access, shared access, or the implementation of median controls.
  - h. *Mass transit initiatives.* A project may implement a plan to encourage transit (e.g., employer-issued bus passes). Other mass transit initiatives may include, but are not limited to, the construction of bus stop amenities, bus pull-off areas, and dedication of park and ride parking spaces.
  - i. *Demand management/commuter assistance.* These include efforts to encourage ride-sharing (e.g., designated parking spaces for carpools, employer-sponsored carpool programs, participation in transportation management organization/initiative programs), and implementing flexible work hour and telecommuting programs.
  - j. *Bicycle/pedestrian improvements.* These would involve structural improvements or construction of a bikeway or sidewalk connecting an existing bikeway/sidewalk network or providing access to a school, park, shopping center, etc. These improvements may also include pedestrian treatments in parking areas, sidewalks connecting developments with adjacent land uses, trail improvements and bicycle rack and on-street bicycle lane installations, and the planting of trees to provide shade canopy along sidewalks.
  - k. *Intelligent transportation system improvements.* This includes improvements pertaining to computerized traffic signal systems that automatically adjust to

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maximize traffic flow and to permit emergency vehicles to pass through intersections quickly. It also includes freeway management systems, such as electronic message signs, and electronic fare payment on public buses that reduce passenger boarding time.

1. *Livable community site design features.* These include, but are not limited to, implementation of pedestrian friendly site design features such as orienting buildings toward the street and parking lots to the side or rear of buildings.

(Ord. No. 8806-16, § 7, 5-5-16)

Editor's note(s)—Ord. No. 8806-16, § 7, adopted May 5, 2016, repealed the former § 4-904, and enacted a new § 4-904 as set out herein. The former § 4-904 pertained to proportionate fair-share program and derived from Ord. No. 7718-06, § 2, 11-15-06.

ITE Trip Generation Manual, 11th Edition  
PM Peak Hour Net New Trips by ITE Land Use Category

Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate <sup>1</sup>	Unit	Pass-By Trip Reduction Factor <sup>3</sup>	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
		a		b	c=a*b	d	e= c*d
<b>RESIDENTIAL</b>							
Single-Family Detached Housing	210	0.94	Dwelling Unit	1.00	0.94	1.00	0.94
Single-Family Attached Housing	215	0.57	Dwelling Unit	1.00	0.57	1.00	0.57
Multifamily Housing (Low-Rise)	220	0.51	Dwelling Unit	1.00	0.51	1.00	0.51
Multifamily Housing (Mid-Rise)	221	0.39	Dwelling Unit	1.00	0.39	1.00	0.39
Multifamily Housing (High-Rise)	222	0.32	Dwelling Unit	1.00	0.32	1.00	0.32
Affordable Housing	223	0.46	Dwelling Unit	1.00	0.46	1.00	0.46
Off-Campus Student Apartment (Low-Rise)	225	0.24	Bedroom	1.00	0.24	1.00	0.24
Off-Campus Student Apartment (Mid-Rise)	226	0.21	Bedroom	1.00	0.21	1.00	0.21
Off-Campus Student Apartment (High-Rise) <sup>2</sup>	227	0.04	Bedroom	1.00	0.04	1.00	0.04
Low-Rise Residential with 1st-Floor Commercial <sup>2</sup>	230	0.36	Dwelling Unit	1.00	0.36	1.00	0.36
Mid-Rise Residential with 1st-Floor Commercial <sup>2</sup>	231	0.75	Dwelling Unit	1.00	0.75	1.00	0.75
High-Rise Residential with 1st-Floor Commercial <sup>2</sup>	232	0.21	Dwelling Unit	1.00	0.21	1.00	0.21
Mobile Home Park	240	0.58	Dwelling Unit	1.00	0.58	1.00	0.58
Senior Adult Housing-Detached	251	0.30	Dwelling Unit	1.00	0.30	1.00	0.30
Senior Adult Housing-Attached	252	0.25	Dwelling Unit	1.00	0.25	1.00	0.25
Congregate Care Facility	253	0.18	Dwelling Unit	1.00	0.18	1.00	0.18
Assisted Living	254	0.48	1,000 sf GFA	1.00	0.48	1.00	0.48
Continuing Care Retirement Community	255	0.19	Unit	1.00	0.19	1.00	0.19
Recreational Homes	260	0.29	Dwelling Unit	1.00	0.29	1.00	0.29
Timeshare	265	0.63	Dwelling Unit	1.00	0.63	1.00	0.63
Residential Planned Unit Development	270	0.69	Dwelling Unit	1.00	0.69	1.00	0.69
<b>LODGING &amp; RECREATIONAL</b>							
Hotel	310	0.59	Room	1.00	0.59	1.00	0.59
All Suites Hotel	311	0.36	Room	1.00	0.36	1.00	0.36
Business Hotel	312	0.31	Room	1.00	0.31	1.00	0.31
Motel	320	0.36	Room	1.00	0.36	1.00	0.36
<b>Resort Hotel</b>	<b>330</b>	<b>0.41</b>	<b>Room</b>	<b>1.00</b>	<b>0.41</b>	<b>1.00</b>	<b>0.41</b>
City Park <sup>2</sup>	411	7.41	Employee	1.00	7.41	1.00	7.41
Campground/Recreational Vehicle Park	416	0.27	Occupied Campsite	1.00	0.27	1.00	0.27
Marina <sup>2</sup>	420	0.21	Berths	1.00	0.21	1.00	0.21
Golf Course	430	2.91	Hole	1.00	2.91	1.00	2.91
Mini Golf	431	0.33	Hole	1.00	0.33	1.00	0.33
Golf Driving Range	432	1.25	Tee/Driving Position	1.00	1.25	1.00	1.25
Batting Cages	433	2.22	Cages	1.00	2.22	1.00	2.22
Rock Climbing Gym <sup>2</sup>	434	1.64	1,000 sf GFA	1.00	1.64	1.00	1.64
Multipurpose Recreational Facility	435	3.58	1,000 sf GFA	1.00	3.58	1.00	3.58
Trampoline Park	436	1.50	1,000 sf GFA	1.00	1.50	1.00	1.50
Bowling Alley	437	1.30	Bowling Lane	1.00	1.30	1.00	1.30
Adult Cabaret <sup>2</sup>	440	2.93	1,000 sf GFA	1.00	2.93	1.00	2.93
Multiplex Movie Theater <sup>2</sup>	445	6.17	1,000 sf GFA	1.00	6.17	1.00	6.17
Horse Racetrack <sup>2</sup>	452	0.06	Seats	1.00	0.06	1.00	0.06

There will be 6 Resort Dwelling units with 11 parking spaces including ADA ITE show 0.41 new trips for Resort per room.

6 units x 0.41 new trips = 2.46 am/pm

October 7<sup>th</sup>, 2024

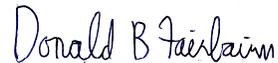
City of Clearwater  
Attn: Melissa Hauck-Baker, Senior Planner  
100 South Myrtle Avenue  
Clearwater, Florida 33756

Re: Channel Club North FLD2024-09021 – 699 Bay Esplanade  
Subject: Stormwater Narrative

The site is located on North Clearwater Beach on Mandalay Channel.

The stormwater vault will provide 3/4” water quality only and over-flow will discharge into the bay.  
The outfall structure and the pipe will be sized to handle a minimum 25-year storm with a grate at the sea wall for Manatee protection.

Respectfully,



Donald B. Fairbairn, P.E.  
Northside Engineering, Inc.



Digitally signed by Donald B Fairbairn  
DN: E=don@northsideengineering.net,  
CN=Donald B Fairbairn, C=US,  
O=ENGINEERING, INC.,  
SERIALNUMBER=A47L20240603352162,  
L=Clearwater, S=Florida, C=US  
Reason: I have reviewed this document  
Date: 2024.10.07 14:31:49-04'00'

# ARBORIST'S REPORT

**Date:** August 7<sup>th</sup>, 2023

**Location:** Channel Club  
685 & 689 Bay Esplanade  
Clearwater, FL

**Prepared For:** Peter Meroli



## Urban Forestry Solutions, llc

**727.224.2818**    **UFSLLC@VERIZON.NET**

**By:** Rick Albee

ISA Certified Arborist, SO-0989A

ISA Tree Risk Assessment Qualified (TRAQ)



## Tree Inventory

The following Arborist's Report is a Level 2, Basic Assessment, submitted by Urban Forestry Solutions, LLC, and includes findings that I believe are accurate based on my over 35 years of education, experience and knowledge in the field of Arboriculture. I have no interest personally or financially in this property and my report is factual and unbiased.

The following Tree Inventory Report will identify each tree by its size, species and overall condition rating with accompanying notes justifying the Condition Rating. The Tree Survey indicates the location of the tree on the site by the tree identification number. This tree identification number corresponds to the number on the Tree Inventory Report.

## Methodology

Tree evaluations can be performed at different levels of intensity:

**Level 1: Limited Visual Assessment** – A visual assessment performed, typically on foot, to identify obvious defects.

**Level 2: Basic Assessment** – A detailed visual inspection of a tree and the surrounding site. This assessment may include the use of simple tools. A Level 2 Assessment requires the tree risk assessor to walk completely around the tree trunk, to exam any surface roots above ground, the trunk, and the branches.

**Level 3: Advanced Assessment** – An assessment performed to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

## Tree Inventory Data

A tree inventory is a written record of a tree's condition at the time of inspection. Problems not apparent upon visual observations from the ground cannot be noted and were not noted. A tree inventory is also a valuable tool to prioritize tree maintenance and/or removal of trees with problems that could lead to failure and cause personal injury or property damage. The following is an explanation of the data used in the inventory:

**Tree# - location** - Each tree is assigned a number for reference in the inventory that corresponds with a number on the Tree Survey that identifies the location of the tree in the field.

**Size** – Diameter at breast height (DBH) is the size of the tree's trunk measured at 4.5' above grade. If there is a fork in the trunk at that point, the diameter is measured at the narrowest area below the fork. Palm species are measured in feet of clear trunk (C.T.). Palm trees <10' are not protected.

**Species** – Each tree is listed by its common and botanical name the first time it is listed in the inventory. For simplicity, the tree is listed by its common name thereafter.

**Condition Rating** – The Condition Rating is an assessment of the tree's overall structural strength and systemic health.

**Elements of structure include:** 1) the presence of cavities, decayed wood and/or split, cracked, or rubbing branches etc., 2) branch arrangements and attachments (i.e., well-spaced branches vs. several

branches emanating from the same area on the trunk; co-dominant trunks vs. single leader trunks; presence of branch collars vs. included bark).

**Elements of systemic health** relate to the tree's overall energy system measured by net photosynthesis (food made) vs. respiration (food used). A tree with good systemic health will have a vascular system that moves water, nutrients and photosynthate around the tree as needed. If a tree is said to be Chlorotic (yellowing) it is lacking nutrients or fertilizer. Indicators of a healthy systemic system used in the overall condition rating include: 1) live crown ratio (the amount of live crown a tree has relative to its mass), 2) crown density (density of the foliage). Poor density typically indicates a declining tree and/or the tree's crown does not have adequate space to develop, generally due to competition from adjacent trees, 3) tip growth (shoot elongation is a sign that the tree is making and storing energy.) The overall condition rating also takes into consideration the species, appearance and any unique features. The rating scale is 0-6 with 0 being a dead tree and 6 a specimen. Increments of 0.5 are used to increase accuracy. Examples of the tree rating system are as follows:

0- A dead tree

1- A tree that is dying, severely declining, hazardous, harboring a communicable disease. A tree with a rating of #1 should be removed as it is beyond treatment and is a threat to cause personal injury or property damage.

2 – A tree exhibiting serious structural defects such as: co-dominant stems with included bark at or near the base; large cavities; large areas of decayed wood; extreme crown dieback; cracked/split scaffold branches; etc. Also included is a tree with health issues (low energy, low live crown ratio, serious disease or insect problems, nutritional deficiencies or soil pH problems). A tree with a rating of #2 or 2.5 should be removed unless the problem(s) can be treated. A tree with a #2 Condition Rating will typically require a considerable amount of maintenance to qualify for an upgrade of the Condition Rating.

3- A tree with average structure and systemic health, minor crown dieback and problems that can be corrected with moderate maintenance. A tree with a co-dominant stem not in the basal area that can be subordinated, cabled and braced or a co-dominant stem that will soon have included bark can be included as a #3. A tree with a rating of #3 has average appearance, crown density and live crown ratio and should be preserved if possible.

4- A tree with a rating of #4 has good structure and systemic health with minor problems that can be easily corrected with minor maintenance. The tree should have an attractive appearance and be essentially free of any debilitating disease or insect problem. The tree should also have above average crown density and live crown ratio. Mature trees exhibiting scars, old wounds, small cavities or other problems that are not debilitating can be included in this group particularly if they possess unique form or other aesthetic amenities relating to their age. A tree with a rating of #4 is valuable to the property and should be preserved.

5 – A tree with very high live crown ratio and exceptional structure and systemic health and virtually free of insect or disease problems or nutritional deficiencies. A tree in this category should have a balanced crown with exceptional aesthetic amenities. A tree in this category should be of a species that possess characteristics inherent to longevity and withstanding construction impacts. A tree with a #5 rating lends considerable value to the site and should be incorporated into the site design. A tree with a #5 rating is worthy of significant site plan modification to ensure its preservation.

6 – A specimen tree. A specimen tree is a tree that possesses a combination of superior qualities regarding systemic health, structural strength, crown density, live crown ratio, form (balanced crown),

overall aesthetic appeal, size, species, age and uniqueness. A great effort should be made to preserve a specimen tree including shifting structures that would adversely impact the tree. A specimen tree should have an undisturbed growth area equal to its drip line (equal to the branch spread). Only an experienced and competent International Society of Arboriculture (I.S.A.) Certified Arborist should be allowed to perform maintenance work on a specimen tree.

### TREE INVENTORY REPORT

Please note: Trees are living organisms, and with all living organisms, certain degrees of stress may be experienced when they are disturbed in any way. It must be pointed out that it is not humanly possible to entirely ascertain the full extent of stress that the tree may experience. Nor is it possible to assure with 100% probability that the trees will survive. However, with professional arboricultural consulting, it is hoped that the stress factors can be held to a minimum and that the trees will continue to thrive during and following construction.

TREE #	SIZE	SPECIES	RATING
1	10' CT	Christmas Palm Cluster ( <i>Veitchia merrilli</i> )	5.0
2	10' CT	Christmas Palm Cluster	5.0
3	10' CT	Christmas Palm Cluster	5.0
4	6' CT	Washington Palm ( <i>Washingtonia robusta</i> )	Exempt
Note: Washington palms are on the Florida Invasive Species Council (FISC), FKA Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category I.			
• Under 10' CT.			
5	17' CT	Sabal Palm ( <i>Sabal palmetto</i> )	4.0
6	17' CT	Sabal Palm	4.0
7	7' CT	Christmas Palm Cluster	Exempt
• Under 10' CT.			
8	2"	Ligustrum ( <i>Ligustrum spp.</i> )	3.0
• Accent tree.			
9	18' CT	Sabal Palm	4.0
10	18' CT	Sabal Palm	4.0
11	11' CT	Senegal Date Palm Cluster ( <i>Phoenix reclinata</i> )	3.0
Senegal date palms are on the Florida Invasive Species Council (FISC), FKA Florida Exotic Pest Plant Council's (FLEPPC) list of invasive plant species, category II.			
12	14' CT	Sabal Palm	4.0
13	14' CT	Sabal Palm	4.0

This Completes the Report.

SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 12, 13 AND THE NORTH 5 FEET OF LOT 11, BLOCK 77, MANDALAY UNIT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THAT PORTION OF THE DEED #17451 LYING SOUTHERLY OF THE EXTENDED NORTH RIGHT OF WAY LINE OF SOMERSET STREET, NORTHERLY OF THE EXTENDED SOUTH BOUNDARY OF SAID NORTH 5 FEET OF LOT 11, BLOCK 77 AND EASTERLY OF THE EXISTING SEAWALL, RECORDED IN OFFICIAL RECORD BOOK 15884, PAGE 1166 AND 16444, PAGE 1786 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS:

A portion of Block 77 according to plat of MANDALAY UNIT #5, as recorded in Plat 20, Page 48, of the Public Records of which Pinellas County, Florida, which said portion is described as follows: Commencing at the Northwest corner of said Block 77, which said corner is also point where the South line of Poinsettia Street, as shown by said plat intersects the East boundary of said Bay Esplanade, run thence South along the East boundary of said Bay Esplanade 60 feet, thence East parallel to the North line of said Block 77, 110 feet to the East boundary line of said Block 77, thence North along said boundary line 60 feet to the Northeast corner of said Block, thence West along the North boundary of said block, 110 feet to point at beginning. Said property is otherwise known and described as Lot 13, in Block 77, of MANDALAY UNIT # 5, according to the map or plat thereof as recorded in Plat Book 20, Page 27 of the Public Records of Pinellas County, Florida.

AND

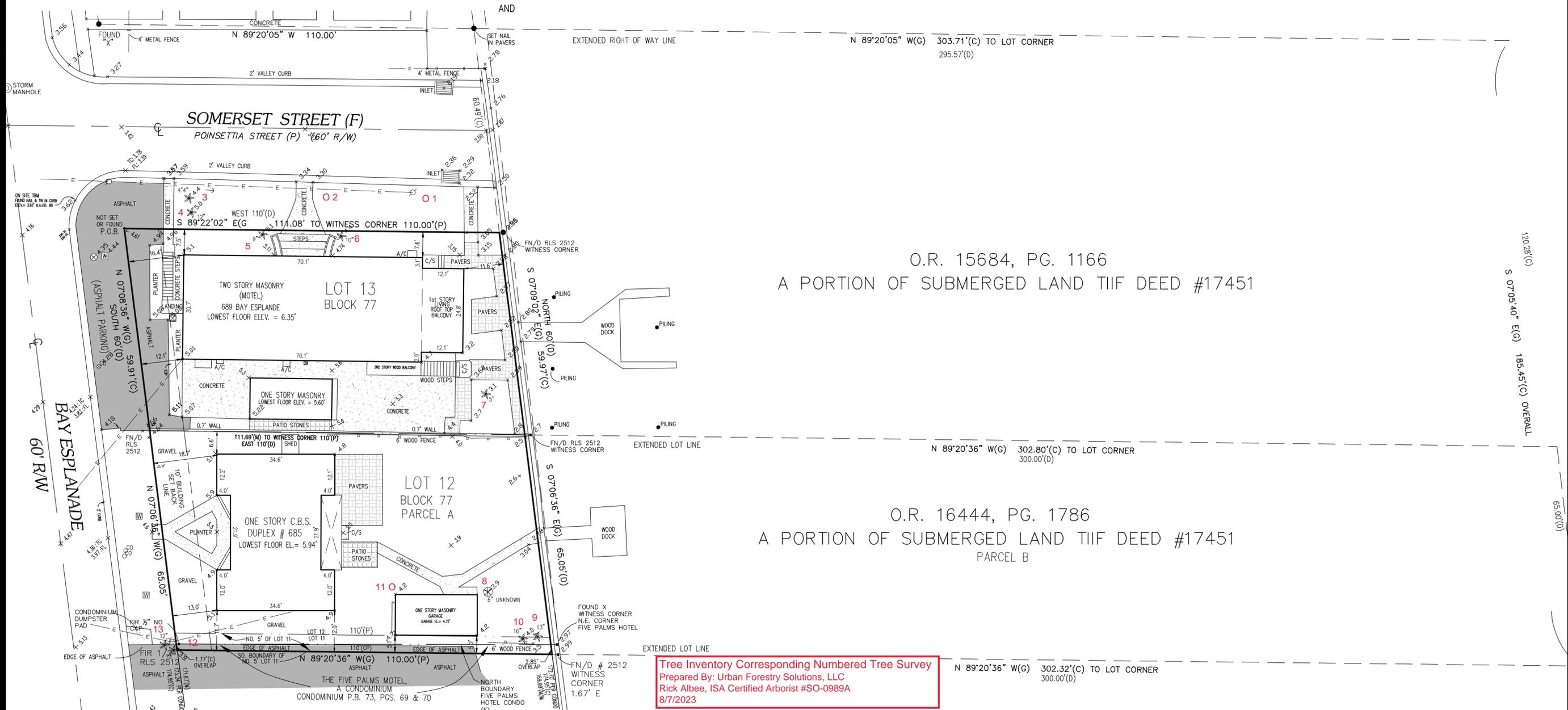
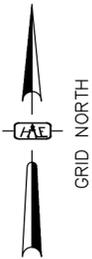
Parcel A

Lot 12 and the North 5 feet of Lot 11 Block 77 of MANDALAY UNIT NO. 5 according to the Plat thereof as recorded in Plat Book 20, Page 27 of the Public Records of Pinellas County, Florida.

Parcel B

That part of TIF Deed #17451 lying East of Block 77, MANDALAY UNIT NO. 5, (P.B. 20, PG. 48) and Northeast of FIVE PALMS MOTEL CONDOMINIUM (P.B. 73, PG. 69) according to the Maps or Plats located in the Public Records of Pinellas County, Florida, all located in Section 5, Township 29 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows: Commencing at a point on the face of an existing seawall which lies 300 feet South of the North boundary of Government Lot 6 and the Easterly extension of the North boundary of Lot 2, Block 76, MANDALAY UNIT NO. 5 and MANDALAY UNIT NO. 5 REPLAT, according to the Map or Plat thereof as recorded in Plat Book 20, Page 48 and Plat Book 20, Page 27 of the Public Records of Pinellas County, Florida; thence run S04°10'12"W, along an existing seawall, for a distance of 22.73 feet; thence continuing along said existing seawall, run S06°58'23"E, for a distance of 217.46 feet to the Northeast corner of Lot 12, Block 77, of said MANDALAY UNIT NO. 5 REPLAT, also being the Point of Beginning; thence leaving said existing seawall, run S89°37'26"E, along the Southeasterly extension of the Northerly boundary line of said Lot 12, for a distance of 300.00 feet; thence run S06°58'23"E, a distance of 65.00 feet to a point on the Southeasterly extension of a line that lies 5 feet South and parallel to the Southerly boundary line of said Lot 12; thence run N89°37'26"W, along said Southeasterly extension of a line that lies 5 feet South of and parallel to the Southerly boundary line of Lot 12, for a distance of 300.00 feet to a point on an existing seawall; thence run N06°58'23"W, along said existing seawall, for a distance of 65.00 feet to the Point of Beginning.

THAT PART OF THE DEED #17451 LYING EAST OF BLOCKS 76 AND 77 MANDALAY UNIT NO. 5, (PB 20, PG 48) AND NORTHEAST OF FIVE PALMS MOTEL CONDOMINIUM (PB 73, PG 69) ACCORDING TO THE MAPS OR PLATS LOCATED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALL LOCATED IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE FACE OF AN EXISTING SEAWALL WHICH LIES 300 FEET SOUTH OF THE NORTH BOUNDARY OF GOVERNMENT LOT 6 AND THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF LOT 2, BLOCK 76, MANDALAY UNIT NO. 5 AND MANDALAY UNIT NO. 5 REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 27 AND PLAT BOOK 20 PAGE 48 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; FROM THIS POINT RUN THENCE S89 DEG. 37'26"E A DISTANCE OF 295.57'; THENCE S06 DEG. 58'23"E A DISTANCE OF 305.33'; THENCE N 89 DEG. 37'26"W A DISTANCE OF 300.00' TO THE FACE OF AN EXISTING SEAWALL; THENCE N 06 DEG. 58'23"W A DISTANCE OF 282.46' ALONG THE FACE OF AN EXISTING SEAWALL; THENCE CONTINUE ALONG THE FACE OF SAID SEAWALL N 04 DEG. 10'12"E A DISTANCE OF 22.73' TO THE POINT OF BEGINNING.



O.R. 15684, PG. 1166  
A PORTION OF SUBMERGED LAND TIF DEED #17451

O.R. 16444, PG. 1786  
A PORTION OF SUBMERGED LAND TIF DEED #17451  
PARCEL B

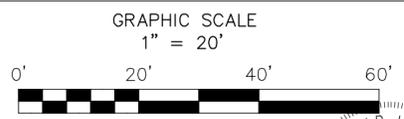
Tree Inventory Corresponding Numbered Tree Survey  
Prepared By: Urban Forestry Solutions, LLC  
Rick Albee, ISA Certified Arborist #SO-0989A  
8/7/2023

**LEGEND**

P.O.C. = Point of Commencement	-E- = Overhead Wires	⊗ = Backflow Preventer
P.O.B. = Point of Beginning	⊕ = Fire Hydrant	⊗ = Drainage Manhole
PRM = Permanent Reference Monument	⊙ = Sanitary Manhole	⊗ = Reclaimed Water Meter
(P) = Data per Description	⊙ = Telephone	⊗ = Water Meter
(M) = Measured Data	⊙ = Telecom	⊙ = Cleanout
(F) = Field Data	⊙ = Water Valve	⊙ = Palm Tree
PC(s) = Page(s)	⊙ = Verizon Box	⊙ = Elevation NAVD 1988
O.R. = Official Record Book	⊙ = Light Pole	
P.S. = Plat Book	⊙ = Guy Wire	
R/W = Right-of-way	⊙ = Gas Valve	
F/T = Fence Tie	⊙ = Power Pole	
FIR = Found Iron Rod		
FOP = Found Iron Pin (No Cap)		
FN/D = Found Nail & Disc		
FDM = Found Concrete Monument (no number)		
S.I.R. = Set Iron & Cap 1/2" L.S. #4626		
LB = Corporate Certificate Number		
P.L.S. = Professional Land Surveyor		
C = Concrete		
G = Centerline		
BP = Wood Power Pole		
BPP = Backflow Preventer		

SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE GRID NORTH AND REFERENCED TO THE EASTERLY RIGHT OF WAY OF BAY ESPLANADE, BEARING N 07°06'36" W. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON. BOUNDARY WAS RETRACED FROM A GEORGE A. SHIMP AND ASSOCIATES SURVEY NO. 050383.

**FLOOD STATEMENT:** THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BASE FLOOD 10, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 12103C0102H, DATED AUGUST 24, 2021.



**BOUNDARY SURVEY**  
PREPARED FOR:  
PETER PAN DEVELOPMENTS LLC

SURVEYOR'S CERTIFICATE  
CERTIFIED AS A BOUNDARY SURVEY UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR DIGITALLY SIGNED, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

GUY D. HALE, PLS No.4626      JOB NUMBER 2023091      DATE 06-01-2023

**GUY D. HALE, LAND SURVEYING**

406 SO. ARCTURAS AVENUE  
SUITE ONE  
CLEARWATER, FL 33765  
(727) 734-4266 GHsurveyor@gmail.com

**GENERAL APPLICABILITY CRITERIA <sup>1</sup>**  
**SUPPLEMENTAL RESPONSE**

1  
2  
3  
4 1. The proposed development of the land will be in harmony with the scale, bulk, coverage,  
5 density and character of adjacent properties in which it is located.  
6

7 *The subject site is in a transitional area in the Old Florida neighborhood of*  
8 *Clearwater Beach, where the area is changing from 1950s era, lower quality,*  
9 *housing to modern, well planned housing and tourist uses that are significantly*  
10 *improving the area. Channel Club North is a permitted use at its location and*  
11 *within its general area, thereby demonstrating that it is in harmony with its area.*  
12

13 *Replacement of the existing, lower-quality, structures on-site will harmonize the*  
14 *property with the City's intentions for the area as expressed in Beach by Design.*  
15

16 *Accordingly, Channel Club North will be in harmony with the scale, bulk,*  
17 *coverage, density and character of the properties adjacent to it as proposed by*  
18 *the City in the City of Clearwater's Beach by Design.*  
19  
20

21 2. The proposed development will not hinder or discourage the appropriate development and use  
22 of adjacent land and buildings or significantly impair the value thereof.  
23

24 *For the same reasons that the project will be in harmony with its adjacent uses,*  
25 *it will not hinder or discourage the appropriate development and use of adjacent*  
26 *properties or impair their value. In fact, the commencement of development*  
27 *consistent with the City's Beach by Design is likely to improve the values of*  
28 *nearby properties.*  
29

30 3. The proposed development will not adversely affect the health or safety or persons residing or

---

<sup>1</sup> Application page 3.

1 working in the neighborhood of the proposed use.  
2

3 *Resort attached development will not adversely affect the health or safety of*  
4 *persons residing or working in the neighborhood of the proposed use. Again, the*  
5 *development of the site in accordance with the City's Comprehensive Plan,*  
6 *including Beach by Design, is likely to enhance the health and safety of nearby*  
7 *residents.*  
8  
9

10 4. The proposed development is designed to minimize traffic congestion.  
11

12 *Channel Club North is served by one curb cut from Somerset. The curb cut,*  
13 *driveway flares and driveway comply with the Clearwater CDC. Further, the*  
14 *redevelopment of the site eliminates several ad hoc existing parking spaces that*  
15 *are illegally (at least in part), located on the adjacent public rights-of-way.*  
16 *Thus, the design of Channel Club North minimizes potential traffic congestion.*  
17  
18

19 5. The proposed development is consistent with the community character of the immediate vicinity  
20 of the parcel proposed for development.  
21

22 *As set in the Project Narrative's discussion of the project's compliance with the*  
23 *City's Comprehensive Plan, Beach by Design, and Community Development*  
24 *Code, the project is consistent with, and will enhance, the community character*  
25 *of its neighborhood.*  
26  
27

28 6. The design of the proposed development minimizes adverse effects, including visual, acoustic  
29 and olfactory and hours of operation impacts, on adjacent properties.  
30

31 *As a new resort attached dwelling development, Channel Club North will not*  
32 *generate any of these externalities. The building has been carefully sited to*

1            *preserve the view corridors extant in the area, thereby minimizing any potential*  
2            *adverse visual effects. Signs will be posted in each unit and, consistent with the*  
3            *City's sign regulations, signs will be posted on the property, urging the*  
4            *occupants to be considerate of their neighbors in terms of noise generation. All*  
5            *mechanical equipment will be shielded by noise attenuation fixtures. Therefore,*  
6            *acoustic adverse effects will be minimized. Bar-b-ques will be prohibited and*  
7            *there will be no source of potential olfactory effects.*  
8

**TOURIST ZONING DISTRICT SPECIFIC CRITERIA  
SUPPLEMENTAL RESPONSE <sup>2</sup>**

Channel Club North is permitted in, and consistent with the requirements of, the Tourist Zoning District as set out in Clearwater Community Development Code, as follows:

Permitted Uses:	Resort attached dwellings (RAD)	
Proposed Uses:	Resort attached dwellings	
Maximum Density:	RAD: 30 units/acre	
Proposed Density:	RAD 20 units/acre	
Maximum ISR:	0.95	
Proposed ISR:	0.703	
Minimum Lot Size	10,000 s.f.	
Actual Lot Size	13,079 s.f.	
Minimum Lot Frontage	100'	
Actual Lot Frontage	110'/120'	
Yards	Required	Provided
Front (West)	15'	16.7'
Front (South)	15'	15.1'
Side (East)	10'	22.2'
Side (North)	10'	10'
Maximum Height:	35'	
Proposed Height:	35'	
Parking Required:	RAD: 1.5 spaces/unit; = 9 spaces	
Parking Provided:	11 spaces	

Flexibility Criteria:

(The Letter of Incompleteness dated 10/4/24 states that the flexibility criteria are found in § 3-803

---

<sup>2</sup> See Project Narrative for a discussion of the proposal's compliance with *Beach by Design*.

1 L. Section 3-803 pertains to design requirements for fences.)

2  
3 Community Development Code section 2-803 L establishes flexibility criteria for resort attached  
4 uses. *Channel Club North* complies with these criteria, as set out herein.

- 5 – Resort attached dwellings are a permitted use on lots of 5,000 square feet; no  
6 flexibility from this criterion is sought;
- 7 – The maximum height is 35 feet: flexing of this standard will not be required;
- 8 – Parking is provided as required by code;
- 9 – Access to a major arterial street is not proposed;
- 10 – Building setback requirements are superceded by *Beach by Design*, as set out in the  
11 Project Narrative and are met without flexing;
- 12 – The building is designed in full compliance with all applicable design standards;  
13 and
- 14 – With respect to the existing swimming pool and deck, which are to be retained. § 2-  
15 803 (3) provides:
  - 16 (3)Swimming pools and/or decks in conjunction with a  
17 swimming pool that are accessory to either an attached  
18 dwellings, overnight accommodations, or resort attached  
19 dwellings principal use on Clearwater Beach are permitted  
20 a rear setback of zero feet.

21  
22 Section 8-102, “Definitions” includes the following:

23 Property line, rear means a property line which runs generally  
24 parallel to the property line from which a property is addressed.

25  
26 The subject property has an address on Bay Esplanade, making the east property line the rear  
27 property line and establishing a rear setback for the pool and deck of zero feet.  
28



**05-29-15-54756-076-0011**

[Compact Property Record Card](#)

[Tax Estimator](#)

**Updated October 12, 2023**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)



<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
R&R GETAWAY LLC TSETSE LLC 699 BAY ESPLANADE CLEARWATER FL 33767-1506	693 BAY ESPLANADE CLEARWATER

**Property Use:** 0822 (Apartments (5-9 units)) **Current Tax District:** CLEARWATER (CW) **SF:** 2,816 **Total Gross SF:** 3,774 x5

[\[click here to hide\]](#) **Legal Description**

MANDALAY UNIT NO. 5 REPLAT BLK 76, S 1/2 OF UNPLATTED BLK 76 TOGETHER WITH S'LY 60FT OF THAT SUBM LAND BEING PART OF TIF DEED # 17451 DESC BEG NE'LY COR OF SD BLK 76 TH E'LY 295.57FT TH S'LY 120FT TH W'LY ALG E'LY EXT OF S LINE OF SD BLK 76 TO SE COR OF SD BLK 76 TH N'LY 120FT TO POB

<a href="#">File for Homestead Exemption</a>			<b>2024 Parcel Use</b>	
<b>Exemption</b>	<b>2024</b>	<b>2025</b>		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information** [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Flood Zone</b> <small>(NOT the same as your evacuation zone)</small>	<b>Plat Book/Page</b>
22027/1536	<a href="#">Sales Query</a>	121030260041	A	<a href="#">Current FEMA Maps</a>	20/48

**2023 Final Value Information**

<b>Year</b>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2023	\$1,525,000	\$1,525,000	\$1,525,000	\$1,525,000	\$1,525,000

[\[click here to hide\]](#) **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2022	No	\$1,180,000	\$701,867	\$701,867	\$1,180,000	\$701,867
2021	No	\$850,500	\$637,762	\$637,762	\$850,500	\$637,762
2020	No	\$687,395	\$579,784	\$579,784	\$687,395	\$579,784
2019	No	\$604,000	\$527,076	\$527,076	\$604,000	\$527,076
2018	No	\$550,000	\$479,160	\$479,160	\$550,000	\$479,160
2017	No	\$485,000	\$435,600	\$435,600	\$485,000	\$435,600
2016	No	\$440,000	\$396,000	\$396,000	\$440,000	\$396,000
2015	No	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
2014	No	\$335,400	\$335,400	\$335,400	\$335,400	\$335,400
2013	No	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000
2012	No	\$310,000	\$310,000	\$310,000	\$310,000	\$310,000
2011	No	\$319,290	\$319,290	\$319,290	\$319,290	\$319,290
2010	No	\$381,654	\$381,654	\$381,654	\$381,654	\$381,654
2009	No	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
2008	No	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
2007	No	\$960,000	\$960,000	\$960,000	N/A	\$960,000
2006	No	\$1,005,200	\$1,005,200	\$1,005,200	N/A	\$1,005,200
2005	No	\$727,200	\$727,200	\$727,200	N/A	\$727,200
2004	No	\$430,000	\$430,000	\$430,000	N/A	\$430,000
2003	No	\$430,000	\$430,000	\$430,000	N/A	\$430,000
2002	No	\$275,000	\$275,000	\$275,000	N/A	\$275,000
2001	No	\$286,200	\$286,200	\$286,200	N/A	\$286,200
2000	No	\$255,100	\$255,100	\$255,100	N/A	\$255,100
1999	No	\$236,400	\$236,400	\$236,400	N/A	\$236,400
1998	Yes	\$170,000	\$168,800	\$143,800	N/A	\$143,800
1997	Yes	\$170,000	\$163,900	\$138,900	N/A	\$138,900
1996	Yes	\$148,800	\$148,800	\$123,800	N/A	\$123,800

**2022 Tax Information**

<a href="#">2022 Tax Bill</a>	Tax District: <a href="#">CW</a>
2023 Final Millage Rate	19.2762
<b>Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.</b>	

**Ranked Sales** (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
14 Feb 2022	21937 / 2184	\$1,830,700	Q	I
10 Aug 2004	13761 / 0606	\$1,050,000	Q	I
18 Dec 2002	12465 / 1217	\$715,000	Q	I
25 Feb 1999	10418 / 0513	\$300,000	Q	I
10 May 1988	06740 / 2022	\$178,000	Q	
Nov 1983	05650 / 1501	\$160,000	Q	

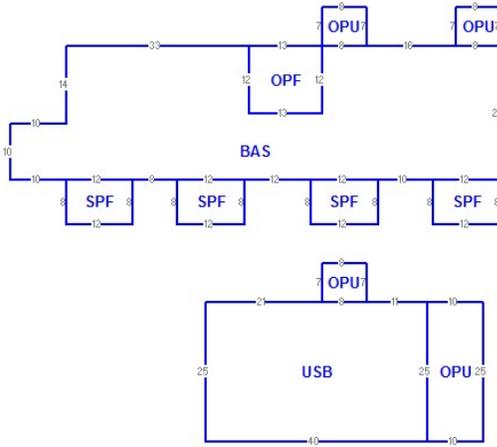
**2023 Land Information**

Seawall: No	Frontage: Intraoastal				View: None	
<a href="#">Land Use</a>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Rivers And Lakes (95)	0x0	1000.00	0.4200	1.0000	\$420	AC
Multi-Fam <10 Units (08)	60x110	24500.00	60.0000	1.0712	\$1,574,664	FF

[\[click here to hide\]](#) **2024 Building 1 Structural Elements** [Back to Top](#)

Site Address: 693 BAY ESPLANADE

Building Type: **Multiple Res. Apts. < 4 Stories Non - Res**  
 Quality: **Average**  
 Foundation: **Continuous Footing**  
 Floor System: **Slab On Grade**  
 Exterior Wall: **Concrete Blk/Stucco**  
 Roof Frame: **Gable Or Hip**  
 Roof Cover: **Built Up/Composition**  
 Stories: **2**  
 Living units: **5**  
 Floor Finish: **Carpet Combination**  
 Interior Finish: **Dry Wall**  
 Fixtures: **15**  
 Year Built: **1949**  
 Effective Age: **37**  
 Cooling: **Heat & Cooling Pkg**



[Compact Property Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Living Area SF	Gross Area SF
<a href="#">Open Porch (OPE)</a>	0	156
<a href="#">Screen Porch (SPF)</a>	0	384
<a href="#">Upper Story (USB)</a>	1,000	1,000
<a href="#">Base (BAS)</a>	1,816	1,816
<a href="#">Open Porch Unfinished (OPU)</a>	0	418
<b>Total Living SF: 2,816</b>		<b>Total Gross SF: 3,774</b>

[\[click here to hide\]](#) **2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$3,000.00	2.00	\$6,000.00	\$2,760.00	1970
PATIO/DECK	\$13.00	650.00	\$8,450.00	\$3,887.00	1991
DOCK	\$56.00	414.00	\$23,184.00	\$10,665.00	1970

[\[click here to hide\]](#) **Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

- [Interactive Map of this parcel](#)
- [Map Legend](#)
- [Sales Query](#)
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- [Tax Collector Home Page](#)
- [Contact Us](#)

Prepared By and Return To:  
Kenneth G. Arsenault, Jr., Esquire  
ARSENAULT LAW OFFICES, P.A.  
19535 Gulf Blvd., Suite E  
Indian Shores, FL 33785

Parcel No.: 05-29-15-54756-076-0011

### QUIT CLAIM DEED

THIS INDENTURE, made this 18<sup>th</sup> day of April, 2022 between Tsetse, LLC., a Florida limited liability company, herein after called the Grantor, to R&R Getaway LLC., a Florida limited liability company, hereinafter called the Grantee, having their principal address at: 699 Bay Esplanade, Clearwater Beach, FL 33767.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, enforce, convey and confirm unto the Grantee, an undivided one-half (1/2) interest in all that certain parcel of land more particularly described as follows:

The Southerly One-half (1/2) of Block 76, A Replat of Lots 1 to 8, inclusive, Block 83-Lots 11-20, inclusive, Block 84-Lots 9 to 16, inclusive, Block 85-Lots 5, 6 and 7, Block 86, and all of Block 76, 77, 78, 79, 80,81, 82 and 87, Unit No. 5, of Mandalay, according to the plat thereof as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida

Together with:

Submerged Land and Riparian Rights described as:

The Southerly 60 feet of the described lands: Beginning at the Northeasterly corner of the North ½ of Block 76 a/k/a Lot 2, Block 76 of a Replat of a portion of Mandalay Unit 5, thence extending 295.57 feet Easterly; thence Southerly 120 feet; and thence Westerly to the Southeasterly extension of the South ½ of Block 76, a/k/a Lot 1, Block 76; thence North 120 feet to the POB.

**SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.  
SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.**

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION.**

Continuation of Signature Page for the Quit Claim Deed between as Tsetse, LLC., a Florida limited liability company, as Grantor, to R&R Getaway LLC., a Florida limited liability company, as Grantee, for a certain real property located in Pinellas County, Florida.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above-written.

WITNESSES:

company

Tsetse, LLC., a Florida limited liability

By: [Signature]  
Petrit Meroli, Managing Member

[Signature]  
Witness #1 Name

Print Name: KENNETH G. ARSENAULT, JR.

[Signature]  
Witness #2 Name:

Print Name: Lucy Ayub

Address: 501 Mandalay Avenue, Apt. 203  
Clearwater Beach, FL 33767

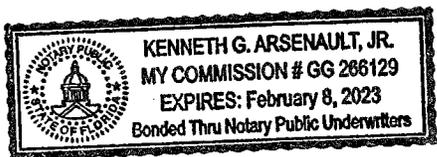
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 18<sup>th</sup> of April, 2022, by Petrit Meroli as Managing Member of Tsetse, LLC., a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

(SEAL)



**05-29-15-54756-076-0010**

[Compact Property Record Card](#)

[Tax Estimator](#)

**Updated October 12, 2023**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
R&R GETAWAY LLC TSETSE LLC 699 BAY ESPLANADE CLEARWATER FL 33767-1506	699 BAY ESPLANADE CLEARWATER



[Property Use:](#) 0110 (Single Family Home) [Current Tax District:](#) CLEARWATER (CW) [Total Living:](#) SF: 1,746 [Total Gross SF:](#) 3,780 [Total Living Units:](#) 1

[\[click here to hide\] Legal Description](#)

MANDALAY UNIT NO. 5 REPLAT BLK 76, N 1/2 OF BLK 76 TOGETHER WITH THAT SUBM LAND ON E DESC BEG NE COR OF SD BLK 76 TH E'LY 295.57FT TH S'LY 60FT TH W'LY 300FT(S) TO E'LY BNDRY OF SD BLK 76 TH N06D58'23"W 37.27FT TH N04D10'12"E 22.73FT TO POB

<a href="#">Tax Estimator</a> <a href="#">File for Homestead Exemption</a>			<b>2024 Parcel Use</b>	
<b>Exemption</b>	<b>2024</b>	<b>2025</b>		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information** [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Flood Zone</b> <small>(NOT the same as your evacuation zone)</small>	<b>Plat Book/Page</b>
22030/0770	\$1,913,200 <a href="#">Sales Query</a>	121030260041	A	<a href="#">Current FEMA Maps</a>	20/48

**2023 Final Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value / Non-HX Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2023	\$1,641,221	\$1,641,221	\$1,641,221	\$1,641,221	\$1,641,221

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	No	\$1,612,768	\$1,612,768	\$1,612,768	\$1,612,768	\$1,612,768
2021	No	\$910,597	\$910,597	\$910,597	\$910,597	\$910,597
2020	No	\$760,837	\$692,703	\$692,703	\$760,837	\$692,703
2019	No	\$701,633	\$629,730	\$629,730	\$701,633	\$629,730
2018	No	\$585,832	\$572,482	\$572,482	\$585,832	\$572,482
2017	No	\$533,329	\$520,438	\$520,438	\$533,329	\$520,438
2016	No	\$473,125	\$473,125	\$473,125	\$473,125	\$473,125
2015	No	\$441,065	\$439,615	\$439,615	\$441,065	\$439,615
2014	No	\$399,650	\$399,650	\$399,650	\$399,650	\$399,650
2013	No	\$432,626	\$432,626	\$432,626	\$432,626	\$432,626
2012	No	\$445,044	\$445,044	\$445,044	\$445,044	\$445,044
2011	No	\$458,405	\$458,405	\$458,405	\$458,405	\$458,405
2010	No	\$530,426	\$530,426	\$530,426	\$530,426	\$530,426
2009	No	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000
2008	No	\$699,800	\$699,800	\$699,800	\$699,800	\$699,800
2007	No	\$1,190,000	\$1,190,000	\$1,190,000	N/A	\$1,190,000
2006	No	\$1,183,800	\$1,183,800	\$1,183,800	N/A	\$1,183,800
2005	No	\$791,100	\$791,100	\$791,100	N/A	\$791,100
2004	No	\$579,300	\$579,300	\$579,300	N/A	\$579,300
2003	No	\$505,200	\$505,200	\$505,200	N/A	\$505,200
2002	No	\$490,200	\$490,200	\$490,200	N/A	\$490,200
2001	Yes	\$360,200	\$319,000	\$294,000	N/A	\$294,000
2000	Yes	\$309,800	\$309,800	\$284,800	N/A	\$284,800
1999	No	\$240,600	\$196,800	\$171,800	N/A	\$171,800
1998	Yes	\$218,400	\$193,700	\$168,700	N/A	\$168,700
1997	Yes	\$216,900	\$190,500	\$165,500	N/A	\$165,500
1996	Yes	\$185,000	\$185,000	\$160,000	N/A	\$160,000

**2022 Tax Information**

<a href="#">2022 Tax Bill</a>	Tax District: <a href="#">CW</a>
2023 Final Millage Rate	19.2762
<b>Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.</b>	

**Ranked Sales** (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
25 Sep 2020	21191 / 2582	\$912,500	Q	I
29 Oct 2004	13915 / 0513	\$1,050,000	Q	I
05 Nov 2001	11659 / 0658	\$452,000	Q	I
12 May 1999	10514 / 0171	\$378,000	Q	I
30 Dec 1994	08879 / 1571	\$250,000	Q	I
1973	04084 / 1490	\$105,000	Q	

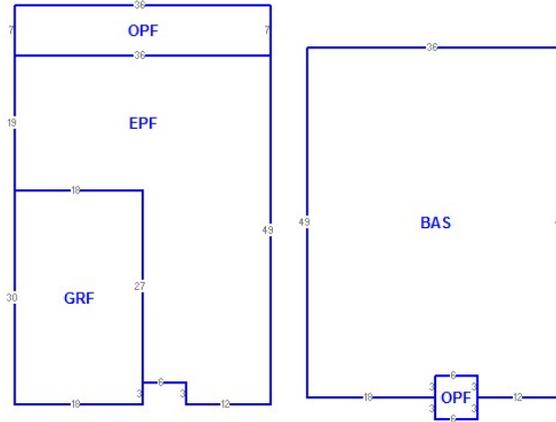
**2023 Land Information**

Seawall: Yes	Frontage: Intracoastal			View: None		
<a href="#">Land Use</a>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>	<b>Method</b>
Rivers And Lakes (95)	0x0	1000.00	0.4100	1.0000	\$410	AC
Single Family (01)	60x108	24500.00	60.0000	1.0712	\$1,574,664	FF

[\[click here to hide\] 2024 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 699 BAY ESPLANADE

Building Type: **Single Family**  
 Quality: **Average**  
 Foundation: **Wood/Block Above Ground Footing**  
 Floor System: **Wood**  
 Exterior Wall: **Frame/Reclad Alum/Viny**  
 Roof Frame: **Gable Or Hip**  
 Roof Cover: **Shingle Composition**  
 Stories: **2**  
 Living units: **1**  
 Floor Finish: **Carpet/Hardtile/Hardwood**  
 Interior Finish: **Upgrade**  
 Fixtures: **9**  
 Year Built: **1984**  
 Effective Age: **26**  
 Heating: **Central Duct**  
 Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Living Area SF	Gross Area SF
<a href="#">Base (BAS)</a>	1,746	1,746
<a href="#">Open Porch (OPF)</a>	0	288
<a href="#">Enclosed Porch (EPF)</a>	0	1,206
<a href="#">Garage (GRF)</a>	0	540
<b>Total Living SF: 1,746</b>		<b>Total Gross SF: 3,780</b>

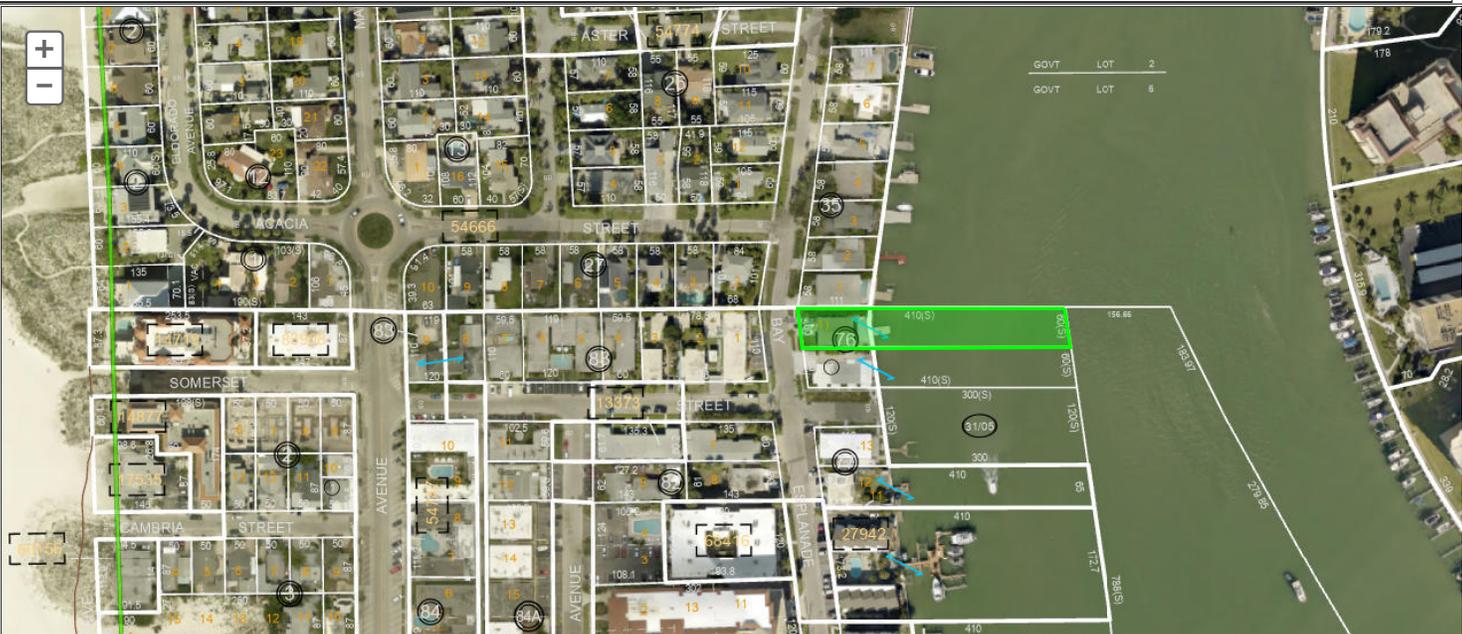
[\[click here to hide\]](#) **2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	\$55,000.00	1.00	\$55,000.00	\$52,250.00	2021
PATIO/DECK	\$39.00	280.00	\$10,920.00	\$10,374.00	2021
PATIO/DECK	\$27.00	482.00	\$13,014.00	\$12,363.00	2021
DOCK	\$56.00	312.00	\$17,472.00	\$16,598.00	1994
FIREPLACE	\$5,000.00	1.00	\$5,000.00	\$2,000.00	1984

[\[click here to hide\]](#) **Permit Data**

**Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.**

Permit Number	Description	Issue Date	Estimated Value
<a href="#">BCP2021-010025A</a>	MISCELLANEOUS	03 Nov 2021	\$17,729
<a href="#">BCP2021-050569</a>	CONC PAVE/DRIVEWAY	23 Jul 2021	\$8,128
<a href="#">BCP2021-010022</a>	FENCE	11 May 2021	\$3,500
<a href="#">BCP2021-050161</a>	ELECTRICAL	05 May 2021	\$2,350
<a href="#">BCP2021-010025</a>	ADDITION/REMODEL/RENOVATION	26 Feb 2021	\$21,500
<a href="#">BCP2020-120156</a>	POOL	11 Feb 2021	\$49,125
<a href="#">WND-20-00217</a>	DOCK	22 Dec 2020	\$0
<a href="#">BCP2020-120210</a>	HEAT/AIR	07 Dec 2020	\$6,671
<a href="#">BCP2020-100459</a>	SEA WALL	02 Nov 2020	\$21,550
<a href="#">BCP2012-02415</a>	ROOF	27 Feb 2012	\$5,600
<a href="#">BCP2003-07395</a>	DEMOLITION	19 Aug 2003	\$300





If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

3  
Prepared By and Return To:  
Kenneth G. Arsenault, Jr., Esquire  
ARSENAULT LAW OFFICES, P.A.  
19535 Gulf Blvd., Suite E  
Indian Shores, FL 33785

Parcel No.: 05/29/15/54756/076/0010

### QUIT CLAIM DEED

THIS INDENTURE, made this 10th day of April, 2022 between Richard Esposito, a single man, herein after called the Grantor, to R&R Getaway LLC., a Florida limited liability company, hereinafter called the Grantee, having his principal address at: 699 Bay Esplanade, Clearwater Beach, FL 33767.

WITNESSETH, that the said first party, for and in consideration of TEN DOLLARS and 00/100 (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to-wit:

The North ½ of Block 76 a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5, according to the map or plat thereof, as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida.

The Northerly sixty (60) feet beginning at the Northeasterly extension of The North ½ of Block 76 a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5, extending 295.57 feet Easterly; thence Southerly 60.0 feet; and thence westerly to the Southeasterly extension of the North ½ of Block 76; a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5 according to the map or plat thereof, as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida

**SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.  
SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.**

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

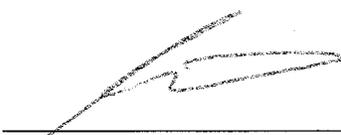
**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION.**

**Continuation of Signature Page for the Quit Claim Deed between as Richard Esposito as Grantors and R&R Getaway LLC., a Florida limited liability company, as Grantees, for a certain real property located in Pinellas County, Florida.**

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above-written.

WITNESSES:

  
\_\_\_\_\_  
Witness #1 Name  
Print Name: KENNETH G. ARSENAULT, JR.

  
\_\_\_\_\_  
Richard Esposito

  
\_\_\_\_\_  
Witness #2 Name:  
Print Name: Lara Aguilar

Address: 699 Bay Esplanade  
Clearwater Beach, FL 33767

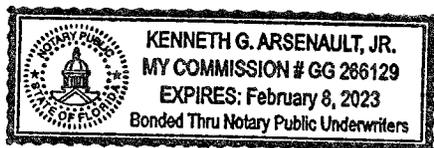
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 18<sup>th</sup> day of April, 2022 by Richard Esposito, a single man, who is personally known to me or who has produced his Driver's License as identification.

  
\_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

[SEAL]



**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L22000132145

**Entity Name:** R&R GETAWAY LLC

**Current Principal Place of Business:**

699 BAY ESPLANADE  
CLEARWATER BEACH, FL 33767

**Current Mailing Address:**

699 BAY ESPLANADE  
CLEARWATER BEACH, FL 33767 US

**FEI Number:** 88-1554759

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

UNITED STATES CORPORATION AGENTS, INC  
5575 SOUTH SEMORAN BLVD  
SUITE 36  
ORLANDO, FL 32822 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

\_\_\_\_\_ Date

**Authorized Person(s) Detail :**

Title            AMBR  
Name            ESPOSITO, RICHARD  
Address        699 BAY ESPLANADE  
City-State-Zip: CLEARWATER BEACH FL 33767

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** RICHARD E ESPOSITO

AMBR

01/05/2023

\_\_\_\_\_ Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_ Date

**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L03000031808

**Entity Name:** TSETSE, LLC

**Current Principal Place of Business:**

501 MANDALAY AVE.  
301  
CLEARWATER, FL 33767

**Current Mailing Address:**

501 MANDALAY AVE.  
301  
CLEARWATER, FL 33767 US

**FEI Number:** 20-0180874

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

MEROLI, PETRIT  
501 MANDALAY AVENUE  
301  
CLEARWATER, FL 33767 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title MGRM  
Name MEROLI, PETRIT  
Address 501 MANDALAY AVENUE  
301  
City-State-Zip: CLEARWATER FL 33767

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** PETRIT MEROLI

MGRM

01/31/2023

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghovae** and **Northside Engineering, Inc.** to act as an agent for: Channel Club North and to execute any and all documents related to securing permits and approvals for the construction on the property generally located: 693 & 699 Bay Esplanade (City of Clearwater) lying within PINELLAS County, State of FLORIDA.

  
Signature of Property Owner

Richard Esposito  
Print Name of Property Owner

699 Bay Esplanade  
Address of Property Owner

Authorized Member  
Title

Clearwater, Florida 33767  
City/State/Zip Code

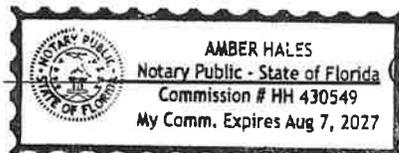
714-330-2834  
Telephone Number

State of Florida      The foregoing instrument was acknowledged before me this 4th day  
County of Pinellas      of Sep, 2024, by Richard Esposito, as MANAGING Member  
who is personally known to me or who has produced DRIVERS License  
as identification and who did (did not) take an oath.

Amber Hales Notary Public  
(Signature)

Commission # HH 430549 Expires: 8/7/2027

(SEAL ABOVE)



(Name of Notary Typed, Printed or Stamped)

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghovae** and **Northside Engineering, Inc.** to act as an agent for: **Channel Club North** and to execute any and all documents related to securing permits and approvals for the construction on the property generally located: **693 & 699 Bay Esplanade** (City of Clearwater) lying within PINELLAS County, State of FLORIDA.

[Handwritten Signature]  
Signature of Property Owner

Peter Meroli  
Print Name of Property Owner

501 Mandalay Avenue, Unit 301  
Address of Property Owner

Managing Member  
Title

Clearwater, Florida 33767  
City/State/Zip Code

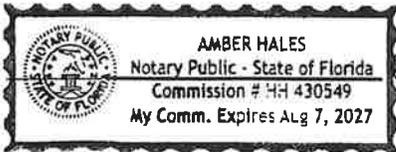
727-259-8117  
Telephone Number

State of Florida The foregoing instrument was acknowledged before me this 4th day  
County of Pinellas of SEP, 2024, by Peter Meroli, as MANAGING MEMBER  
who is personally known to me or who has produced DRIVERS LICENSE  
as identification and who did (did not) take an oath.

Amber Hales Notary Public  
(Signature)

Commission # HH 430549 Expires: 8/7/2027

(SEAL ABOVE)



(Name of Notary Typed, Printed or Stamped)



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

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. All applications are to be filled out completely and correctly and submitted (including plans and documents, uploaded, processed and finalized) by 12 noon on the scheduled deadline date 2020 submittal calendar. 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): R&R Getaway LLC & TSETSE LLC
Phone Number: Richard Esposito 714-330-2834 & Peter Meroli 727-259-8117
Email: Richard Esposito <rich\_espo@yahoo.com> & Peter Meroli <peter\_meroli@yahoo.com>

Applicant/Primary Contact Name: Housh Ghovae
Company Name: Northside Engineering, Inc.
Phone Number: 727-443-2869
Email: housh@northsideengineering.net

Address of Subject Property: 693 & 699 Bay Esplanade

Parcel Number (s): 05-29-15-54756-076-0011 & 0010

Site Area (Square feet and Acres):

Zoning: T - Tourist & P - Preservation

Future Land Use: RFH - Resort Facilitied High & W - Water

Description of Request (must include use, requested flexibility, parking, height, etc) :

This FLD Application is requesting a 6-Unit Resort Dwelling, providing 11 parking spaces 7,966 sq. ft. building. Setback will meet requirements, our only request is a waiver to the setback of the existing/to remain pool & deck.



# PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

## 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: 30 UPA-RAD Proposed: 6-Unit Resort Attached Dwellings

### 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: N/A Proposed: N/A

### 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: 9 Proposed: 11

### 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: N/A Proposed: \_\_\_\_\_

### 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: 0.95 Proposed: 0.703 / 9,190sf  
*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.  
Please see provided Narrative(s).
  
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.  
Please see provided Narrative(s).
  
3. The proposed development will not adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use.  
Please see provided Narrative(s).
  
4. The proposed development is designed to minimize traffic congestion.  
Please see provided Narrative(s).
  
5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.  
Please see provided Narrative(s).
  
6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.  
Please see provided Narrative(s).



## PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

### **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](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:

Please see provided Narrative(s).



PLANNING AND DEVELOPMENT DEPARTMENT
FLS & FLD APPLICATION

Affidavit of Ownership

If multiple owners or properties, multiple affidavits may be required.

- 1. Provide names of all property owners on deed - PRINT full names:
R&R GETAWAY LLC - Richard Esposito
TSETSE LLC - Peter Meroli
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
693 & 699 Bay Esplanade
3. That this property constitutes the property for which a request for (describe request):
4. That the undersigned (has/have) appointed and (does/do) appoint:
Housh Ghovae, CEO and Northside Engineering, Inc.
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.

Handwritten signatures and printed names of Peter Meroli and Richard Esposito, both Property Owners.

STATE OF FLORIDA, COUNTY OF PINELLAS
BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON THIS 4th DAY OF September, 2024, PERSONALLY APPEARED WHO HAVING BEEN FIRST DULY SWORN DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.
Notary Seal/Stamp: AMBER HALES, Notary Public - State of Florida, Commission # HH 430549, My Comm. Expires Aug 7, 2027
Notary Public Signature: Amber Hales
My Commission Expires: 8/7/2027

1     **A.     THE REQUEST**

2  
3     The applicant requests Level 2 Flexible Standard Development (FLD) approval to permit the  
4     construction of the *Channel Club North*, a single structure project comprising six resort attached  
5     units to be located on the northeast corner of Bay Esplanade and Somerset Street in the Old  
6     Florida neighborhood of Clearwater Beach. This approval is sought pursuant to Clearwater  
7     Community Development Code (CDC), Part I, Article 2, Section 2-803 and Part I, Article 4. The  
8     proposed development fully complies with the Clearwater Community Development Code  
9     including an existing swimming pool proposed to be retained, which pool meets the required  
10    setbacks (see D.3.1., below).

11  
12    The proposed development comprises a single structure providing six resort attached dwellings  
13    replacing older single- and multi-family units presently on site. The proposed development  
14    completely complies with all requirements of the applicable T (Tourist) Zoning District and with  
15    *Beach by Design*.

16  
17  
18    **B.     PROJECT DESCRIPTION**

19  
20    *Channel Club North* comprises Parcels 05-29-15-54756-076-0011 and 05-29-15-54756-076-  
21    0010 with the street addresses of 693 and 699 Bay Esplanade. The proposed use is six resort  
22    attached dwelling units.

23  
24    The site comprises 0.30 acres, (13,079 square feet), with approximately 120 feet of frontage on  
25    Bay Esplanade and 110 feet of frontage on Somerset Street.

26  
27    The proposed building coverage is 7,966 square feet (48.2%) with a vehicle use area of 365 s.f.  
28    and a total impervious area of 9,190 square feet or an impervious surface ratio (ISR) of 0.703.

29  
30    The permitted density is 30 resort attached dwellings per acre or six units. The proposed project  
31    density is six resort attached dwelling units or 20 units per acre,  
32

1 The site layout is illustrated on the civil drawings accompanying this submittal. There are six  
2 resort attached dwelling units in a single structure over parking. Applicable design standards <sup>1</sup>  
3 and compliance therewith are:

4	5 YARDS	6 Required	7 Provided
6	Front (West)	15'	16.7'
7	Front (South)	15'	15.1'
8	Side (East)	10'	22.2'
9	Side (North)	10'	10'

10  
11 Vehicle access to the site is via a single driveway from Somerset leading to under building  
12 parking. All parking is under the building and there is no surface parking. One handicapped  
13 parking space is provided, centrally located under the building. The curb cut, driveway flare and  
14 driveway comply with the Clearwater CDC. One pedestrian access point is provided from Bay  
15 Esplanade. Pedestrian access to the existing dock is provided from under the existing building,  
16 as shown on Sheet C3.1.

17  
18 The building is 2-story over parking with a projected height of 35 feet, measured in accordance  
19 with the City of Clearwater Community Development Code and complying with the height limit  
20 applicable to the site. The property is in Flood Zone AE with a base flood elevation of 10 feet  
21 and the building is designed to comply with the regulations applicable to the AE Flood Zone and  
22 the identified BFE.

23  
24 A detailed site plan is found on Sheet C3.1 and landscaping plans and details are found on Sheet  
25 L1.1 and L.1.2.

## 26 27 28 **C. EXISTING CONDITIONS**

29  
30 The site is currently in use with a single family home on the north part of the property and a five

---

<sup>1</sup> For the Old Florida District pursuant to *Beach By Design*.

1 unit multi-family use further south, providing a total of six units. Based on the Pinellas County  
2 Property Appraiser’s data, the condition of the existing buildings is “Average.”

3  
4 Existing land use in the area of the site is illustrated in the aerial photograph inset on sheet C1.1  
5 and is a mixture of tourist, and of low and moderate density residential uses. More particularly:

6  
7

<u>Direction</u>	<u>Contiguous</u>	<u>Vicinity</u>
8 East	Clearwater Harbor	Clearwater Harbor
9 South	Proposed Resort Attached	Residential
10 West	Vacant commercial	Residential
11 North t	SFD w/o homestead	Clearwater Harbor
12 Northwest	SFD w/o homestead	Residential

13

14 Therefore, the area is in mixed, residential and tourist use, with some multi-family uses, and  
15 predominantly investor-owned single family dwellings elsewhere. The proposed *Channel Club*  
16 *North* development is compatible with the existing land use pattern.

17  
18  
19 **D. PLANNING CONTROLS AND COMPLIANCE**

20  
21 **D.1 Comprehensive Plan**

22  
23 The subject site is in the Resort Facilities High (RFH) Future Land Use Designation, the  
24 designation which applies to the entire vicinity of the site. On Clearwater Beach, the RFH  
25 Designation permits resort attached dwellings and overnight accommodation uses at densities up  
26 to 30 units per acre. The Tourist (T) Zoning District applicable to the site is deemed to be  
27 consistent with the Comprehensive Plan.

28  
29 The project density is six resort attached dwelling units for an overall density of 20 units per acre  
30 and is consistent with and permitted by the City of Clearwater Comprehensive Plan and by *Beach*  
31 *by Design*.

1 D.2 Beach by Design

2  
3 In addition to the Clearwater Comprehensive Plan, Clearwater Beach is governed by *Beach by*  
4 *Design*, a special area plan governing in detail, Clearwater Beach.<sup>2</sup> In *Beach by Design*, the  
5 subject site is in the “Old Florida” sub-area, which is primarily a residential area intended for  
6 preservation and renovations at limited densities, (pp. 5 - 6). Compliance with *Beach by Design*  
7 is summarized on the following table and is described more fully in the narrative following the  
8 Table.

9  
10 *BEACH BY DESIGN*  
11 COMPLIANCE SUMMARY

12  
13 Building Footprint: 6,585 Sf; Building Dimensions at Street Level: 94'-8"x70'-6"

14 Building Setbacks: 15' West and South, 10' East and North

15 No Building Stepbacks Are Required

16 Building Height Is 35'-0" from DFE to Roof Top with 42" Parapet

17 Compliance with Design Guidelines:

- 18 ● Building Design Does Not Include Uninterrupted Facades Longer Than 100'
- 19 ● Building Design Does Not Include Offsets of 5' or Larger
- 20 ● Street Level Facade Transparency = 62%
- 21 ● Exterior Glazing and Architectural Decorative Facade Percentage:
  - 22 – West Elevation = 74%
  - 23 – East Elevation = 89%
  - 24 – North Elevation = 89%
  - 25 – South Elevation = 91%

26 Parking Garage Windows Covered by Decorative Grills and Landscaping

27 Building Exterior Finish: White Stucco with Decorative Woodgrain Cladding Accents

28  
29 The proposed development is further consistent with, and supported by, *Beach by Design*, as  
30 follows:

31  
32 *Channel Club North* will assist in the desired revitalization of Clearwater Beach, (pp. 1-2). With  
33 respect to the Old Florida district, *Beach by Design* establishes the following policies:

---

<sup>2</sup> City of Clearwater *Beach by Design*, as amended through Ordinance 9340-19.

1 The Old Florida District, ... is an area of transition between resort  
2 uses in Central Beach to the low intensity residential  
3 neighborhoods to the north of Acacia Street. The mix of uses  
4 primarily includes residential, recreational, overnight  
5 accommodations and institutional uses. Given the area's location  
6 and historical development patterns, this area should continue to be  
7 a transitional District.

8  
9 To that end, Beach by Design supports the development of new  
10 overnight accommodations and attached dwellings throughout the  
11 District ...

12  
13 To ensure that the scale and character of development in Old  
14 Florida provides the desired transition between the adjacent tourist  
15 and residential areas, enhanced site design performance is a  
16 priority. Beach by Design contemplates greater setbacks and/or  
17 building setbacks and enhanced landscaping for buildings  
18 exceeding 35 feet in height. (*Ibid.*)

19  
20 *Channel Club North* complies with these policies in that it:

- 21 – aids the transition of the Old Florida District;
- 22 – includes resort attached (residential) uses;
- 23 – employs enhanced site design;
- 24 – provides increased setbacks; and
- 25 – provides enhanced landscaping.

26  
27 *Beach by Design* establishes the following design parameters with which the proposed site plan  
28 comports.

29  
30  
31 D.2.1. Scale

32 *Beach by Design*, p. 64, Item Bulk 1

33 *Channel Club North* promotes redevelopment which is in scale with the character and function of  
34 Clearwater Beach and which is within the permitted density for its site. Thus, *Channel Club*  
35 *North* fits into the scale of its surroundings. No Transfer of Development Rights (TDR) is

1 known to have occurred with respect to the subject site.  
2  
3

4 D.2.2. Infrastructure

5 Beach by Design, p. 64, Item Bulk 2

6 Public infrastructure in the vicinity of *Channel Club North* is adequate to serve the proposed  
7 development. Potable water, reclaimed water, sanitary sewer, natural gas, power, telephone  
8 service and cable television are available to the site and are adequate to serve the proposed resort  
9 attached development.  
10

11 Additional stormwater runoff will be retained and treated onsite in full compliance with the City  
12 of Clearwater's stormwater management requirements.  
13

14 Police, fire, and emergency medical services are all available to, and adequate for, the proposed  
15 development. As a resort attached development, the project will have little, if any, impact on  
16 services such as schools, parks and libraries.  
17

18  
19 D.2.3. Compatibility

20 Beach by Design, p. 64, Item Bulk 3

21 *Channel Club North* is compatible with the existing development in the area. The proposed  
22 building footprint is approximately 7,966 square feet. This design criterion is met by the  
23 proposed development. See also the discussion of the project scale, above.  
24

25 The site design provides adequate setbacks and landscape areas to meet design challenges and to  
26 comply with code. The Old Florida District requires a 10-foot landscape buffer along the street  
27 frontage of Somerset and Bay Esplanade, which this proposal meets. The landscape buffers  
28 along the Somerset and Bay Esplanade street frontage will be planted with palm and accent trees,  
29 shrubs and ground covers to soften the facade of this building and enhance the visual appeal of  
30 this site to pedestrians and vehicular traffic (See Sheet L1.1). Therefore, the proposed *Channel*  
31 *Club North* proposal comports with this criterion.  
32

1 D.2.4. Character

2 Beach by Design, p. 64, Item Bulk 4

3 The Design Guidelines require that the height and mass of buildings be correlated to: (1) the  
4 dimensional aspects of the parcel and (2) adjacent public spaces such as streets and parks. The  
5 adjacent Somerset and Bay Esplanade rights-of-way width are 60 feet. The closest point of the  
6 building to the front (north and west) property lines is 10 feet. The surrounding area is developed  
7 with attached and detached tourist and resort dwellings. Therefore, the proposed height is  
8 proportional to and compatible with the site, the site's immediate vicinity and the general area.  
9

10  
11 D.2.5. Wall Effect

12 Beach by Design, p. 64, Item Bulk 5

13 Because of the location of *Channel Club North* and the fact that it is the first building in its  
14 height range (although development approval for the property to the south is in process), in this  
15 part of Clearwater Beach, there is no possibility of a "wall effect." The issue of a wall effect may  
16 have to be revisited in the course of approving other redevelopment projects in the area.  
17

18  
19 D.2.6. Diversity

20 Beach by Design, p. 64, Item Bulk 6

21 The design of *Channel Club North* also promotes diversity in the scale, mass and height of  
22 buildings. The building design is distinctive from other buildings in the Old Florida area and its  
23 proposed height adds to the diversity of the area. The exterior finishing of the building is also  
24 distinctive, thereby further adding to the diversity created by the development.  
25

26  
27 D.2.7. Sidewalks

28 Beach by Design, p. 64, Item Bulk 7

29 New concrete sidewalks will be constructed to code on the Bay Esplanade and Somerset  
30 frontages of the site and one, very short, on-site sidewalk will connect pedestrian access from the  
31 street sidewalk to the building. The Design Guidelines recommend that pedestrian areas be  
32 provided with cover from the elements. There is only one, very short, on-site pedestrian area, so

1 this criterion should be inapplicable.  
2  
3

4 D.2. 8. Height

5 Beach by Design, p. 64, Item Bulk 8

6 The height of the *Channel Club North* is relative to, and in scale with, the width of public places  
7 in the vicinity. For the subject site the maximum permitted height is 35 feet. The height is  
8 measured from the design flood elevation, with up to 16 feet of mechanical equipment exempt  
9 from the height calculation. Proposed heights are within the maxima permitted by *Beach by*  
10 *Design*.

11  
12 It is acknowledged that any structure placed on the roof to accommodate an active use of the roof  
13 must be below the maximum height and that this standard cannot be flexed. The elevator and  
14 stairs provide access to the rooftop for sunbathing and comply with the allowable maximum  
15 height above the roof of 16 feet. The proposed resort attached building height complies with the  
16 maximum height permissible in the Old Florida District, meeting this Guideline.  
17  
18

19 D.2.9. Architecture

20 Beach by Design, p. 64, Item Design 1

21 As evidenced by the plans, *Channel Club North* is designed with aesthetically pleasing  
22 architecture in a tropical vernacular.  
23  
24

25 D.2.10. Street Level

26 Beach by Design, p. 64, Item Design 2

27 While this requirement is more applicable to the core area of Clearwater Beach where there is  
28 very significantly more pedestrian traffic, *Channel Club North* does comply with this criterion.  
29 The architectural design of *Channel Club North* creates a human scale place at street level. The  
30 setbacks of the building, which fully comply with the Community Development Code and with  
31 *Beach by Design*, keep the building at the prescribed distances from the adjacent sidewalks.  
32

1 D.2.11. Form and Function

2 Beach by Design, p. 64, Item Design 3

3 The design of *Channel Club North* enhances the integration of form and function. Vehicular  
4 access from Somerset into the building functions smoothly while the form of the project,  
5 described above, is in keeping with the character and intensity of Clearwater Beach, particularly  
6 the Old Florida area; is compatible with its area; promotes diversity in building design; and is at  
7 an appropriate height. Further, the project design is aesthetically pleasing at a human scale.  
8

9 The applicable minimum required setbacks, as established in the Old Florida District pursuant to  
10 *Beach by Design*, and as established in the “T” Zoning District, and the setbacks actually  
11 provided are shown on the above table.  
12

13 Landscaping along the south and west sides will be planted with trees, shrubs and ground covers  
14 to soften the building facade and enhance the visual appeal of this site from the adjacent  
15 properties. A detailed landscaping plan is shown on Sheet L1.1 and landscape details are found  
16 on Sheet L.1.2.  
17  
18

19 D.2.12. Beach Community

20 Beach by Design, p. 64, Item Design 4

21 As a resort attached dwelling *Channel Club North* will cater to tourists. Those tourists will avail  
22 themselves, by car and on foot, of the numerous community amenities available on Clearwater  
23 Beach, including restaurants, shopping and amusement facilities.  
24  
25

26 D.2.13. Landscaping Materials

27 Beach by Design, p. 64, Item Design 5

28 As illustrated on the landscape plans, the called-out landscape materials will differentiate  
29 Clearwater Beach from other beach areas and intensely developed places in Pinellas County.  
30  
31

32 D.2.14. Surface Parking

1 Beach by Design, p. 64, Item Design 6

2 There is no onsite surface parking.  
3  
4

5 D.2.15. Pedestrian Friendly

6 Beach by Design, p. 64, Item Design 7

7 The addition of sidewalks (constructed to code), to the area and the construction of the short  
8 onsite sidewalk makes the ground level of the site pedestrian friendly providing access to the  
9 building. Because of its location, the project is not expected to see a great deal of pedestrian  
10 traffic.  
11  
12

13 D.2.16. Density

14 Beach by Design, p. 65, Item A

15 The project density is six resort attached dwelling units for an overall density of 20 units per acre  
16 and is consistent with and permitted by the City of Clearwater Comprehensive Plan and by *Beach*  
17 *by Design*. Thus, *Channel Club North* is within the limits imposed by *Beach by Design*.  
18  
19

20 D.2.17. Height

21 Beach by Design, p. 66, Item B

22 See D.2.8,, above.

23 The floorplate is significantly less than 25,000 square feet.  
24  
25

26 D.2.18. Design, Scale and Mass

27 Beach by Design, p. 68, Item C

28 Applicant respectfully states that the building falls into the “good” category on the “good, bad or  
29 ugly” spectrum and is to be constructed in compliance with these *Beach by Design* requirements  
30 as set out below. See D.2.1, above. Further, the materials and color of the building enhance the  
31 comparability of the development with its natural surroundings. In particular:  
32

- 1           1.       No more than two of the three building dimensions in the vertical or horizontal
- 2                   planes are equal in length;
- 3           2.       No plane of a building continues uninterrupted for more than 100 feet;
- 4           3.       At least 60% of all elevations are covered with windows or architectural
- 5                   decorations;
- 6           4.       The height and mass of the building is correlated to the dimensional aspects of the
- 7                   parcel proposed for development and to adjacent public and semi-public spaces
- 8                   such as streets and parks; and
- 9           5.       No mix of use is proposed.

10  
11       As set out on the above table, the proposed *Channel Club North* development complies with the  
12       required separation criteria.

13  
14  
15       D.2.19. Setbacks and Stepbacks  
16       *Beach by Design*, p. 69, Item D

17       The development fully complies with all required setbacks on all sides and in all respects. All  
18       building setbacks are at least 10 feet, so no stepbacks are required or proposed. The Design  
19       Guidelines provides that no more than 60 percent of the theoretical maximum building envelope  
20       located above 45 feet will be occupied by a building. As shown on the architectural plans, the  
21       building design complies with this criterion.

22  
23  
24       D.2.20. Street Level Facades  
25       *Beach by Design*, p. 72, Item E

26       As illustrated on the Architectural plans, all facades are at a human scale, with strong aesthetic  
27       appeal, and with the transparency envisioned by *Beach by Design*.

28  
29       In particular, there are no overly long runs of structure walls; no unbroken features that dominate  
30       the design; no monolithic structures; no “wall” or “canyon” effects caused by the building; and  
31       no “seas of asphalt,” that would tend to make habitants feel out-of-place within the project. All  
32       architectural features are of sizes, shapes, forms, materials and colors that are easy for an average

1 person to use and with which an average person would be comfortable.  
2  
3

4 D.2.21. Parking

5 *Beach by Design*, p. 73, Item F

6 All parking is provided within the principal structure of the resort attached project and there are  
7 no separate parking structures. Interior elements of Level 1 will be as consistent as possible with  
8 the balance of the building recognizing the automobile related function coupled with guest  
9 interaction areas.  
10

11 There is no parking that is not within the building's footprint  
12  
13

14 D.2.22. Signage

15 *Beach by Design*, p. 74, Item G

16 Separate sign applications will be filed with signage design complying with *Beach by Design* in  
17 that it will be creative, unique, simple and discrete.  
18  
19

20 D.2.23. Sidewalks

21 *Beach by Design*, p. 74, Item H

22 Sidewalks will be constructed to code on Somerset and Bay Esplanade and will be landscaped  
23 with palm trees, spaced to a maximum of thirty-five feet (35') on centers, in compliance with the  
24 sidewalk landscaping requirements of *Beach by Design*. Improvements to sidewalks within  
25 public rights-of-way will be constructed to City specifications.  
26  
27

28 D.2.24. Street Furniture and Bicycle Racks

29 *Beach by Design*, p. 75, Item I

30 Because of the location of the project, no street furniture is proposed to be installed on Somerset  
31 or Bay Esplanade. Because of the resort attached nature of the use, no bicycle racks are  
32 proposed.

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34

D.2.25. Street Lighting

Beach by Design, p. 75, Item J

Because of the location of the project, not a lot of pedestrian traffic will be present. Nonetheless, the developer will work with the City and Duke Energy to ensure the provision of street lights compliant with *Beach by Design*.

D.2.26. Fountains

Beach by Design, p.76, Item K

No exterior fountains are proposed on or adjacent to the subject site.

D.2.27. Materials and Colors

Beach by Design, p. 76 Item L

The building colors will be muted and are in a coastal theme in accordance with the recommended color palate. No bright colors, awnings, glass curtain walls, or street furniture are proposed.

Accordingly, the proposed development of *Channel Club North* both complies with the design standards of *Beach by Design*, and also affirmatively advances the goals, objectives and policies of *Beach by Design*.

D.3 Community Development Code

D.3.1 Tourist Zoning District

Except as modified by *Beach by Design*, development of *Channel Club North* is governed by Part I, Article 3, Division 8 of the City of Clearwater Community Development Code. The proposed development is consistent with the Code as follows.

Section 2-801.1 permits 30 dwelling units per acre with a maximum impervious surface ratio of 0.95. The project density is six resort attached dwelling units for an overall density of 20 units

1 per acre with an impervious surface ratio of 0.703. Accordingly, *Channel Club North* is within  
2 the basic standards for the Tourist Zoning District.

3  
4 Section 2-803 establishes flexibility criteria for resort attached uses. In particular, § 2-803 (3)  
5 provides:

6 (3)Swimming pools and/or decks in conjunction with a swimming  
7 pool that are accessory to either an attached dwellings, overnight  
8 accommodations, or resort attached dwellings principal use on  
9 Clearwater Beach are permitted a rear setback of zero feet.

10  
11 The subject property has an address on Bay Esplanade, making the east property line the rear  
12 property line and establishing a rear setback for the pool and deck of zero feet.

13  
14  
15 D.3.2 Other Community Development Code Issues

16  
17 Section 3-912: electric power, telephone and cable television connections will be installed  
18 underground as required by this code section.

19  
20 Article 3, Division 12: as demonstrated on the Landscaping Plan and Landscaping Details (Sheet  
21 L1.1), the development of *Channel Club North* will fully comply with the Community  
22 Development Code's landscaping requirements.

23  
24 Article 3, Division 18: subject to approval of the sign application package, one address sign as  
25 required by section 3-1805 K will be placed on the property along with a monument sign  
26 identifying the project as permitted by section 3-1807 A.2, with signage design complying with  
27 *Beach by Design* in that it will be creative, unique, simple and discrete.

28  
29 Section 4-202: the proposed development does not displace any mobile homes. No other  
30 applications are pending simultaneously.

31  
32 Appendix B, Section 606: mechanical equipment will be designed and installed in compliance  
33 with these code requirements.

- 1 City Code Chapter 32, Article VII: solid waste and recycling containers will be provided on the
- 2 ground level and will be placed at curbside in accordance with the City's solid waste collection
- 3 and management procedures and schedules.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

**9:20 AM**

---

**Case number:** [FLD2024-09021 -- 699 BAY ESPLANADE](#)

**Owner(s):** R&R Getaway LLC  
699 Bay Esplanade  
Clearwater, FL 33767  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Sandra Bradbury  
300 South Belcher Road  
Clearwater, FL 33765  
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:  
[Sandy@northsideengineering.net](mailto:Sandy@northsideengineering.net)

**Representative:** Housh Ghovae, CEO  
Northside Engineering, Inc.  
300 South Belcher Road  
Clearwater, FL 33765  
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:  
[Housh@northsideengineering.net](mailto:Housh@northsideengineering.net)

**Location:** Northeast corner of Bay Esplanade and Somerset Street. (1.13 acres, 0.3 acres upland)

**Atlas Page:** 258A

**Zoning District:** T - Tourist

**Request:** Flexible Development approval to construct a six-unit Resort Attached Dwelling use in the Tourist (T) zoning district, Old Florida Character District of Beach by Design for the properties located at 693 and 699 Bay Esplanade. The building will not exceed 35 feet, and 11 parking spaces are proposed. Requested is flexibility for pool and deck setbacks. (Community Development Code Section 2-803.L. and Beach by Design)

**Proposed Use:** Resort Attached Dwellings

**Neighborhood Association(s):** Board of County Commissioners  
Clearwater Neighborhoods Coalition  
Pinellas County School Board  
Clearwater Beach Association

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	Comments	10/15/2024	Parry
Engineering Review	Comments	10/18/2024	Vaughan
Solid Waste Review	Comments	10/21/2024	Portalatin
Traffic Eng Review	Comments	10/23/2024	Dresch
Stormwater Review	Comments	10/25/2024	Vo
Public Utilities Review	Comments	10/25/2024	Vacca
Environmental Review	Comments	10/28/2024	Kessler
Fire Review	No Response	11/04/2024	Hauck-Baker
Land Resource Review	Comments	11/04/2024	McDonnell
Harbor Master Review	No Response	11/04/2024	Hauck-Baker
Route to Meeting	Ready for DRC	11/07/2024	Hauck-Baker
Planning Review	Comments	11/07/2024	Hauck-Baker
Determination of Completeness	Complete	11/07/2024	Hauck-Baker

The DRC reviewed this application with the following comments:

## Plan Room Issues:



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

**ENGINEERING - General Comments (Acknowledge):**

Set to OPEN on 10/18/2024 7:51:44 AM

Issue created by Kyle Vaughan on 10/18/2024 7:51:44 AM  
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.

**Response: Acknowledged.**

2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.

**Response: Acknowledged.**

3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).

**Response: Acknowledged please see note on sheet C3.1.**

4. Work on right-of-way shall require a permit with the appropriate entity.

**Response: Acknowledged please see note on sheet C3.1.**

5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.

**Response: Acknowledged please see note on sheet C3.1.**

6. Contractor shall request an easement inspection prior to any construction near an easement.

**Response: Note added to sheet C3.1.**

**ENGINEERING - Prior to Building Permit**

Set to OPEN on 10/18/2024 7:55:09 AM

Issue created by Kyle Vaughan on 10/18/2024 7:55:09 AM  
kyle.vaughan@myclearwater.com - 727-444-8232

Please provide written acknowledgment to each condition in your response letter:

1. Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 W.W.F. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.

**Response: Plan is revised please see C3.1.**

2. The existing sidewalk within the right-of-way is to be removed to the nearest joint beyond the proposed drive apron/driveway and replaced per City standards by the applicant. The new sidewalk shall comply with City of Clearwater construction specifications Index 109 sheet 1 of 5. The FDOT index indicated on the plans can be replaced with the City of Clearwater index. All new sidewalks shall be 6" thick.

**Response: Acknowledged please see C3.1.**

3. 3' X 5' driveway apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.

**Response: Acknowledged.**

4. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.

**Response: Please see note on sheet C3.1.**

5. Provide a copy of the recorded Parcel Combination Request from Pinellas County.

**Response: Owner will provide, this is being processed.**

6. Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 444-8218.

**Response: Request has been emailed to Pawel.**

**ENVIRONMENTAL - Prior to Building Permit**

Set to OPEN on 10/28/2024 10:36:01 AM

Issue created by Sarah Kessler on 10/28/2024 10:36:01 AM  
sarah.kessler@myclearwater.com - 727-444-8233

An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.

**Response: Acknowledged.**

Continue to provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

**Response: Note added to sheet C2.1.**



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

**LAND RESOURCE - Prior to CDB: Landscape Materials**

Set to OPEN on 10/29/2024 8:19:21 AM

Issue created by Danny McDonnell on 10/29/2024 8:19:21 AM  
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

Shell, rock, gravel, artificial turf, and any similar materials are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

**Response: Please see note on sheet L1.1.**

**PARKS AND REC - Parks and Recreation Impact Fee;  
Attached Dwelling; Market Rate**

Set to OPEN on 10/14/2024 6:02:53 PM

Issue created by Mark Parry on 10/14/2024 6:02:53 PM  
Issue is attached to Plans on sheet C2.1  
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for six new market rate attached dwelling units.

A Parks and Recreation Impact Fee of \$2,024 per dwelling unit (estimate of \$12,144 total) will be due prior to the issuance of any Certificate of Occupancy.

**Response: Acknowledged.**

If the site was previously developed credit is applied for any legally permitted dwelling unit. In that case, please provide evidence of the number of dwelling units and date of demolition.

**Response: Acknowledged.**

Please coordinate with Parks and Recreation Staff to determine the final amount due. Please acknowledge this comment prior to CDB.

**Response: Acknowledged.**

**PLANNING - General Comments (Acknowledge)**

Set to OPEN on 10/28/2024 3:46:20 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:46:20 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order, and another DRC meeting may be required.

**Response: Acknowledged.**

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

**Response: Acknowledged.**

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

**Response: Acknowledged.**

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied

**Response: Acknowledged.**

In order to be reviewed by the Community Development Board (CDB) on December 17, 2024, 10 complete hard-copy sets (revised, folded and collated) and one electronic version of all updated materials must be submitted no later than 12:00pm on November 15, 2024.

**Response: Acknowledged.**



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

## **PLANNING - Prior to Building Permit: Unity of Title**

Set to OPEN on 10/28/2024 3:32:43 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:32:43 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

A Unity of Title will be required as a condition of approval, see CDC Section 4-1601, please confirm.

**Response: Acknowledged.**

## **PLANNING - Prior to CDB: Access to Existing Dock**

Set to OPEN on 10/28/2024 3:48:36 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:48:36 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The site plan does not provide sufficient information regarding the retention of the existing dock located at 699 Bay Esplanade, clarification must be provided regarding the retention of the dock and how future access will be provided.

**Response: Plan is revised please see C3.1.**

## **PLANNING - Prior to CDB: Beach by Design**

Set to OPEN on 10/28/2024 3:35:49 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:35:49 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The project is in the Old Florida character district of Beach by Design which supersedes the CDC with respect to development parameters. Any item not covered by Beach by Design defers back to the CDC. The submittal must include consistent and detailed written information and supporting graphics regarding the project meeting all requirements of the Old Florida character district, Design Guidelines, and all other requirements of Beach by Design (BBD). The Old Florida character district has very specific requirements which are detailed in BBD Section II.A. (pp. 7-10) and must be addressed in a separate document including detailed, point by point responses as well as to the Design Guidelines, BBD Section VII (pp. 64-78). Provide all dimensions, diagrams and details required by Beach by Design. Fully address all requirements of Beach by Design. Staff cannot review for compliance with Beach by Design if it is not fully detailed at time of submittal. This application will not move forward until all applicable requirements of Beach by Design are addressed, with all required dimensions, diagrams, and details clearly provided. Specifically: Please provide the following information: building footprint in SF; isometric or axonometric drawings to show offsets of more than five feet and to clearly show building facade dimensions; elevations showing the percentages of windows or architectural decoration; elevations showing the theoretical building volumes. A review is not possible without this information.

**Response: Response: "Beach by Design Compliance Summary" and "Building Summary" provided on Page A5; see Elevations notes and dimensions provided on Page A6; materials and dimensional offsets provided on colored renderings Pages A0 & A01.**

## **PLANNING - Prior to CDB: Fences/Walls**

Set to OPEN on 10/28/2024 3:42:32 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:42:32 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

Provide clarification that no perimeter fence or wall is being proposed as part of the project.

**Response: Please see Note on sheet C3.1.**

## **PLANNING - Prior to CDB: Height Measurement**

Set to OPEN on 10/28/2024 3:42:06 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:42:06 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Old Florida character district limits the maximum building height of 35 feet for properties on the north side of Somerset Street. This requirement also eliminates the need for building setbacks, please confirm that the building will not exceed 35 feet in height and that building setbacks are not required or proposed.

**Response: Building height is 35' above D.F.E. to roof top; there no proposed setbacks.**

## **PLANNING - Prior to CDB: Landscaping**

Set to OPEN on 10/28/2024 4:01:33 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 4:01:33 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The Old Florida character district of Beach by Design requires a 10-foot-wide buffer along all street facing property lines. The landscape plan does show the dimensions of the buffers; however, CDC Section 3-1202 requires plant materials are intended to occupy the entire width of the provided buffers along the south and west property lines, adjust the plan as accordingly. Additionally, as the request is seeking flexibility for the pool and deck setbacks, tiered landscaping areas provided along the north and east property lines in excess of CDC requirements.

**Response: Please see sheet L1.1.**



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

## PLANNING - Prior to CDB: Mechanical Equipment

Set to OPEN on 10/28/2024 3:39:00 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:39:00 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

Provide language regarding the proposed location of the mechanical equipment and please clarify how (1) this will be accomplished and (2) how the equipment will be screened. The note must include the following details; "Mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping."

**Response: Please see architecture plan & note on sheet C3.1.**

## PLANNING - Prior to CDB: Parking Space Dimensions

Set to OPEN on 10/28/2024 4:07:04 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 4:07:04 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

All of the parking spaces must show dimensions proving that the spaces comply with the minimum space size. Any space which is undersized must be clearly labeled and identify the method of blocking the same to prevent a resident from attempting to park there.

**Response: Acknowledged, all parking spaces meet the requirements.**

## PLANNING - Prior to CDB: Required Setbacks (Acknowledge)

Set to OPEN on 10/28/2024 3:39:58 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 3:39:58 PM

melissa.hauck-baker@myclearwater.com - 727-444-8769

Beach by Design is very specific with respect to required setbacks in the Old Florida character district, BBD Section II.A.2. where a 15-foot front setback and 10-foot side or rear setback is required. The proposed front setbacks are 16.7 feet (west) and 15 feet (south) with the proposed side setback of 10 feet (north) and the existing pool with decking which was completed under permit, BCP2020-12015, in 2020 will remain in the east side setback which is included in the request for flexibility.

**Response: Acknowledged.**

## PLANNING - Prior to CDB: Rooftop Floor Plan

Set to OPEN on 10/28/2024 4:04:16 PM

Issue created by Melissa Hauck-Baker on 10/28/2024 4:04:16 PM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The floor plans do not clarify if the rooftop floor area will become outdoor living spaces or if in fact it will be closed off to the residents.

**Response: Note added to sheet C3.1, Rooftop will be closed off to residents, note on Page A5.**

## PLANNING - Prior to CDB: Sight Visibility Triangles

Set to OPEN on 11/1/2024 10:42:40 AM

Issue created by Melissa Hauck-Baker on 11/1/2024 10:42:40 AM  
melissa.hauck-baker@myclearwater.com - 727-444-8769

The southern portion of the proposed building encroaches into the required sight visibility triangles, please modify the proposed building footprint to comply with the sight visibility triangle requirements of CDC Section 3-904.A.

**Response: Plan is revised please see C3.1, Addressed on Page A1.**

Consistent with CDC Section 3-904.B, please provide spot elevations along perimeter of the existing pool and decking to ensure that the elevation remains under 12 inches from grade.

**Response: Please see revised sheet C4.0 with grades.**

## PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 10/23/2024 4:33:20 PM

Issue created by Michael Vacca on 10/23/2024 4:33:20 PM  
Issue is attached to Plans on sheet C4.1

mike.vacca@myclearwater.com - 727-265-1831

1. acknowledge and call out on drawings - reclaimed water is available for irrigation need.

**Response: Acknowledged, please see C4.1.**



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567

## **SOLID WASTE - Prior to CDB: Trash service/Trash room**

Set to OPEN on 10/21/2024 3:41:38 PM

Issue created by Brandi Portalatin on 10/21/2024 3:41:38 PM

brandi.portalatin@myclearwater.com - 727-562-4920

What are the dimensions of the trash room?

**Response: Please see sheet C3.1.**

Where is the staging area that maintenance will roll out trash dumpsters for service?

**Response: Please see sheet C3.1.**

Please be aware there are a lot of low wires around that area and our trucks need clearance to dump.

**Response: Acknowledged.**

## **STORMWATER - Prior to CDB (need acknowledgement)**

Set to OPEN on 10/25/2024 11:17:48 AM

Issue created by Phuong Vo on 10/25/2024 11:17:48 AM

phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge the following DO's condition approval:

Revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical and drainage computations, etc.) will be required to be submitted to and approved by Public Works (Stormwater) Staff to ensure the project meets the City's specifications and design criteria.

**Response: Acknowledged.**

## **TRAFFIC ENG - Prior to Building Permit (acknowledgement)**

Set to OPEN on 10/23/2024 12:50:58 PM

Issue created by Raymond Dresch on 10/23/2024 12:50:58 PM

raymond.dresch@myclearwater.com - 727-444-8775

--1-- Parking Spaces Adjoining Walls/Obstructions: When the side of a parking space adjoins a wall, landscaping, or other obstruction that is taller than 6 inches above the parking surface, a minimum 1 foot of additional clear space beyond the parking space is recommended on the side of the obstruction to ensure operator/passenger access. The additional clear space mimics the space typically available between vehicles parked in adjoining spaces.

**Response: Acknowledged.**

--2-- Storage Access: When occupied, there are parking spaces that will restrict/block access to storage areas.

**Response: Plan is revised please see C3.1.**

## **TRAFFIC ENG - Prior to CDB**

Set to OPEN on 10/23/2024 1:23:11 PM

Issue created by Raymond Dresch on 10/23/2024 1:23:11 PM

raymond.dresch@myclearwater.com - 727-444-8775

--1-- Parking Area Entry: Both the west (left) and east (right) sides of the parking area entry/exit encroaches into the Sight Visibility Triangle.

**Response: Plan is revised please see C3.1.**

### **Plan Room Conditions:**

No Plan Room Conditions on this case.

### **Plan Room Notes:**

No Plan Room Notes on this case

October 7<sup>th</sup>, 2024

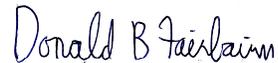
City of Clearwater  
Attn: Melissa Hauck-Baker, Senior Planner  
100 South Myrtle Avenue  
Clearwater, Florida 33756

Re: Channel Club North FLD2024-09021 – 699 Bay Esplanade  
Subject: Stormwater Narrative

The site is located on North Clearwater Beach on Mandalay Channel.

The stormwater vault will provide 3/4" water quality only and over-flow will discharge into the bay. The outfall structure and the pipe will be sized to handle a minimum 25-year storm with a grate at the sea wall for Manatee protection.

Respectfully,



Donald B. Fairbairn, P.E.  
Northside Engineering, Inc.



Digitally signed by Donald B Fairbairn  
DN: E=don@northsideengineering.net,  
CN=Donald B Fairbairn, C=US,  
O=Northside Engineering, Inc.,  
SERIALNUMBER=A47L20240603352162,  
L=Clearwater, S=Florida, C=US  
Reason: I have reviewed this document  
Date: 2024.10.07 14:31:49-0400

October 7<sup>th</sup>, 2024

City of Clearwater  
Attn: Melissa Hauck-Baker, Senior Planner  
100 South Myrtle Avenue  
Clearwater, Florida 33756

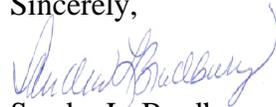
Re: Channel Club North FLD2024-09021 – 699 Bay Esplanade  
Subject: Traffic Study

This Traffic Assessment is being prepared for the Channel Club North project; 693 & 699 Bay Esplanade is within the Tourist (T) zoning. The project will be a 6-unit Resort Attached Dwelling facility with eleven parking spaces including 1-ADA.

Attached please find a copy of the City's Section 4-904 (C-3) and the 11<sup>th</sup> Edition ITE-SDC Table SOTE for the Resorts with calculations. Section 4-904 (C-3) stipulates development projects which generate less than 51 new peak hour trips *are not required* to submit a transportation management plan or study. The calculation for this small 6-unit Resort will only produce 2.67 vehicles in the am and 2.67 vehicles in the pm hours.

Therefore, a detailed traffic analysis *is not required* per city code since the traffic generation is of minor impact.

Sincerely,



Sandra L. Bradbury,  
Office Manager/Project Manager  
Northside Engineering, Inc.

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#### **Section 4-904. Mobility management system.**

- A. *Purpose and intent.* The purpose of this section is to provide a more flexible and efficient alternative to the traditional form of transportation concurrency management, which ties development approvals to maintaining adopted roadway level of service standards, while facilitating multi-modal transportation solutions.
- B. *Applicability.* The mobility management system shall apply to all developments in the City of Clearwater, pursuant to the requirements of 4-904.C.
- C. *General requirements.* All development projects within the City of Clearwater that generate new peak hour trips are subject to the provisions of this section to address their development impacts. Determination of trip generation associated with an application for development shall be based on Schedule A or B in Section 150-40 of Pinellas County Land Development Code, or the latest edition of the Institute of Transportation Engineers Trip Generation Manual. As an alternative to the fee schedule and Trip Generation Manual, the applicant may submit a trip generation study in accordance with Section 4-905.C.4.a. and b.
1. Deficient road corridors include parcels, all or a portion of which lie within a corridor, and are defined as:
    - a. *Sole direct access.* A condition where the only means of site ingress/egress is directly onto the road facility, regardless of the distance of that site from the facility;
    - b. *Direct access.* A condition in which one or more existing or potential site ingress/egress points makes a direct connection to the road facility and the site is within one-half mile of the road facility; and
    - c. *Sole indirect access.* A condition where the only point of site ingress/egress is onto a public non-arterial roadway which makes its first and shortest arterial level connection onto a road facility regardless of the distance of that site from the facility.
  2. Deficient road corridors are listed within the most recent Pinellas County Metropolitan Planning Organization's annual Level of Service Report.
  3. Development projects that generate less than 51 new peak hour trips are required to pay a multi-modal impact fee in accordance with Section 4-905. They are not required to submit a transportation management plan or study.
  4. Tier 1 projects. Tier 1 projects are development projects that generate between 51 and 300 new peak hour trips.
    - a. Developers of Tier 1 projects located within deficient road corridors are required to submit a transportation management plan designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
    - b. The cost of transportation management strategies implemented for Tier 1 projects are creditable toward their multi-modal impact fee assessment. If the cost of the

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improvement exceeds the assessment, the development project would not be subject to payment of the fee.

5. Tier 2 projects. Tier 2 projects are development projects that generate more than 300 new peak hour trips.
  - a. Developers of Tier 2 projects within deficient road corridors are required to conduct a traffic study and submit an accompanying report. The report shall include the results of the traffic study and a transportation management plan identifying improvements necessary to mitigate the impacts of the project.
  - b. The cost of transportation management strategies implemented for Tier 2 projects may be applied as credit toward the project's multi-modal impact fee assessment or payment of the fee could be included as part of a transportation management plan.
6. Development projects that generate more than 50 new peak hour trips on non-deficient road corridors shall be reviewed by the city to determine if the impacts of the project adversely affect the level of service of the surrounding road network. If it is determined that approval of the development project reduces the level of service of the adjacent road(s) to peak hour level of service E or F or would cause the volume-to-capacity ratio to reach or exceed 0.9, a transportation management plan is required. The applicant may submit a traffic study to verify whether their project would affect the level of service of adjacent road(s). A transportation management plan is required if the results of the traffic study confirm the finding of the city, and the transportation management plan for such developments shall comply with the requirements of Tier 1 or Tier 2 projects, as described in Sections 4-904.C.2. and 3.
7. Transportation management plans. At the time of site plan review, the city shall analyze the development impacts of a project. A transportation management plan is required for development applications subject to Sections 4-904C.3, 4, and 5, utilizing transportation management strategies/improvements to address their development impacts. The extent of the strategies/improvements included in an approved transportation management plan in terms of the scale of the project(s) and roadway capacity and/or mobility benefits provided shall be based primarily on the project(s) impact on the surrounding traffic circulation system. Specific conditions of the deficient road corridor impacted by the development shall also be considered.

Transportation management plans must be developed by the applicant and accepted by the city. If the project impacts a State road, the applicant shall also submit the transportation management plan to the Florida Department of Transportation District 7 Office. Transportation management plans seeking to implement strategies that do not involve structural improvements, such as ride sharing and transit incentive programs, must include a monitoring program to ensure the strategies are carried out in accordance with the plan. Site-related improvements are not eligible for inclusion in transportation management plans. Transportation management plan strategies/improvements include, but are not limited to, those listed below:

- 
- a. *Intensity reduction.* The intensity of the proposal may be reduced through an across-the-board reduction of the permitted floor area ratio, as it would otherwise normally apply to the proposal. Other such corrective actions that would reduce the intensity of the proposal may also apply.
  - b. *Density reduction.* The density of the proposal may be decreased by a reduction in the number of units per acre below that which would otherwise normally apply to the proposal.
  - c. *Project phasing.* A project may be divided into logical phases of development by area, with later phases of the development proposal's approval withheld until the needed facilities are available.
  - d. *Outparcel deletion.* Those portions of the proposal characterized as outparcels that create separate and unique impacts may be deleted from the total proposal.
  - e. *Physical highway improvements.* A project may construct link capacity improvements, acceleration/deceleration lanes, intersection improvements, or frontage roads.
  - f. *Operational improvements (signal).* This includes efforts involving signal removal or signal timing improvements.
  - g. *Access management strategies.* These include access management controls such as the preclusion of a direct connection to a level of service deficient facility, right-in/right-out driveways, alternative driveway locations, reduction of a driveway, single point access, shared access, or the implementation of median controls.
  - h. *Mass transit initiatives.* A project may implement a plan to encourage transit (e.g., employer-issued bus passes). Other mass transit initiatives may include, but are not limited to, the construction of bus stop amenities, bus pull-off areas, and dedication of park and ride parking spaces.
  - i. *Demand management/commuter assistance.* These include efforts to encourage ride-sharing (e.g., designated parking spaces for carpools, employer-sponsored carpool programs, participation in transportation management organization/initiative programs), and implementing flexible work hour and telecommuting programs.
  - j. *Bicycle/pedestrian improvements.* These would involve structural improvements or construction of a bikeway or sidewalk connecting an existing bikeway/sidewalk network or providing access to a school, park, shopping center, etc. These improvements may also include pedestrian treatments in parking areas, sidewalks connecting developments with adjacent land uses, trail improvements and bicycle rack and on-street bicycle lane installations, and the planting of trees to provide shade canopy along sidewalks.
  - k. *Intelligent transportation system improvements.* This includes improvements pertaining to computerized traffic signal systems that automatically adjust to

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maximize traffic flow and to permit emergency vehicles to pass through intersections quickly. It also includes freeway management systems, such as electronic message signs, and electronic fare payment on public buses that reduce passenger boarding time.

1. *Livable community site design features.* These include, but are not limited to, implementation of pedestrian friendly site design features such as orienting buildings toward the street and parking lots to the side or rear of buildings.

(Ord. No. 8806-16, § 7, 5-5-16)

Editor's note(s)—Ord. No. 8806-16, § 7, adopted May 5, 2016, repealed the former § 4-904, and enacted a new § 4-904 as set out herein. The former § 4-904 pertained to proportionate fair-share program and derived from Ord. No. 7718-06, § 2, 11-15-06.

ITE Trip Generation Manual, 11th Edition  
 PM Peak Hour Net New Trips by ITE Land Use Category

Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate <sup>1</sup>	Unit	Pass-By Trip Reduction Factor <sup>3</sup>	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
		a		b	c=a*b	d	e= c*d
<b>RESIDENTIAL</b>							
Single-Family Detached Housing	210	0.94	Dwelling Unit	1.00	0.94	1.00	0.94
Single-Family Attached Housing	215	0.57	Dwelling Unit	1.00	0.57	1.00	0.57
Multifamily Housing (Low-Rise)	220	0.51	Dwelling Unit	1.00	0.51	1.00	0.51
Multifamily Housing (Mid-Rise)	221	0.39	Dwelling Unit	1.00	0.39	1.00	0.39
Multifamily Housing (High-Rise)	222	0.32	Dwelling Unit	1.00	0.32	1.00	0.32
Affordable Housing	223	0.46	Dwelling Unit	1.00	0.46	1.00	0.46
Off-Campus Student Apartment (Low-Rise)	225	0.24	Bedroom	1.00	0.24	1.00	0.24
Off-Campus Student Apartment (Mid-Rise)	226	0.21	Bedroom	1.00	0.21	1.00	0.21
Off-Campus Student Apartment (High-Rise) <sup>2</sup>	227	0.04	Bedroom	1.00	0.04	1.00	0.04
Low-Rise Residential with 1st-Floor Commercial <sup>2</sup>	230	0.36	Dwelling Unit	1.00	0.36	1.00	0.36
Mid-Rise Residential with 1st-Floor Commercial <sup>2</sup>	231	0.75	Dwelling Unit	1.00	0.75	1.00	0.75
High-Rise Residential with 1st-Floor Commercial <sup>2</sup>	232	0.21	Dwelling Unit	1.00	0.21	1.00	0.21
Mobile Home Park	240	0.58	Dwelling Unit	1.00	0.58	1.00	0.58
Senior Adult Housing-Detached	251	0.30	Dwelling Unit	1.00	0.30	1.00	0.30
Senior Adult Housing-Attached	252	0.25	Dwelling Unit	1.00	0.25	1.00	0.25
Congregate Care Facility	253	0.18	Dwelling Unit	1.00	0.18	1.00	0.18
Assisted Living	254	0.48	1,000 sf GFA	1.00	0.48	1.00	0.48
Continuing Care Retirement Community	255	0.19	Unit	1.00	0.19	1.00	0.19
Recreational Homes	260	0.29	Dwelling Unit	1.00	0.29	1.00	0.29
Timeshare	265	0.63	Dwelling Unit	1.00	0.63	1.00	0.63
Residential Planned Unit Development	270	0.69	Dwelling Unit	1.00	0.69	1.00	0.69
<b>LODGING &amp; RECREATIONAL</b>							
Hotel	310	0.59	Room	1.00	0.59	1.00	0.59
All Suites Hotel	311	0.36	Room	1.00	0.36	1.00	0.36
Business Hotel	312	0.31	Room	1.00	0.31	1.00	0.31
Motel	320	0.36	Room	1.00	0.36	1.00	0.36
<b>Resort Hotel</b>	<b>330</b>	<b>0.41</b>	<b>Room</b>	<b>1.00</b>	<b>0.41</b>	<b>1.00</b>	<b>0.41</b>
City Park <sup>2</sup>	411	7.41	Employee	1.00	7.41	1.00	7.41
Campground/Recreational Vehicle Park	416	0.27	Occupied Campsite	1.00	0.27	1.00	0.27
Marina <sup>2</sup>	420	0.21	Berths	1.00	0.21	1.00	0.21
Golf Course	430	2.91	Hole	1.00	2.91	1.00	2.91
Mini Golf	431	0.33	Hole	1.00	0.33	1.00	0.33
Golf Driving Range	432	1.25	Tee/Driving Position	1.00	1.25	1.00	1.25
Batting Cages	433	2.22	Cages	1.00	2.22	1.00	2.22
Rock Climbing Gym <sup>2</sup>	434	1.64	1,000 sf GFA	1.00	1.64	1.00	1.64
Multipurpose Recreational Facility	435	3.58	1,000 sf GFA	1.00	3.58	1.00	3.58
Trampoline Park	436	1.50	1,000 sf GFA	1.00	1.50	1.00	1.50
Bowling Alley	437	1.30	Bowling Lane	1.00	1.30	1.00	1.30
Adult Cabaret <sup>2</sup>	440	2.93	1,000 sf GFA	1.00	2.93	1.00	2.93
Multiplex Movie Theater <sup>2</sup>	445	6.17	1,000 sf GFA	1.00	6.17	1.00	6.17
Horse Racetrack <sup>2</sup>	452	0.06	Seats	1.00	0.06	1.00	0.06

There will be 6 Resort Dwelling units with 11 parking spaces including ADA ITE show 0.41 new trips for Resort per room.

6 units x 0.41 new trips = 2.46 am/pm

**GENERAL APPLICABILITY CRITERIA <sup>1</sup>**  
**SUPPLEMENTAL RESPONSE**

1  
2  
3  
4 1. The proposed development of the land will be in harmony with the scale, bulk, coverage,  
5 density and character of adjacent properties in which it is located.  
6

7 *The subject site is in a transitional area in the Old Florida neighborhood of*  
8 *Clearwater Beach, where the area is changing from 1950s era, lower quality,*  
9 *housing to modern, well planned housing and tourist uses that are significantly*  
10 *improving the area. Channel Club North is a permitted use at its location and*  
11 *within its general area, thereby demonstrating that it is in harmony with its area.*  
12

13 *Replacement of the existing, lower-quality, structures on-site will harmonize the*  
14 *property with the City's intentions for the area as expressed in Beach by Design.*  
15

16 *Accordingly, Channel Club North will be in harmony with the scale, bulk,*  
17 *coverage, density and character of the properties adjacent to it as proposed by*  
18 *the City in the City of Clearwater's Beach by Design.*  
19  
20

21 2. The proposed development will not hinder or discourage the appropriate development and use  
22 of adjacent land and buildings or significantly impair the value thereof.  
23

24 *For the same reasons that the project will be in harmony with its adjacent uses, it*  
25 *will not hinder or discourage the appropriate development and use of adjacent*  
26 *properties or impair their value. In fact, the commencement of development*  
27 *consistent with the City's Beach by Design is likely to improve the values of*  
28 *nearby properties.*  
29

30 3. The proposed development will not adversely affect the health or safety or persons residing or

---

<sup>1</sup> Application page 3.

1 working in the neighborhood of the proposed use.  
2

3 *Resort attached development will not adversely affect the health or safety of*  
4 *persons residing or working in the neighborhood of the proposed use. Again, the*  
5 *development of the site in accordance with the City's Comprehensive Plan,*  
6 *including Beach by Design, is likely to enhance the health and safety of nearby*  
7 *residents.*  
8  
9

10 4. The proposed development is designed to minimize traffic congestion.  
11

12 *Channel Club North is served by one curb cut from Somerset. The curb cut,*  
13 *driveway flares and driveway comply with the Clearwater CDC. Further, the*  
14 *redevelopment of the site eliminates several ad hoc existing parking spaces that*  
15 *are illegally (at least in part), located on the adjacent public rights-of-way. Thus,*  
16 *the design of Channel Club North minimizes potential traffic congestion.*  
17  
18

19 5. The proposed development is consistent with the community character of the immediate  
20 vicinity of the parcel proposed for development.  
21

22 *As set in the Project Narrative's discussion of the project's compliance with the*  
23 *City's Comprehensive Plan, Beach by Design, and Community Development*  
24 *Code, the project is consistent with, and will enhance, the community character of*  
25 *its neighborhood.*  
26  
27

28 6. The design of the proposed development minimizes adverse effects, including visual, acoustic  
29 and olfactory and hours of operation impacts, on adjacent properties.  
30

31 *As a new resort attached dwelling development, Channel Club North will not*

1            *generate any of these externalities. The building has been carefully sited to*  
2            *preserve the view corridors extant in the area, thereby minimizing any potential*  
3            *adverse visual effects. Signs will be posted in each unit and, consistent with the*  
4            *City's sign regulations, signs will be posted on the property, urging the occupants*  
5            *to be considerate of their neighbors in terms of noise generation. All mechanical*  
6            *equipment will be shielded by noise attenuation fixtures. Therefore, acoustic*  
7            *adverse effects will be minimized. Bar-b-ques will be prohibited and there will be*  
8            *no source of potential olfactory effects.*  
9

**TOURIST ZONING DISTRICT SPECIFIC CRITERIA  
SUPPLEMENTAL RESPONSE <sup>2</sup>**

Channel Club North is permitted in, and consistent with the requirements of, the Tourist Zoning District as set out in Clearwater Community Development Code, as follows:

Permitted Uses:	Resort attached dwellings (RAD)		
Proposed Uses:	Resort attached dwellings		
Maximum Density:	RAD: 30 units/acre		
Proposed Density:	RAD 20 units/acre		
Maximum ISR:	0.95		
Proposed ISR:	0.703		
Minimum Lot Size	10,000 s.f.		
Actual Lot Size	13,079 s.f.		
Minimum Lot Frontage	100'		
Actual Lot Frontage	110'/120'		
Yards	Required	Provided	
Front (West)	15'	16.7'	
Front (South)	15'	15.1'	
Side (East)	10'	22.2'	
Side (North)	10'	10'	
Maximum Height:	35'		
Proposed Height:	35'		
Parking Required:	RAD: 1.5 spaces/unit; = 9 spaces		
Parking Provided:	11 spaces		

Flexibility Criteria:

Community Development Code section 2-803 L establishes flexibility criteria for resort attached

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<sup>2</sup> See Project Narrative for a discussion of the proposal's compliance with *Beach by Design*.

1 uses. *Channel Club North* complies with these criteria, as set out herein.

- 2 – Resort attached dwellings are a permitted use on lots of 5,000 square feet; no
- 3 flexibility from this criterion is sought;
- 4 – The maximum height is 35 feet: flexing of this standard will not be required;
- 5 – Parking is provided as required by code;
- 6 – Access to a major arterial street is not proposed;
- 7 – Building setback requirements are superceded by *Beach by Design*, as set out in
- 8 the Project Narrative and are met without flexing;
- 9 – The building is designed in full compliance with all applicable design standards;
- 10 and
- 11 – With respect to the existing swimming pool and deck, which are to be retained. §
- 12 2-803 (3) provides:

13 (3)Swimming pools and/or decks in conjunction with a  
14 swimming pool that are accessory to either an attached  
15 dwellings, overnight accommodations, or resort attached  
16 dwellings principal use on Clearwater Beach are permitted  
17 a rear setback of zero feet.

18  
19 The subject property has an address on Bay Esplanade, making the east property line the rear  
20 property line and establishing a rear setback for the pool and deck of zero feet.

1 **A. THE REQUEST**

2  
3 The applicant requests Level 2 Flexible Standard Development (FLD) approval to permit the  
4 construction of the *Channel Club North*, a single structure project comprising six resort attached  
5 units to be located on the northeast corner of Bay Esplanade and Somerset Street in the Old  
6 Florida neighborhood of Clearwater Beach. This approval is sought pursuant to Clearwater  
7 Community Development Code (CDC), Part I, Article 2, Section 2-803 and Part I, Article 4. The  
8 proposed development fully complies with the Clearwater Community Development Code  
9 including an existing swimming pool proposed to be retained, which pool meets the required  
10 setbacks (see D.3.1., below).

11  
12 The proposed development comprises a single structure providing six resort attached dwellings  
13 replacing older single- and multi-family units presently on site. The proposed development  
14 completely complies with all requirements of the applicable T (Tourist) Zoning District and with  
15 *Beach by Design*.

16  
17  
18 **B. PROJECT DESCRIPTION**

19  
20 *Channel Club North* comprises Parcels 05-29-15-54756-076-0011 and 05-29-15-54756-076-  
21 0010 with the street addresses of 693 and 699 Bay Esplanade. The proposed use is six resort  
22 attached dwelling units.

23  
24 The site comprises 0.30 acres, (13,079 square feet), with approximately 120 feet of frontage on  
25 Bay Esplanade and 110 feet of frontage on Somerset Street.

26  
27 The proposed building coverage is 7,966 square feet (48.2%) with a vehicle use area of 365 s.f.  
28 and a total impervious area of 9,190 square feet or an impervious surface ratio (ISR) of 0.703.

29  
30 The permitted density is 30 resort attached dwellings per acre or six units. The proposed project  
31 density is six resort attached dwelling units or 20 units per acre,  
32

1 The site layout is illustrated on the civil drawings accompanying this submittal. There are six  
2 resort attached dwelling units in a single structure over parking. Applicable design standards <sup>1</sup>  
3 and compliance therewith are:

4	5 YARDS	6 Required	7 Provided
6	Front (West)	15'	16.7'
7	Front (South)	15'	15.1'
8	Side (East)	10'	22.2'
9	Side (North)	10'	10'

10  
11 Vehicle access to the site is via a single driveway from Somerset leading to under building  
12 parking. All parking is under the building and there is no surface parking. One handicapped  
13 parking space is provided, centrally located under the building. The curb cut, driveway flare and  
14 driveway comply with the Clearwater CDC. One pedestrian access point is provided from Bay  
15 Esplanade. Pedestrian access to the existing dock is provided from under the existing building,  
16 as shown on Sheet C3.1.

17  
18 The building is 2-story over parking with a projected height of 35 feet, measured in accordance  
19 with the City of Clearwater Community Development Code and complying with the height limit  
20 applicable to the site. The property is in Flood Zone AE with a base flood elevation of 10 feet  
21 and the building is designed to comply with the regulations applicable to the AE Flood Zone and  
22 the identified BFE.

23  
24 A detailed site plan is found on Sheet C3.1 and landscaping plans and details are found on Sheet  
25 L1.1 and L.1.2.

### 26 27 28 **C. EXISTING CONDITIONS**

29  
30 The site is currently in use with a single family home on the north part of the property and a five

---

<sup>1</sup> For the Old Florida District pursuant to *Beach By Design*.

1 unit multi-family use further south, providing a total of six units. Based on the Pinellas County  
2 Property Appraiser’s data, the condition of the existing buildings is “Average.”

3  
4 Existing land use in the area of the site is illustrated in the aerial photograph inset on sheet C1.1  
5 and is a mixture of tourist, and of low and moderate density residential uses. More particularly:

6  
7

<u>Direction</u>	<u>Contiguous</u>	<u>Vicinity</u>
8 East	Clearwater Harbor	Clearwater Harbor
9 South	Proposed Resort Attached	Residential
10 West	Vacant commercial	Residential
11 North t	SFD w/o homestead	Clearwater Harbor
12 Northwest	SFD w/o homestead	Residential

13

14 Therefore, the area is in mixed, residential and tourist use, with some multi-family uses, and  
15 predominantly investor-owned single family dwellings elsewhere. The proposed *Channel Club*  
16 *North* development is compatible with the existing land use pattern.

17  
18  
19 **D. PLANNING CONTROLS AND COMPLIANCE**

20  
21 **D.1 Comprehensive Plan**

22  
23 The subject site is in the Resort Facilities High (RFH) Future Land Use Designation, the  
24 designation which applies to the entire vicinity of the site. On Clearwater Beach, the RFH  
25 Designation permits resort attached dwellings and overnight accommodation uses at densities up  
26 to 30 units per acre. The Tourist (T) Zoning District applicable to the site is deemed to be  
27 consistent with the Comprehensive Plan.

28  
29 The project density is six resort attached dwelling units for an overall density of 20 units per acre  
30 and is consistent with and permitted by the City of Clearwater Comprehensive Plan and by *Beach*  
31 *by Design*.

1 D.2 Beach by Design

2  
3 In addition to the Clearwater Comprehensive Plan, Clearwater Beach is governed by *Beach by*  
4 *Design*, a special area plan governing in detail, Clearwater Beach.<sup>2</sup> In *Beach by Design*, the  
5 subject site is in the “Old Florida” sub-area, which is primarily a residential area intended for  
6 preservation and renovations at limited densities, (pp. 5 - 6).

7  
8 The proposed development is consistent with, and supported by, *Beach by Design*, as follows:

9  
10 *Channel Club North* will assist in the desired revitalization of Clearwater Beach, (pp. 1-2). With  
11 respect to the Old Florida district, *Beach by Design* establishes the following policies:

12  
13 The Old Florida District, ... is an area of transition between resort  
14 uses in Central Beach to the low intensity residential  
15 neighborhoods to the north of Acacia Street. The mix of uses  
16 primarily includes residential, recreational, overnight  
17 accommodations and institutional uses. Given the area's location  
18 and historical development patterns, this area should continue to be  
19 a transitional District.

20  
21 To that end, *Beach by Design* supports the development of new  
22 overnight accommodations and attached dwellings throughout the  
23 District ...

24  
25 To ensure that the scale and character of development in Old  
26 Florida provides the desired transition between the adjacent tourist  
27 and residential areas, enhanced site design performance is a  
28 priority. *Beach by Design* contemplates greater setbacks and/or  
29 building setbacks and enhanced landscaping for buildings  
30 exceeding 35 feet in height. (*Ibid.*)

31  
32 *Channel Club North* complies with these policies in that it:

- 33 – aids the transition of the Old Florida District;

---

<sup>2</sup> City of Clearwater *Beach by Design*, as amended through Ordinance 9340-19.

- 1           – includes resort attached (residential) uses;
- 2           – employs enhanced site design;
- 3           – provides increased setbacks; and
- 4           – provides enhanced landscaping.

5

6 *Beach by Design* establishes the following design parameters with which the proposed site plan  
7 comports.

8

9

10 D.2.1. Scale

11 *Beach by Design*, p. 64, Item Bulk 1

12 *Channel Club North* promotes redevelopment which is in scale with the character and function of  
13 Clearwater Beach and which is within the permitted density for its site. Thus, *Channel Club*  
14 *North* fits into the scale of its surroundings. No Transfer of Development Rights (TDR) is  
15 known to have occurred with respect to the subject site.

16

17

18 D.2.2. Infrastructure

19 *Beach by Design*, p. 64, Item Bulk 2

20 Public infrastructure in the vicinity of *Channel Club North* is adequate to serve the proposed  
21 development. Potable water, reclaimed water, sanitary sewer, natural gas, power, telephone  
22 service and cable television are available to the site and are adequate to serve the proposed resort  
23 attached development.

24

25 Additional stormwater runoff will be retained and treated onsite in full compliance with the City  
26 of Clearwater's stormwater management requirements.

27

28 Police, fire, and emergency medical services are all available to, and adequate for, the proposed  
29 development. As a resort attached development, the project will have little, if any, impact on  
30 services such as schools, parks and libraries.

31

32

1 D.2.3. Compatibility

2 Beach by Design, p. 64, Item Bulk 3

3 *Channel Club North* is compatible with the existing development in the area. The proposed  
4 building footprint is approximately 7,966 square feet. This design criterion is met by the  
5 proposed development. See also the discussion of the project scale, above.  
6

7 The site design provides adequate setbacks and landscape areas to meet design challenges and to  
8 comply with code. The Old Florida District requires a 10-foot landscape buffer along the street  
9 frontage of Somerset and Bay Esplanade, which this proposal meets. The landscape buffers  
10 along the Somerset and Bay Esplanade street frontage will be planted with palm and accent trees,  
11 shrubs and ground covers to soften the facade of this building and enhance the visual appeal of  
12 this site to pedestrians and vehicular traffic (See Sheet L1.1). Therefore, the proposed *Channel*  
13 *Club North* proposal comports with this criterion.  
14  
15

16 D.2.4. Character

17 Beach by Design, p. 64, Item Bulk 4

18 The Design Guidelines require that the height and mass of buildings be correlated to: (1) the  
19 dimensional aspects of the parcel and (2) adjacent public spaces such as streets and parks. The  
20 adjacent Somerset and Bay Esplanade rights-of-way width are 60 feet. The closest point of the  
21 building to the front (north and west) property lines is 10 feet. The surrounding area is developed  
22 with attached and detached tourist and resort dwellings. Therefore, the proposed height is  
23 proportional to and compatible with the site, the site's immediate vicinity and the general area.  
24  
25

26 D.2.5. Wall Effect

27 Beach by Design, p. 64, Item Bulk 5

28 Because of the location of *Channel Club North* and the fact that it is the first building in its  
29 height range (although development approval for the property to the south is in process), in this  
30 part of Clearwater Beach, there is no possibility of a "wall effect." The issue of a wall effect may  
31 have to be revisited in the course of approving other redevelopment projects in the area.  
32

1 D.2.6. Diversity

2 Beach by Design, p. 64, Item Bulk 6

3 The design of *Channel Club North* also promotes diversity in the scale, mass and height of  
4 buildings. The building design is distinctive from other buildings in the Old Florida area and its  
5 proposed height adds to the diversity of the area. The exterior finishing of the building is also  
6 distinctive, thereby further adding to the diversity created by the development.

7  
8  
9 D.2.7. Sidewalks

10 Beach by Design, p. 64, Item Bulk 7

11 New concrete sidewalks will be constructed to code on the Bay Esplanade and Somerset  
12 frontages of the site and one, very short, on-site sidewalk will connect pedestrian access from the  
13 street sidewalk to the building. The Design Guidelines recommend that pedestrian areas be  
14 provided with cover from the elements. There is only one, very short, on-site pedestrian area, so  
15 this criterion should be inapplicable.

16  
17  
18 D.2. 8. Height

19 Beach by Design, p. 64, Item Bulk 8

20 The height of the *Channel Club North* is relative to, and in scale with, the width of public places  
21 in the vicinity. For the subject site the maximum permitted height is 35 feet. The height is  
22 measured from the design flood elevation, with up to 16 feet of mechanical equipment exempt  
23 from the height calculation. Proposed heights are within the maxima permitted by *Beach by*  
24 *Design*.

25  
26 It is acknowledged that any structure placed on the roof to accommodate an active use of the roof  
27 must be below the maximum height and that this standard cannot be flexed. The elevator and  
28 stairs provide access to the rooftop for sunbathing and comply with the allowable maximum  
29 height above the roof of 16 feet. The proposed resort attached building height complies with the  
30 maximum height permissible in the Old Florida District, meeting this Guideline.

1 D.2.9. Architecture

2 Beach by Design, p. 64, Item Design 1

3 As evidenced by the plans, *Channel Club North* is designed with aesthetically pleasing  
4 architecture in a tropical vernacular.

5  
6  
7 D.2.10. Street Level

8 Beach by Design, p. 64, Item Design 2

9 While this requirement is more applicable to the core area of Clearwater Beach where there is  
10 very significantly more pedestrian traffic, *Channel Club North* does comply with this criterion.  
11 The architectural design of *Channel Club North* creates a human scale place at street level. The  
12 setbacks of the building, which fully comply with the Community Development Code and with  
13 *Beach by Design*, keep the building at the prescribed distances from the adjacent sidewalks.

14  
15  
16 D.2.11. Form and Function

17 Beach by Design, p. 64, Item Design 3

18 The design of *Channel Club North* enhances the integration of form and function. Vehicular  
19 access from Somerset into the building functions smoothly while the form of the project,  
20 described above, is in keeping with the character and intensity of Clearwater Beach, particularly  
21 the Old Florida area; is compatible with its area; promotes diversity in building design; and is at  
22 an appropriate height. Further, the project design is aesthetically pleasing at a human scale.

23  
24 The applicable minimum required setbacks, as established in the Old Florida District pursuant to  
25 *Beach by Design*, and as established in the “T” Zoning District, and the setbacks actually  
26 provided are shown on the above table.

27  
28 Landscaping along the south and west sides will be planted with trees, shrubs and ground covers  
29 to soften the building facade and enhance the visual appeal of this site from the adjacent  
30 properties. A detailed landscaping plan is shown on Sheet L1.1 and landscape details are found  
31 on Sheet L.1.2.

1 D.2.12. Beach Community

2 Beach by Design, p. 64, Item Design 4

3 As a resort attached dwelling *Channel Club North* will cater to tourists. Those tourists will avail  
4 themselves, by car and on foot, of the numerous community amenities available on Clearwater  
5 Beach, including restaurants, shopping and amusement facilities.

6  
7  
8 D.2.13. Landscaping Materials

9 Beach by Design, p. 64, Item Design 5

10 As illustrated on the landscape plans, the called-out landscape materials will differentiate  
11 Clearwater Beach from other beach areas and intensely developed places in Pinellas County.

12  
13  
14 D.2.14. Surface Parking

15 Beach by Design, p. 64, Item Design 6

16 There is no onsite surface parking.

17  
18  
19 D.2.15. Pedestrian Friendly

20 Beach by Design, p. 64, Item Design 7

21 The addition of sidewalks (constructed to code), to the area and the construction of the short  
22 onsite sidewalk makes the ground level of the site pedestrian friendly providing access to the  
23 building. Because of its location, the project is not expected to see a great deal of pedestrian  
24 traffic.

25  
26  
27 D.2.16. Density

28 Beach by Design, p. 65, Item A

29 The project density is six resort attached dwelling units for an overall density of 20 units per acre  
30 and is consistent with and permitted by the City of Clearwater Comprehensive Plan and by *Beach*  
31 *by Design*. Thus, *Channel Club North* is within the limits imposed by *Beach by Design*.

1 D.2.17. Height

2 Beach by Design, p. 66, Item B

3 See D.2.8., above.

4 The floorplate is significantly less than 25,000 square feet.

7 D.2.18. Design, Scale and Mass

8 Beach by Design, p. 68, Item C

9 Applicant respectfully states that the building falls into the “good” category on the “good, bad or  
10 ugly” spectrum and is to be constructed in compliance with these *Beach by Design* requirements  
11 as set out below. See D.2.1, above. Further, the materials and color of the building enhance the  
12 comparability of the development with its natural surroundings. In particular:

- 13
- 14 1. No more than two of the three building dimensions in the vertical or horizontal
  - 15 planes are equal in length;
  - 16 2. No plane of a building continues uninterrupted for more than 100 feet;
  - 17 3. At least 60% of all elevations are covered with windows or architectural
  - 18 decorations;
  - 19 4. The height and mass of the building is correlated to the dimensional aspects of the
  - 20 parcel proposed for development and to adjacent public and semi-public spaces
  - 21 such as streets and parks; and
  - 22 5. No mix of use is proposed.
- 23

24 As set out on the above table, the proposed *Channel Club North* development complies with the  
25 required separation criteria.

28 D.2.19. Setbacks and Stepbacks

29 Beach by Design, p. 69, Item D

30 The development fully complies with all required setbacks on all sides and in all respects. All  
31 building setbacks are at least 10 feet, so no stepbacks are required or proposed. The Design  
32 Guidelines provides that no more than 60 percent of the theoretical maximum building envelope

1 located above 45 feet will be occupied by a building. As shown on the architectural plans, the  
2 building design complies with this criterion.

3  
4  
5 D.2.20. Street Level Facades

6 *Beach by Design*, p. 72, Item E

7 As illustrated on the Architectural plans, all facades are at a human scale, with strong aesthetic  
8 appeal, and with the transparency envisioned by *Beach by Design*.

9  
10 In particular, there are no overly long runs of structure walls; no unbroken features that dominate  
11 the design; no monolithic structures; no “wall” or “canyon” effects caused by the building; and  
12 no “seas of asphalt,” that would tend to make habitants feel out-of-place within the project. All  
13 architectural features are of sizes, shapes, forms, materials and colors that are easy for an average  
14 person to use and with which an average person would be comfortable.

15  
16  
17 D.2.21. Parking

18 *Beach by Design*, p. 73, Item F

19 All parking is provided within the principal structure of the resort attached project and there are  
20 no separate parking structures. Interior elements of Level 1 will be as consistent as possible with  
21 the balance of the building recognizing the automobile related function coupled with guest  
22 interaction areas.

23  
24 There is no parking that is not within the building’s footprint

25  
26  
27 D.2.22. Signage

28 *Beach by Design*, p. 74, Item G

29 Separate sign applications will be filed with signage design complying with *Beach by Design* in  
30 that it will be creative, unique, simple and discrete.

1 D.2.23. Sidewalks

2 Beach by Design, p. 74, Item H

3 Sidewalks will be constructed to code on Somerset and Bay Esplanade and will be landscaped  
4 with palm trees, spaced to a maximum of thirty-five feet (35') on centers, in compliance with the  
5 sidewalk landscaping requirements of *Beach by Design*. Improvements to sidewalks within  
6 public rights-of-way will be constructed to City specifications.

7  
8  
9 D.2.24. Street Furniture and Bicycle Racks

10 Beach by Design, p. 75, Item I

11 Because of the location of the project, no street furniture is proposed to be installed on Somerset  
12 or Bay Esplanade. Because of the resort attached nature of the use, no bicycle racks are  
13 proposed.

14  
15  
16 D.2.25. Street Lighting

17 Beach by Design, p. 75, Item J

18 Because of the location of the project, not a lot of pedestrian traffic will be present. Nonetheless,  
19 the developer will work with the City and Duke Energy to ensure the provision of street lights  
20 compliant with *Beach by Design*.

21  
22  
23 D.2.26. Fountains

24 Beach by Design, p.76, Item K

25 No exterior fountains are proposed on or adjacent to the subject site.

26  
27  
28 D.2.27. Materials and Colors

29 Beach by Design, p. 76 Item L

30 The building colors will be muted and are in a coastal theme in accordance with the  
31 recommended color palate. No bright colors, awnings, glass curtain walls, or street furniture are  
32 proposed.

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34

Accordingly, the proposed development of *Channel Club North* both complies with the design standards of *Beach by Design*, and also affirmatively advances the goals, objectives and policies of *Beach by Design*.

D.3 Community Development Code

D.3.1 Tourist Zoning District

Except as modified by *Beach by Design*, development of *Channel Club North* is governed by Part I, Article 3, Division 8 of the City of Clearwater Community Development Code. The proposed development is consistent with the Code as follows.

Section 2-801.1 permits 30 dwelling units per acre with a maximum impervious surface ratio of 0.95. The project density is six resort attached dwelling units for an overall density of 20 units per acre with an impervious surface ratio of 0.703. Accordingly, *Channel Club North* is within the basic standards for the Tourist Zoning District.

Section 2-803 establishes flexibility criteria for resort attached uses. In particular, § 2-803 (3) provides:

- (3)Swimming pools and/or decks in conjunction with a swimming pool that are accessory to either an attached dwellings, overnight accommodations, or resort attached dwellings principal use on Clearwater Beach are permitted a rear setback of zero feet.

The subject property has an address on Bay Esplanade, making the east property line the rear property line and establishing a rear setback for the pool and deck of zero feet.

D.3.2 Other Community Development Code Issues

Section 3-912: electric power, telephone and cable television connections will be installed underground as required by this code section.

1 Article 3, Division 12: as demonstrated on the Landscaping Plan and Landscaping Details (Sheet  
2 L1.1), the development of *Channel Club North* will fully comply with the Community  
3 Development Code's landscaping requirements.  
4

5 Article 3, Division 18: subject to approval of the sign application package, one address sign as  
6 required by section 3-1805 K will be placed on the property along with a monument sign  
7 identifying the project as permitted by section 3-1807 A.2, with signage design complying with  
8 *Beach by Design* in that it will be creative, unique, simple and discrete.  
9

10 Section 4-202: the proposed development does not displace any mobile homes. No other  
11 applications are pending simultaneously.  
12

13 Appendix B, Section 606: mechanical equipment will be designed and installed in compliance  
14 with these code requirements.  
15

16 City Code Chapter 32, Article VII: solid waste and recycling containers will be provided on the  
17 ground level and will be placed at curbside in accordance with the City's solid waste collection  
18 and management procedures and schedules.

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghovae** and **Northside Engineering, Inc.** to act as an agent for: Channel Club North and to execute any and all documents related to securing permits and approvals for the construction on the property generally located: 693 & 699 Bay Esplanade (City of Clearwater) lying within PINELLAS County, State of FLORIDA.

[Signature]  
Signature of Property Owner

Richard Esposito  
Print Name of Property Owner

699 Bay Esplanade  
Address of Property Owner

Authorized Member  
Title

Clearwater, Florida 33767  
City/State/Zip Code

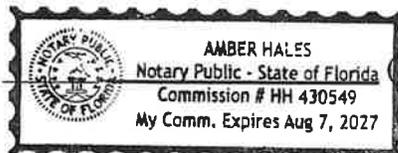
714-330-2834  
Telephone Number

State of Florida      The foregoing instrument was acknowledged before me this 4th day  
County of Pinellas      of Sep, 2024, by Richard Esposito, as MANAGING Member  
who is personally known to me or who has produced DRIVERS License  
as identification and who did (did not) take an oath.

Amber Hales \_\_\_\_\_ Notary Public  
(Signature)

Commission # HH 430549      Expires: 8/7/2027

(SEAL ABOVE)



(Name of Notary Typed, Printed or Stamped)

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghovae** and **Northside Engineering, Inc.** to act as an agent for: **Channel Club North** and to execute any and all documents related to securing permits and approvals for the construction on the property generally located: **693 & 699 Bay Esplanade** (City of Clearwater) lying within PINELLAS County, State of FLORIDA.

[Handwritten Signature]  
Signature of Property Owner

Peter Meroli  
Print Name of Property Owner

501 Mandalay Avenue, Unit 301  
Address of Property Owner

Managing Member  
Title

Clearwater, Florida 33767  
City/State/Zip Code

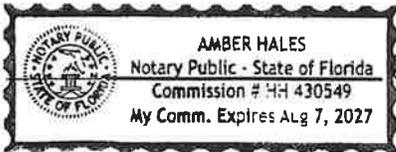
727-259-8117  
Telephone Number

State of Florida The foregoing instrument was acknowledged before me this 4th day  
County of Pinellas of SEP, 2024, by Peter Meroli, as MANAGING MEMBER  
who is personally known to me or who has produced DRIVERS LICENSE  
as identification and who did (did not) take an oath.

Amber Hales Notary Public  
(Signature)

Commission # HH 430549 Expires: 8/7/2027

(SEAL ABOVE)



(Name of Notary Typed, Printed or Stamped)



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

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. All applications are to be filled out completely and correctly and submitted (including plans and documents, uploaded, processed and finalized) by 12 noon on the scheduled deadline date 2020 submittal calendar. 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): R&R Getaway LLC & TSETSE LLC
Phone Number: Richard Esposito 714-330-2834 & Peter Meroli 727-259-8117
Email: Richard Esposito <rich\_espo@yahoo.com> & Peter Meroli <peter\_meroli@yahoo.com>

Applicant/Primary Contact Name: Housh Ghovae
Company Name: Northside Engineering, Inc.
Phone Number: 727-443-2869
Email: housh@northsideengineering.net

Address of Subject Property: 693 & 699 Bay Esplanade

Parcel Number (s): 05-29-15-54756-076-0011 & 0010

Site Area (Square feet and Acres):

Zoning: T - Tourist & P - Preservation

Future Land Use: RFH - Resort Facilitied High & W - Water

Description of Request (must include use, requested flexibility, parking, height, etc) :

This FLD Application is requesting a 6-Unit Resort Dwelling, providing 11 parking spaces 7,966 sq. ft. building. Setback will meet requirements, our only request is a waiver to the setback of the existing/to remain pool & deck.



# PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

## 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: 30 UPA-RAD Proposed: 6-Unit Resort Attached Dwellings

### 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: N/A Proposed: N/A

### 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: 9 Proposed: 11

### 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: N/A Proposed: \_\_\_\_\_

### 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: 0.95 Proposed: 0.703 / 9,190sf  
*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.  
Please see provided Narrative(s).
  
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.  
Please see provided Narrative(s).
  
3. The proposed development will not adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use.  
Please see provided Narrative(s).
  
4. The proposed development is designed to minimize traffic congestion.  
Please see provided Narrative(s).
  
5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.  
Please see provided Narrative(s).
  
6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.  
Please see provided Narrative(s).



## PLANNING AND DEVELOPMENT DEPARTMENT FLS & FLD APPLICATION

### **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](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:

Please see provided Narrative(s).



PLANNING AND DEVELOPMENT DEPARTMENT
FLS & FLD APPLICATION

Affidavit of Ownership

If multiple owners or properties, multiple affidavits may be required.

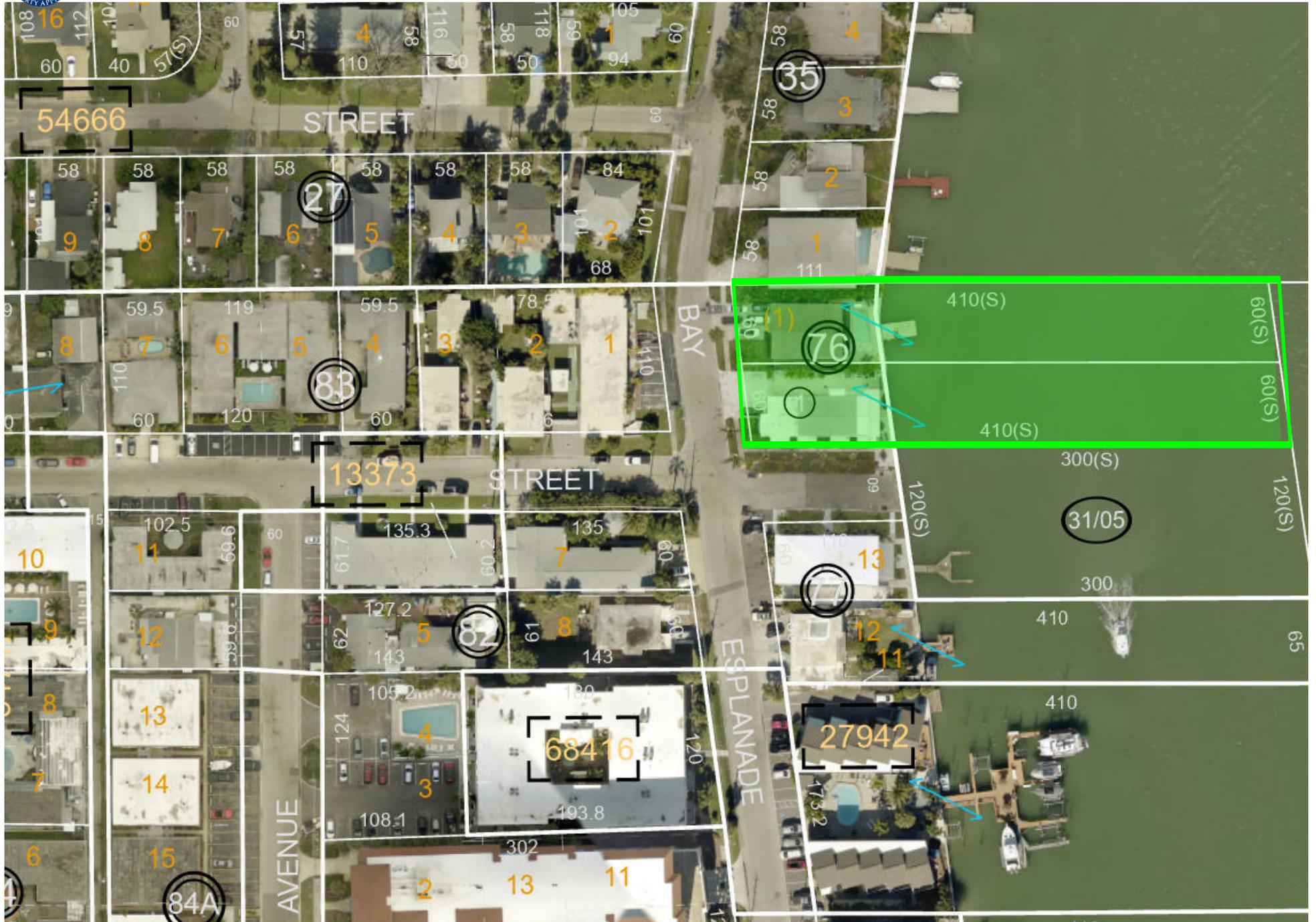
- 1. Provide names of all property owners on deed - PRINT full names:
R&R GETAWAY LLC - Richard Esposito
TSETSE LLC - Peter Meroli
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
693 & 699 Bay Esplanade
3. That this property constitutes the property for which a request for (describe request):
4. That the undersigned (has/have) appointed and (does/do) appoint:
Housh Ghovae, CEO and Northside Engineering, Inc.
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.

Handwritten signatures and printed names of Peter Meroli and Richard Esposito, both Property Owners.

STATE OF FLORIDA, COUNTY OF PINELLAS
BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON THIS 4th DAY OF September, 2024, PERSONALLY APPEARED WHO HAVING BEEN FIRST DULY SWORN DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.
Notary Seal/Stamp: AMBER HALES, Notary Public - State of Florida, Commission # HH 430549, My Comm. Expires Aug 7, 2027
Notary Public Signature: Amber Hales
My Commission Expires: 8/7/2027



# Tax Parcel Viewer



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**05-29-15-54756-076-0011**

[Compact Property Record Card](#)

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**Updated October 12, 2023**

[Email Print](#)

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[FEMA/WLM](#)



<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
R&R GETAWAY LLC TSETSE LLC 699 BAY ESPLANADE CLEARWATER FL 33767-1506	693 BAY ESPLANADE CLEARWATER

**Property Use:** 0822 (Apartments (5-9 units))      **Current Tax District:** CLEARWATER (CW)      **SF:** 2,816      **Total Gross SF:** 3,774      x5

[\[click here to hide\]](#) **Legal Description**

MANDALAY UNIT NO. 5 REPLAT BLK 76, S 1/2 OF UNPLATTED BLK 76 TOGETHER WITH S'LY 60FT OF THAT SUBM LAND BEING PART OF TIF DEED # 17451 DESC BEG NE'LY COR OF SD BLK 76 TH E'LY 295.57FT TH S'LY 120FT TH W'LY ALG E'LY EXT OF S LINE OF SD BLK 76 TO SE COR OF SD BLK 76 TH N'LY 120FT TO POB

<a href="#">File for Homestead Exemption</a>			<b>2024 Parcel Use</b>	
<b>Exemption</b>	<b>2024</b>	<b>2025</b>		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information** [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Flood Zone</b> <small>(NOT the same as your evacuation zone)</small>	<b>Plat Book/Page</b>
22027/1536	<a href="#">Sales Query</a>	121030260041	A	<a href="#">Current FEMA Maps</a>	20/48

**2023 Final Value Information**

<b>Year</b>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2023	\$1,525,000	\$1,525,000	\$1,525,000	\$1,525,000	\$1,525,000

[\[click here to hide\]](#) **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2022	No	\$1,180,000	\$701,867	\$701,867	\$1,180,000	\$701,867
2021	No	\$850,500	\$637,762	\$637,762	\$850,500	\$637,762
2020	No	\$687,395	\$579,784	\$579,784	\$687,395	\$579,784
2019	No	\$604,000	\$527,076	\$527,076	\$604,000	\$527,076
2018	No	\$550,000	\$479,160	\$479,160	\$550,000	\$479,160
2017	No	\$485,000	\$435,600	\$435,600	\$485,000	\$435,600
2016	No	\$440,000	\$396,000	\$396,000	\$440,000	\$396,000
2015	No	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
2014	No	\$335,400	\$335,400	\$335,400	\$335,400	\$335,400
2013	No	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000
2012	No	\$310,000	\$310,000	\$310,000	\$310,000	\$310,000
2011	No	\$319,290	\$319,290	\$319,290	\$319,290	\$319,290
2010	No	\$381,654	\$381,654	\$381,654	\$381,654	\$381,654
2009	No	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
2008	No	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
2007	No	\$960,000	\$960,000	\$960,000	N/A	\$960,000
2006	No	\$1,005,200	\$1,005,200	\$1,005,200	N/A	\$1,005,200
2005	No	\$727,200	\$727,200	\$727,200	N/A	\$727,200
2004	No	\$430,000	\$430,000	\$430,000	N/A	\$430,000
2003	No	\$430,000	\$430,000	\$430,000	N/A	\$430,000
2002	No	\$275,000	\$275,000	\$275,000	N/A	\$275,000
2001	No	\$286,200	\$286,200	\$286,200	N/A	\$286,200
2000	No	\$255,100	\$255,100	\$255,100	N/A	\$255,100
1999	No	\$236,400	\$236,400	\$236,400	N/A	\$236,400
1998	Yes	\$170,000	\$168,800	\$143,800	N/A	\$143,800
1997	Yes	\$170,000	\$163,900	\$138,900	N/A	\$138,900
1996	Yes	\$148,800	\$148,800	\$123,800	N/A	\$123,800

**2022 Tax Information**

[2022 Tax Bill](#)      Tax District: [CW](#)

2023 Final Millage Rate      19.2762

**Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.**

**Ranked Sales** (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
14 Feb 2022	21937 / 2184	\$1,830,700	Q	I
10 Aug 2004	13761 / 0606	\$1,050,000	Q	I
18 Dec 2002	12465 / 1217	\$715,000	Q	I
25 Feb 1999	10418 / 0513	\$300,000	Q	I
10 May 1988	06740 / 2022	\$178,000	Q	
Nov 1983	05650 / 1501	\$160,000	Q	

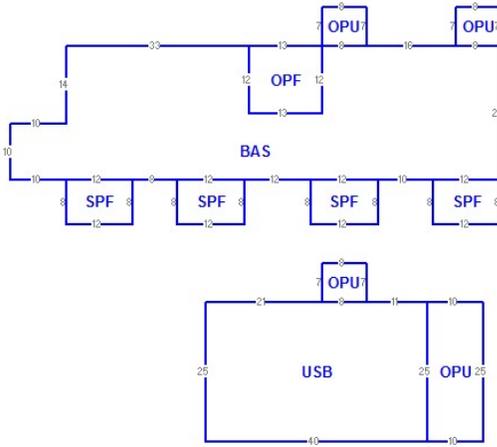
**2023 Land Information**

Seawall: No	Frontage: Intraoastal				View: None
<a href="#">Land Use</a>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a> <a href="#">Method</a>
Rivers And Lakes (95)	0x0	1000.00	0.4200	1.0000	\$420      AC
Multi-Fam <10 Units (08)	60x110	24500.00	60.0000	1.0712	\$1,574,664      FF

[\[click here to hide\]](#) **2024 Building 1 Structural Elements** [Back to Top](#)

Site Address: 693 BAY ESPLANADE

Building Type: **Multiple Res. Apts. < 4 Stories Non - Res**  
 Quality: **Average**  
 Foundation: **Continuous Footing**  
 Floor System: **Slab On Grade**  
 Exterior Wall: **Concrete Blk/Stucco**  
 Roof Frame: **Gable Or Hip**  
 Roof Cover: **Built Up/Composition**  
 Stories: **2**  
 Living units: **5**  
 Floor Finish: **Carpet Combination**  
 Interior Finish: **Dry Wall**  
 Fixtures: **15**  
 Year Built: **1949**  
 Effective Age: **37**  
 Cooling: **Heat & Cooling Pkg**



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[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Living Area SF	Gross Area SF
<a href="#">Open Porch (OPF)</a>	0	156
<a href="#">Screen Porch (SPF)</a>	0	384
<a href="#">Upper Story (USB)</a>	1,000	1,000
<a href="#">Base (BAS)</a>	1,816	1,816
<a href="#">Open Porch Unfinished (OPU)</a>	0	418
<b>Total Living SF: 2,816</b>		<b>Total Gross SF: 3,774</b>

[\[click here to hide\]](#) **2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$3,000.00	2.00	\$6,000.00	\$2,760.00	1970
PATIO/DECK	\$13.00	650.00	\$8,450.00	\$3,887.00	1991
DOCK	\$56.00	414.00	\$23,184.00	\$10,665.00	1970

[\[click here to hide\]](#) **Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

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Prepared By and Return To:  
Kenneth G. Arsenault, Jr., Esquire  
ARSENAULT LAW OFFICES, P.A.  
19535 Gulf Blvd., Suite E  
Indian Shores, FL 33785

Parcel No.: 05-29-15-54756-076-0011

### QUIT CLAIM DEED

THIS INDENTURE, made this 18<sup>th</sup> day of April, 2022 between Tsetse, LLC., a Florida limited liability company, herein after called the Grantor, to R&R Getaway LLC., a Florida limited liability company, hereinafter called the Grantee, having their principal address at: 699 Bay Esplanade, Clearwater Beach, FL 33767.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, enforce, convey and confirm unto the Grantee, an undivided one-half (1/2) interest in all that certain parcel of land more particularly described as follows:

The Southerly One-half (1/2) of Block 76, A Replat of Lots 1 to 8, inclusive, Block 83-Lots 11-20, inclusive, Block 84-Lots 9 to 16, inclusive, Block 85-Lots 5, 6 and 7, Block 86, and all of Block 76, 77, 78, 79, 80,81, 82 and 87, Unit No. 5, of Mandalay, according to the plat thereof as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida

Together with:

Submerged Land and Riparian Rights described as:

The Southerly 60 feet of the described lands: Beginning at the Northeasterly corner of the North ½ of Block 76 a/k/a Lot 2, Block 76 of a Replat of a portion of Mandalay Unit 5, thence extending 295.57 feet Easterly; thence Southerly 120 feet; and thence Westerly to the Southeasterly extension of the South ½ of Block 76, a/k/a Lot 1, Block 76; thence North 120 feet to the POB.

**SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.  
SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.**

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION.**

Continuation of Signature Page for the Quit Claim Deed between as Tsetse, LLC., a Florida limited liability company, as Grantor, to R&R Getaway LLC., a Florida limited liability company, as Grantee, for a certain real property located in Pinellas County, Florida.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above-written.

WITNESSES:

company

Tsetse, LLC., a Florida limited liability

By: *[Signature]*  
Petrit Meroli, Managing Member

*[Signature]*  
Witness #1 Name

Print Name: KENNETH G. ARSENAULT, JR.

*[Signature]*  
Witness #2 Name:

Print Name: *Lucy Ajaj*

Address: 501 Mandalay Avenue, Apt. 203  
Clearwater Beach, FL 33767

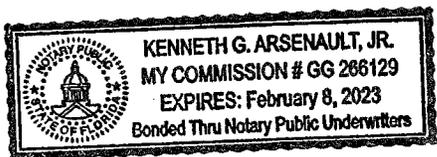
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 18<sup>th</sup> of April, 2022, by Petrit Meroli as Managing Member of Tsetse, LLC., a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires:

(SEAL)



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**05-29-15-54756-076-0010**

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**Updated October 12, 2023**

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[FEMA/WLM](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
R&R GETAWAY LLC TSETSE LLC 699 BAY ESPLANADE CLEARWATER FL 33767-1506	699 BAY ESPLANADE CLEARWATER



**Property Use:** 0110 (Single Family Home)      **Current Tax District:** CLEARWATER (CW)      **Total Living:** SF: 1,746      **Total Gross SF:** 3,780      **Total Living Units:** 1

[\[click here to hide\] Legal Description](#)

MANDALAY UNIT NO. 5 REPLAT BLK 76, N 1/2 OF BLK 76 TOGETHER WITH THAT SUBM LAND ON E DESC BEG NE COR OF SD BLK 76 TH E'LY 295.57FT TH S'LY 60FT TH W'LY 300FT(S) TO E'LY BNDRY OF SD BLK 76 TH N06D58'23"W 37.27FT TH N04D10'12"E 22.73FT TO POB

<a href="#">Tax Estimator</a> <a href="#">File for Homestead Exemption</a>			<b>2024 Parcel Use</b>	
<b>Exemption</b>	<b>2024</b>	<b>2025</b>		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information** [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Flood Zone</b> <small>(NOT the same as your evacuation zone)</small>	<b>Plat Book/Page</b>
22030/0770	\$1,913,200 <a href="#">Sales Query</a>	121030260041	A	<a href="#">Current FEMA Maps</a>	20/48

**2023 Final Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value / Non-HX Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2023	\$1,641,221	\$1,641,221	\$1,641,221	\$1,641,221	\$1,641,221

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	No	\$1,612,768	\$1,612,768	\$1,612,768	\$1,612,768	\$1,612,768
2021	No	\$910,597	\$910,597	\$910,597	\$910,597	\$910,597
2020	No	\$760,837	\$692,703	\$692,703	\$760,837	\$692,703
2019	No	\$701,633	\$629,730	\$629,730	\$701,633	\$629,730
2018	No	\$585,832	\$572,482	\$572,482	\$585,832	\$572,482
2017	No	\$533,329	\$520,438	\$520,438	\$533,329	\$520,438
2016	No	\$473,125	\$473,125	\$473,125	\$473,125	\$473,125
2015	No	\$441,065	\$439,615	\$439,615	\$441,065	\$439,615
2014	No	\$399,650	\$399,650	\$399,650	\$399,650	\$399,650
2013	No	\$432,626	\$432,626	\$432,626	\$432,626	\$432,626
2012	No	\$445,044	\$445,044	\$445,044	\$445,044	\$445,044
2011	No	\$458,405	\$458,405	\$458,405	\$458,405	\$458,405
2010	No	\$530,426	\$530,426	\$530,426	\$530,426	\$530,426
2009	No	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000
2008	No	\$699,800	\$699,800	\$699,800	\$699,800	\$699,800
2007	No	\$1,190,000	\$1,190,000	\$1,190,000	N/A	\$1,190,000
2006	No	\$1,183,800	\$1,183,800	\$1,183,800	N/A	\$1,183,800
2005	No	\$791,100	\$791,100	\$791,100	N/A	\$791,100
2004	No	\$579,300	\$579,300	\$579,300	N/A	\$579,300
2003	No	\$505,200	\$505,200	\$505,200	N/A	\$505,200
2002	No	\$490,200	\$490,200	\$490,200	N/A	\$490,200
2001	Yes	\$360,200	\$319,000	\$294,000	N/A	\$294,000
2000	Yes	\$309,800	\$309,800	\$284,800	N/A	\$284,800
1999	No	\$240,600	\$196,800	\$171,800	N/A	\$171,800
1998	Yes	\$218,400	\$193,700	\$168,700	N/A	\$168,700
1997	Yes	\$216,900	\$190,500	\$165,500	N/A	\$165,500
1996	Yes	\$185,000	\$185,000	\$160,000	N/A	\$160,000

**2022 Tax Information**

<a href="#">2022 Tax Bill</a>	Tax District: <a href="#">CW</a>
2023 Final Millage Rate	19.2762
<b>Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.</b>	

**Ranked Sales** (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
25 Sep 2020	21191 / 2582	\$912,500	Q	I
29 Oct 2004	13915 / 0513	\$1,050,000	Q	I
05 Nov 2001	11659 / 0658	\$452,000	Q	I
12 May 1999	10514 / 0171	\$378,000	Q	I
30 Dec 1994	08879 / 1571	\$250,000	Q	I
1973	04084 / 1490	\$105,000	Q	

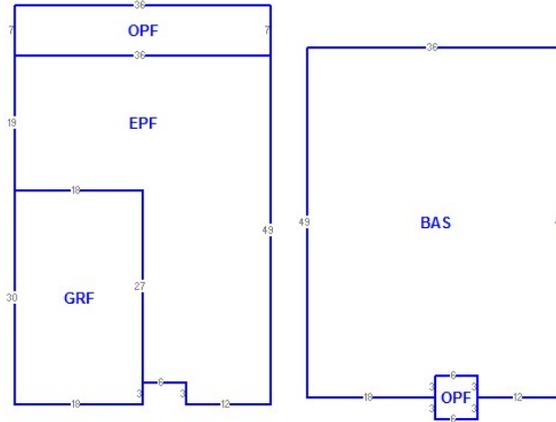
**2023 Land Information**

Seawall: Yes	Frontage: Intracoastal			View: None		
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>	<b>Method</b>
Rivers And Lakes (95)	0x0	1000.00	0.4100	1.0000	\$410	AC
Single Family (01)	60x108	24500.00	60.0000	1.0712	\$1,574,664	FF

[\[click here to hide\] 2024 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 699 BAY ESPLANADE

Building Type: **Single Family**  
 Quality: **Average**  
 Foundation: **Wood/Block Above Ground Footing**  
 Floor System: **Wood**  
 Exterior Wall: **Frame/Reclad Alum/Viny**  
 Roof Frame: **Gable Or Hip**  
 Roof Cover: **Shingle Composition**  
 Stories: **2**  
 Living units: **1**  
 Floor Finish: **Carpet/Hardtile/Hardwood**  
 Interior Finish: **Upgrade**  
 Fixtures: **9**  
 Year Built: **1984**  
 Effective Age: **26**  
 Heating: **Central Duct**  
 Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	Living Area SF	Gross Area SF
<a href="#">Base (BAS)</a>	1,746	1,746
<a href="#">Open Porch (OPF)</a>	0	288
<a href="#">Enclosed Porch (EPF)</a>	0	1,206
<a href="#">Garage (GRF)</a>	0	540
Total Living SF: 1,746		Total Gross SF: 3,780

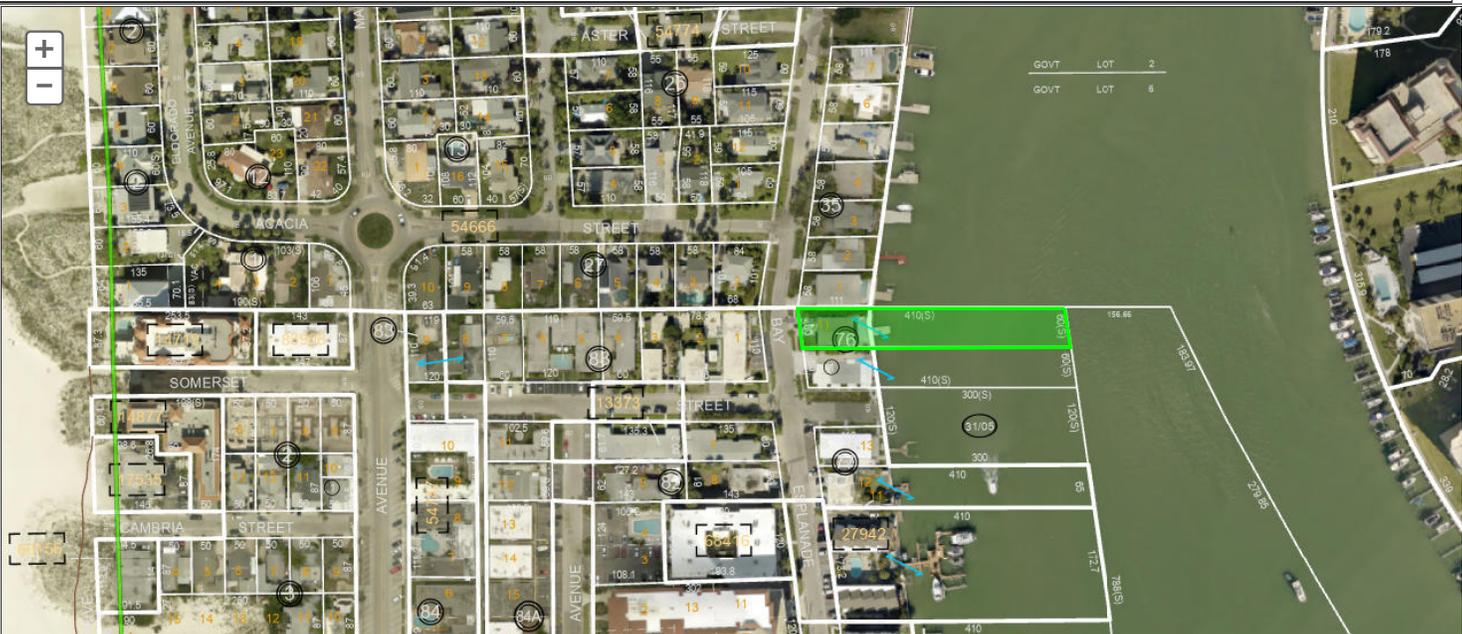
[\[click here to hide\]](#) **2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	\$55,000.00	1.00	\$55,000.00	\$52,250.00	2021
PATIO/DECK	\$39.00	280.00	\$10,920.00	\$10,374.00	2021
PATIO/DECK	\$27.00	482.00	\$13,014.00	\$12,363.00	2021
DOCK	\$56.00	312.00	\$17,472.00	\$16,598.00	1994
FIREPLACE	\$5,000.00	1.00	\$5,000.00	\$2,000.00	1984

[\[click here to hide\]](#) **Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">BCP2021-010025A</a>	MISCELLANEOUS	03 Nov 2021	\$17,729
<a href="#">BCP2021-050569</a>	CONC PAVE/DRIVEWAY	23 Jul 2021	\$8,128
<a href="#">BCP2021-010022</a>	FENCE	11 May 2021	\$3,500
<a href="#">BCP2021-050161</a>	ELECTRICAL	05 May 2021	\$2,350
<a href="#">BCP2021-010025</a>	ADDITION/REMODEL/RENOVATION	26 Feb 2021	\$21,500
<a href="#">BCP2020-120156</a>	POOL	11 Feb 2021	\$49,125
<a href="#">WND-20-00217</a>	DOCK	22 Dec 2020	\$0
<a href="#">BCP2020-120210</a>	HEAT/AIR	07 Dec 2020	\$6,671
<a href="#">BCP2020-100459</a>	SEA WALL	02 Nov 2020	\$21,550
<a href="#">BCP2012-02415</a>	ROOF	27 Feb 2012	\$5,600
<a href="#">BCP2003-07395</a>	DEMOLITION	19 Aug 2003	\$300





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[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

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[Contact Us](#)

3  
Prepared By and Return To:  
Kenneth G. Arsenault, Jr., Esquire  
ARSENAULT LAW OFFICES, P.A.  
19535 Gulf Blvd., Suite E  
Indian Shores, FL 33785

Parcel No.: 05/29/15/54756/076/0010

### QUIT CLAIM DEED

THIS INDENTURE, made this 10th day of April, 2022 between Richard Esposito, a single man, herein after called the Grantor, to R&R Getaway LLC., a Florida limited liability company, hereinafter called the Grantee, having his principal address at: 699 Bay Esplanade, Clearwater Beach, FL 33767.

WITNESSETH, that the said first party, for and in consideration of TEN DOLLARS and 00/100 (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to-wit:

The North ½ of Block 76 a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5, according to the map or plat thereof, as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida.

The Northerly sixty (60) feet beginning at the Northeasterly extension of The North ½ of Block 76 a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5, extending 295.57 feet Easterly; thence Southerly 60.0 feet; and thence westerly to the Southeasterly extension of the North ½ of Block 76; a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5 according to the map or plat thereof, as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida

**SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.  
SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.**

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

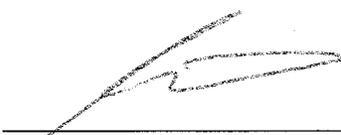
**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION.**

**Continuation of Signature Page for the Quit Claim Deed between as Richard Esposito as Grantors and R&R Getaway LLC., a Florida limited liability company, as Grantees, for a certain real property located in Pinellas County, Florida.**

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above-written.

WITNESSES:

  
\_\_\_\_\_  
Witness #1 Name  
Print Name: KENNETH G. ARSENAULT, JR.

  
\_\_\_\_\_  
Richard Esposito

  
\_\_\_\_\_  
Witness #2 Name:  
Print Name: Lara Aguiar

Address: 699 Bay Esplanade  
Clearwater Beach, FL 33767

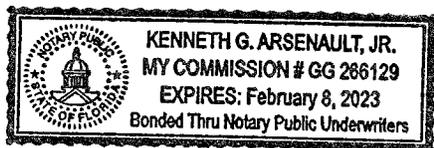
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 18<sup>th</sup> day of April, 2022 by Richard Esposito, a single man, who is personally known to me or who has produced his Driver's License as identification.

  
\_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

[SEAL]



**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L22000132145

**Entity Name:** R&R GETAWAY LLC

**Current Principal Place of Business:**

699 BAY ESPLANADE  
CLEARWATER BEACH, FL 33767

**Current Mailing Address:**

699 BAY ESPLANADE  
CLEARWATER BEACH, FL 33767 US

**FEI Number:** 88-1554759

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

UNITED STATES CORPORATION AGENTS, INC  
5575 SOUTH SEMORAN BLVD  
SUITE 36  
ORLANDO, FL 32822 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

\_\_\_\_\_ Date

**Authorized Person(s) Detail :**

Title            AMBR  
Name            ESPOSITO, RICHARD  
Address        699 BAY ESPLANADE  
City-State-Zip: CLEARWATER BEACH FL 33767

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** RICHARD E ESPOSITO

AMBR

01/05/2023

\_\_\_\_\_ Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_ Date

**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L03000031808

**Entity Name:** TSETSE, LLC

**Current Principal Place of Business:**

501 MANDALAY AVE.  
301  
CLEARWATER, FL 33767

**Current Mailing Address:**

501 MANDALAY AVE.  
301  
CLEARWATER, FL 33767 US

**FEI Number:** 20-0180874

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

MEROLI, PETRIT  
501 MANDALAY AVENUE  
301  
CLEARWATER, FL 33767 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title MGRM  
Name MEROLI, PETRIT  
Address 501 MANDALAY AVENUE  
301  
City-State-Zip: CLEARWATER FL 33767

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** PETRIT MEROLI

MGRM

01/31/2023

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date