



Parcel Summary (as of 09-Jun-2025)				Parcel Map	
Parcel Number					
05-29-15-00000-310-0500					
Owner Name					
SOMERSET PLACE INC					
Property Use					
9500 Submerged Land - river, lake					
Site Address					
BAY ESPLANADE					
CLEARWATER, FL 33767					
Mailing Address					
610 MANDALAY AVE					
CLEARWATER, FL 33767					
Legal Description					
SUBM LAND IN NE 1/4 OF SW 1/4 OF SEC 05-29-15 BEING PART OF TIIF DEED # 17451 LYING E OF SOMERSET ST & E OF LOT 13, BLK 77 OF MANDALAY UNIT NO. 5 REPL					
Current Tax District					
CLEARWATER (CW)					
Year Built					
Heated SF	Gross SF	Living Units	Buildings	0	
Exemptions					
Year	Homestead	Use %	Status		Property Exemptions & Classifications
2026	No	0%			No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
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
15684/1166	Find Comps	260.04	A	Current FEMA Maps	Check for EC	Zoning Map	/

2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$680	\$680	\$680	\$680	\$680

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	\$680	\$680	\$680	\$680	\$680
2022	N	\$680	\$680	\$680	\$680	\$680
2021	N	\$1,046	\$1,046	\$1,046	\$1,046	\$1,046
2020	N	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2019	N	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394

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
14-Mar-2007	\$24,600	Q	V	BAYESPLANADE.COM LLC	SOMERSET PLACE INC	15684/1166

2024 Land Information

Land Area: $\cong 71,621 \text{ sf} \cong 1.64 \text{ acres}$	Frontage and/or View: None	Seawall:
-----------------------------------------------------------------	----------------------------	----------

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Rivers And Lakes	0x0	\$1,000	0.8000	AC	1.0000	\$800

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
No Permits on Record.			



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

June 9, 2025

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

RE: RE: FLD2025-05009 -- 685 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. There are three parcels included within the scope of the project, but only two parcels are included in the application. (missing is parcel ID -130) When revising, please include the 2025 version of the application available online. The one submitted is the 2020 version.

Response: Please see the below parcel numbers for the three properties:

- 05-29-15-54756-077-0120, 685 Bay Esplanade & Submerged Lands
- 05-29-15-54756-077-0130, 689 Bay Esplanade upland parcel
- 05-29-15-00000-310-0500, Submerged Lands adjacent to 689 Bay Esplanade

Also see updated application form.

2. 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 685 & 689 Bay Esplanade FLD App revised 6-9-25, that includes the project narrative, responses to the Flexibility Criteria and responses to the General Applicability Criteria.

3. 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.

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



Response: Please see uploaded survey for all three properties. The survey is not signed and sealed but we are working on obtaining a signed and sealed copy.

5. Detailed description of the requested flexibility on Page 1 of the application.

Response: Please see revised uploaded application with detail description.

6. 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.

7. 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.

8. Dock area in square feet.

Response: 1,745 square feet.

9. Throughout the application the number of RADs are incorrectly listed as 21 units. There were 9 units approved via the prior FLD.

Response: Thank you, this has been corrected.

Sincerely,

Terra Mare Consulting

Albert Carrier, P.E., PSM
Principal

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L03000045378

Entity Name: PETER PAN DEVELOPMENTS LLC**Current Principal Place of Business:**6319 MEMORIAL HWY
TAMPA, FL 33615**Current Mailing Address:**6319 MEMORIAL HWY
TAMPA, FL 33615 US**FEI Number:** 20-0711485**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**VASILOUDES, PANAYIOTIS
6319 MEMORIAL HWY
TAMPA, FL 33615 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:** PANAYIOTIS VASILOUDES

03/27/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MANAGER
Name	THAMEGRUS, LLC
Address	6319 MEMORIAL HWY
City-State-Zip:	TAMPA FL 33615

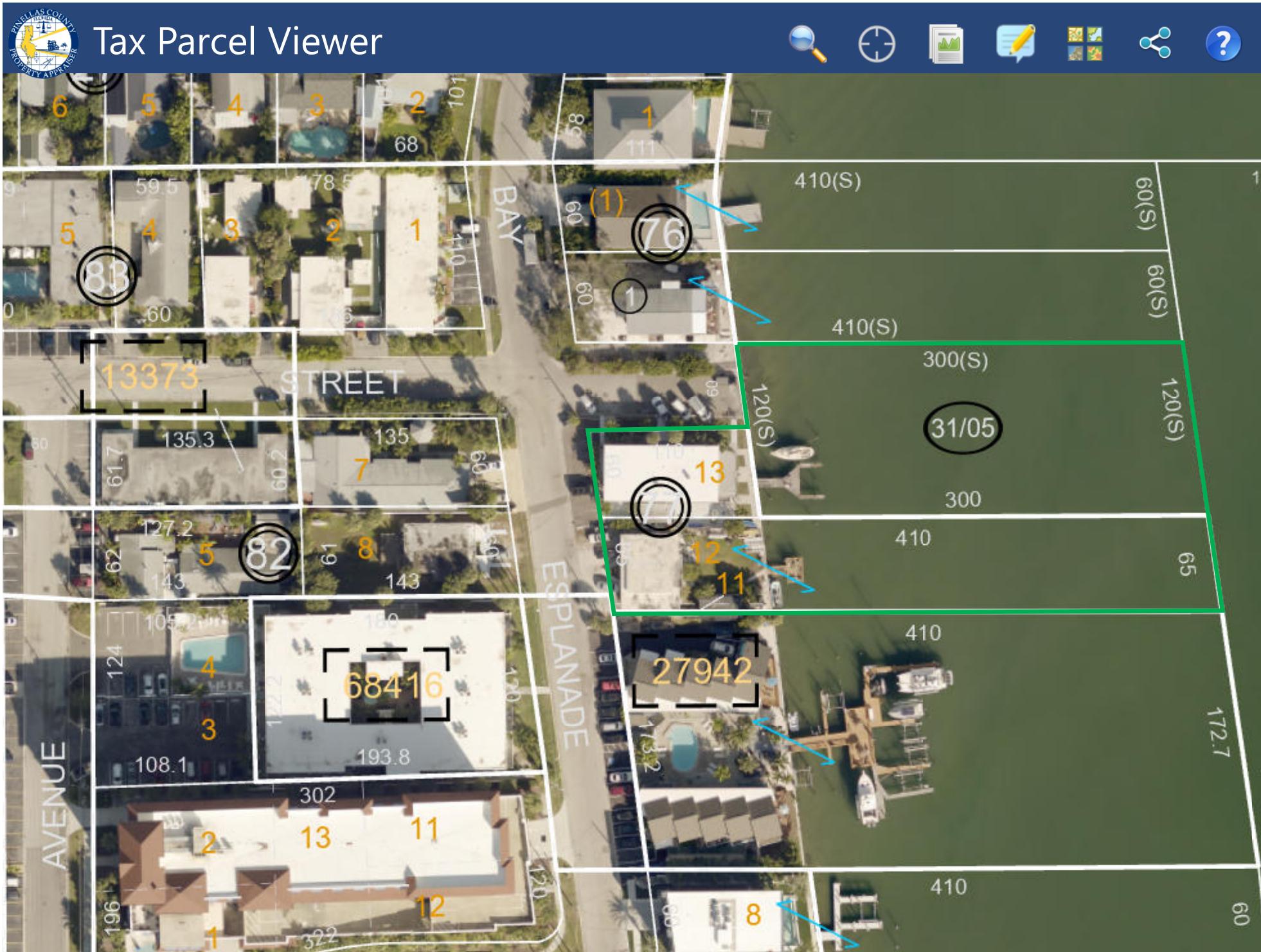
I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered 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: PANAYIOTIS VASILOUDES**REGISTERED AGENT**

03/27/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**05-29-15-54756-077-0120**[Compact Property Record Card](#)[Tax Estimator](#)**Updated January 24, 2023**[Email](#)[Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
PETER PAN DEVELOPMENTS LLC 5210 WEBB RD TAMPA FL 33615-4518	685 BAY ESPLANADE CLEARWATER

Property Use: 0820 (Duplex-Triplex-Fourplex)	Current Tax District: CLEARWATER (CW)	SF: 1,434	Total Gross SF: 1,942	x2
--------------------------------------------------------------	------------------------------------------------------------	-----------	-----------------------	----

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

MANDALAY UNIT NO. 5 REPLAT BLK 77, LOT 12 AS DESC IN PL 20 PG 27 & N 5FT OF LOT 11 TOGETHER WITH THAT PT OF SUBM LAND ADJ ON E DESC NE COR SD LOT 12 FOR POB TH S89D37'26"E 300FT TH S06D58'23"E 65FT TH N89D37'26"W 300FT TH N06D58'23"W 65FT TO POB PER OR 16444/1786 BEING PT OF TIIF DEED #17451

File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No		
Government:	No	No		
Institutional:	No	No		
Historic:	No	No		

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
17947/0152	Sales Query	121030260041	A	Current FEMA Maps	20/48

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$1,205,000	\$680,623	\$680,623	\$1,205,000	\$680,623

[\[click here to hide\] 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
2021	No	\$806,400	\$618,748	\$618,748	\$806,400	\$618,748
2020	No	\$680,115	\$562,498	\$562,498	\$680,115	\$562,498
2019	No	\$593,278	\$511,362	\$511,362	\$593,278	\$511,362
2018	No	\$464,875	\$464,875	\$464,875	\$464,875	\$464,875
2017	No	\$433,603	\$433,603	\$433,603	\$433,603	\$433,603
2016	No	\$406,706	\$406,706	\$406,706	\$406,706	\$406,706
2015	No	\$372,898	\$372,898	\$372,898	\$372,898	\$372,898
2014	No	\$419,031	\$419,031	\$419,031	\$419,031	\$419,031
2013	No	\$298,953	\$298,953	\$298,953	\$298,953	\$298,953
2012	No	\$347,698	\$347,698	\$347,698	\$347,698	\$347,698
2011	No	\$352,187	\$352,187	\$352,187	\$352,187	\$352,187
2010	No	\$404,058	\$404,058	\$404,058	\$404,058	\$404,058
2009	No	\$536,658	\$536,658	\$536,658	\$536,658	\$536,658
2008	No	\$843,700	\$843,700	\$843,700	\$843,700	\$843,700
2007	No	\$1,006,400	\$1,006,400	\$1,006,400	N/A	\$1,006,400
2006	No	\$1,086,000	\$1,086,000	\$1,086,000	N/A	\$1,086,000
2005	No	\$693,100	\$693,100	\$693,100	N/A	\$693,100
2004	No	\$339,800	\$339,800	\$339,800	N/A	\$339,800
2003	No	\$308,700	\$247,600	\$222,100	N/A	\$222,100
2002	Yes	\$245,700	\$213,900	\$188,400	N/A	\$188,400
2001	Yes	\$259,500	\$229,700	\$204,200	N/A	\$204,200
2000	Yes	\$210,800	\$194,200	\$168,700	N/A	\$168,700
1999	Yes	\$174,900	\$173,100	\$147,600	N/A	\$147,600
1998	Yes	\$170,000	\$168,600	\$143,100	N/A	\$143,100
1997	Yes	\$164,500	\$164,500	\$139,000	N/A	\$139,000
1996	Yes	\$162,300	\$162,300	\$136,800	N/A	\$136,800

2022 Tax Information

2022 Tax Bill	Tax District: CW
2022 Final Millage Rate	19.4621
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	

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

Sale Date	Book/Page	Price	Q/U	V/I
18 Mar 2013	17947 / 0152	\$500,100	Q	I
16 Apr 2003	12676 / 0642	\$377,400	Q	I

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.

2022 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	0.4400	1.0000	\$440	AC
Multi-Fam <10 Units (08)	64x110	22000.00	64.0000	0.9690	\$1,364,352	FF

[click here to hide] 2023 Building 1 Structural Elements [Back to Top](#)

Site Address: 685 BAY ESPLANADE

Building Type: Duplex - 4-Plex

Quality: Average

Foundation: Continuous Footing Poured

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Flat Shed

Roof Cover: Bu Tar & Gravel Alt

Stories: 1

Living units: 2

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

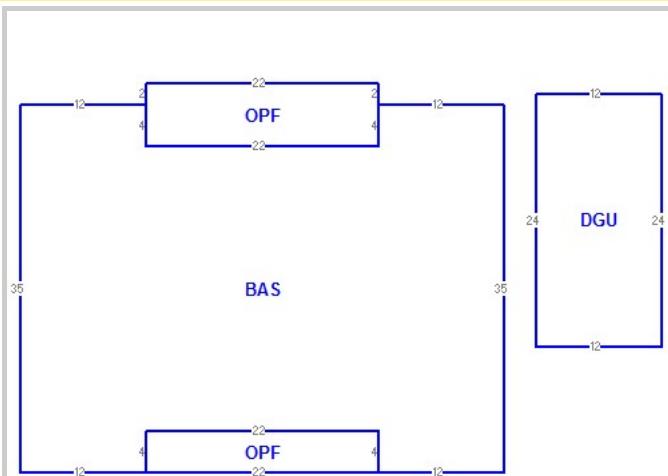
Fixtures: 6

Year Built: 1951

Effective Age: 44

Heating: Unit/Space/Wall/Floor

Cooling: None

[Compact Property Record Card](#)[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Detached Garage Unfinished (DGU)	0	288
Open Porch (OPF)	0	220
Base (BAS)	1,434	1,434
Total Living SF: 1,434		Total Gross SF: 1,942

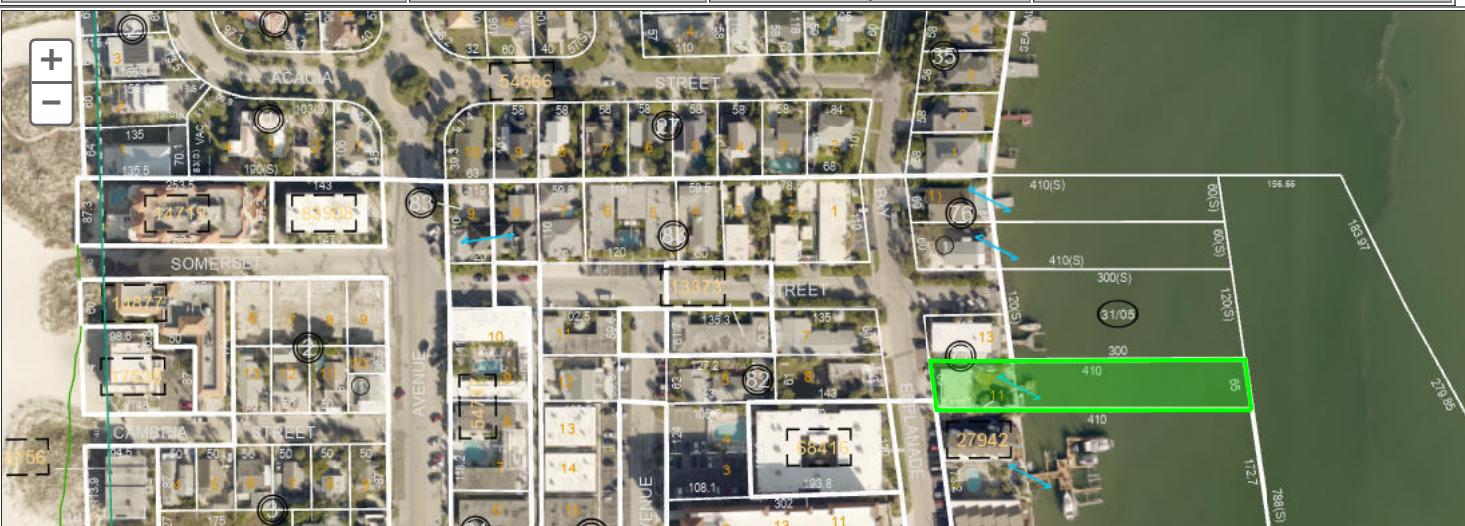
[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$44.00	168.00	\$7,392.00	\$2,957.00	1951
PATIO/DECK	\$27.00	176.00	\$4,752.00	\$1,901.00	1951

[click here to hide] Permit Data

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Permit Number	Description	Issue Date	Estimated Value
BCP2003-04724	ROOF	15 May 2003	\$3,375





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[Interactive Map of this parcel](#)

Map Legend

Sales Query

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Contact Us

This document prepared by
And after recording return to:
Jeffrey C. Shannon, Esquire
Fowler White Boggs P.A.
501 E. Kennedy Blvd., Suite 1700
Tampa, Florida 33602

Tax ID# 05/29/15/54756/077/01

WARRANTY DEED

THIS STATUTORY WARRANTY DEED, made the 19 day of March, 2013, by EPIC HOLDINGS SOUTH, LLC, a Florida limited liability company, with a mailing address of 139 Bayside Dr Clearwater Beach FL 33767 the ("Grantor") to PETER PAN DEVELOPMENTS LLC, a Florida limited liability company, with a mailing address of 5210 Webb Road, Tampa, FL 33615, the ("Grantee");

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the Grantee and Grantee's successors and assigns, all that certain parcel of land situate in Pinellas County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

This conveyance is made subject to those matters described on Exhibit "B" attached hereto and to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current year.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns in fee simple forever.

This conveyance is made subject to applicable zoning ordinances, easements and restrictions of record without intent to reimpose same, matters appearing on any recorded plat of the land, and taxes for the current and subsequent years. Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims and demands of all persons whomsoever.

(SIGNATURE ON THE FOLLOWING PAGE)

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

EPIC HOLDINGS SOUTH, LLC,
a Florida limited liability company

Name: Sean Cotter

Name: Stephanie Cuevas

STATE OF FLORIDA New Jersey
COUNTY OF Middlesex

The foregoing was acknowledged before me this 18 day of March 2013, by
Thomas Ziola, MANAGING MEMBER of Epic Holdings South,
LLC, who is [] personally known to me or who [] has presented NYDL as
identification.

(AFFIX NOTARY SEAL)

Alexise Brel
Signature of Notary

DENISE BRUHN	
NOTARY PUBLIC	
STATE OF NEW JERSEY	
NOTARY PUBLIC COMMISSION EXPIRES MAR. 4, 2015	
Commission Expiration Date D.# 2393918	

Print, Type, or Stamp Name of Notary

EXHIBIT "A"
(Legal Description)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FL,
AND IS DESCRIBED AS FOLLOWS:

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 TIIIF 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.

Exhibit "B"

All recording references are to the Public Records of Pinellas County, Florida.

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Density Transfer Warranty Deed recorded in Book 15384, page 215.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIT NO. 5 MANDALAY, as recorded in Plat Book 20, Page(s) 27, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MANDALAY UNIT NO. 5 REPLAT, as recorded in Plat Book 20, Page(s) 48, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**05-29-15-54756-077-0130**[Compact Property Record Card](#)[Tax Estimator](#)**Updated January 24, 2023**[Email](#)[Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
PETER PAN DEV 5210 WEBB RD TAMPA FL 33615-4518	689 BAY ESPLANADE CLEARWATER

Property Use: 0820 (Duplex-Triplex-Fourplex)	Current Tax District: CLEARWATER (CW)	SF: 4,640	Total Gross SF: 4,640	x4
--------------------------------------------------------------	------------------------------------------------------------	-----------	-----------------------	----

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

MANDALAY UNIT NO. 5 REPLAT BLK 77, LOT 13 AS DESC IN PL 20 PG 27

File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No		
Government:	No	No		
Institutional:	No	No		
Historic:	No	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
13254/0430	Sales Query	121030260041	A	Current FEMA Maps	20/48

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$1,460,000	\$956,320	\$956,320	\$1,460,000	\$956,320

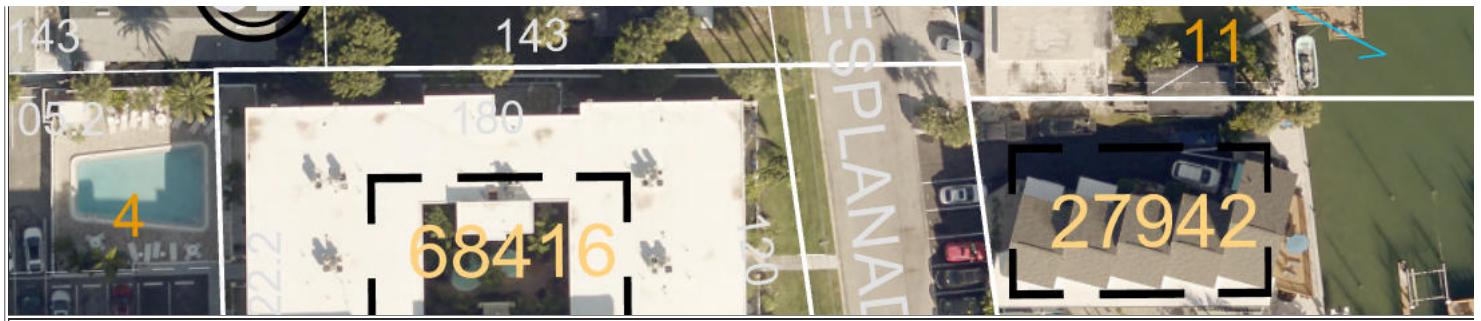
[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$1,076,100	\$869,382	\$869,382	\$1,076,100	\$869,382
2020	No	\$1,006,923	\$790,347	\$790,347	\$1,006,923	\$790,347
2019	No	\$813,942	\$718,497	\$718,497	\$813,942	\$718,497
2018	No	\$661,143	\$653,179	\$653,179	\$661,143	\$653,179
2017	No	\$617,032	\$593,799	\$593,799	\$617,032	\$593,799
2016	No	\$557,493	\$539,817	\$539,817	\$557,493	\$539,817
2015	No	\$497,670	\$490,743	\$490,743	\$497,670	\$490,743
2014	No	\$444,400	\$444,400	\$444,400	\$444,400	\$444,400
2013	No	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000
2012	No	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000
2011	No	\$396,855	\$396,855	\$396,855	\$396,855	\$396,855
2010	No	\$473,907	\$473,907	\$473,907	\$473,907	\$473,907
2009	No	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000
2008	No	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
2007	No	\$920,000	\$920,000	\$920,000	N/A	\$920,000
2006	No	\$963,200	\$963,200	\$963,200	N/A	\$963,200
2005	No	\$760,000	\$760,000	\$760,000	N/A	\$760,000
2004	No	\$760,000	\$760,000	\$760,000	N/A	\$760,000
2003	Yes	\$671,000	\$595,700	\$570,700	N/A	\$570,700
2002	Yes	\$410,000	\$397,800	\$372,800	N/A	\$372,800
2001	Yes	\$444,600	\$425,900	\$400,900	N/A	\$400,900
2000	Yes	\$363,600	\$359,100	\$334,100	N/A	\$334,100
1999	Yes	\$336,500	\$336,500	\$311,500	N/A	\$311,500
1998	Yes	\$331,500	\$331,500	\$306,500	N/A	\$306,500
1997	Yes	\$331,500	\$331,500	\$306,500	N/A	\$306,500
1996	No	\$331,500	\$331,500	\$331,500	N/A	\$331,500

2022 Tax Information

2022 Tax Bill	Tax District: CW
2022 Final Millage Rate	19.4621
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 <small>(What are Ranked Sales?)</small>		See all transactions		
Sale Date	Book/Page	Price	Q/U	V/I
09 Dec 2003	13254 / 0430	\$1,250,000	Q	I
14 Mar 1994	08595 / 0350	\$225,000	U	I
07 Jan 1994	08538 / 1205	\$420,000	U	I
29 Jun 1992	07952 / 1947	\$370,000	U	I
22 Jan 1988	06666 / 1795	\$479,090	U	



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[Map Legend](#)

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Prepared by and return to
D DECKER
PAN AMERICAN TITLE CO
8220 N. HANLEY RD.
TAMPA, FL 33634
PD034103411

Warranty Deed

THIS WARRANTY DEED made this 26th day of NOVEMBER, 2003 BY
JAN JUREWICZ AND JANE JUREWICZ, HUSBAND & WIFE
WHOSE MAILING ADDRESS IS: 169 Bay Splendor, Clark, FL 33767

Hereinafter called the Grantors,
to PETER PAN DEVELOPMENTS LLC
, whose mailing address is: 610 Mandala NE, Clark, FL 33767
hereinafter called the Grantees,

WITNESSETH: that the grantors, for an in consideration of the sum of Ten and 00/100 Dollars (\$10,00) and other valuable considerations, receipt whereof is hereby acknowledged, here by grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in Pinellas COUNTY, FLORIDA, to wit;

SEE ATTACHED EXHIBIT "A" (PARCEL #05/29/15/54756/077/0130

THIS DEED IS TO CONSUMMATE THAT CERTAIN AGREEMENT FOR DEED BETWEEN IN THAT CERTAIN AGREEMENT FOR DEED RECORDED IN O.R. BOOK 4955, PAGE 1541 AND THEREAFTER ASSIGNED IN O.R. BOOK 8538, PAGE 1205 WITH CONSENT IN O.R. BOOK 8538, PAGE 1216 AND EXTENSION IN O.R. BOOK 11970, PAGE 24, AND CONDITIONAL ASSIGNMENT OF AGREEMENT FOR DEED IN O.R. BOOK 8437, PAGE 1112, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003, any easements, restrictions, reservations of record,

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Derbe R. Decker JANE JUREWICZ

Peter Pan
Witness Brett M. Friesen

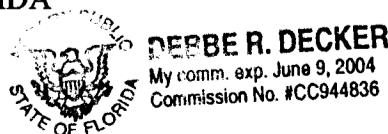
STATE OF ILLINOIS wide
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 26th DAY OF NOV,
2003 BY JAN JUREWICZ AND JANE JUREWICZ

who is/are personally known to me or has produced a driver's license as identification
and did not take an oath.

NOTARY PUBLIC

Notary Public State of FLORIDA
COUNTY OF _____



Dec 03 20 02:45p

J. C. WEBB, ESQ

707-41-3024

P.3

LEGAL DESCRIPTION

A portion of Block 77 according to plat of MANDALAY UNIT #5, as recorded in Plat Book 20, Page 48, of the Public Records of 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 of 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.

END OF LEGAL DESCRIPTION

EXHIBIT "A"

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L03000045378

Entity Name: PETER PAN DEVELOPMENTS LLC**Current Principal Place of Business:**5210 WEBB ROAD
TAMPA, FL 33615**Current Mailing Address:**5210 WEBB ROAD
TAMPA, FL 33615**FEI Number:** 20-0711485**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**VASILOUDES, PANAYIOTIS
5210 WEBB ROAD
TAMPA, FL 33615 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:** PANAYIOTIS VASILOUDES

03/12/2022

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGRM
Name	AMEGRUS FAMILY, LLLP
Address	5210 WEBB ROAD
City-State-Zip:	TAMPA FL 33615

*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:** PANAYIOTIS VASILOUDES**REGISTERED AGENT**

03/12/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

ADDENDUM TO PURCHASE AND SALE AGREEMENTS

THIS ADDENDUM TO PURCHASE AND SALE AGREEMENTS (the “Addendum”) made as of March 29, 2023, by and between PETER PAN DEVELOPMENTS LLC, a Florida limited liability company (“Seller”) MANDALAY DEVELOPMENTS LLC, a Florida limited liability company (“Buyer”) and CHANNEL CLUB LLC (“Assignee”). Throughout this Agreement, the Seller, Buyer and Assignee may be referred to collectively as the “Parties.”

W I T N E S S E T H:

WHEREAS, Seller and Buyer have entered into an “As Is” Residential Contract For Sale and Purchase dated November 14, 2022 as to 685 Bay Esplanade, Clearwater Beach, Florida and an “As Is” Residential Contract For Sale and Purchase dated February 22, 2023 as to 689 Bay Esplanade, Clearwater Beach, Florida (the “Contracts”), for the real property as more particularly described in the Contracts (the Properties”); and

WHEREAS, it is the desire of the parties hereto to amend certain provisions of the Contract upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged, and the mutual covenants hereinafter contained, the parties hereto agree as follows:

1. Assignment. The Parties agree that the Buyer has assigned its rights and obligations under the Contracts to Channel Club LLC, and Assignee agrees to be bound by the Contracts and assumes all liability of Buyer under the Contracts and this Addendum.

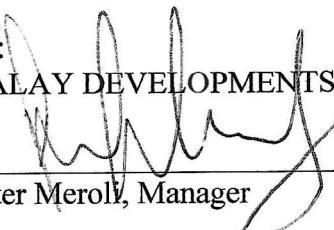
2. Approvals. For purposes of this Addendum, “Approvals” means all zoning, development orders and other approvals, which are required pursuant to the laws and regulations of Pinellas County, Florida and the City of Clearwater Beach, to permit the development, use and operation of the Properties as a condo hotel (the “Intended Use”). For so long as the Contracts remain in full force and effect, Buyer shall have the right to apply for and obtain all Approvals deemed necessary or appropriate for the Intended Use to the extent necessary under applicable law. Seller appoints Buyer to apply for and to seek the Approvals for the property on Seller’s behalf, and to file such applications, letters of intent and other documents and information as Buyer reasonably deems appropriate for seeking the Approvals. Seller shall cooperate with Buyer’s efforts to obtain the Approvals by, for example, signing such applications as may be required for such purposes in its capacity as owner of the Properties; provided however, that Seller shall not be required to incur any liability or expense in connection therewith. Buyer shall not submit any application for any governmental permits or approval until such time as Buyer has first provided Seller with a complete copy of the submission and a reasonable opportunity to review and comment up on the submission. The fees and expenses of all attorneys, professionals and others engaged by Buyer in connection with such Approvals shall be paid by Buyer. Buyer agrees upon request to consult in good faith with Seller with respect to the approval process, but shall have the right to control the process and make all decisions with respect thereto except as provided herein.

3. Indemnification. Buyer shall keep the Properties free and clear of any liens or liabilities asserted against Seller or the Properties as a result of any actions by Purchaser or its agents, employees, or representatives. If any inspection or test causes damage to the Properties, Buyer shall restore the damaged area to the same condition it was in prior to the inspection or test. Buyer hereby indemnifies and agrees to defend and hold Seller harmless from all damages, claims, costs, liabilities, judgments or expenses resulting from the Approval process or any inspections of the Properties by Buyer and its agents.

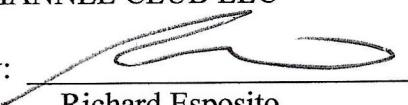
4. Miscellaneous. This Addendum shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Except as modified herein, the terms of the Contract remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Addendum to be duly executed effective as of the month, day and year shown above.

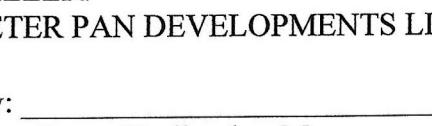
BUYER:
MANDALAY DEVELOPMENTS LLC

By: 
Peter Meroli, Manager

ASSIGNEE:
CHANNEL CLUB LLC

By: 
Richard Esposito

SELLER:
PETER PAN DEVELOPMENTS LLC

By: 
Panos Vasiloudes, Manager

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**05-29-15-00000-310-0500**[Compact Property Record Card](#)[Tax Estimator](#)**Updated January 24, 2023**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SOMERSET PLACE INC 610 MANDALAY AVE CLEARWATER FL 33767-1632	BAY ESPLANADE CLEARWATER

Property Use: 9500 (Submerged Land - river, lake)	Current Tax District: CLEARWATER (CW)	SF:	Total Gross SF:	
----------------------------------------------------------	------------------------------------------------------------	-----	-----------------	--

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

SUBM LAND IN NE 1/4 OF SW 1/4 OF SEC 05-29-15 BEING PART OF TIIF DEED # 17451 LYING E OF SOMERSET ST & E OF LOT 13, BLK 77 OF MANDALAY UNIT NO. 5 REPLAT BEG AT POINT ON SEAWALL E OF SE COR OF SD LOT 13, BLK 77, MANDALAY UNIT NO. 5 REP TH N06D58'23"W 120FT(S) ALG SEAWALL TH S89D37'26"E 300FT(S) TH S06D58'23"E 120FT(S) TH N89D37'26"W 300FT TO POB

File for Homestead Exemption			2023 Parcel Use
Exemption	2023	2024	
Homestead:	No	No	
Government:	No	No	
Institutional:	No	No	
Historic:	No	No	

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
15684/1166		121030260041	A	Current FEMA Maps	

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$680	\$680	\$680	\$680	\$680

[\[click here to hide\] 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
2021	No	\$1,046	\$1,046	\$1,046	\$1,046	\$1,046
2020	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2019	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2018	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2017	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2016	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2015	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2014	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2013	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2012	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2011	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2010	No	\$1,394	\$1,394	\$1,394	\$1,394	\$1,394
2009	No	\$1,394	\$1,276	\$1,276	\$1,394	\$1,276
2008	No	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
2007	No	\$1,700	\$1,700	\$1,700	N/A	\$1,700
2006	No	\$0	\$0	\$0	N/A	\$0
2005	No	\$0	\$0	\$0	N/A	\$0
2004	No	\$0	\$0	\$0	N/A	\$0
2003	No	\$0	\$0	\$0	N/A	\$0
2002	No	\$0	\$0	\$0	N/A	\$0

2022 Tax Information

2022 Tax Bill		Tax District: CW		Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions		
2022 Final Millage Rate		19.4621		Sale Date	Book/Page	Price
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.				14 Mar 2007	15684 / 1166	\$24,600 Q V

2022 Land Information

Seawall:		Frontage:		View:		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Rivers And Lakes (95)	0x0	1000.00	0.8000	1.0000	\$800	AC

[\[click here to hide\] 2023 Extra Features](#)

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

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

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

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

THIS INSTRUMENT PREPARED BY AND RETURN TO:

ATLAS CREST, INC. dba FREEDOM TITLE AGENCY
1465 S. Fort Harrison Avenue
Clearwater, FL 33756

Property Appraisers Parcel Identification (Folio) Numbers:

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **12th** day of **March, A.D. 2007** by **Bayesplanade.Com, LLC, Florida Limited Liability Company**, herein called the grantor, to **SOMERSET PLACE, INC., a Florida Corporation** whose post office address is **610 Mandalay Avenue, Clearwater Beach, FL 33767**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in PINELLAS County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record, and to taxes for the year 2007 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Beth Nuckles

Witness #1 Signature

Mary Beth Nuckles

Witness #1 Printed Name

Lorraine Stevens

Witness #2 Signature

Lorraine Stevens

Witness #2 Printed Name

Bayesplanade.Com, LLC, Florida Limited Liability Company

BY: William Blackwood 3/12/07 L.S.

William Blackwood, Managing Member

627 Bay Esplanade, Clearwater, FL 33767

**STATE OF FLORIDA
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me this **12th** day of **March, 2007** by William Blackwood, Managing Member of Bayesplanade.Com, LLC, Florida Limited Liability Company on behalf of the corporation. He/she is personally known to me or has produced DL as identification.

SEAL

My Commission Expires:



Mary Beth Nuckles

Notary Signature

Mary Beth Nuckles

Printed Notary Signature

LEGAL DESCRIPTION EXHIBIT

THAT PART OF TIIIF 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 S 89 DEG. 37'26"E A DISTANCE OF 295.57'; THENCE S 06 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.

2013 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P06000075308

Entity Name: SOMERSET PLACE,INC.**Current Principal Place of Business:**5210 WEBB ROAD
TAMPA, FL 33615**Current Mailing Address:**5210 WEBB ROAD
TAMPA, FL 33615 US**FEI Number:** 20-4973226**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**VASILOUDES, PANOS
5210 WEBB RD
TAMPA, FL 33615 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:** PANOS VASILOUDES

03/26/2013

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title	PSTD
Name	VASILOUDES, PANOS
Address	5210 WEBB ROAD
City-State-Zip:	TAMPA FL 33615

*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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.***SIGNATURE:** PANOS VASILOUDES

PSTD

03/26/2013

Electronic Signature of Signing Officer/Director Detail

Date

ADDENDUM TO PURCHASE AND SALE AGREEMENTS

THIS ADDENDUM TO PURCHASE AND SALE AGREEMENTS (the “Addendum”) made as of March 29, 2023, by and between PETER PAN DEVELOPMENTS LLC, a Florida limited liability company (“Seller”) MANDALAY DEVELOPMENTS LLC, a Florida limited liability company (“Buyer”) and CHANNEL CLUB LLC (“Assignee”). Throughout this Agreement, the Seller, Buyer and Assignee may be referred to collectively as the “Parties.”

WITNESSETH:

WHEREAS, Seller and Buyer have entered into an “As Is” Residential Contract For Sale and Purchase dated November 14, 2022 as to 685 Bay Esplanade, Clearwater Beach, Florida and an “As Is” Residential Contract For Sale and Purchase dated February 22, 2023 as to 689 Bay Esplanade, Clearwater Beach, Florida (the “Contracts”), for the real property as more particularly described in the Contracts (the “Properties”); and

WHEREAS, it is the desire of the parties hereto to amend certain provisions of the Contract upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged, and the mutual covenants hereinafter contained, the parties hereto agree as follows:

1. Assignment. The Parties agree that the Buyer has assigned its rights and obligations under the Contracts to Channel Club LLC, and Assignee agrees to be bound by the Contracts and assumes all liability of Buyer under the Contracts and this Addendum.

2. Approvals. For purposes of this Addendum, “Approvals” means all zoning, development orders and other approvals, which are required pursuant to the laws and regulations of Pinellas County, Florida and the City of Clearwater Beach, to permit the development, use and operation of the Properties as a condo hotel (the “Intended Use”). For so long as the Contracts remain in full force and effect, Buyer shall have the right to apply for and obtain all Approvals deemed necessary or appropriate for the Intended Use to the extent necessary under applicable law. Seller appoints Buyer to apply for and to seek the Approvals for the property on Seller’s behalf, and to file such applications, letters of intent and other documents and information as Buyer reasonably deems appropriate for seeking the Approvals. Seller shall cooperate with Buyer’s efforts to obtain the Approvals by, for example, signing such applications as may be required for such purposes in its capacity as owner of the Properties; provided however, that Seller shall not be required to incur any liability or expense in connection therewith. Buyer shall not submit any application for any governmental permits or approval until such time as Buyer has first provided Seller with a complete copy of the submission and a reasonable opportunity to review and comment up on the submission. The fees and expenses of all attorneys, professionals and others engaged by Buyer in connection with such Approvals shall be paid by Buyer. Buyer agrees upon request to consult in good faith with Seller with respect to the approval process, but shall have the right to control the process and make all decisions with respect thereto except as provided

herein.

3. Indemnification. Buyer shall keep the Properties free and clear of any liens or liabilities asserted against Seller or the Properties as a result of any actions by Purchaser or its agents, employees, or representatives. If any inspection or test causes damage to the Properties, Buyer shall restore the damaged area to the same condition it was in prior to the inspection or test. Buyer hereby indemnifies and agrees to defend and hold Seller harmless from all damages, claims, costs, liabilities, judgments or expenses resulting from the Approval process or any inspections of the Properties by Buyer and its agents.

4. Miscellaneous. This Addendum shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Except as modified herein, the terms of the Contract remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Addendum to be duly executed effective as of the month, day and year shown above.

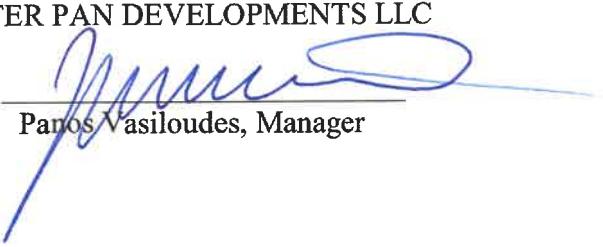
BUYER:
MANDALAY DEVELOPMENTS LLC

By: _____
Peter Meroli, Manager

ASSIGNEE:
CHANNEL CLUB LLC

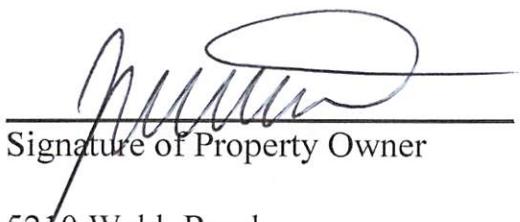
By: _____

SELLER:
PETER PAN DEVELOPMENTS LLC

By: 
Panos Vasiloudes, Manager

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghovae and Northside Engineering, Inc.** to act as an agent for: **Channel Club** and to execute any and all documents related to securing permits and approvals for the construction on the property generally located: 685-689 Bay Esplanade (City of Clearwater) lying within PINELLAS County, State of FLORIDA.


Signature of Property Owner

5210 Webb Road
Address of Property Owner

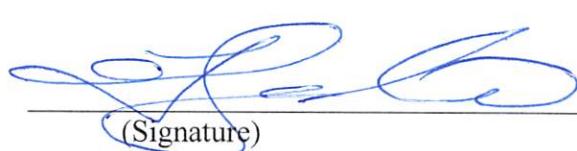
Tampa, Florida 33615
City/State/Zip Code

Dr. Panos Vasiloudes
Print Name of Property Owner

Registered Agent
Title

813-785-5285
Telephone Number

State of Florida The foregoing instrument was acknowledged before me this 24th day
County of Pinellas of March, 2023, by Dr. Panos Vasiloudes, as _____
who is personally known to me or who has produced _____
as identification and who did (did not) take an oath.

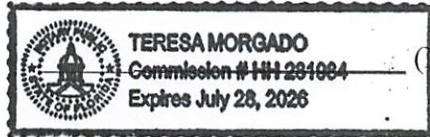

(Signature)

Notary Public

Commission # HH-281984

Expires: July 28, 2026

(SEAL ABOVE)



(Name of Notary Typed, Printed or Stamped)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
SOMERSET PLACE, INC.

Filing Information

Document Number P06000075308
FEI/EIN Number 20-4973226
Date Filed 05/31/2006
State FL
Status INACTIVE
Last Event PENDING REINSTATEMENT
Event Date Filed 09/22/2020

Principal Address

5210 WEBB ROAD
TAMPA, FL 33615

Changed: 11/25/2008

Mailing Address

5210 WEBB ROAD
TAMPA, FL 33615

Changed: 11/25/2008

Registered Agent Name & Address

Vasiloudes, Panos
5210 Webb Rd
Tampa, FL 33615

Name Changed: 03/26/2013

Address Changed: 03/26/2013

Officer/Director Detail

Name & Address

Title PSTD

VASILOUDES, PANOS

5210 WEBB ROAD
TAMPA, FL 33615

Annual Reports

Report Year	Filed Date
2011	01/09/2011
2012	02/28/2012
2013	03/26/2013

Document Images

03/26/2013 -- ANNUAL REPORT	View image in PDF format
02/28/2012 -- ANNUAL REPORT	View image in PDF format
01/09/2011 -- ANNUAL REPORT	View image in PDF format
07/14/2010 -- REINSTATEMENT	View image in PDF format
11/25/2008 -- REINSTATEMENT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
05/31/2006 -- Domestic Profit	View image in PDF format

BENTHIC RESOURCE SURVEY SUMMARY REPORT

689 Bay Esplanade
Clearwater Beach, FL, 33767
Pinellas County

Submitted to
TranSystems
565 S. Hercules Ave
Clearwater, FL, 33764

Submitted by



5046 61st Ln N
Kenneth City 33709
Colton@tampabay.rr.com

1. Introduction

Terra Mare Consulting performed a benthic survey on properties located at 689 and 685 Bay Esplanade, Clearwater, Pinellas County, Florida. The survey occurred on 6/5/2024. 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 area is in the intracoastal waterway east of Clearwater Beach, in Mandalay Channel, and is approximately 0.3 acres. The area is of silty sandy substrate, and around equal to or less than 8 feet in depth, which classifies the area as promising for submergent aquatic vegetation growth. Two docks are currently situated between these GPS points.

27°59'20.52" N 82°49'27.24" W

27°59'20.57" N 82°49'26.20" W

27°59'18.88" N 82°49'26.99" W

27°59'18.94" N 82°49'26.18" 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. The transects and boundaries were established on AutoCAD to ensure accuracy. Transects were then 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, then mapped. A transect tape and measuring stick were used to help approximate scale and location of the organisms.

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 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

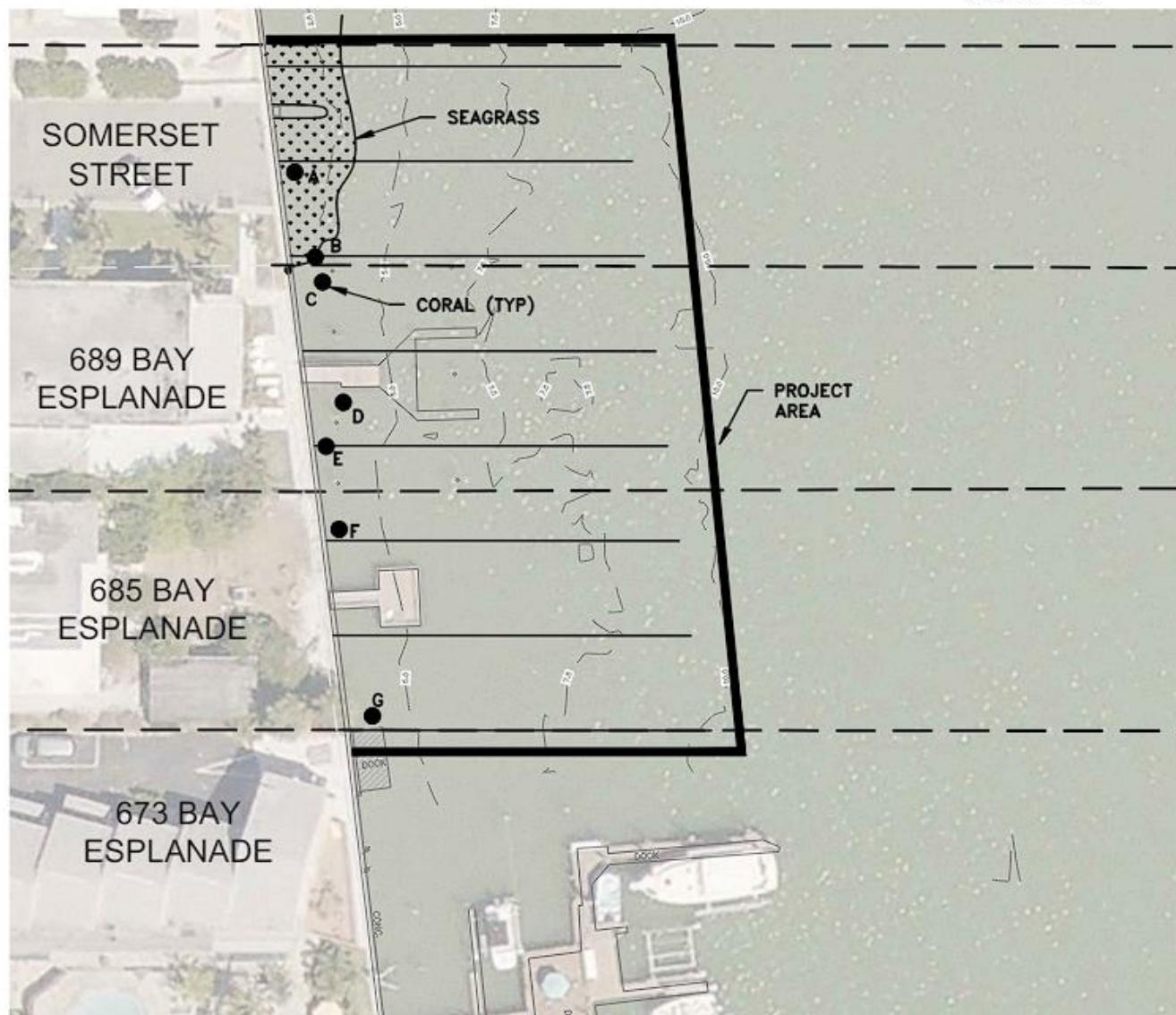
4. Results

The survey occurred on 6/5/2024, during a falling tide, wind was 10-12 knots, and water visibility was approximately 4 feet. Sky was slightly overcast, ambient temperature was 90 degrees, and water temperature was 83 degrees. Survey concluded there are present seagrass, mature coral colonies, macroalgae, and invertebrates present at the site.

Presented on the map is the mapped extent of the seagrass, which only is present adjacent to Somerset Street. The total of the transects containing seagrass averaged about 4 on the BBCC. The seagrass does not extend into the proposed construction area.

There are multiple adult coral colonies attached to differing pieces of substrate, mostly man-made structures. 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.



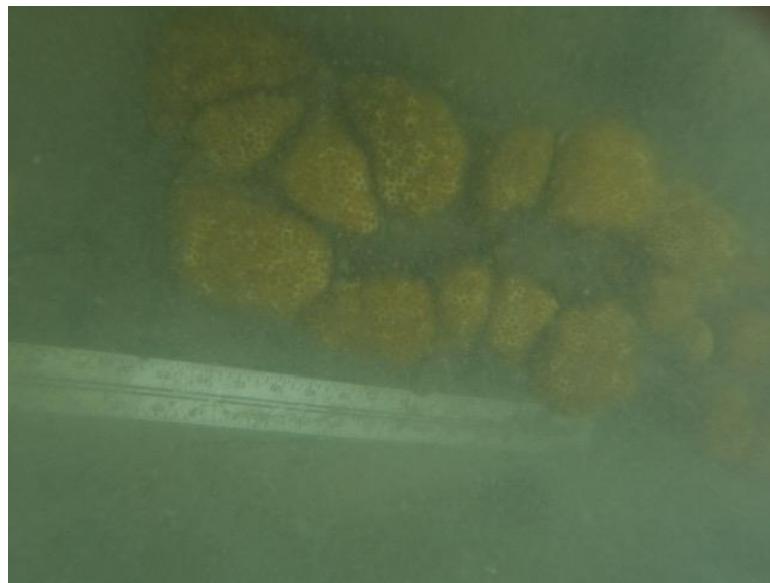
Map of the Benthic Resource Survey for 685 and 689 Bay Esplanade

OBSERVED ORGANISM LIST

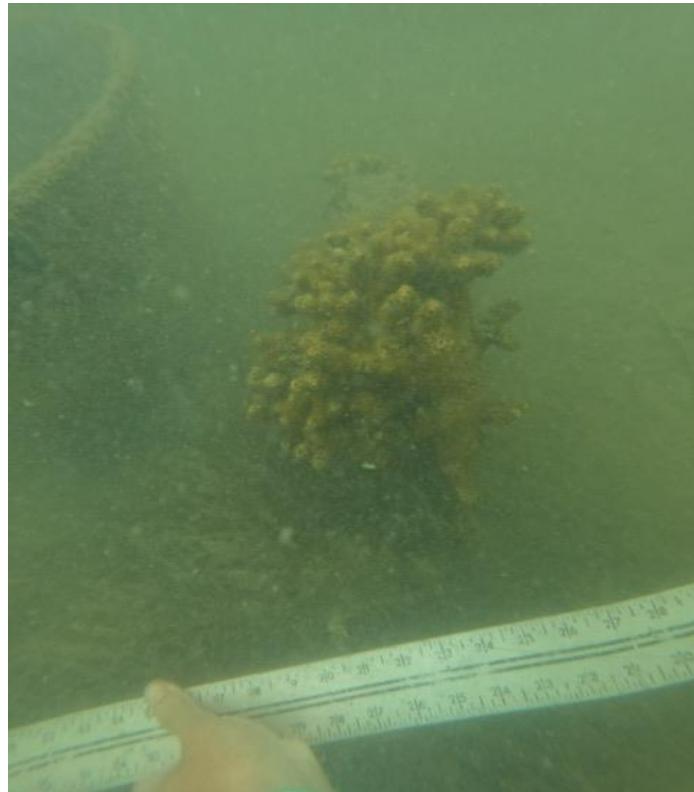
COMMON NAME	SCIENTIFIC NAME
Manatee Grass	<i>Syringodium filiforme</i>
Starlet Coral	<i>Siderastrea</i>
Finger Coral	<i>Porites</i>
Sea Whip	<i>Leptogorgia virgulata</i>
Sheepshead	<i>Archosargus probatocephalus</i>
Southern Stingray	<i>Hypanus americana</i>
Stone Crab	<i>Menippe mercenaria</i>
Pinfish	<i>Lagodon rhomboides</i>



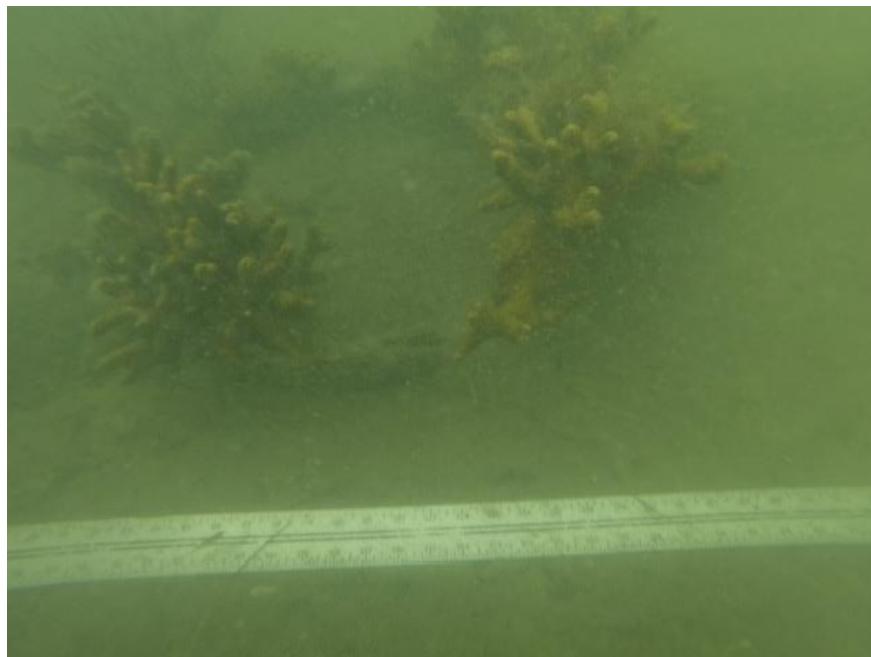
A.) *Syringodium filiforme* encrusted with calcareous algae.



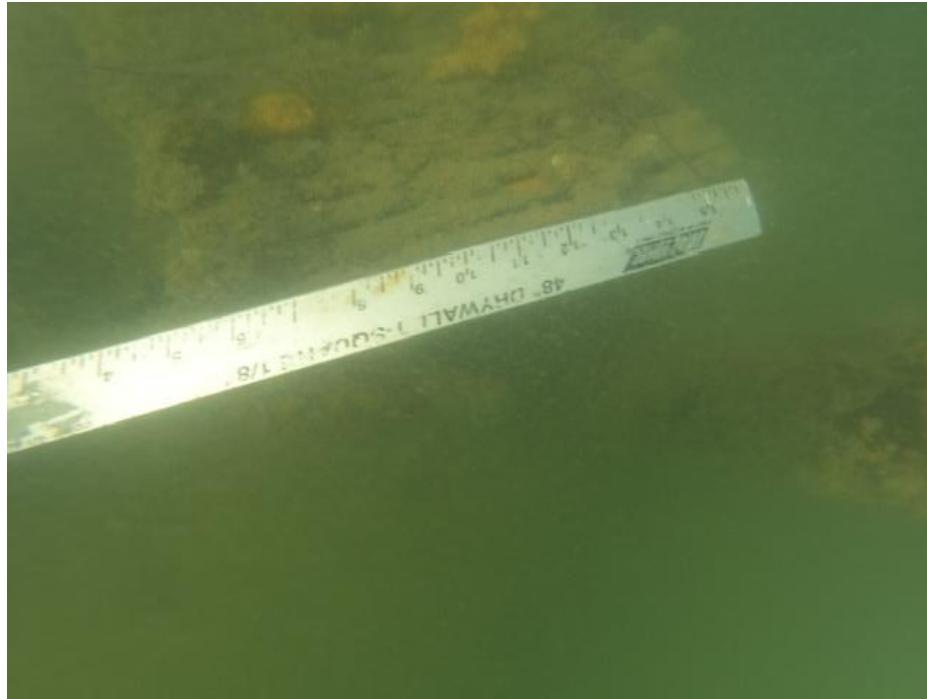
B.) Mature *Siderastrea* colonies on concrete slab.



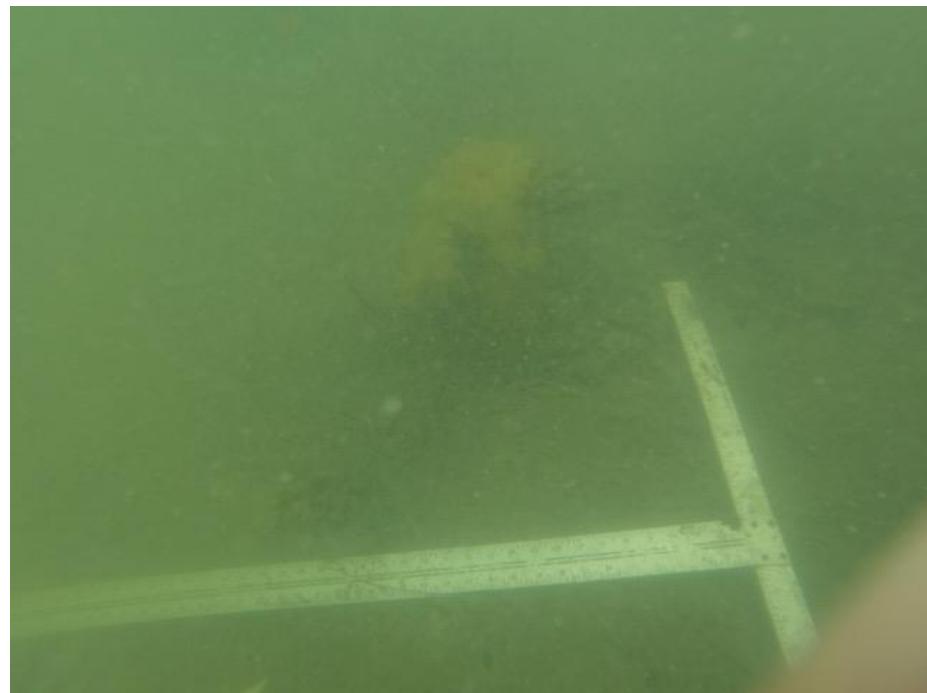
C.) 1. Mature *Porites* fixated to metal structure, macrophytic algae just visible below. Trash bin top left.



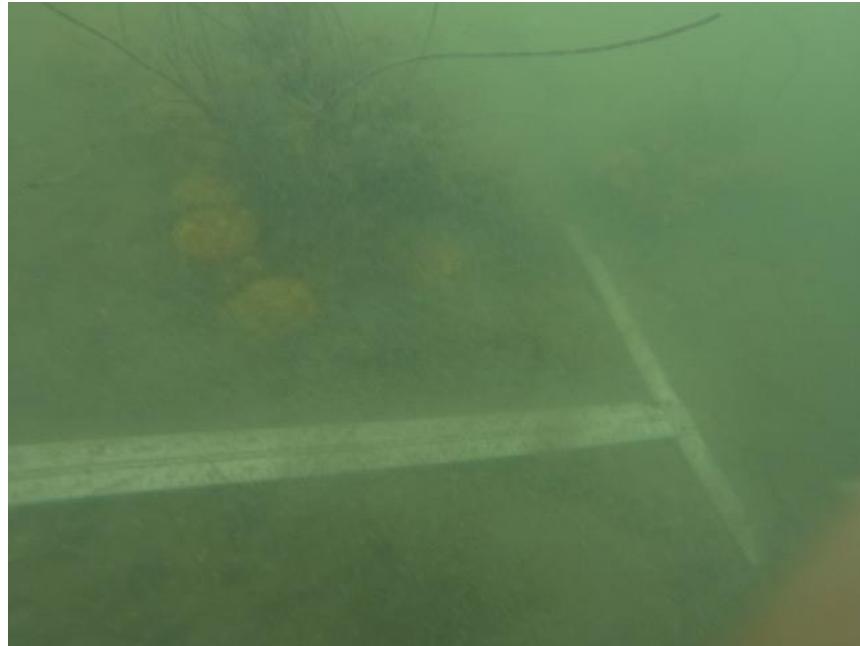
C.) 2. Two mature *Porites* colonies fixated to same metal structure, other side.



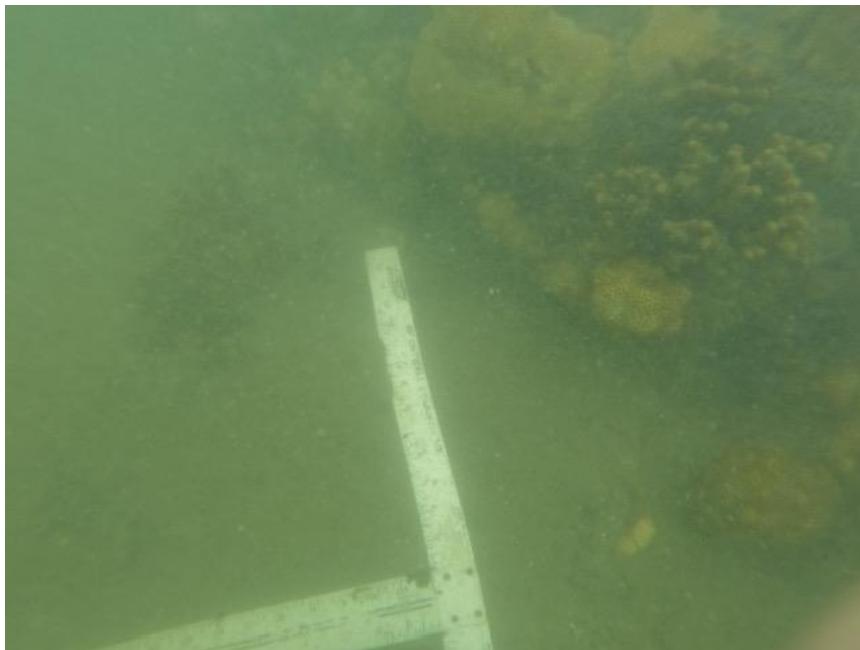
D.) *Siderastrea* colonies and a sea whip on an abandoned crab trap.



E.) *Siderastrea* growing on a chair exposed through the silty sand.



F.) A few *Siderastrea* colonies and a sea whip growing off a piece of rocky substrate.



G.) More *Siderastrea* and *Porites* colonies growing off a small concrete block.



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July 4, 2025

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

RE: 685 BAY ESPLANADE
Case Number: FLD2025-05009

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 8:06:36 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.

HARBOR MASTER - Prior to CDB: Revisions Required
Issue created by Melissa Hauck-Baker on 6/25/2025 3:30:02 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. Tie poles may extend beyond the dock provided such poles do not project into the navigable portion of the waterway by more than an additional 50 feet or 25 percent of the waterway, whichever is less, and do not constitute a navigation hazard, the project includes tie poles proposed to extend 20 feet from the eastern end of the dock, consistent with CDC Section 3-601.C.3.h.ii. The Harbormaster has determined that the tie poles will conflict with the navigable portion of the waterway and is recommending the tie poles be eliminated from the project.



RESPONSE: See revised uploaded Dock construction plans with the most eastern tie poles removed.

PLANNING - Prior to CDB: Beach by Design (Acknowledge)

Issue created by Melissa Hauck-Baker on 6/25/2025 3:26:29 PM

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

1. 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: Benthic Survey

Issue created by Melissa Hauck-Baker on 6/27/2025 11:15:38 AM

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

1. 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 to the north of the proposed dock. The report also found seven environmentally sensitive areas were discovered immediately adjacent to the seawall and extending to the southern edge of the subject property. The proposed project area of disturbance will not be in direct conflict with any of the seagrass or coral colonies found. The survey determined the seagrass or coral colonies do not extend into the proposed project area.

RESPONSE: Acknowledged

PLANNING - Prior to CDB: Findings of Fact (Applicant to Verify)

Issue created by Melissa Hauck-Baker on 6/25/2025 3:27:02 PM

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

1. The 2.63-acre (0.31-acre upland) subject property is located on the eastern side of Bay Esplanade and the southeast 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 9-unit resort attached dwelling development of the upland areas through case FLD2023-05011.



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 1,745 square foot dock will feature a total of 9-slips is being reviewed as a commercial dock and will be for the residents and guests of the 9-unit resort attached dwelling development within the upland portion of the subject property.
6. The subject property features 182.69 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 18.3 feet and the project proposes 38.5 feet for the north setback and 41.4 feet for the south setback, consistent with CDC Section 3-601.C.3.h.i.c.
7. 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 137 feet where the proposed dock will be 120.6 feet, consistent with CDC Section 3-601.C.3.h.ii.c.
8. The maximum permitted width of a commercial dock is 75 percent of the waterfront property width where 137 feet is the maximum permitted and the proposed dock will be 100.5 feet in width which is consistent with CDC Section 3-601.C.3.h.iii;
9. 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.
10. The project does not propose covered boatlifts for the proposed 7 slips with a boatlift.
11. 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 +/-960 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: General Comments (Acknowledge)

Issue created by Melissa Hauck-Baker on 6/25/2025 3:25:02 PM

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

PLANNING – General Comments (Acknowledge):

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: Removal of Tie Poles

Issue created by Melissa Hauck-Baker on 6/27/2025 11:15:09 AM

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

Tie poles may extend beyond the dock provided such poles do not project into the navigable portion of the waterway by more than an additional 50 feet or 25 percent of the waterway, whichever is less, and do not constitute a navigation hazard, the project includes tie poles proposed to extend 20 feet from the eastern end of the dock, consistent with CDC Section 3-601.C.3.h.ii. While the proposed tie pole distance is within the maximum distance permitted, however, the Harbormaster has determined that the tie poles will conflict with the navigable portion of the waterway and is recommending the tie poles be eliminated from the project.

RESPONSE: Acknowledged

PLANNING - Prior to CDB: Unity of Title (Acknowledge)

Issue created by Melissa Hauck-Baker on 6/25/2025 3:26:04 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

STORMWATER - Prior to CDB - Drainage Easement Set to DRAFT on 6/18/2025

6:51:32 PM

Issue created by Phuong Vo on 6/18/2025 6:51:32 PM

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

Please show a proposed 60' x 20' drainage easement of the submerged land beyond the



seawall at the end of Somerset Street, within the extended r-o-w, for drainage system maintenance and construction needs. Easement dedication will need to be completed prior to CO under an approved construction permit.

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