

Edition 05

AUGUST 2022

BLISS

A NEWSLETTER FOR  
RESIDENTS OF THE  
DON CESAR PLACE  
NEIGHBORHOOD



Visit [www.dcpoc.org](http://www.dcpoc.org)

### /// IN THIS ISSUE

Meet the Treasurer  
Committee Updates  
Member Spotlights & more!

# Wildlife Preservation in Don Ce-Sar Place

## Ensuring Sea Turtles Return to the Sea

Sea turtles have crawled onto beaches to nest for millions of years. It was once easy for hatchlings to find the ocean after emerging from nests because the brightest horizon was always the ocean, compared to the dark dune.

”

Now, Florida's coasts are lined with beachfront properties that can emit powerful, white light, which can cause sea turtles to crawl toward those lights (misorient) or crawl in circles on the beach (disorient). Based on consensus from a panel of sea turtle experts, around 100,000 sea turtle hatchlings are disoriented each year in Florida. They can end up in pools, decks, or even the road.

Almost every year at least one sea turtle nests in the sand in front of Cabrillo Condos. The residents of Cabrillo Condos decided it was time to do their part to help protect the hatchlings so, together with their HOA, they applied for a grant from the Sea Turtle Conservancy Beachfront Lighting Project to install turtle friendly lighting along the beach. The grant has been approved and the residents are currently selecting fixtures and obtaining quotes for installation. The grant covers the cost of new light fixtures and light bulbs in exchange for a commitment to keep turtle friendly lights in use going forward. The Cabrillo Condos will cover the cost of installation.

Are you interested in doing your part to help ensure hatchlings find the ocean after emerging from their nests? Keep the following in mind when selecting, installing and replacing lighting along the beach.

**KEEP IT LOW** - Low mounting height and low bulb wattage. Flood, spot and pole lighting are highly discouraged.

**KEEP IT SHIELDED** - Use full cut-off fixtures that direct the light down to the ground. Shield fixtures so you cannot see the bulb, lamp or glowing lens.

**KEEP IT LONG** - Sea turtles are less disturbed by the long wavelengths of light (560 nanometers or longer), such as lights that are yellow, amber, or red in color.

# Wildlife Preservation (cont.)

## Saving the Manatees

Florida has seen a surge of manatee deaths in the past 1.5 years, with 1,100 dying last year, and 631 deaths so far this year. Starvation due to seagrass loss is a main contributor to their decline - manatees consume over 100 pounds of seagrass daily! We are fortunate to have many inhabiting the waters surrounding us, with residents sighting solitary individuals and small groups quite often.

Recently, to help spread awareness of the issue and promote manatee conservation, neighborhood second graders Genevieve and Cela worked with the Save The Manatee Club, a nonprofit organization that helps protect the manatees and their aquatic habitat. As part of their mission, they offer ways YOU can help.



**FREE RESOURCES MAILED TO YOU:** If you are a shoreline property owner or a boater, you can contact the **Save the Manatee Club** and receive signs that are designed to alert boaters to the presence of manatees and to SLOW PLEASE, which protects manatees from boat strikes and helps prevent seagrass loss in our waterways. Many other free public awareness items are available. To request signs or resources, simply email [education@savethemanatee.org](mailto:education@savethemanatee.org) or call toll free at **1-800-432-JOIN (5646)**. Many neighbors have already received their dock signs!

**REPORT SIGHTINGS:** When you spot a manatee(s) (NOT an injured one), you are encouraged to share it as a means of tracking their movement. They welcome photos and videos. Go to [www.savethemanatee.org](http://www.savethemanatee.org) and click *How To Help* and find *Report Manatee Sightings* to access an online or PDF form.

**REPORT INJURED MANATEES:** Call **1-888-404-FWCC (3922)** or use VHF Channel 16 on your marine radio. You can also download the **FWC Reporter app** to report injured manatee sightings and other fish and wildlife observations.



A sea turtle nest July 2022

For many other ways you can help take action in manatee conservation efforts, go to [www.savethemanatee.org](http://www.savethemanatee.org).

Visit [www.conserveturtles.org](http://www.conserveturtles.org) for more information on the Beachfront Lighting Project.



Group of manatees

## Meet Our Treasurer, Mike Savage



Mike Savage who recently built a home on El Centro is new to the community and new to the DCPOC. Mike is currently the Executive Chairman of 1-800 Accountant, a virtual accounting firm for small businesses with over 100k clients nationwide. 1-800 Accountant has recently moved its headquarters to St Petersburg. Previous to founding 1-800 Accountant, Mike worked at PricewaterhouseCoopers in New York City. He and his wife, Sandra, have three children: ages 15, 13 and 10. He is very excited to be part of the team and looks forward to helping out and lending his vast accounting experience to the DCPOC.



# Member Spotlights!

Each newsletter will feature one or more DCPOC Members. If you would like to share your story, please fill out the Member Spotlight form at [www.dcpoc.org/members/spotlight](http://www.dcpoc.org/members/spotlight).

## Meet Rand E. Chase

**Where do you live?** 3212 S. Maritana Drive

**How long have you lived here?** I have had the house since 1985 and became an official Florida resident in 2010.

**What do you / did you do for work?** I've been a consultant to non profit organizations since 1978, and still have the pleasure of working with many of the nation's top universities / private schools, hospitals / health systems, national social service organizations, faith based ministries, and increasingly animal welfare and environmental organizations. Locally that includes The Florida Aquarium, The Academy of the Holy Names, Shriners Hospitals for Children, and The Humane Society of Tampa Bay.



Rand E. Chase and his grandchildren

**What are your hobbies and interests?** Right now I'm having a blast renovating a small circa 1850 Hotel/ Tavern/Barn above Skaneateles Lake in the Finger Lakes Region of New York State where I was born/raised/ educated and where all four of my adult children still consider "home" despite living in other areas.

**What do you love most about living in St Pete Beach?** The summer heat notwithstanding, the climate is fantastic, physical activity is spontaneously encouraged, and the constant influx of incredibly interesting people is enlightening.

**Is there anything else you would like to share?** Many thanks to all that have worked tirelessly to make Don Ce-Sar Place an even better place to live!

## Meet Carolyn Zaleski (and Tom Dromgoole)

**Where do you live?** We live in the pink house near the park.

**How long have you lived here?** Tom and I moved into Don Ce-Sar Place in October 2021.

**What do you / did you do for work?** Carolyn works in sales

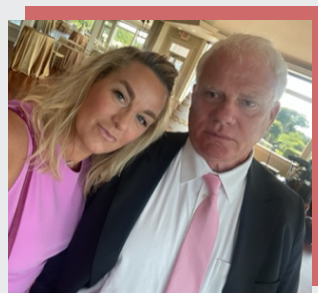
**What are your hobbies and interests?** Tom is an avid golfer, I'm more a nine and dine gal:) I have raced sailboats for many years in Marblehead, MA and Buzzards Bay on Cape Cod. These days, I am really enjoying pickleball, it so fun!

**What do you love most about living in St Pete Beach?** I love walking the beach! I feel so lucky to have found such a wonderful neighborhood.

**Is there anything else you would like to share?** If you see me out walking my maltipoo, Sugar, say hello :)



Carolyn and Sugar



Carolyn and Tom



Carolyn and neighbors Jene and Diane

# Committee News

## Flooding Committee

On April 28th 2022, a neighborhood walk-through was conducted with Betty Rzewnicki, DCPOC President, and Mike Clarke, St Pete Beach Public Works Director. This was the completion day for the spillway project conducted by Construct Company. During this walk-through there were discussions about the spillways, seawalls and stormwater flooding.

There were several concerns that were brought up on each spillway and the uniqueness of each one. Some of the concerns discussed were:

- ▶ The difference in flex valve placement at each spillway location. The location of the check valve is dependent on the space available at the project location. Sometimes the valve can be placed in-land to reduce sunlight and the saltwater environment that encourages marine growth and in some places that space is not available. The city will continue to monitor the sediment and remove it as needed with the city's maintenance contract.
- ▶ Street slopes that will not allow efficient flow of water to the spillway.
- ▶ Rip rap around some, but not all, of the outfall openings.
- ▶ Possible boat ramp alternative location. This is a long term project. The city has applied for a grant to get a study initiated next year.
- ▶ Gaps between spillways and immediate residents' seawall.
- ▶ Sediment already sloping into outfall openings, specifically those along West Maritana.
- ▶ Concern of water pooling on Granada and East Maritana (close to Bayway toll), as well as Barcelona and the Bayway.
- ▶ Broken stormwater grate on Barcelona and Bayway is on a replacement order at the foundry the city uses in Tampa.

The city is aware of the many issues and failures that have been occurring along the spillways. The city will be meeting with the engineers who designed spillways to discuss the issues that have been occurring during low and high tides with and without rain. The Flooding Committee has been providing the city with observations and will continue to do so as the storm season continues.



*Get your swag on! DCPOC umbrellas, tote bags, water bottles and tumblers are available for purchase. Contact a board member for details.*



## *M&N Stewardship Committee*

The M&N Stewardship Committee, made up of **11 property owners**, was **fully operational by the end of April 2022**. The first mission was to make recommendations to the DCPOC Board regarding potential agreements with the Don Cesar and Zamora hotels related to use of Block N. After several meetings and much discussion, a survey was sent out to the General Membership of the DCPOC in May to gauge overall interest in granting the hotels limited use of part of Block N in exchange for a substantial fee. Overwhelmingly, our membership was in favor of entering into a license agreement with the hotels.

In the month of June, the M&N Stewardship Committee spent quite a bit of time working on proposed details of the agreements with the hotels. Recommendations were sent to the DCPOC Board and discussed with DCPOC's outside legal counsel. The DCPOC Board, together with the M&N Stewardship Committee and outside legal counsel, are working with the hotels to negotiate a final agreement.

The M&N Stewardship Committee is now focusing on recommendations/budgets for signage along Blocks M&N, beach maintenance and cleaning, vegetation management, planting/renourishment, sidewalk repair and maintenance, access pathways, and barriers. All of this will take time and money. The M&N Stewardship Committee will continue to keep the DCPOC Board posted on progress and will likely reach out to the General Membership for input from time to time. Of course, if anyone has suggestions or ideas that they would like the M&N Stewardship Committee to address, please reach out to a member of the DCPOC Board.

## *Social Committee*

**2022 has brought a new committee to the neighborhood.** The DCPOC Social Committee, also known as the Fun Committee has been busy planning some fun activities for the Fall and Winter months. The goal of the Fun Committee is to provide residents with the opportunity to get to know one another by planning fun activities in the neighborhood. All activities and events will be self-funded with zero cost to DCPOC – some events will be planned to generate additional funds that can be used for future events.

Some of the ideas that are being worked on include a Halloween pet parade, neighborhood social event or block party, holiday décor contest / viewing event, NFL playoff party with a chili cook-off, forming a pickleball league, and bingo night in the park.

The committee is also considering using a social media platform, such as Facebook, as an additional means of communication for neighborhood events that are planned by DCPOC or that residents would like to invite neighbors to attend. All events will also be published on the DCPOC website ([www.dcpoc.org](http://www.dcpoc.org)), announced via email and included in our newsletter, Bliss!

**Stay tuned for more!**

# // CITY NEWS

## REPORTING ISSUES IN THE NEIGHBORHOOD

From time to time, there may be issues that arise within the neighborhood that need to be reported to the proper officials for handling. As property owners in Don Ce-Sar Place, it is our collective responsibility to report violations. Use this helpful guide to determine how best to report various types of issues:

Issue	Official(s)	Phone Number (Hours)
Life threatening/emergency issues	Emergency Services	911 (24/7)
All city code violations, including parking	Officer Peyt Officer Chuck	727.224.4084 (Sun-Sat 8am-8pm) 727.401.6283 (Sun-Sat 8am-8pm)
When city code officer is not available and/or for non-emergency law infractions	Pinellas County Sheriff Non-Emergency	727.582.6200 (Sun-Sat 8pm-8am)
Reclaimed water issues/breaks	Pinellas County Utilities	727.464.4000 (24/7)
Water issues/breaks	SPB Public Works	727.363.9243 (Mon-Fri 8am-4pm)
Wastewater issues/breaks (outside of home)	SPB Public Works	727.363.9243 (Mon-Fri 8am-4pm) Emergency 727.224.4189 (after hours)
Wastewater back-ups (inside the home)	Private plumber of your choice	
Non-Emergency issues that do not need immediate attention		SeeClickFix <a href="https://seeclickfix.com/st-pete-beach">https://seeclickfix.com/st-pete-beach</a>

## PROPOSED BEACH ORDINANCE

City of St Pete Beach Staff have been working on developing a Beach Ordinance. Currently many regulations/prohibitions related to the beach exist within various sections of the code so one goal is to centralize all beach regulations/prohibitions into one ordinance for ease of use and reference. A City Commission Workshop was held on July 12, 2022 where City Staff presented initial thoughts on the proposed ordinance and obtained feedback from City Commissioners. A second workshop will be scheduled in the near future to finish preliminary discussions on the topic. The proposed Ordinance will eventually be formally brought to a Commission Meeting and public comment will be allowed.

In addition to the regulations/prohibitions currently existing within the code, City Staff presented the following potential additional/new regulations and prohibitions: no fishing allowed within any marked swim zone except between the hours of 6:00-9:00am; no smoking allowed on public beaches, pedal bicycles on sand beaches prohibited; styrofoam prohibited on sand beaches; only commercial operation from St Pete Beach businesses to sell/rent chairs, tables, cabanas, or umbrellas will be allowed with a permit and proof of insurance; confirmation that handicap motorized scooters, wheelchairs, etc. are allowed on sand beaches; special events on city beaches require permits; protections for endangered or threatened shorebird and/or seabird species; commercial cabanas can only be placed in designated areas when actually in use; and cabana density regulations.

Further details about the proposed Beach Ordinance, including additional workshop sessions and commission meetings will be sent to DCPOC members via email as they become known. To watch the video or view the slides presented at the July 12th City Commission Workshop, visit the following website: <http://stpetebeachfl.civicclerk.com>. Should you have any ideas or concerns, please reach out to member of the DCPOC Board or the M&N Stewardship Committee.

# AROUND TOWN

In addition to St Pete Beach community activities planned throughout the Fall, Winter and Spring, there are many other ways to enjoy the City and all that it has to offer.

The **Fitness Center** is open to both residents and non-residents. Daily admission for residents is \$1 or a monthly pass can be purchased for \$10. The fitness center was recently renovated and includes recumbent bikes, treadmills, ellipticals, strength training equipment, free weights, personal trainers and fitness classes with a great view overlooking Boca Ciega Bay. Visit [www.stpetebeach.org/489/Parks-Rec](http://www.stpetebeach.org/489/Parks-Rec) for more information.

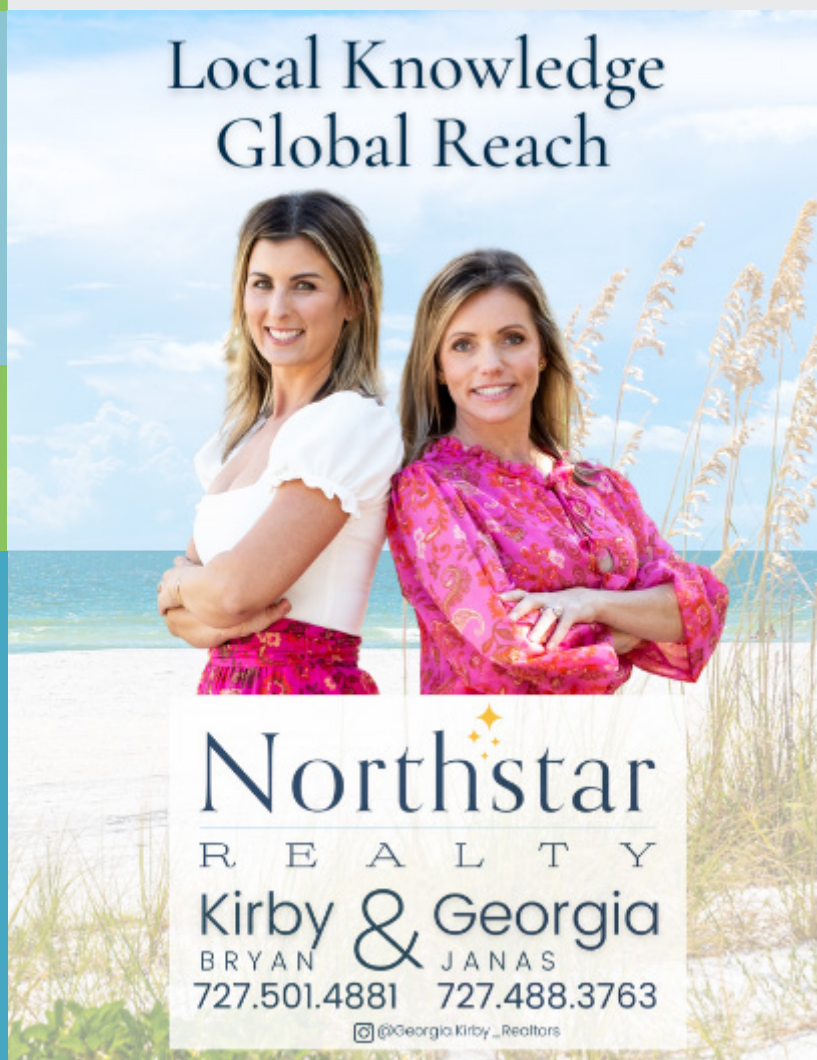
**Paddleboard Rentals** are available at Pass-a-Grille Beach, Upham Beach, Egan Park, and McKenney Park. Rental fees are \$19 per hour and must be booked using the PADL app available on Apple App Store or GooglePlay.

**The Pool** is open for family fun. Pool passes can be purchased daily (\$3-\$4), as a 20 swim punch card (\$50-\$70), or an annual pass (\$144.45-\$192.60). Pool passes provide access to the St Pete Family Aquatic Center which is open year round. Pool classes and programs are also available for children and adults. Visit [www.stpetebeach.org/489/Parks-Rec](http://www.stpetebeach.org/489/Parks-Rec) for more information.

Take a **Walking Tour of Historic Pass-a-Grille**. Visit [www.stpetebeach.org/571/Historic-Tours](http://www.stpetebeach.org/571/Historic-Tours) to access a self-guided walking tour of historic Pass-a-Grille. Participants can view an interactive map and click on map markers to read about 21 historic buildings in the area.

## PARKING PERMITS

As a reminder, Parking Permits for Don Cesar Place (3R-D) residents are now available online ([www.stpetebeach.org/219/Parking-Permits](http://www.stpetebeach.org/219/Parking-Permits)). 2022 Parking Permits cost \$20 and are only available for property owners or residents with a lease of 6 months or longer. Annual Guest Permits are also available online for \$20 and one guest permit per property may be purchased. Guest Permits are transferable online 24/7. All permits will be issued digitally unless a hangtag is specifically requested and are ONLY available for residents who live in St Pete Beach year-round and are not permitted for any residence that offers short term or monthly rentals. Party Packs are also available for purchase. To purchase a Party Pack, email [parking@stpetebeach.org](mailto:parking@stpetebeach.org) at least a few business days AHEAD OF TIME. Party Packs are good for one designated day and the cost is \$3 each. Proof of residency must be provided when picking up Party Pack Permits.

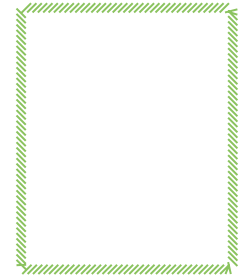


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*Thank you for sponsoring this edition of Bliss!*

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



▶ *Not receiving DCPOC emails?  
Contact a member of the  
Board to update your profile  
information.*



A NEWSLETTER FOR  
RESIDENTS OF THE  
DON CESAR PLACE  
NEIGHBORHOOD

[www.dcpoc.org](http://www.dcpoc.org)

Special thanks to NORTHSTAR REALTY for sponsoring this edition of Bliss!

### Contact the DCPOC Board:

Betty Rzewnicki	<a href="mailto:president@dcpoc.org">president@dcpoc.org</a>
Kevin Hughes	<a href="mailto:1stvp@dcpoc.org">1stvp@dcpoc.org</a>
Ken Folsom	<a href="mailto:2ndvp@dcpoc.org">2ndvp@dcpoc.org</a>
Ed Chima	<a href="mailto:3rdvp@dcpoc.org">3rdvp@dcpoc.org</a>
Mike Savage	<a href="mailto:treasurer@dcpoc.org">treasurer@dcpoc.org</a>
Marta Slaughter	<a href="mailto:recordingsecretary@dcpoc.org">recordingsecretary@dcpoc.org</a>
Becky Purple	<a href="mailto:correspondingsecretary@dcpoc.org">correspondingsecretary@dcpoc.org</a>

## DCPOC CALENDAR

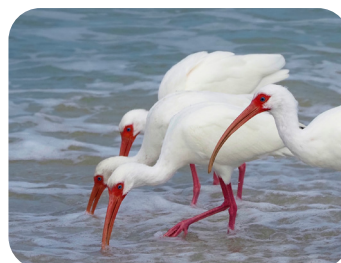
**General Membership Meeting**  
Tuesday, August 16, 2022  
6:00 PM at the Don Vista

**General Membership Meeting**  
Tuesday, November 15, 2022  
6:00 PM at the Don Vista

**Annual Meeting**  
Monday, February 13, 2023  
6:00 PM, St. Pete Beach Rec Center  
Raymond Room

### /// Time to RENEW membership dues!

As a reminder, all property owners within the Don Ce-Sar Place subdivision are automatically Members of the Don Ce-Sar Property Owners Corporation. Payment of annual membership dues grants residents the right to vote in DCPOC elections and on important topics brought to a general vote. **2022 annual membership dues are \$40 per residence.** As a reminder, annual membership dues are waived for residents over 85 years of age. **There are two easy ways to pay:**



**1** / To pay by mail, make a check payable to DCPOC and mail to DCPOC, P.O. Box 67015, St Petersburg, FL 33736;

**2** / To pay in person (cash or check), reach out to Becky Purple or other board members (see contacts above) and they will be happy to pick it up from you.