



Parcel Summary (as of 27-May-2025)				Parcel Map
Parcel Number 05-29-15-54756-076-0010				
Owner Name R&R GETAWAY LLC TSETSE LLC				
Property Use 0110 Single Family Home				
Site Address 699 BAY ESPLANADE CLEARWATER, FL 33767				
Mailing Address 699 BAY ESPLANADE CLEARWATER, FL 33767-1506				
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'L				
Current Tax District CLEARWATER (CW)				
Year Built 1984				
Living SF	Gross SF	Living Units	Buildings	
1,746	3,780	1	1	

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22030/0770	\$1,847,700	260.04	A	Current FEMA Maps	Check for EC	Zoning Map	20/48

2024 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,577,128	\$1,577,128	\$1,577,128	\$1,577,128	\$1,577,128

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,641,221	\$1,641,221	\$1,641,221	\$1,641,221	\$1,641,221
2022	N	\$1,612,768	\$1,612,768	\$1,612,768	\$1,612,768	\$1,612,768
2021	N	\$910,597	\$910,597	\$910,597	\$910,597	\$910,597

2020	N	\$760,837	\$692,703	\$692,703	\$760,837	\$692,703
2019	N	\$701,633	\$629,730	\$629,730	\$701,633	\$629,730

2024 Tax Information



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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.9481	(CW)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18-Apr-2022	\$100	U	I	ESPOSITO RICHARD	TSETSE LLC	22026/0429
18-Apr-2022	\$100	U	I	ESPOSITO RICHARD	R&R GETAWAY LLC	22030/0770
19-Oct-2021	\$631,200	U	I	ESPOSITO RICHARD	TSETSE LLC	21904/0295
25-Sep-2020	\$912,500	Q	I	PETER PAN DEVELOPMENTS LLC	ESPOSITO RICHARD	21191/2582
25-Sep-2020	\$100	U	I	SOMERSET PLACE INC	ESPOSITO RICHARD	21191/2584

2024 Land Information

Land Area: \cong 24,485 sf \cong 0.56 acres		Frontage and/or View: Intracoastal				Seawall: Yes	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value	
Single Family	60x108	\$21,500	60.00	FF	1.0712	\$1,381,848	
Rivers And Lakes	0x0	\$1,000	0.4100	AC	1.0000	\$410	

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Wood/Block Above Ground Footing	Base (BAS)	1,746	1,746
Floor System	Wood	Enclosed Porch (EPF)	0	1,206
Exterior Walls	Frame/Reclad Alum/Viny	Garage (GRF)	0	540
Unit Stories	2	Open Porch (OPF)	0	288
Living Units	1	Total Area SF	1,746	3,780
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1984			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Upgrade			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	9			
Effective Age	27			

2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$58.00	312.0	\$18,096	\$16,648	1994
FIREPLACE	\$5,000.00	1	\$5,000	\$2,000	1984
PATIO/DECK	\$44.00	280.0	\$12,320	\$11,334	2021
PATIO/DECK	\$29.00	482.0	\$13,978	\$12,860	2021
POOL	\$55,000.00	1	\$55,000	\$50,600	2021

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
BCP2021-010025A	MISCELLANEOUS	11/03/2021	\$17,729
BCP2021-050569	CONC PAVE/DRIVEWAY	07/23/2021	\$8,128
BCP2021-010022	FENCE	05/11/2021	\$3,500
BCP2021-050161	ELECTRICAL	05/05/2021	\$2,350
BCP2021-010025	ADDITION/REMODEL/RENOVATION	02/26/2021	\$21,500
BCP2020-120156	POOL	02/11/2021	\$49,125
WND-20-00217	DOCK	12/22/2020	\$0
BCP2020-120210	HEAT/AIR	12/07/2020	\$6,671
BCP2020-100459	SEA WALL	11/02/2020	\$21,550
BCP2012-02415	ROOF	02/27/2012	\$5,600



Parcel Summary (as of 29-May-2025)				Parcel Map
Parcel Number 05-29-15-54756-076-0011				
Owner Name R&R GETAWAY LLC TSETSE LLC				
Property Use 1000 Vacant Commercial Land				
Site Address 693 BAY ESPLANADE CLEARWATER, FL 33767				
Mailing Address 699 BAY ESPLANADE CLEARWATER, FL 33767-1506				
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 TIIF DEED # 17451 DESC BEG NE'LY				
Current Tax District CLEARWATER (CW)				
Year Built				
Heated SF	Gross SF	Living Units	Buildings	
			0	

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
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2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22027/1536	Find Comps	260.04	A	Current FEMA Maps	Check for EC	Zoning Map	20/48


2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,369,976	\$1,369,976	\$1,369,976	\$1,369,976	\$1,369,976

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,525,000	\$1,525,000	\$1,471,521	\$1,471,521	\$1,471,521
2022	N	\$1,180,000	\$701,867	\$701,867	\$1,180,000	\$701,867
2021	N	\$850,500	\$637,762	\$637,762	\$850,500	\$637,762
2020	N	\$687,395	\$579,784	\$579,784	\$687,395	\$579,784

2019	N	\$604,000	\$527,076	\$527,076	\$604,000	\$527,076
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2024 Tax Information						
<div>  <div> 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 Tax Estimator to estimate taxes under new ownership. </div> </div>						
				Tax Bill	2024 Millage Rate	Tax District
				View 2024 Tax Bill	18.9481	(CW)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18-Apr-2022	\$100	U	I	TSETSE LLC	R&R GETAWAY LLC	22027/1536
14-Feb-2022	\$1,830,700	Q	I	PETER PAN DEVELOPMENTS LLC	TSETSE LLC	21937/2184
14-Feb-2022	\$100	U	I	SOMERSET PLACE INC	TSETSE LLC	21937/2187
29-Aug-2005	\$100	U	I	VASILOUDES PANAYIOTIS	PETER PAN DEVELOPMENTS LLC	14564/1141
01-Aug-2005	\$1,436,200	U	I	SPRING TIDE INVESTMENTS II LLC	VASILOUDES, PANAYIOTIS	14495/1833

2024 Land Information						
Land Area: \cong 24,934 sf \cong 0.57 acres			Frontage and/or View: Intracoastal			Seawall: No
Property Use		Land Dimensions	Unit Value	Units	Method	Total Adjustments
Multi-Fam <10 Units		60x110	\$24,500	60.00	FF	1.0712
Rivers And Lakes		0x0	\$1,000	0.4200	AC	1.0000
						Adjusted Value
						\$1,574,664
						\$420

2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
BCP2023-110005	DEMOLITION	01/03/2024	\$24,000
BCP2023-110039	DEMOLITION	11/01/2023	\$500

If applying in person, direct all correspondence to:

Clerk, Water and Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756



COMMERCIAL AND MULTI-USE DOCK PERMIT APPLICATION
PINELLAS COUNTY WATER AND NAVIGATION

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: R&R GETAWAY LLC , c/o ESPOSITO, RICHARD
B. Mailing Address: 5210 WEBB RD
City: Tampa State: FL Zip: 33615
C. Telephone No.: (714) 330-2834 E-mail Address: rich_espo@yahoo.com

II. CONTRACTOR INFORMATION (Pro):

A. Name: TBD
B. Address: _____
City: _____ State: _____ Zip: _____
C. Telephone No.: _____ E-mail Address: _____

III. AGENT INFORMATION (if different from Contractor):

A. Name: GFT aka Transystems
B. Address: 565 S. Hercules Avenue
City: Clearwater State: FL Zip: 33764
C. Telephone No.: (727) 822-4151 E-mail Address: acarrier@transystems.com + tunderwood@transystems.com

IV. SITE INFORMATION:

A. Construction Site Address: 693 & 699 Bay Esplanade, Clearwater, FL 33767
City: Clearwater Zip Code: _____
B. Site Parcel ID Number: 05 / 29 / 15 / 54756 / 076 / 0011
C. Incorporated: ☒ Unincorporated: ☐
D. Affected Water Body: MANDALAY BAY
E. Previous Permits: _____

- F. Date applicant assumed property ownership: 9/25/2020
month/year
- G. Obstructions: (Dogs, Fences, etc.) NA
- H. All other information pursuant to Chapter 58, Article XV (Water and Navigation Regulations).

V. PROJECT DEVIATION INFORMATION (FOR UNINCORPORATED ONLY):

- A. Signature from Adjacent Owner Required under Code Section 58-556(b)(1): Yes ☐ No ☒

Amount of deviation: Length: _____

Width: _____

Setbacks: Left: 11.0 Right: 18.3

Other: _____

- B. Net increase in number of wet slips: 6

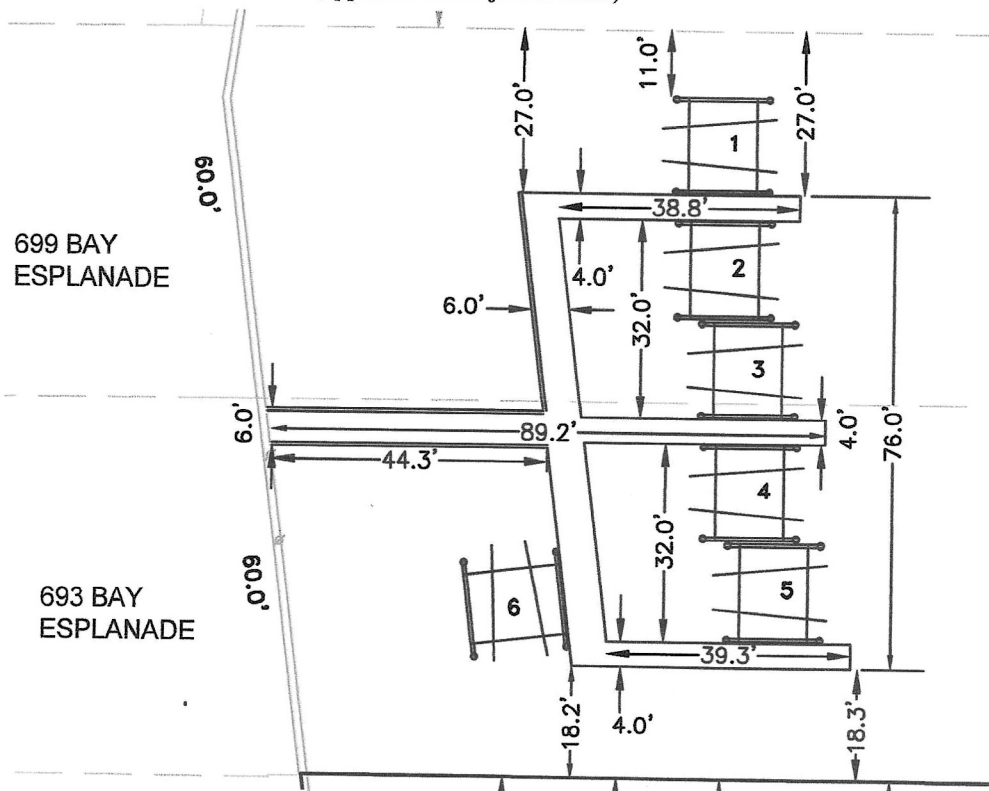
❖ Please note that all information requested in this application must be filled out in its entirety prior to submittal to Pinellas County. An application missing information will not be considered complete, and therefore ready for possible approval, until all required information is provided.

Owner Name: R&R GETAWAY LLC , c/o Richard Esposito Site Address: 693 Bay Esplanade

Nature and Size of Project: The proposed project activities include removal
of 1 docks and the construction of a 89.2' x 6" main walkout (east & west), walkout north & south (76.5' x 6'),
3 catwalks (1)- 38.8'x4' and (2)- 39.3'x4'. A encompass 6 boat lifts. Total SF 1,463.8

Total Project Square Footage:	<u>1,463.8</u>	New Square Footage:	<u>1,463.8</u>
Total Number of Pilings:	<u>85</u>	Diameter of Pilings:	<u>8"-10"</u>
Waterway Width	<u>799+/-</u>	Waterfront Width	<u>120.0</u>

Plan View Drawing
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner **D M C FLORIDA REALTY LLC**

Right Owner **R&R GETAWAY LLC**

Signature

Date

Signature

Date

5-28-17

Municipality Approval

Water and Navigation Approval

Owner Name : R&R GETAWAY LLC , c/o F

Site Address: 693 Bay Esplanade

Profile View Drawing

MHW

MLW

BOTTOM

VI. CONTRACTOR INFORMATION:

I, TBD, a _____ contractor,
whose contractor license # _____ expires on _____,

swear that the above described project (the "Project") has not been constructed as of the date affixed by my signature below. If a permit for this Project (the "Permit") is granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the drawings or plans attached hereto. I swear that the information provided in this application represents the full scope of the Project and that no material information regarding the Project has been omitted. In the event that either the Project is not constructed in full accordance with the Permit or the information provided in this application is not correct, I agree to either remove the Project or correct the deficiency.

Signed: _____ Date: _____


- **You must have USL&H insurance in order to construct a dock in Pinellas County; as well as be licensed with the PCCLB.**

VII. PROPERTY OWNER'S SIGNATURE:

I hereby apply for a permit to perform the above described project (the "Project"). Should a permit for the Project be granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the plans or drawings attached hereto; I likewise agree to maintain the Project in a safe condition throughout the Project's existence.

I hereby authorize the above stated contractor – and agent if listed – to act as my representative in all matters pertaining to the application. I understand that I, not the County am responsible for the accuracy of the information provided as part of this application. I further understand that it is my responsibility to obtain any necessary permits and approvals required for the Project at the Federal, State, and local levels; should the Project lie within a municipality, I recognize that approval from that municipality – in addition to the County – is required.

I swear that I own the upland property described in this application (the "Property"). While this application is pending, I expressly authorize the County and its agents to access the Property at any time as may be necessary to review and act on this application. Should a permit for the Project be granted by the County, I expressly authorize the County and its agents to access the Property at any time as may be necessary to monitor the Project and ensure compliance with the terms of the permit; this permission is valid until the Project has passed final inspection.

Signed:  _____ Date: 5-28-25

LETTER OF NO OBJECTION

Application # _____
(OFFICIAL USE ONLY)

Left Lot Owner's Name D M C FLORIDA REALTY LLC

Mailing Address 701 BAY ESPLANADE CLEARWATER, FL Zip 33767

I certify that I am the owner of 701 BAY ESPLANADE which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

699 Bay Esplanade

I have seen the County permit application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: _____ Date _____

NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of physical presence ☐ or online notarization ☐ this _____ day of _____, 20____

by ☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____

Witness my hand and official seal this _____ day of _____, 20____

Notary Public

My commission expires: _____

Right Lot Owner's Name R&R GETAWAY LLC

Mailing Address 699 BAY ESPLANADE STE 105, CLEARWATER BEACH, FL Zip 33767

I certify that I am the owner of _____ which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

693 Bay Esplanade

I have seen the application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: _____ Date 5-28-25

NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of May, 2025

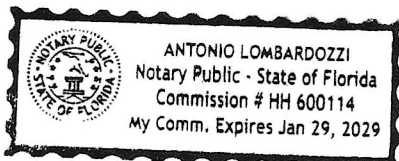
by ☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced Drivers License

Witness my hand and official seal this 28 day of May, 2025

Antonio Lombardo
Notary Public

My commission expires: 01-29-2029



Consent to Use State-Owned Submerged Lands

DO YOU LIVE OR DO BUSINESS ON THE WATER?

If so, you may need authorization to use the lands under the water from the owners of those lands. This authorization is in addition to any city, county, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, or Water Management District permit.

WHAT LANDS ARE WE TALKING ABOUT AND WHO OWNS THEM?

Sovereign submerged lands are all those submerged lands waterward of the ordinary or mean high water line under navigable fresh and saltwater bodies. The Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, hold title to all of those lands below navigable waters which have not been previously conveyed into private ownership. Portions of these submerged lands have been designated as “aquatic preserves” and because of their unique biological, aesthetic or scientific value, they are held and managed to a higher degree of care. Since the State owns these lands, both public and private entities must obtain consent to use them.

WHY IS CONSENT NECESSARY AND BY WHAT AUTHORITY IS IT REQUIRED?

These lands are held in trust for the use and benefit of the people of the State, as set forth in the State Constitution; therefore, the private use of these lands must be balanced with the need to conserve and protect the scientific value and beauty of those lands. The intent of the regulations is to ensure that all sovereign submerged lands are managed primarily for the propagation of fish and wildlife, and public recreation. The legislative origins of the procedures employed in the review of applications to use sovereignty submerged lands are contained within Chapters 253 and 258 of the Florida Statutes. These statutes are implemented through rules which are contained within Chapters 18-14, 18-18, 18-20 and 18-21 of the Florida Administrative Code. It is important to contact the Department of Environmental Protection before you use these lands.

WHAT TYPE OF ACTIVITIES REQUIRE AUTHORIZATION?

Uses that require authorization must be approved before they are conducted. The most commonly requested uses are the construction of docks, the placement of riprap, dredging for access or channels, mangrove trimming, bridge and utility crossings, and beach renourishment projects.

WHAT DO YOU HAVE TO DO AND IS THERE A FEE?

The form of consent that is required depends upon the type of activity that is proposed. Forms of consent include letters, easements, use agreements, management agreements, and leases. The type of activity proposed also determines the amount of fees; however, commercial uses will always require payment of fees.

WHAT HAPPENS IF YOU DO NOT RECEIVE AUTHORIZATION TO USE THESE LANDS?

Alterations to, or structures discovered on, sovereignty submerged lands without authorization are subject to lease fees in arrears, with interest, and fines. In some cases, removal of structures may also be required.

WHO DO YOU CONTACT TO INQUIRE ABOUT THE USE OF THESE LANDS?

The Department of Environmental Protection Division of State Lands field office listed below.

Department of Environmental Protection
Southwest District
13051 N. Telecom Parkway
Temple Terrace, FL 33637
Phone: (813) 632-7600
Fax: (813) 632-7665



TerraMareConsulting
11722 Walker Avenue
Seminole, FL 33772
Tel (727) 686-0095
www.TerraMareConsulting.com

July 4, 2025

Melissa Hauck-Baker
Senior Planner
City of Clearwater
Planning & Development Department
100 S Myrtle Ave
Clearwater, FL 33756

RE: 693 BAY ESPLANADE
Case Number: FLD2025-05010

Ms. Hauck-Baker,

Below are the responses to the Development Review Comments for the above referenced Community Development Board case.

ENVIRONMENTAL - Prior to Building Permit

Issue created by Sarah Kessler on 6/17/2025 7:45:18 AM

sarah.kessler@myclearwater.com - 727-444-8233

1. A dock/dredge and fill permit may be required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information.

RESPONSE: Acknowledged

2. 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 the commencement of site work and maintained throughout the project.

RESPONSE: See uploaded revised dock plans with added turbidity barrier.

PLANNING - Prior to CDB - Findings of Fact: Applicant
must acknowledge the accuracy of the following

Set to DRAFT on 6/25/2025 3:52:32 PM

Issue created by Melissa Hauck-Baker on 6/25/2025 3:52:32 PM

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

1. The 1.13-acre (0.30-acre upland) subject property is located on the eastern side of Bay Esplanade and the northeast corner of Bay Esplanade and Somerset Street.
2. The subject property is located within the Tourist (T) District of the Old Florida Character District of Beach by Design special plan area and the compatible Resort Facilities High (RFH) future land use category as well as the submerged lands being located in the Preservation (P) District and the compatible Preservation (P) future land use category.
3. The subject property received prior approval for a 6-unit resort attached dwelling development of the upland areas through case FLD2024-09021.



4. CDC Section 3-601.A, requires that, "No dock may be constructed, added to, or structurally altered without first obtaining approval by the city and a permit from the Pinellas County Water and Navigation Control Authority."
5. CDC Section 3-601.C.2-3, requires that a multi-use dock exceeding 500 square feet must be reviewed as a commercial dock through a Level Two, Flexible Development review process and the proposed 1,194 square foot dock will feature a total of 6-slips is being reviewed as a commercial dock and will be for the residents and guests of the 6-unit resort attached dwelling development within the upland portion of the subject property.
6. Provide a copy of the Benthic Resource Survey performed on June 5, 2024, as referenced in the submitted application narrative. The report found seagrass adjacent to the seawall and extending approximately 25 feet waterward of the seawall and the proposed mooring locations start at approximately 45 feet from the seawall as well as the main walkout features a length of 43 feet to avoid conflict with the seagrass areas.
7. The subject property features 120.00 linear feet of water frontage, and the minimum side setback required is ten percent of the length of shoreline where the minimum required side setback is 12 feet and the project proposes 24 feet for the north setback and 18.2 feet for the south setback, consistent with CDC Section 3-601.C.3.h.i.c.
8. The maximum permitted dock length shall not extend from the mean high water line or seawall of the property more than 75 percent of the width of the subject property which would permit a maximum length of 90 feet where the proposed dock will be 89.2 feet, consistent with CDC Section 3-601.C.3.h.ii.c.
9. The maximum permitted width of a commercial dock is 75 percent of the waterfront property width where 90 feet is the maximum permitted and the proposed dock will be 76 feet in width which is consistent with CDC Section 3-601.C.3.h.iii;
10. The proposed project does not require any deviations to the dimensional standards for a commercial dock, which may be approved through Level Two, flexible development planning application consistent with CDC Section 3-601.C.3.i.
11. The project does not propose covered boatlifts for the proposed 6 slips with a boatlift.
12. The area surrounding the project site consists of small motels and attached dwelling unit developments to the south and single-family detached dwellings to the north. Most all of the waterfront properties feature a dock with larger multi-use docks to the south and smaller docks for the detached dwellings to the north. Immediately to the south is 673 Bay Esplanade, which is an attached dwelling unit complex constructed in 1951 and features a multi-use dock of 0 square feet in area which was predominantly constructed prior to 1999, Pinellas County permits #M12598-84, #M15168-88 and #M15966-89.

RESPONSE: Acknowledged

PLANNING - Prior to CDB Acknowledge - Beach by Design

Issue created by Melissa Hauck-Baker on 6/25/2025 3:51:24 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. Beach by Design is silent with respect to docks and the review will involve only the CDC.



RESPONSE: Acknowledged

PLANNING - Prior to CDB Acknowledge - General Comments:

Issue created by Melissa Hauck-Baker on 6/25/2025 3:50:43 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 prior to proceeding to the Community Development Board (CDB). 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. 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."

In order to be reviewed by the Community Development Board (CDB) on August 19, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on July 11, 2025.

RESPONSE: Acknowledged

PLANNING - Prior to CDB Acknowledge - Unity of Title

Issue created by Melissa Hauck-Baker on 6/25/2025 3:51:05 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

If you have any questions, please do not hesitate to contact me, 727-686-0095.

Sincerely,
Terra Mare Consulting

Albert Carrier, P.E., PSM
Principal

BENTHIC RESOURCE SURVEY SUMMARY REPORT

693 and 699 Bay Esplanade
Clearwater Beach, FL, 33767
Pinellas County

Submitted by



11722 Walker Ave

Seminole Fl, 33772

al@terramareconsulting.com

Colton@terramareconsulting.com

1. Introduction

Terra Mare Consulting conducted a benthic survey on properties located at 693 and 699 Bay Esplanade, Clearwater, Pinellas County, Florida. The survey occurred on 6/11/2025 and 7/10/2025. The purpose of the survey was to determine the presence of benthic resources in the intracoastal waterway adjacent to the upland properties. These benthic resources consist of seagrass beds, corals, macroalgae, and other organisms which may be impacted by the proposed docking project.

2. Existing Conditions

The survey location is in Mandalay Channel, within the intracoastal waterway. The survey area is approximately 0.3 acres. The area is of a more silty than sandy substrate, and around equal to or less than 8 feet in depth which classifies the area as promising for submergent aquatic vegetation growth. A dock is currently situated between these GPS points.

27°59'20.05" N 82°49'27.23" W

27°59'20.07" N 82°49'26.43" W

27°59'21.67" N 82°49'27.40" W

27°59'21.65" N 82°49'26.46" W

3. Methods

In planning of the survey, an aerial review was conducted and proposed project plans were analyzed. Taking into consideration proposed conditions and the impact on the resilience of any potential seagrass beds, macroalgae, corals, and oyster beds. Survey transects were established 25 feet apart. Transects were monitored via SCUBA and free diving (mask, snorkel, and fins) to identify the benthic resources available. Organisms were identified via visual observation, captured with a high-resolution underwater camera, two 200' transect tapes and a measuring stick (inches) were used to help approximate scale and location of the organisms. The transects, boundaries and locations of organisms were then established on AutoCAD to ensure accuracy.

Quantitative sampling methodology was utilized to collect data within 0.25 m² -(50cm by 50cm quadrats) at 20-foot intervals along each transect. The presence and density of benthic resources was then recorded into AutoCAD. Quadrats without any benthic resources were not recorded.

When classifying submerged aquatic vegetation (SAV), a Braun-Blanquet Cover Class (BBCC) is used. Each Seagrass Species is scored in each quadrat according to this scale below (Fourqurean et al. 2001).

BRAUN-BLANQUET COVER CLASS

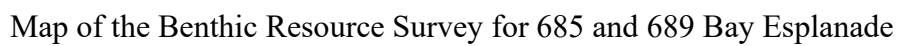
SCORE	INTERPRETATION
0	SPECIES ABSENT FROM QUADRAT
0.1	SPECIES REPRESENTED BY A SOLITARY SHOOT. < 5% COVER
0.5	SPECIES REPRESENTED BY A FEW (>5%) SHORT SHOOTS, <5% COVER
1	SPECIES REPRESENTED BY MANY (>5%) SHORT SHOOTS, <5% COVER
2	SPECIES REPRESENTED BY MANY (>5%) SHORT SHOOTS 5%-25% COVER
3	SPECIES REPRESENTED BY MANY (>5) SHORT SHOOTS. 25%-50% COVER
4	SPECIES REPRESENTED BY MANY (>5) SHORT SHOOTS. 50%-75% COVER
5	SPECIES REPRESENTED BY MANY (>5) SHORT SHOOTS. 75%-100% COVER

4.Results

The survey occurred on 6/11/2025, during a high tide, wind was 8-10 knots, and water visibility was approximately 2 feet. Sky was clear and sunny, ambient temperature was 90 degrees, and water temperature was 85 degrees. Survey concluded that there is present seagrass, a mature coral colony and invertebrates on site. We then concluded that the water was too high, and visibility was too low. Then planned to come back later with a lower tide and better visibility.

On 7/9/2025, a second site visit was conducted. During a receding, low tide wind was 4-5 knots and water visibility was less than a foot. Ambient temp was 92 degrees, and the water temperature was 91 degrees. Due to low visibility, the distance from the corals to diver for picture documentation was limited. As a result, a scale could not be used, due to the risk of injuring coral colonies. However, all colonies presented in this document are >5cm classifying them as mature coral colonies.

Presented on the map is the observed extent of the seagrass, which is present adjacent to Somerset Street, a portion of 693 Bay Esplanade South and east portion of the proposed dock. The total of the transects containing seagrass averaged about 4 on the BBCC. The seagrass and coral colonies do not extend into proposed dock construction area. All transect quadrats with benthic resources present were reported. Organisms are classified on the Observed Organism list. Photo documentation for quadrats with benthic organisms are labelled and mapped below.



OBSERVED ORGANISM LIST

COMMON NAME	SCIENTIFIC NAME
Manatee Grass	<i>Syringodium filiforme</i>
Starlet Coral	<i>Siderastrea siderea</i>
Clubbed Finger Coral	<i>Porites porites</i>
Sea Whip	<i>Leptogorgia virgulata</i>
Sheepshead	<i>Archosargus probatocephalus</i>
Pinfish	<i>Lagodon rhomboides</i>



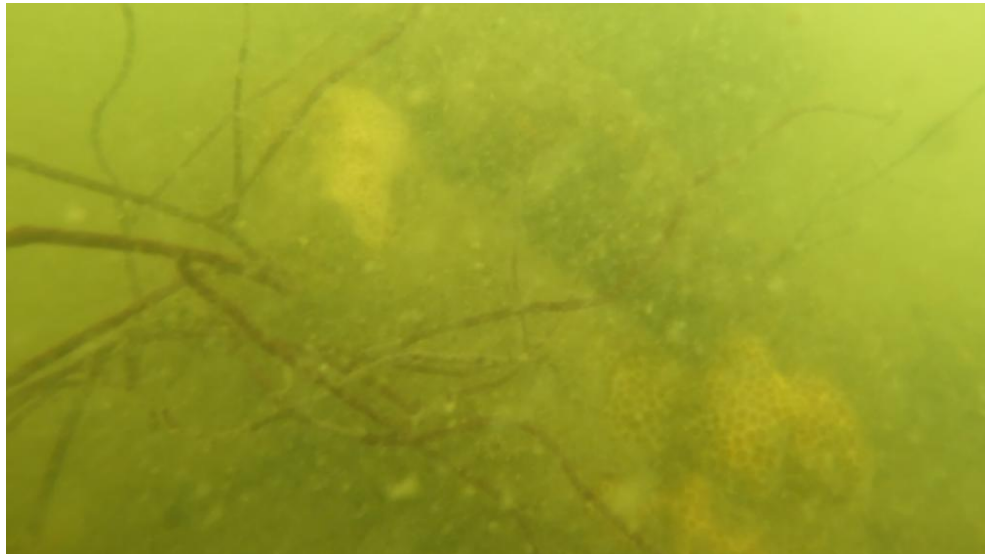
A.) *Syringodium filiforme* encrusted with calcareous algae.



H.) *Siderastrea siderea* next to *Syringodium filiforme* clouded by suspended substrate, as the predominate grain size is silt, very easy to stir up the bottom.



I.) *Siderastrea siderea* encrusting a piece of concrete debris next to what appears to be another dead piece of the same coral covered in bacterial slime.



J.) *Leptogorgia virgulata* and *Siderastrea siderea* mature colony in the background. Behind those was some kind of debris.



K.) *Porites porites* (far left) and two *Sidastrea sidereal* all mature coral colonies >5cm.



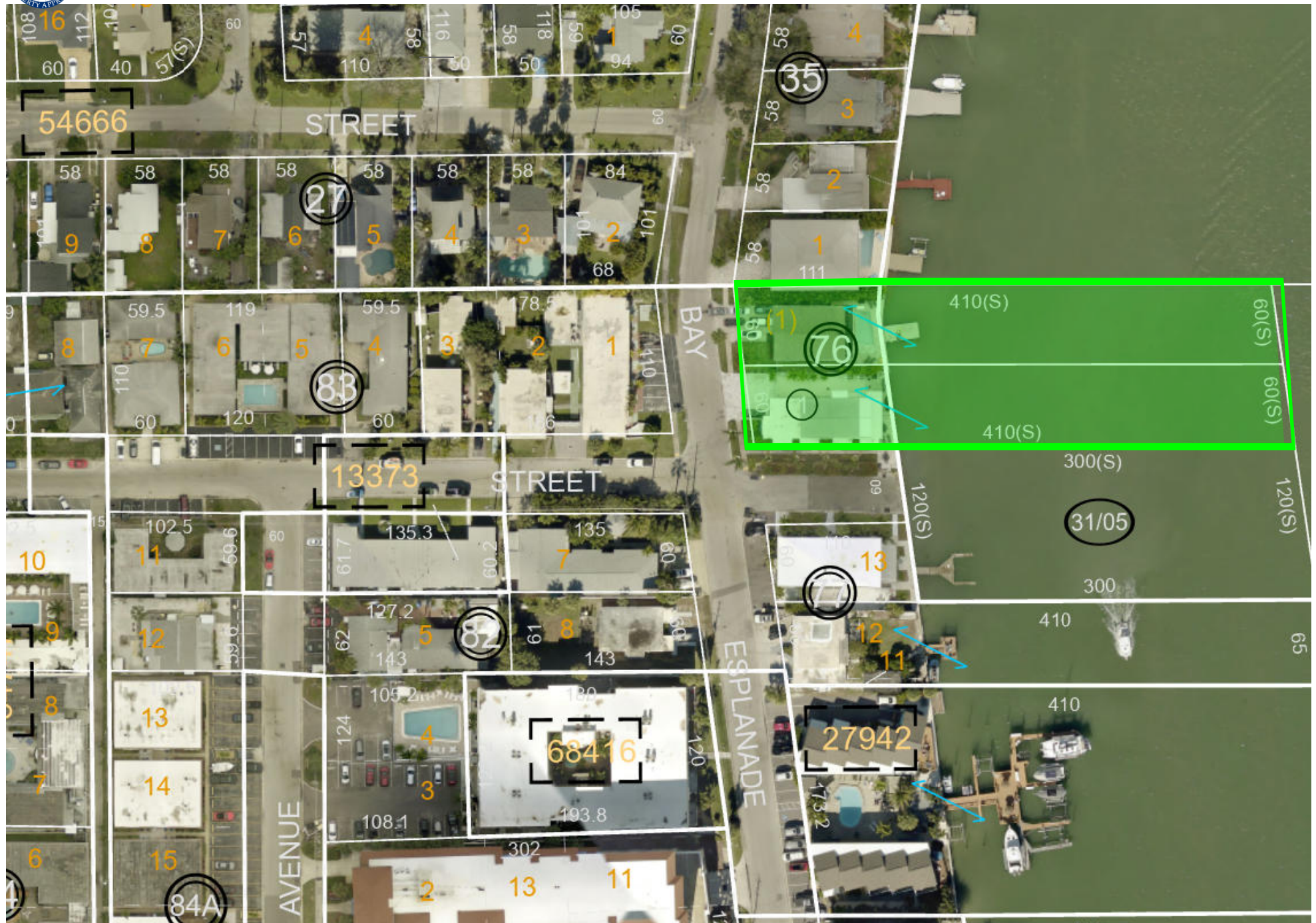
L.) Visible at low tide from the seawall, Mature *Porites porites* and *Sidastrea sidastrea* colonies



M.) *Porites porites* (each polyp was about 1 to 2 cm each in diameter) about a 70- 100 cm structure from top to bottom.



Tax Parcel Viewer



05-29-15-54756-076-0011

Compact Property Record Card

Tax Estimator

Updated October 12, 2023

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address [Change Mailing Address](#)

Site Address

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

File for Homestead Exemption

Exemption	2024	2025
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2024 Parcel Use

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No

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

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

2023 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
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	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
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	O/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: Intracoastal

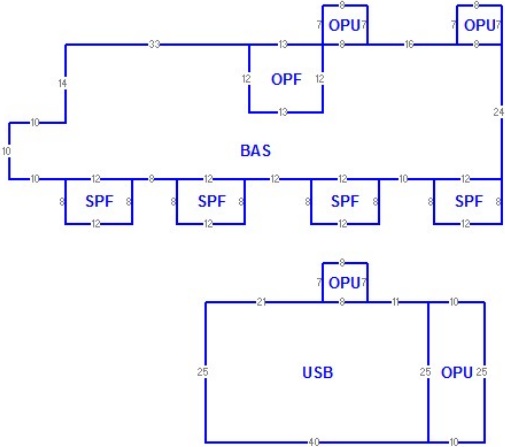
View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
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

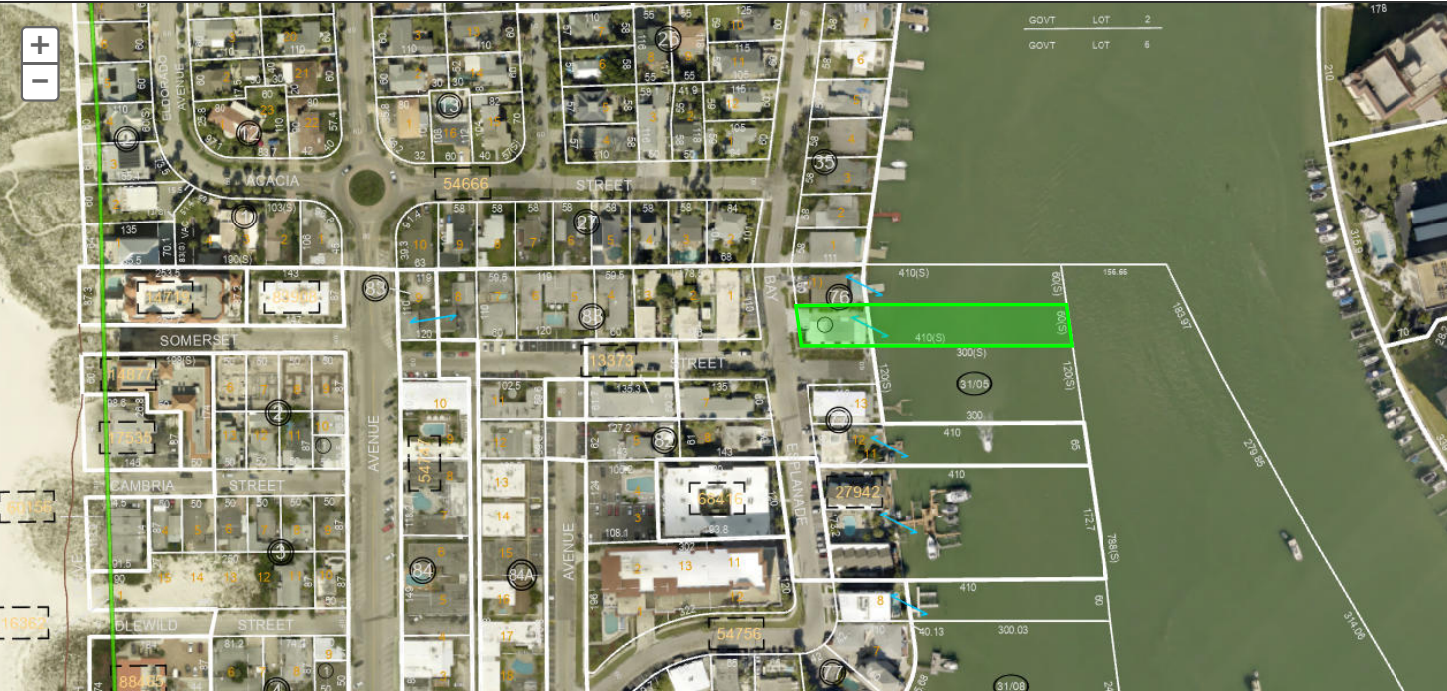
Description	Living Area SF	Gross Area SF
Open Porch (OPF)	0	156
Screen Porch (SPF)	0	384
Upper Story (USB)	1,000	1,000
Base (BAS)	1,816	1,816
Open Porch Unfinished (OPU)	0	418
Total Living SF: 2,816		Total Gross SF: 3,774

[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](#) [Back to Query Results](#) [New Search](#) [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 18th 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
 Witness #1 Name
 Print Name: KENNETH G. ARSENAULT, JR.

 Witness #2 Name:
 Print Name: Lene Ayob

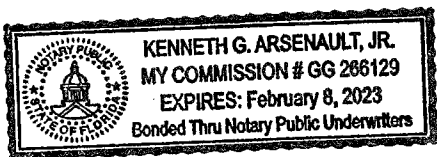
Tsetse, LLC., a Florida limited liability
 By: _____
 Petrit Meroli, Managing Member

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 18th 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.

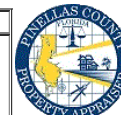
(SEAL)



 NOTARY PUBLIC
 My Commission Expires:

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**05-29-15-54756-076-0010**[Compact Property Record Card](#)[Tax Estimator](#)**Updated October 12, 2023**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
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 37.2FT TH N04D10'12"E 22.73FT TO POB

Tax Estimator	File for Homestead Exemption	2024 Parcel Use	
Exemption	2024	2025	
Homestead:	No	No	
Government:	No	No	Homestead Use Percentage: 0.00%
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%
Historic:	No	No	Classified Agricultural: No

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

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

2023 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
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[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	O/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

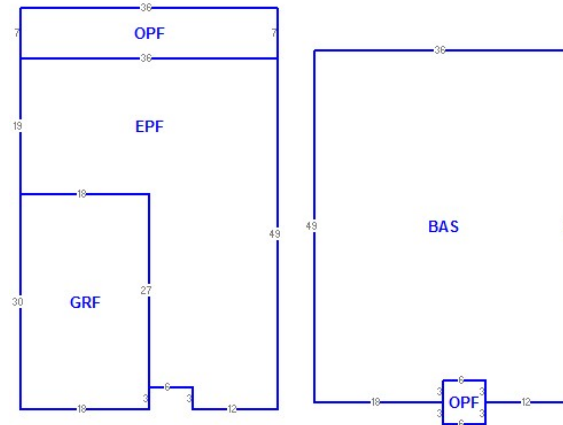
View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
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
Base (BAS)	1,746	1,746
Open Porch (OPF)	0	288
Enclosed Porch (EPF)	0	1,206
Garage (GRF)	0	540
Total Living SF: 1,746		Total Gross SF: 3,780

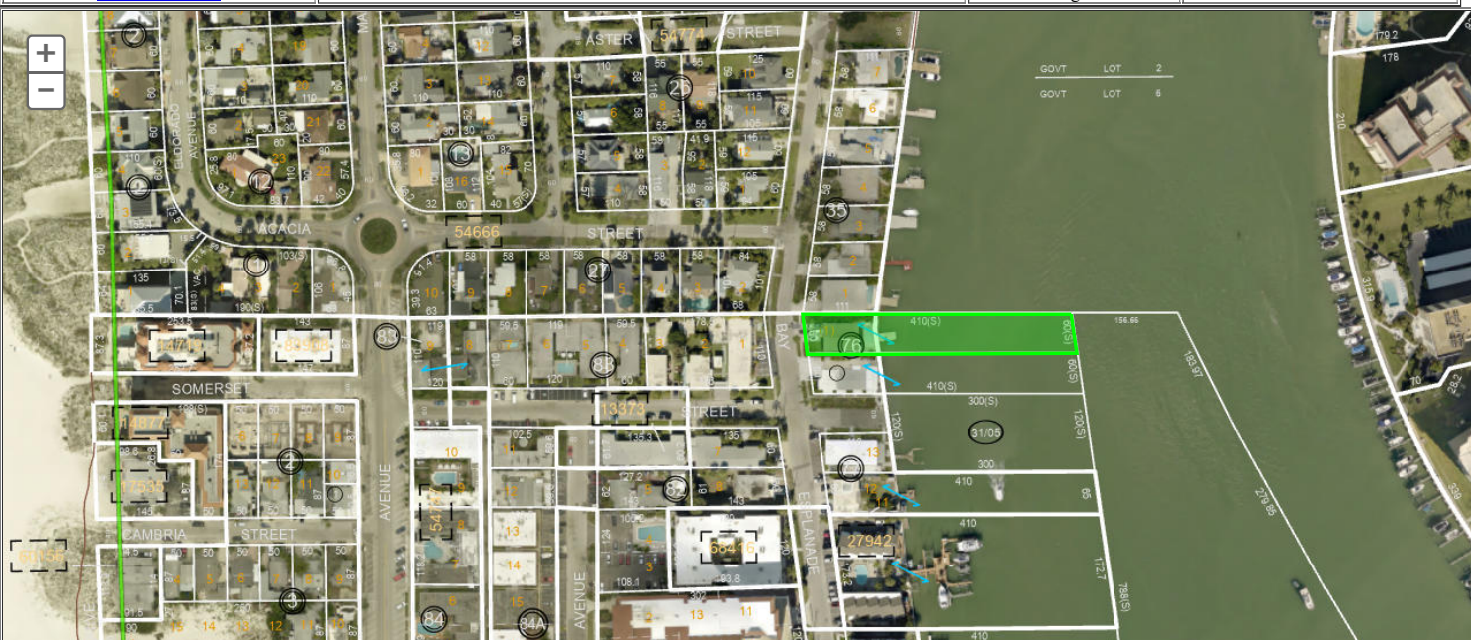
[click here to hide] 2024 Extra Features

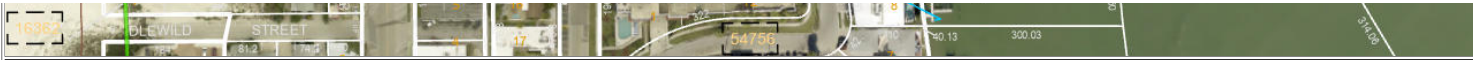
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	\$55,000.00	1.00	\$55,000.00	\$52,250.00	2021
PATIO/DECK	\$39.00	280.00	\$10,920.00	\$10,374.00	2021
PATIO/DECK	\$27.00	482.00	\$13,014.00	\$12,363.00	2021
DOCK	\$56.00	312.00	\$17,472.00	\$16,598.00	1994
FIREPLACE	\$5,000.00	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
BCP2021-010025A	MISCELLANEOUS	03 Nov 2021	\$17,729
BCP2021-050569	CONC PAVE/DRIVEWAY	23 Jul 2021	\$8,128
BCP2021-010022	FENCE	11 May 2021	\$3,500
BCP2021-050161	ELECTRICAL	05 May 2021	\$2,350
BCP2021-010025	ADDITION/REMODEL/RENOVATION	26 Feb 2021	\$21,500
BCP2020-120156	POOL	11 Feb 2021	\$49,125
WND-20-00217	DOCK	22 Dec 2020	\$0
BCP2020-120210	HEAT/AIR	07 Dec 2020	\$6,671
BCP2020-100459	SEA WALL	02 Nov 2020	\$21,550
BCP2012-02415	ROOF	27 Feb 2012	\$5,600
BCP2003-07395	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.

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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 20th 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

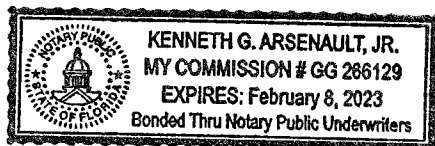
Witness #2 Name:
Print Name: Lene Arsenault

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 18th 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.

[SEAL]



NOTARY PUBLIC
MY COMMISSION EXPIRES:

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



June 8, 2025

Ted Kozak
Planning Division Manager
City of Clearwater
100 South Myrtle Ave
Clearwater, FL 33758

RE: RE: FLD2025-05010 -- 693 BAY ESPLANADE-- Letter of Incompleteness

Dear Mr. Kozak;

Please find the below responses to the Letter of Incompleteness dated June 2, 2025 for the above referenced project.

1. The narrative responses to criteria is only to the Specific Criteria. Please provide a narrative that includes responses to the General criteria pursuant to CDC Sec 3-914.

Response: Please find submitted, The Project Narrative Channel Club 693 & 699 Bay Esplanade FLD App revised 6-8-25, that includes the project narrative, responses to the Flexibility Criteria and responses to the General Applicability Criteria.

2. Narrative responses pertaining to the Old Florida District of Beach by Design.

Response: The Beach by Design "Old Florida District" code does not reference any design standards for docks. Please elaborate if we are missing something pertaining to the Old Florida District.

3. Signed and sealed surveys of all the properties included.

Response: Please see uploaded signed and sealed surveys.

4. Detailed description of the requested flexibility on Page 1 of the application. When revising, please include the 2025 version of the application available online. The one submitted is the 2020 version.

Response: Please see revised uploaded application.

5. Demolition plans of the existing dock(s) to be removed.

Response: Please see revised dock construction plans with call out for existing docks to be removed.

6. Longitudinal section(s) and rock railing elevations, sections & details for the vertical improvements.



Response: There are no proposed vertical improvements. Dock railings/rope will be approximately 42 inches in height as measured from the dock deck. The railing style has not been determined but a typical railing style will be a 1 inch diameter rope fastened to the extended piling. It is anticipated the Florida Department of Environmental Protection will require the dock to be at a minimum elevation of 5 feet above mean high water.

7. Dock area in square feet.

Response: 1,194 square feet.

8. Throughout the application the prior FLD approval is incorrectly listed as FLD2023-09021. The correct # is FLD2024-09021.

9.

Response: Thank you, this has been corrected.

Sincerely,

Terra Mare Consulting

Albert Carrier, P.E., PSM
Principal