

NEWSLETTER

DON CE-SAR PROPERTY
OWNERS CORPORATION



Visit www.dcpoc.org



A Message from the President

Protecting Paradise

In 2010, I became an excited, native Floridian owner to a piece of paradise. I could not believe that every day I could walk to the beach, greet pods of dolphins, watch sunsets and moon rises, kayak and boat off my dock, birdwatch osprey, pelicans and parrots, surprised by manatee visits and bike through nearby parks. I now have a husband and daughter I share this paradise with. I have never felt more at home and blessed to live in this slice of paradise. Our neighborhood is surrounded by nature and wonderful people who want to protect its charm.

My name is Betty Rzewnicki. I have 23 years' worth of experience working with nonprofits that collaborated with communities and government bodies. What I am good at, and the reason why I am here, is getting people and great ideas in a room together.

Our neighborhood currently faces issues of flood waters due to storms and tides. We seek to protect our exclusive rights to private beach access. We want to continue to protect our environment and its natural beauty.

*Above: An aerial view of the Don Ce-Sar Hotel and surrounding neighborhood.
Below: Rzewnicki family enjoying the sunset at Berkeley Beach Club Rooftop in Pass-a-Grille*



As an advocate, I want to represent everyone on the issues that we face within Don Ce-Sar Place. I plan to communicate frequently and hope to inspire us all to do our part in helping each other—our neighbors. We have so many great neighbors and so many opportunities. I want to engage you and want us to work collaboratively to grow DCPOC and grow the awareness of the value of our work and our neighborhood. I would like to thank everyone who participated in this year's elections. It is my honor and privilege to serve and I will put my time and effort to make it worthwhile for our members.

Contact Information

(727) 582-6177 to request a deputy response to in-progress parking infraction Non-Emergency Number (staffed 24/7)

(727) 224-4085 St Pete Beach Code Enforcement and Parking Violations

(727) 580-2525 Community Police Officer

Parking Update

During our February 2021 annual meeting, some residents raised concerns over parking violations on El Centro and Casablanca and the lack of enforcement and ticketing. Residents were also concerned that there was no one to call during the weekend since the St Pete Beach office is closed. Ward Friszolowski, St Pete Beach District 3 Commissioner, brought the issues to the attention of the St Pete Beach City Manager, Alex Rey, who then followed up with the Pinellas County Sheriff's Office and the city's Code Enforcement and Parking Department. **Captain Mike Leiner and the City of St Pete Beach have provided contact information for residents to call when they notice alleged parking violations (see Contact Information inset).** In addition, Leiner asked the Board to report any issues with the Sheriff's Department not properly issuing citations for parking violations. Therefore, if you report a parking violation and

experience any issues, please contact a member of the Board.

In order to improve the parking situation in our community it is imperative that residents report violations as they occur. Captain Leiner said the caller should identify themselves as a resident of St Pete Beach and request a deputy respond and check for vehicles improperly parked on a specific street. If available, it is helpful to also provide a description of the illegally parked vehicle.

The city is now also providing weekend parking violation support (see Contact Information inset).

The city of St. Pete Beach uses **SeeClickFix** for residents to submit issues to the city.

To report an issue, please visit: <https://www.stpetebeach.org/seeclickfix>

Or use the SeeClickFix mobile app - [iOS](#) | [Android](#)

SeeClickFix

AROUND TOWN

There have been some changes to parking spaces to the **south of Maritana. By request of the DCPOC, this area has been changed to resident permit parking only.** There are now spaces specifically for boat trailers to the north, leaving two passenger car spaces.

The **City's Freebee shuttle service** is available from 46th Ave all the way to the end of Gulf Way. Freebee service can be requested by using the convenient app (download the freebee app through Google Play or App Store), or by calling **727-364-9466**. Operating hours are Sunday through Saturday from 6 am until midnight.

Members are encouraged to **visit the City of St Pete Beach website (www.stpetebeach.org) for further information** about upcoming events and to read about updates on construction along Gulf Blvd, the library opening, and the Mayor's office reopening. **You may also sign up to receive City Alerts and Notifications.**

EVENTS

Saturday, April 3rd 10am to Noon at Horan Park – Underwater Easter Egg Hunt & Chalk-Lit Fair

Friday, April 16th 7pm at Horan Park – Spring Concert Series: Billy Joel, Barry Manilow & Neil Diamond Tributes

Saturday, April 17th 8am to Noon at the Community Center Parking Lot – Community Yard Sale

Friday, May 7th 7pm at Horan Park – Spring Concert Series: The Spazmatics

UPDATE

Blocks M & N

Last November, DCPOC filed a Petition in Pinellas Circuit Court seeking title to beachfront Blocks M and N in order to give DCPOC greater ability to protect property owners' exclusive use of these blocks. The City of St Pete Beach intervened in December.

Donations

Since being elected into office, the Board has spent considerable time coming up to speed on where the existing case stands, meeting with the attorney who had been engaged by DCPOC, reconciling donations and expenditures, and discussing various options to ensure property owners will continue to enjoy our private beach.

If you would like to contribute to help DCPOC pay the outstanding amounts due for legal fees, please contact Linda Beaman (treasurer@dc poc.org).

Current Status

In order to allow the Board to raise additional funds, work with the City to reach common ground, and ensure there is time for the Board to meet with Members to discuss Blocks M and N, the Board and the City agreed to stay the proceeding for 120 days. The stay was granted on March 8th and the Board has already begun talks with the City. The City has communicated that they are not vying for ownership or title to Blocks M and N.

Save the Date! Informational Meeting April 19

The Board will be hosting an information meeting to share further details regarding the Petition to gain Title to Blocks M and N and to answer questions from Members. The meeting will be held at **6:00pm on Monday, April 19th at the St Pete Beach Rec Center**. All Members are encouraged to attend. If you would like to submit any questions before the meeting, please do so by contacting a member of the DCPOC Board (contact information is listed page 8).

Summary

- » Total Donations Received by DCPOC: \$23,685
- » Funds Designated for Legal Costs: \$18,460
- » Funds Designated for the Fence: \$5,020
- » Funds Non-Designated: \$205

Committee News

Committees are an essential part of a successful, efficient process for the Don Ce-Sar Neighborhood and DCPOC. Committees will monitor, identify issues, gather and evaluate information, and recommend courses of action to the DCPOC board. Using the committee and board process in our neighborhood will build leverage in getting unified change in coordination with the city. The Board has formed several new working Committees to help support efforts that are important to our community. The committees include the Bylaws Committee, Flooding Committee, and Parking Committee. ***If you are interested in participating in any of the Committees, please sign up on the DCPOC website (www.dcpoc.org/volunteer) or contact a Board Member.***

Bylaws Committee

As promised during the campaign, the Bylaws Committee is working to revise the bylaws and charter to give the members a stronger voice in the DCPOC and to better ensure the continuity of the organization. Chaired by Kim Caswell, the Committee includes Katrina Berishaj, Jim Breslin, Joe Melendi, and Susanne Ward. The members will be given the opportunity to vote on the revised corporate documents at an upcoming meeting. Revised, as well as current, versions will be circulated to members for their review and comparison several days before the meeting.

Flooding Committee

The November 2020 Storm Eta evidenced the low-lying ground of the Don Ce-Sar Place Neighborhood. Our neighborhood is protected by seawalls and dunes that need to be protected and improved.

The committee has worked to communicate to the city the importance of reducing the impact of stormwater and tidal flow in our neighborhood. The city has a current budgeted plan (found on DCPOC website) to start addressing these issues. Like most plans, there have been delays.

The engineers needed to go back and revise the spillway designs after the flex valves identified in phase one were installed. The city hopes to complete the new spillway designs by May 2021.

An additional step causing delay is the city's plan to change the Seawall Height Ordinance. This item has been on the commission agenda for approval since January 12, 2021, after the planning board approved it in December. This is a significant change for all St Pete Beach residents and, specifically, seawall property owners in the city.

Ordinance 2021-A, amends the city's seawall measurement standards to adopt the North American Vertical datum mean sea level employed by FEMA, replacing the existing and outdated USCGS datum mean sea level. The change is to improve our barrier island for resiliency to sea level rise.

The committee is composed of volunteers: Betty Rzewnicki, Randy Chase, Lydia Castle, Michael Welch, Paul Reid, Kim Caswell, Reid Richardson, Patricia Armstrong, Cameron Mazoochi, Lynn Hughes, Eddie Cockman, Markus Lehtorvirta, and James Thull.



Parking Committee

The Parking Committee is charged with evaluating current parking regulations within the community, assessing parking violations and areas of concern, and meeting with the City to ensure we have parking regulations that protect the interests of our subdivision, such as private beach access, quick response to parking violations and protecting resident parking. We have five volunteers so far, including Curtis Beebe, Diane O'Brien, Reid Richardson, Mona McFadden and Bill Stuckey. The Parking Committee will be meeting within the coming days.



Suntan Art Center

The Board has been actively working with the City to improve communications and we were informed of some events that will be taking place.

On **Saturdays in March and April, Suntan will be holding an Art Mart until sunset.** Lastly, there will be **yoga classes held every Monday.**

The City has assured us that ***signage stating there is no beach access*** will be posted and that there is ample parking on site for all events.

DCPOC Members are welcome and encouraged to attend the public events taking place at the Suntan Arts Center.

Additional information can be found on their website (www.suntanart.org).

DCPOC CONTEST & PHOTO SUBMISSIONS

Bring out your creative side!

We are actively seeking input on the ***name of our quarterly newsletter*** and a ***new logo for DCPOC***. If you have an idea you would like to submit, email correspondingsecretary@dcpoc.org by **May 1st**. Winners will receive bragging rights within the community and will be featured in upcoming newsletters, the DCPOC website and communications.

In addition, if you have ***photography*** you would like to see featured, email it for consideration in an upcoming issue.

DISCLAIMER: *By submitting an entry for the DCPOC newsletter name and logo contest, an entrant agrees to allow the DCPOC to use the entrant's name to post on the DCPOC website and newsletter. Submissions and entries, including photo submissions, grant DCPOC the right to use, reproduce, publish, modify, edit, and distribute without compensation. Entries may not include copyrighted material.*

Working with the City of St. Pete Beach

The current board is establishing processes and procedures to strengthen the longevity of the DCPOC. To help with that we are improving communications with the neighborhood and the City of St. Pete Beach by such means as sending out a newsletter, holding quarterly General Membership meetings, and attending Commission Meetings as well as Strategic Planning Meetings.

In order to continue fostering improved communications with the City of St Pete Beach, the Board is asking property owners to first contact a member of the DCPOC Board (See DCPOC Information on page 8) as a first attempt to resolve any issues you think need attention. The Board will present issues to the City on your behalf. This will help to strengthen the presence of DCPOC and will give DCPOC the opportunity to hear from property owners and resolve issues within the community.

Member Spotlights

Each quarter we will feature one or more DCPOC Members in the newsletter. If you would like to share your story, please fill out the Member Spotlight form at www.dcpoc.org/members/spotlight.



We feel like we've found one of the most beautiful beaches in Florida ...

Meet the O'Brien Family!

Keven, Diane, Madison, Morgan & their dog Tucker!

What brought you to Don Ce-Sar Place?

Our daughters go to college here in FL. Madison is a junior at UF and Morgan is a freshman at FSU. We're from Philadelphia, but wanted to be closer to our kids and escape North East winters.

What do you / did you do for work?

Keven has been a Sales Director for over 20 years and Diane is an executive recruiter. Both girls are full time students and Tucker, our dog, thinks chasing lizards and playing with his new dog friends here is serious business.

What are your hobbies and interests?

We like hiking, traveling, enjoying beach life and exploring new places with our golden retriever.

What do you love most about living in St Pete Beach?

We feel like we've found one of the most beautiful beaches in Florida and to have private access right next to the Don Cesar Hotel is pretty amazing. The fact that we can take our dog to most of the restaurants here on St Pete Beach, along with a very dog friendly community makes this place even more special. Of course we love the sunny blue skies lined in palm trees and watching sunsets at Paradise Grille or Zamora's rooftop. We feel so fortunate to have all these things in walking distance from our new home.

Is there anything else you would like to share?

The people in St Pete and Pass-a-Grille make this a community like no other. We've both traveled a lot for work and pleasure, but feel like this Don CeSar Community is one of the most friendly and happiest places on earth. Everyone seems so happy to be living here, and the energy of this beach community is one of the coolest that we've experienced. The dining and art community of St Petersburg has been a bonus to enjoy as well.



LYDIA CASTLE

"A sailboat brought me here 50 years ago!"

Long time Don Ce-Sar Place resident tells her story

A sailboat brought me here 50 years ago! My 5-year-old and I were desperately seeking a home on St Pete Beach as our lease was coming to an end and realtors were coming up empty. Friends took me out on their boat and I became seasick and needed to get back to shore ASAP. They dropped me off near a dock on S. Maritana and I literally stumbled across what soon became my home in the absolutely greatest neighborhood I could have imagined. I didn't know Don Cesar Place existed before I found my sweet home. Getting seasick turned out to be one of the best things that ever happened to me!

I practiced law for 40+ years, specializing in civil rights, mortgage foreclosure defense and bankruptcies. I managed to take down my shingle just before COVID closed the courts.

What I love most about living here are the sunsets, the park, walking my pups in the park and around the neighborhood, meeting other dogs and their awesomely friendly Puppy Parents. I also love the way the neighbors look out for each other - for example, by walking each other's dogs in a medical emergency. I love our Publix where the clerks know us and are nice as can be. I love the local restaurants and remember eating at The Hurricane BEFORE it became The Hurricane.

I love to travel to far flung places and have visited all but two of our state capitols. I had to cancel a trip to Little Rock in May and hope to reschedule very soon. I already have a place to stay in Buenos Aires and am working on my upcoming airline ticket. Being vaccinated is a wonderful thing! Going to the gym regularly is important to me. I am also involved in the *Immigration Committee of the UU Church* and the *League of Women Voters* to try to educate and inform. Of course, visiting my son, his awesome wife and my three darling grandsons in New York City has to be my #1 interest!



Top right & bottom left: Lydia with her dog Pi; Right: Lydia's sunset view of Lazarillo Park



A cozy Pi



DCPOC Information

Should you need to contact a member of the DCPOC Board, you may do so by accessing the DCPOC website (www.dcpoc.org) and clicking on the Contact tab or emailing us directly at:

Betty Rzwenicki, *President* president@dcpoc.org

Kevin Hughes, *First Vice President* 1stvp@dcpoc.org

Ken Folsom, *Second Vice President* 2ndvp@dcpoc.org

Ed Chima, *Third Vice President* 3rdvp@dcpoc.org

Linda Beaman, *Treasurer* treasurer@dcpoc.org

Marta Slaughter, *Recording Secretary* recordingsecretary@dcpoc.org

Becky Purple, *Corresponding Secretary* correspondingsecretary@dcpoc.org

SAVE THE DATE!

Blocks M & N Informational Meeting

Date: Monday, April 19th

Time: 6:00 pm

Where: St Pete Beach Rec Center,
7701 Boca Ciega Dr, St Pete Beach, FL

Zoom Video Attendees register in advance at this link: https://us02web.zoom.us/meeting/register/tZMkceiurDgqGdzAljn7bJ1nY_8f_SJbfxFV

DCPOC General Membership Meeting

Date: Monday, May 10th

Time: 6:00 pm

Where: St Pete Beach Rec Center,
7701 Boca Ciega Dr, St Pete Beach, FL

Zoom Video Attendees register in advance at this link: https://us02web.zoom.us/meeting/register/tZlscu6qqjMrG9RzfFhHYJmwOyUu_Kk9kB9D

Additional Membership Meetings will be held in **August and November 2021** and the Annual Membership Meeting will be held in **February 2022.**

Haven't paid your dues yet?

2021 DCPOC Membership dues are \$30.00. If you have not already done so and would like to become a paid member, you may remit payment in the following ways:


1 ✓ To pay by credit card, visit www.dcpoc.org and click on the dues tab. Please note there is a \$1.50 processing fee for credit card payments.

2 ✓ To pay by mail, make a check payable to DCPOC and mail it to DCPOC, P.O. Box 67015, St Petersburg, FL 33736.

3 ✓ To pay in person (cash or check), you can reach out to Becky Purple (correspondingsecretary@dcpoc.org) and she'll be happy to stop by and pick it up.



 www.dcpoc.org

 DCPOC
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