

BLISS



A NEWSLETTER FOR
RESIDENTS OF THE
DON CESAR PLACE
NEIGHBORHOOD



Visit www.dcpoc.org



Raising the Sail!

The DCPOC Board has set several objectives regarding Blocks M and N.

- ▶ To preserve, in perpetuity, the designation of Blocks M and N as private property for the owners of the approximately 300 properties of Don CeSar Place;
- ▶ To prevent/enjoin any further transfers of ownership rights of Blocks M and N;
- ▶ To remove Blocks M and N from legal limbo;
- ▶ To enable DCPOC to take necessary steps to limit access to Blocks M and N to only those property owners and their guests which may include, but is not limited to, the ability to post signs, erect barriers, install access controls, etc.;
- ▶ To limit, to the greatest degree possible, the legal liability of the organization, its directors and officers, and all property owners; and
- ▶ To minimize the ongoing costs for items such as insurance, legal fees, etc.

/// FUNDRAISING

After several weeks of due diligence, meetings with the City of St Pete Beach, and meetings with legal counsel, the Board has concluded the need to protect Blocks M and N through continuing the legal proceedings to obtain title of Blocks M and N. As such, there are immediate costs associated with the legal proceedings and placing the property into a Trust to ensure it is preserved for the benefit of all property owners.

The sail is set at \$25,000 and we need your help Raising the Sail!

If you are willing to help us Raise the Sail, you may do so by making a contribution via cash or check. Checks can be mailed to DCPOC, P.O. Box 67015, St Petersburg, FL 33736 or by contacting a member of the Board.

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Raising the Sail! (continued)

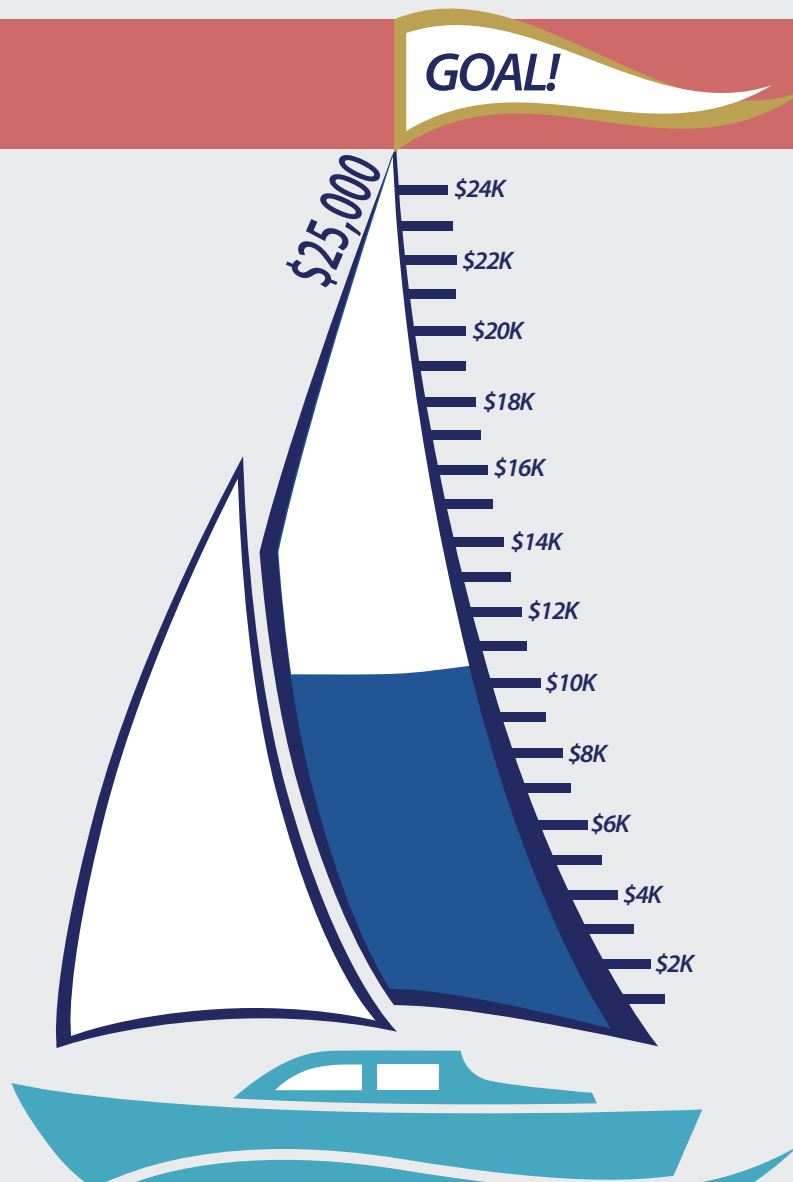
Special Thanks!

We are **40%** of the way towards reaching our goal with contributions to date totaling **\$10,315***!

**Represents funds received and pledged January 1 - June 22, 2021. Does not include donations received in 2020.*

A special thanks goes out to residents who have contributed funds to cover both the initial filing of the Petition and who have contributed this year as part of our Raising the Sail campaign. Your generosity has been a great support to the Don CeSar Place neighborhood and will be instrumental in securing the future preservation of Blocks M and N.

For more information on the status of Blocks M and N, please see the **FAQs** posted on the DCPOC website. Paid members can access the FAQs on the Members page.



Raising the Sail!

Volunteers are also needed to join the Fundraising Committee. The committee is actively meeting and have decided to seek a sponsor for the newsletter each quarter to help cover printing and postage so that the newsletter can reach all property owners effectively. Future fund raising plans include seeking donations from the businesses in the neighborhood, a foot campaign where volunteers will go door-to-door seeking donations, a social event planned for September 2021 and the sale of DCPOC branded items. All volunteers and ideas are welcome! If interested, please contact Becky Purple (correspondingsecretary@dcpoc.org).

Welcome New Members

Membership has been on the rise all year and we are currently at 164 paid members of DCPOC. Thank you to all those who continue to support the neighborhood. DCPOC wishes to welcome new paid members since March 2021 including Edward Ascione, Charles Collum, Kathleen & Michael Davenport, Jon Gilby, Leon, Dolores, & Scott Moran, Chris Rinker, Ann Shaw, Tenley Noone & Benjamin Szpila, Ken Wahlster and Zamora Hospitality Group.



This town is rich in history. We owe thanks to Thomas Rowe and the creation of DCPOC. How enchanting to have streets named after the opera Don Cesar de Bazan. A love story of a gypsy street singer named Maritana and her hero named Don Cesar fighting for justice and the good of all. How history repeats itself. – Steven Sloan

AROUND TOWN

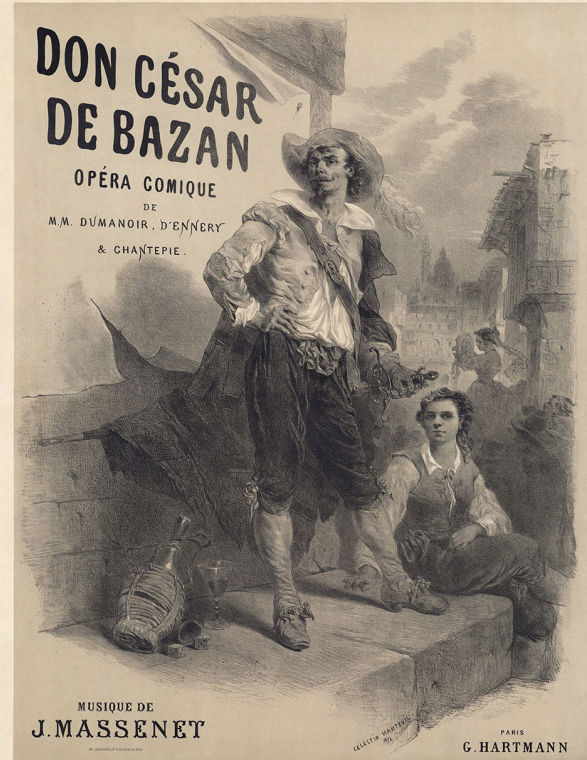
We're Famous!

If you're stuck at home trying to avoid the heat this summer, check out "Life's Rewards" a scripted dramedy series on Amazon Prime that was filmed entirely in St. Pete/Clearwater and features familiar attractions including The Don CeSar Hotel - a central locale of the series.

Learn more at:

<https://www.visitstpeteclearwater.com/info/lifes-rewards>

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, hurricane preparedness, red tide updates, and much more. **You may also sign up to receive City Alerts and Notifications.**



EVENTS

June – September

Every Sunday, 9am to 1pm
The Corey Avenue Sunday Market

Sunday, July 4th

4th of July Fireworks show
launched from the north end of
Upham Beach
Show starts at 9:00pm

Saturday, Sept. 11

8am-12pm
Community Yard Sale
St. Pete Beach Community
Center parking lot

DCPOC EVENTS:

Monday, August 16th, 2021: General Membership Meeting (6pm at the Warren Webster Building in Pass-a-Grille). A Zoom link will also be provided.

A neighborhood social event is being planned for **September 2021** to be held at the Don Vista.

An additional Membership Meeting will be held in **November 2021** and the Annual Membership Meeting will be held in **February 2022**.

Committee News

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.

Flooding Committee

The committee continues to communicate to the city the importance of improving the impact of stormwater and tidal flow in our neighborhood. At the April 27th commission meeting, a presentation by the DCPOC flood committee and 176 petition signatures from Don CeSar residents implored the city leadership to immediately complete the planned work on the spillways in Don CeSar Place (stormwater drainage, tide flex valves, and seawall reconstruction) to prevent tidal flow into the neighborhood. The DCPOC flooding committee wanted hard deadlines to get work done to protect our subdivision.

On June 8, 2021, the commission approved for Rowland Inc. 36th Avenue baffle box Installation under the existing On-Call Civil & Large Pipeline Contractor Services Agreement, in the amount of \$147,833.74, for the installation of the 36th Avenue Baffle Box.

The City issued a Request for Bids (RFB) in May of 2021 for the 2021 Seawall & Stormwater Improvements-Don CeSar Place Neighborhood project. These repairs, which will be performed on the stormwater outfalls in the Don CeSar neighborhood, include seawall, stormwater and roadway repair or replacements at 7 locations throughout the neighborhood. In response to this RFB, the City received three (3) bids from qualified contractors. The base bid from Construct Company, Inc. was the lowest responsible bid at \$627,246.00 and has been determined to meet all the requirements outlined in the issued solicitation. Construction is anticipated to take 150 calendar days to complete, with an expected start date in July of 2021. This approval includes 15% contingency in addition to the \$627,246.00 bid amount from Construct Company, Inc. for a total authorization of \$721,332.90. **Approval for this bid was made on June 22, 2021.**

Residents should soon be seeing work on all the spillways along Maritana and the 36th/Casablanca baffle box. The flooding committee will surely keep on top of the work plan and deadlines set.



Seawall Height Ordinance

The city approved the Seawall Height Ordinance on May 25, 2021. This is not a mandate and is only applicable when a property owner needs to repair/replace their seawall; this is a minimum rebuild standard.

/// Seawall Height AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 98 – BUILDINGS AND BUILDING REGULATION, ARTICLE IV – SEAWALLS, BULKHEADS, AND RETAINING WALLS, SECTION 98-100 – STANDARDS FOR SEAWALLS, BULKHEADS, AND RETAINING WALLS NOT ON THE GULF OF MEXICO; SECTION 98-101 – STANDARDS FOR SEAWALLS, BULKHEADS, AND RETAINING WALLS ON GULF OF MEXICO; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERROR, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE. ///



Parking Committee

Ken Folsom met with Community Policing Deputy Patrick Krager on June 6th to relay community concerns raised and discussed at the DCPOC Parking Committee meeting, DCPOC General Meeting, and St. Pete Beach Government/DCPOC telephone conference. Please remember, the primary parking concerns center on The Don Vista, El Centro, Casablanca, Lazarillo Park, The Community Seawalls & the Public Boat Ramp. We have established an inclusive and thorough process of gathering resident concerns and communicating them to policy makers/enforcers. We look forward to scheduling a DCPOC Parking Committee meeting and initiating a new round of productive contacts. ***A Don CeSar Place Parking Guide is available for download at www.dcpoc.org.***

Bylaws Committee

The Bylaws Committee has completed drafts of the new bylaws and corporate charter and has submitted them to the Board for its review. The new versions are intended to give members a stronger voice in the DCPOC and close some gaps in the current governing documents. After Board review, the Committee will make any necessary refinements and circulate the revised, as well as current, versions to members for their review. Because many people are not here during the summer months, proposed bylaws and charter will be circulated to all members in the Fall.

Fundraising Committee

Details about progress of the committee can be found in the headline article "Raising the Sail". Additional volunteers are needed – please consider getting involved.

Historic Preservation: An Update

The City has received notice that the Department of State's Division of Historical Resources has awarded us the \$50,000 historic preservation grant the City applied for last year. The

grant will allow for a survey/inventory to be conducted of the Don CeSar Place Subdivision. Since our City is a Certified Local Government, no dollar match is required on our part.

Further details are expected soon from the State historic preservation office.



DCPOC NEWS

Working with the City of St. Pete Beach

The DCPOC Board continues to work with the City of St Pete Beach on many issues that are important to the neighborhood. Much of the work is discussed in the Committee News section of the newsletter. Additionally, the City will be conducting a study of traffic through our neighborhood to determine measures that can be put into place to cut down on speeding. The City has changed the boat ramp hours from closing at 11pm to closing at 10pm. The City confirmed that no wedding permits will be issued along Blocks M and N and it will be up to DCPOC to determine whether weddings will be permitted.

DCPOC had further discussions with the City about code enforcement issues and the exhaustive approach for residents to use the SeeClickFix app. In the future, enforcement officers will be assigned to specific zones in the city so they can actively inspect for and act upon violations. The City provided additional contact information. See the box at right.

Important Numbers!

Consider storing these numbers on your phone for easy access.

**Law Enforcement
Non-Emergency (can also be used for after hour parking violations):
727.582.6200**

**Code Enforcement
Monday through
Friday: 727.262.2012 or
727.367.2735**

**Code Enforcement
Saturday and Sunday:
727.224.4084**

A Good Deed

**Have a neighbor to thank or a photo to share?
Let us know and we may feature it in our next newsletter!**

When a Don CeSar Place resident reported trash and a foul smell along the 35th Street walkway to the beach, DCPOC 2nd Vice President, Ken Folsom immediately sprung into action. Ken picked up several bags of trash throughout the 35th and 36th Street block of El Centro and the beach sidewalk. He also cut back overgrown vegetation. All neighbors and residents are encouraged to pick up trash when they see it in order to keep our neighborhood clean and tidy. If any residents are in need of help with property clean up or see trash accumulating in public areas throughout the neighborhood, please reach out to the Board who will lend a hand and help organize clean-up activities. In addition, the Board has spoken to the City about efforts to clean up the boat ramp parking area, the Don Vista park and other common areas in the neighborhood.

Thanks for your hard work, Ken!



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.

Pat Hughes Winner: Newsletter Title

Where do you live?

South of the Don, on the west side of Gulf Blvd.

What do you love most about living here?

Sharing our water, sand, and sunsets with family and friends. Walks on the beach and around our beautiful neighborhood.

What are your hobbies and interests?

Traveling to see other countries and experience different cultures. Volunteering for the Elementary School our boys attended. Going to Lightning games with Kevin. Needlework and other craft projects. Collecting seashells. New places with our golden retriever.



Pat came up with the new title of our newsletter "Bliss" - which perfectly sums up neighborhood beach living!

DCPOC Branding Contest

We are excited to announce the winners of the DCPOC Branding Contest. Patricia Hughes submitted the winning entry for the newsletter title, Bliss and the very talented Marta Slaughter is the winner with her submission of the new DCPOC logo. The new logo and title have been incorporated into this edition of the DCPOC Newsletter. Congratulations and a great job to both Marta and Pat.

Marta Slaughter Winner: Logo

What brought you to the neighborhood?

Seventeen years ago, my husband and I moved to Pass-a-Grille from the California coast. He is a native South African; I'm from Nashville, TN. Florida living was a new adventure! We bought our home in Don CeSar Place - a neighborhood we saw as the perfect location to start a family. It has proven to be exactly that!

What do you love most about living here?

Raising our young daughter in an environment where the beach, Lazarillo park, beautiful nature &

wildlife, and friends are all right outside our front door!

What are your hobbies and interests?

My background is in art (painting & sculpture) and I've taught Art & Art History courses at USF for the past 10+ years. I also work as an instructional designer. As part of the DCPOC board, in addition to Recording Secretary duties, I've been busy designing the newsletters and logo. For fun, I enjoy making sculpted cakes & sugar art, traveling, and just enjoying life with my daughter, husband, and our new kitten, Luna!



An end of school year impromptu "Field Day" at Lazarillo Park, complete with egg and sack race, for our at-home learner (June 2021)



Don Ce-Sar Property
Owners Corporation
P.O. Box 67015
St Petersburg, FL 33736



SAVE THE DATE!

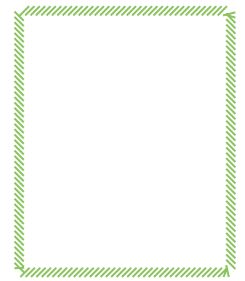
DCPOC General Membership Meeting

Date: Monday, August 16th, 2021

Time: 6:00 pm

Where: Warren Webster Building,
1500 Pass-a-Grille Way,
St. Pete Beach, FL 33706

A Zoom meeting link will be provided.



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Many thanks to our sponsor for this edition of the newsletter!

Contact the DCPOC Board:

Betty Rzewnicki	president@dcpoc.org
Kevin Hughes	1stvp@dcpoc.org
Ken Folsom	2ndvp@dcpoc.org
Ed Chima	3rdvp@dcpoc.org
Linda Beaman	treasurer@dcpoc.org
Marta Slaughter	recordingsecretary@dcpoc.org
Becky Purple	correspondingsecretary@dcpoc.org

Haven't paid your dues yet?

2021 DCPOC Membership dues are \$30.00. Becoming a paid member keeps you informed and represented on issues and events of the Don CeSar Place subdivision. 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 mail, make a check payable to DCPOC and mail it to DCPOC, P.O. Box 67015, St Petersburg, FL 33736.

2 / 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.

"Swag Made Simple"



PART 2
PROMOTIONS



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