Final Report
To the

Belleair Beach City Council

By the
Planning and Zoning Board

Re: Assigned project on how to maximize utilization and or generate income from City owned properties.

March 2020

Summary

The Belleair Beach Planning and Zoning Board was Chartered by City Council during the November 4, 2019 Council meeting to find ways to either save money through more efficient use of City property, or generate additional revenue through alternative uses or development of City property. The Council's view was that the City was in need of additional revenue to meet rising costs for capitol improvements in the coming years.

This report culminates three months of Board Meetings and research into the assigned task and details the findings of the Board. These are not recommendations, but the fulfillment of the assigned task to "think outside the box" and find potential revenue for the City through utilization of the City owned properties including City Hall, City Parks and the City Marina.

During the period of time the Board worked on this project the Financial Committee was also assigned the task of reviewing the City's finances and report back on its findings. At the time of this report it is understood that the Finance Committee has essentially said that Belleair Beach is in good financial health. It was also reported by the City Auditors, at the March City Council Meeting, that the City was in good financial health. In view of these findings the Planning and Zoning Board at their final March 11, 2020 meeting voted in unison to complete and hand in this report by April 1, 2020 with the understanding that the Board opposes the actual implementation of its finding with regard to the parks, seawalls and marina as they are a radical departure from the historical property use norms of the City and would be unnecessarily disruptive to its residents.

The Board did agree that installing solar panels at City Hall would be prudent and a significant cost savings over the life of the system. Additionally the Board agreed that using the City Hall Parking lot on weekends to host a Farmer's Market would be beneficial for the residents and could generate revenue for the City.

The following report addresses each of the City properties that were reviewed and notes the finding of the Planning and Zoning Board with respect to each of those properties.

This is a general summation of the anticipated revenue or savings from findings of the Planning and Zoning Board. These numbers do not reflect the cost of preparing the properties with the necessary infrastructure to generate these savings or revenue. Most of that information can be found in the body of the report.

City Hall:			Annual Amount
Lease of the East half of the building		Hi Est.	$ 59,400
		Low Est.	$ 32,400
Installation of Solar Panels			$ 37,909
Marina Land Area (Parking Lot)			To Be Determined By Council
Marina Slips (from 19 new slips)		Hi Est	$102,600
		Low Est.	$ 47,880
Belle Isle Seawall Slips	Plan A	Hi Est.	$ 43,200
		Low Est.	$ 30,240
	Plan B	Hi Est.	$194,400
		Low Est.	$ 43,200
1st Street Park			$ 30,336
2nd Street Park			$ 30,336
7th Street Park			$ 16,416
16th Street Park			$ 45,240
20th Street Park			$ 25,152
25th Street Park			$ 25,152
Hibiscus Park			$ 8,160
Totals		Hi Est.	$575,101
		Low Est.	$329,221

City of Belleair Beach
Planning & Zoning Board Project

Charter

Final

REFERENCE:
1) City of Belleair Beach Charter, Section 6.02(d)
2) City of Belleair Beach Council meeting, 4 November 2019

OVERVIEW: The City of Belleair Beach has a unique budget structure due to the lack of a commercial tax base. This has resulted in a deepening impact on the city's budget as we deal with aging infrastructure. In alignment with the city's Strategic Plan, there is a need to explore new strategies for under-utilized or idle assets. The objective is to increase revenues for the city and/or reduce the cost-of-ownership. This Project is concurrent with the Finance Advisory Ad Hoc Committee and the pending Charter Review Committee. Timely and thorough completion of this Project will allow the timely inclusion of suitable recommendations into the 2020 ballot if necessary.

SCOPE: The objectives and deliverables of this project are:

1) ***Review and examine*** the existing city owned properties that are currently generating revenue (i.e. City Hall and the Marina).

2) Additionally, ***review and examine*** those "other" city owned/managed properties (i.e. parks, boat ramps, parking lots) that may have the *potential* of generating revenue through alternative use or development.

3) ***Provide recommendations*** to the City Council:
    a. On how to maximize utilization and/or income from existing properties.
    b. Regarding any other ancillary issue that might have a positive impact on the budget of Belleair Beach.

MEMBERSHIP: As delineated in the City Charter for the Planning & Zoning Board.

MEETING TIMES: Meeting frequency and times will be decided by the committee as necessary to meet the Timeline and Milestones set forth below.

TIMELINE AND MILESTONES: The City Manager shall provide an orientation at the first scheduled meeting of the Planning & Zoning Board. This Project shall be completed prior to the regular session of the City Council in **April 2020**. This date aligns with the decennial review of the city charter and, if necessary, allows time for

incorporation into possible ballot requirements. At the conclusion of the project, the Planning & Zoning Board shall report out with a written report outlining their findings and recommendations to include:

a. A description/identification of the city property
b. A discussion of pertinent issues and constraints
c. Recommended action to be taken by the City Council.

Additionally, the Planning & Zoning Board chairman shall provide a short (5-10 minute) status report to the City Council at the regular monthly City Council sessions. The purpose shall be to provide the Council an update on progress, problems, and any assistance needed prior to their final report.

MEETING PROTOCOLS AND DECISION-MAKING: Board members shall strive to seek consensus on all recommendations. In situations of strong divergent views, members may choose to present multiple recommendations on the same topic. If a majority vote is used, minority views will be included with recommendations.

SUPPORT: The City Manager shall be available as an advisor to the Board and shall also serve as the point of contact for additional support (i.e. City Attorney assistance, incidental costs). The City Manager will assist with the exchange and sharing of information between the Planning & Zoning Board Project, the Finance Advisory Ad Hoc Committee, and the Charter Review Committee.

City Hall

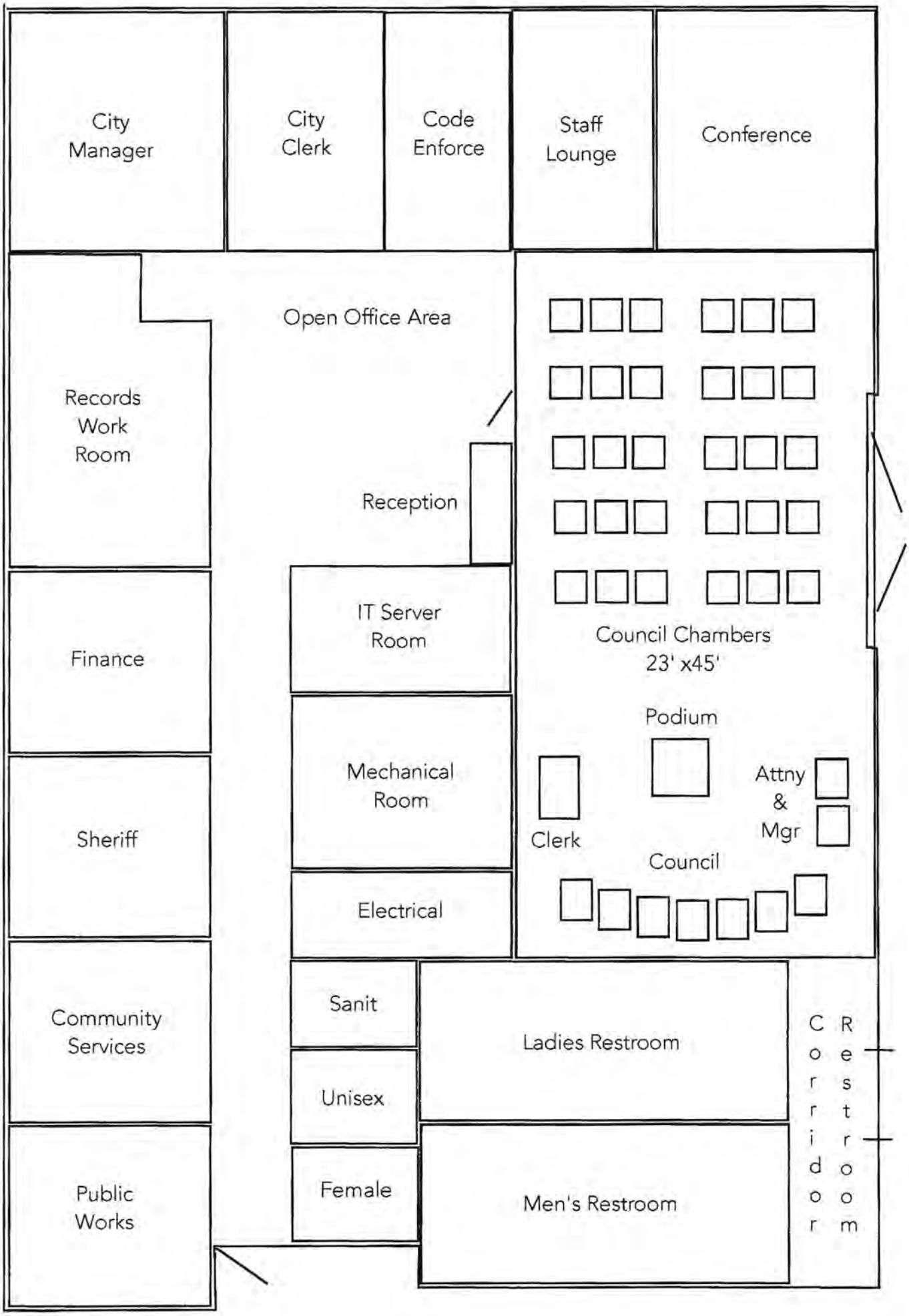
In reviewing the City Hall building the Board looked at two areas, the reduction of operating costs and potential revenue from leasing some of the floor space within the building to outside entities.

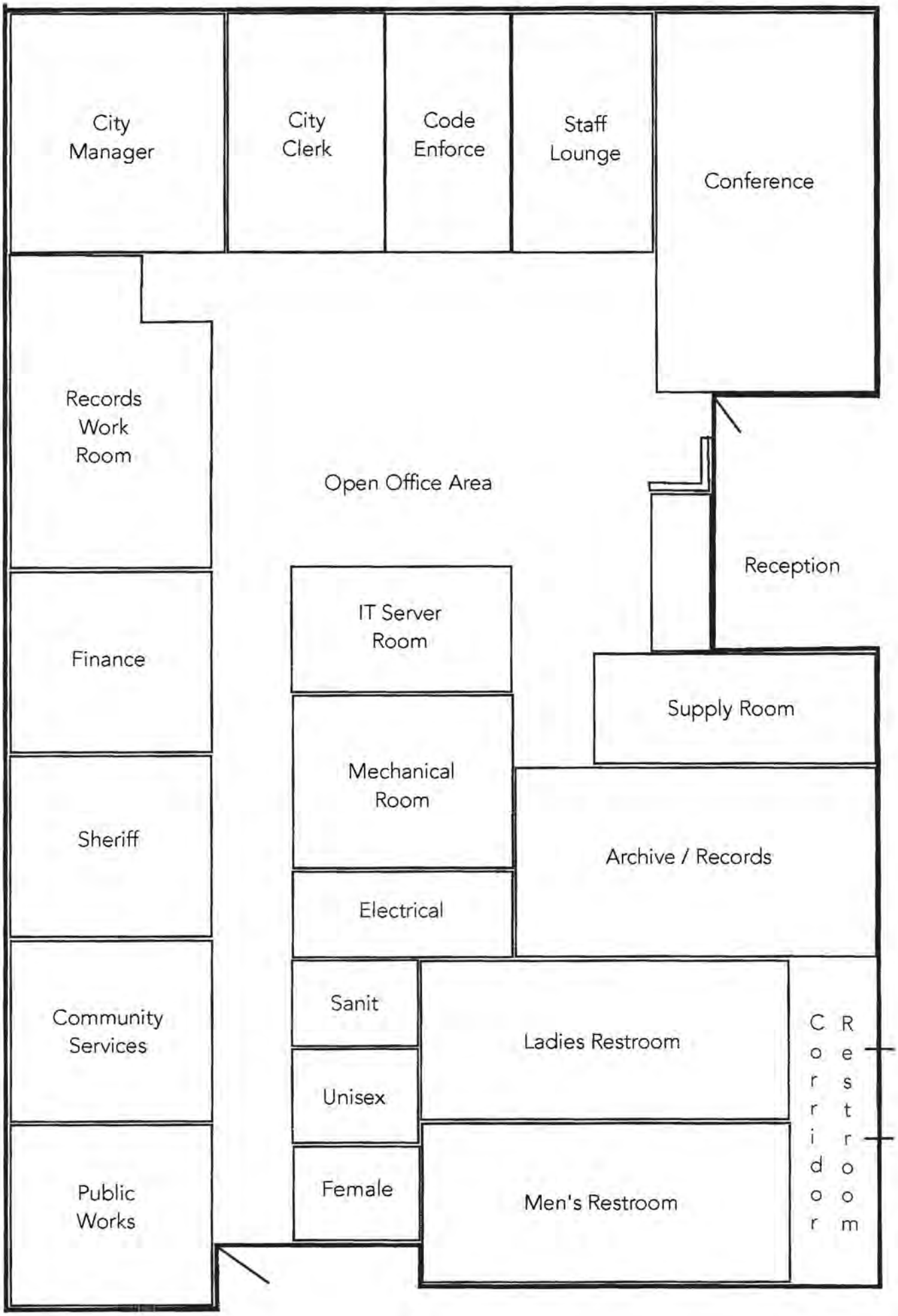
Included herewith is a report from Solar Source, a company with more than thirty years experience in solar array installations throughout the United States. It points out that over the 25 year life of a solar system installed on City Hall the City could realize a cash gain of $566,101.

The Board also looked at revising the City Hall floor plan to move Council Chambers into the administrative or west side of the building freeing up the east side of the building to be leased to outside entities. Before and after floor plans are included herewith to show how council chambers could be moved to the admin side of the building.

With the assistance of David Wieteska, a real estate professional with over 25 years experience, the Board looked at some of the best candidates as possible lease holders and his report notes that there is a potential for the City to realize up to $60,000 a year from rental income.

An idea from a resident sitting in on a meeting suggested the City set up a fitness center in the east side of the building and through memberships gain a significant revenue potential. It would also be beneficial to the residents. Further, it would also have a senior wellness concentration that would be reflective of our demographics. No real numbers were derived from this conversation, but it was felt to have merit.


City Manager
City Clerk
Code Enforce
Staff Lounge
Conference
Open Office Area
Records Work Room
Reception
IT Server Room
Finance
Mechanical Room
Sheriff
Electrical
Community Services
Sanit
Ladies Restroom
Unisex
Public Works
Female
Men's Restroom
Corridor
Restroom
Council Chambers
23' x45'
Podium
Clerk
Attny & Mgr
Council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City Clerk
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Conference
Records Work Room
Open Office Area
Reception
Finance
IT Server Room
Supply Room
Mechanical Room
Sheriff
Archive / Records
Electrical
Community Services
Sanit
Ladies Restroom
Unisex
Corridor
Restroom
Public Works
Female
Men's Restroom

Belleair Beach City Hall
East Side of Building - Current Council Chambers - Considerations for Commercial Uses

Total Sq. Ft. 2,700

Potential Uses	Rate per Sq. Ft. Per Year	Annual Income
Marine Research Center	$20 to $22	$54,000 to $59,400
Taoist Tai Chi Society	$15	$40,500
Lunchroom	$15	$40,500
Dental Offices	$16 to $18	$43,200 to $48,600
Medical Offices	$16 to $18	$43,200 to $48,600
Professional Offices	$12 to $14	$32,400 to $37,800
Business Offices (Hi End)	$14 to $18	$37,800 to $48,600

DAVID L WIETESKA
LICENSED REAL ESTATE BROKER

602 SAXONY BLVD.
2096
ST PETERSBURG FLA 33716
raleighsquare@yahoo.com

TELEPHONE 727 518

March 22, 2020

Lynn Rives, City Manager
City of Belleair Beach
444 Causeway Blvd
Belleair Beach Florida 33786

Dear Mr. Rives:

Thank you for contacting me regarding my professional opinion of the potential for leasing unused space in the City's government building at the above address. My amended report dated March 22 follows this letter.

The area under consideration as potential lease space is the east half of the building, consisting of 1,840 sq. ft. of community meeting space plus storage and other spaces, a total area of approximately 2,700 sq. ft. On Wednesday March 11, I met with you and Rudy Davis, to look at the area.

After reviewing a number of factors, I can reinforce your feeling about this idea, and offer my opinion that the space offers excellent opportunities, both for a) the City as a source of income and added visitor count to its building, and for b) the right occupant/tenant.

On the following pages, I address some considerations which any potential tenant might want to weigh in their decision, and also suggest some types of suitable tenants.

Respectfully submitted,

David Wieteska

444 Causeway Boulevard
Belleair Beach Florida

The location. Belleair Beach Causeway is a principal artery to/from the mainland, and as such carries continual traffic of motorized vehicles, bicycles, and pedestrians. From the bridge to Gulf Boulevard, vehicle traffic is low-speed.

The surrounding area. The immediate Sand Key area is Residential, single-family and condo, year-round and both short-term and seasonal occupancy.

Business and commercial. The closest food, restaurant/bar, gas stations, motels and hotels, etc., can be found in Indian Rocks Beach to the south, Belleair Bluffs on the mainland, and toward the north end of Sand Key. Office, professional, and medical space can be found in Belleair Bluffs and Largo.

The site. The City's building at 544 Causeway Boulevard is modern, clean, and attractive. First impression is one of an efficient operation, pleasant and inviting. The signage is well designed and easy for the passing motor traffic in either direction to read. Ingress and egress to the parking area is good, not obstructed.
Parking spaces are on the west and the south (the back). The park and waterfront area are attractive, and two paved tennis courts on the south side offer a quiet recreational setting.

The building. Pedestrians and visitors enter the building on the north side or the south. The deck on the east side has an attractive vista to the Intracoastal Waterway and the landscaped park, and opens directly into the community meeting room area.
The subject area and proposed lease space is accessible from the center hallway in the building. Two sets of double entrance doors on the east side deck might become entrances to this space, in which case people could walk around the building from Causeway Boulevard and enter the space without entering the main building.
From Gulf Boulevard, south of the building, the subject area and proposed lease space can also be accessed from 9th Street off Gulf Boulevard, following it to its cul-de-sac end.

Thinking outside the box. What are some potential uses of this space which might offer maximum benefit to the area and the environment, the City, the area's residents, and the tenant?

A. Marine research. A stable and potentially long-term tenant such as USF Marine Biology would have access to the Gulf and the Intracoastal. The Marine Science Center in Clearwater, and Mote Marine could also be contacted.
ESTIMATED REVENUE, up to $20 to $22 psf/yr, up to $60,000/yr.

B. Taoist Tai Chi Society. The setting facing east to the Intracoastal would offer a peaceful location for Tai Chi and Qigong exercise.
ESTIMATED REVENUE, up to $15 psf/yr, up to $40,500/yr.

C. Lunchroom/ tea-and-cookies. Across from the Dunedin Library on Douglas Avenue is a similar shop, which primarily serves the library and area small businesses. Food would be prepared off-premises. Café de Paris Bakery in Indian Rocks Beach, St Pete Bagel, and Clearwater Bagel come to mind. The east side exterior deck of the building makes this an attractive setting that customers would enjoy.
ESTIMATED REVENUE, up to $15 psf/yr, up to $40,500/yr.

D Dental Offices. Offering patients a view of sky and water could be a strong draw for dental offices, and the east side of the space could house patient rooms. Because of the dentist's necessary commitment to equipment, these would tend to be longer term tenants.
ESTIMATED REVENUE, up to $16 to $18 psf/yr, up to $48,600/yr.

E. Medical Offices. Practices limited to ambulatory patients. No rehabilitation.
ESTIMATED REVENUE, up to $16 to $18 psf/yr, up to $48,600/yr.

F. Professional Offices which see clients on-site. These include Psychiatrists, Psychologists, Therapists, Legal, Architects.
ESTIMATED REVENUE, up to $12 to $14 psf/yr, up to $37,800/yr.

G. Offices, which desire a prestigious or exclusive address. A business address at Belleair Beach, Florida can be important to their image. These might include Insurance, Financial, Sports Agents, or Software or Tech-oriented businesses.
ESTIMATED REVENUE, up to $14 to $18 psf/yr, up to $48,600./yr.

DAVID WIETESKA

DAVID has been a business consultant and Florida Real Estate Broker for over thirty years, and has specialized in commercial, residential, and investment real estate. He was Florida broker for a Boston commercial Real Estate concern and a leading producer for that firm; for six years prior to that, he was VP of Acquisition & Finance for a Florida-based investment company, and dealt in all types of commercial properties in Florida. Trained in investment property analysis by a leading Washington DC CPA firm, David was also licensed in Insurance and as an NASD Series 7 stockbroker; working with estate planning for professionals. As a mortgage broker he founded a Florida mortgage firm, was a loan producer and a branch manager, active in that field for over 15 years.

Beginning his career with a major airline, David was next a leading territory manager for Shell Oil, then a top first-year producer for a large insurance company before accepting a position as head of design in Memphis, designing and furnishing hotels and restaurants in 14 states. A trained artist and professionally accredited designer, his work in that field includes hotel, restaurant, office, ALF/hospital, residences, and many civic and charitable projects. As a member of AID and charter member of ASID, he served on the ASID state Board of Directors, and was Adjunct Professor at Ringling School of Art and Design in Sarasota. Coming from an art and music background, he is knowledgeable in many areas of art and antiques; from 2003-2005 David consulted to a leading nationwide appraisal company doing insurance valuations of real property, artworks, and collectibles.
In the 1990s, he was Sales Manager for a homebuilder on Florida's west coast. Other roles in his background include Construction Management, Manufacturing Management, and ownership of successful businesses including retail shops, auto importing, and antiques importing. He managed an environmental reclamation venture in Mexico and the Mojave Desert, negotiating with the governments of both countries for permits and approvals. More recently, he has consulted for companies in Europe, Mexico, England, and Africa.

A life member alum of Florida State University, David was a freshman honors student in Math and English, and attended graduate school at USF where he studied Business Administration, Economics, and Political Science. He studied art at Carnegie Mellon University, at Florida State, and at Memphis Academy of Art. David is a commercial/instrument aircraft pilot, and has restored automobiles, shotguns, and antique furniture as hobbies. His Interests include history, art, books, music, architecture, golf, soccer and football, and he is ex-American Mensa Society, and ex-Rotary International. David has also been named among the "Outstanding Young Men in America".

CITY OF BELLEAIR BEACH
FLORIDA

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The Solar Experts

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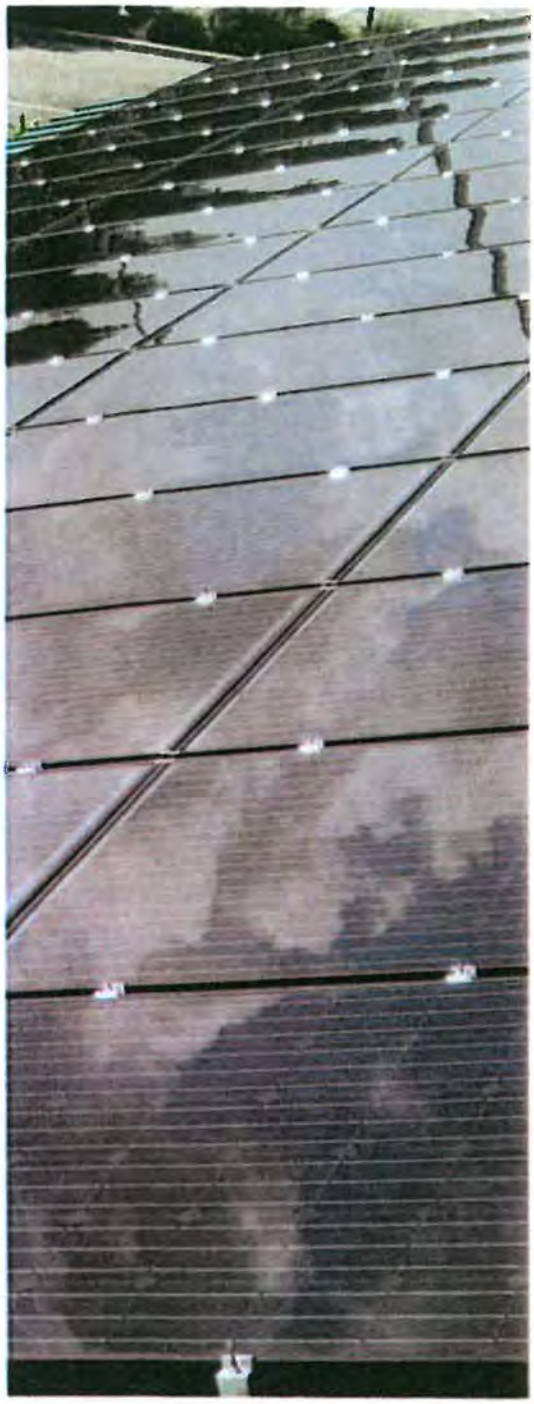
Solar Source is the largest and most experienced solar contractor in the Southeast. Operating for more than 30 years, we have serviced over 30,000 customers, including residential, commercial and industrial applications. Solar Source has installed solar arrays throughout the United States as well as internationally which include designs for water heating, pool heating and photovoltaics. With unsurpassed experience and dedication, Solar Source is the right choice for your solar projects.



"At Solar Source, we treat each customer as if they were our only customer."

- Wayne Wallace
President

CITY OF BELLEAIR BEACH FLORIDA

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The Solar Experts
10840 Endeavour Way, Largo, FL 33777
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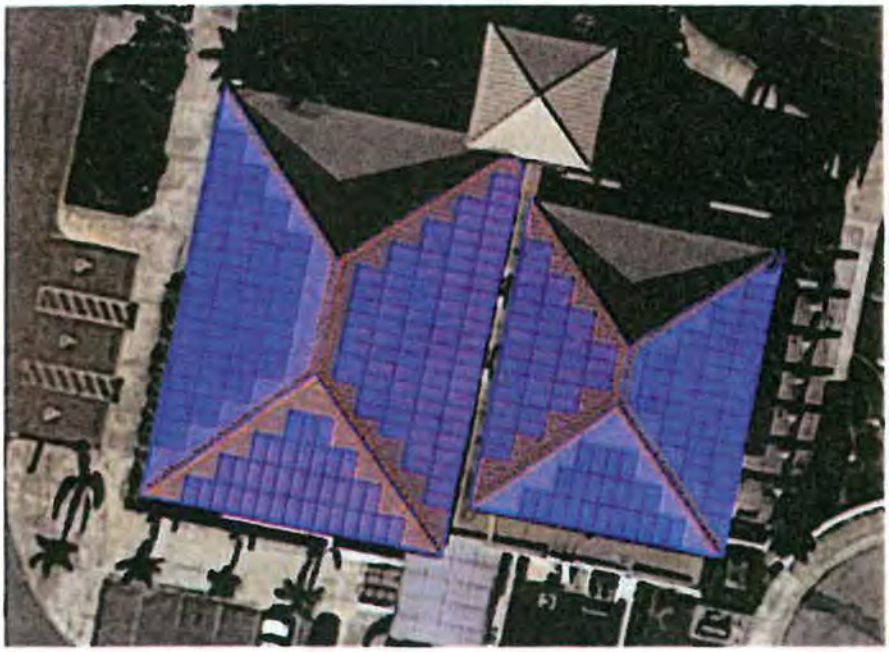
Project Overview

Solar Source is pleased to present a proposal package for the City Hall at Belleair Beach, Florida. You will see listed a preliminary layout, equipment listings, and financial summary included. Solar Source is proud of our accomplishments and would appreciate the opportunity to add your application to our long list of successful projects. If you have any concerns or questions about the information contained herein, please contact our office directly and we'll be glad to assist. We look forward to a fruitful partnership with you.



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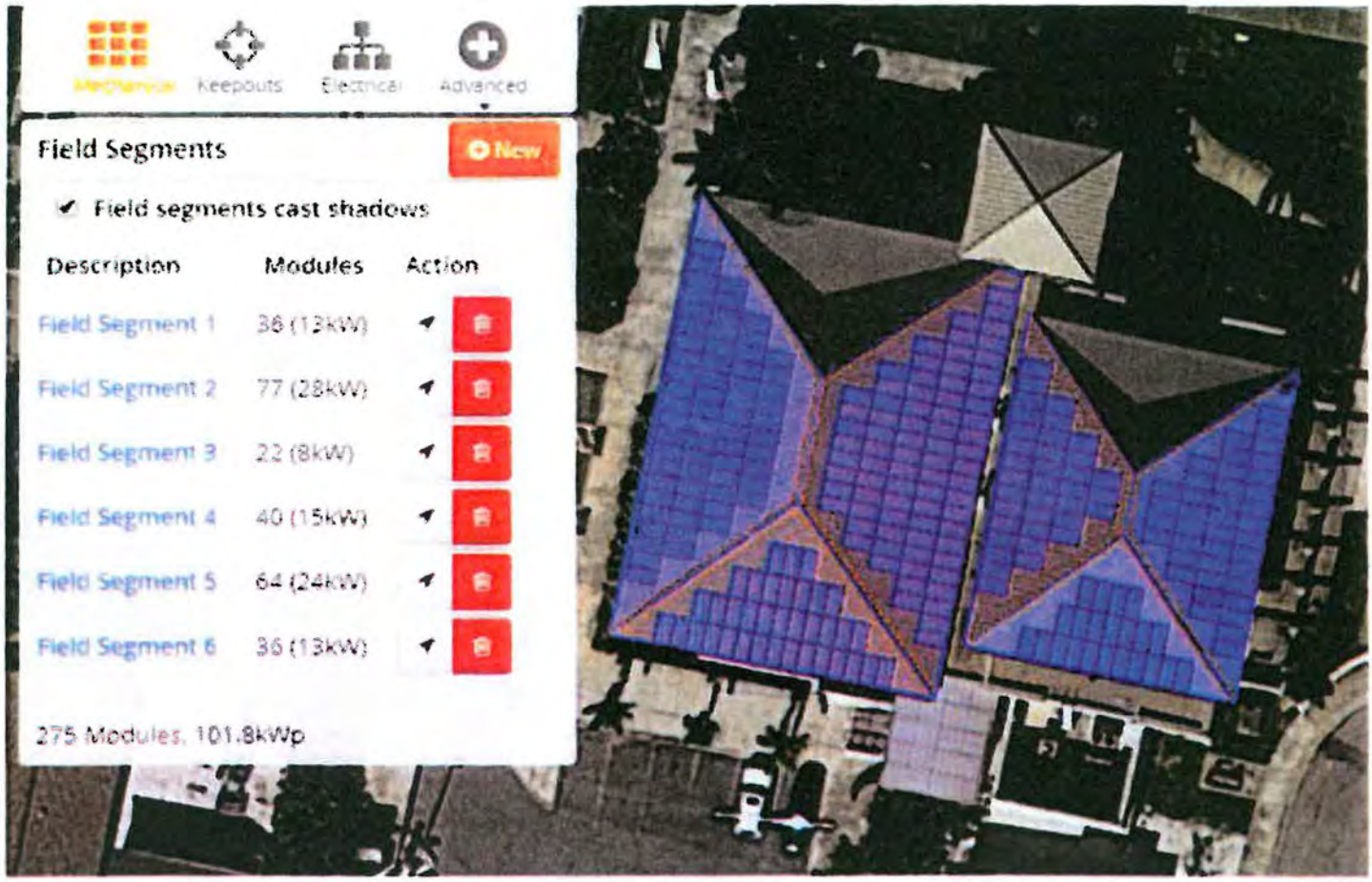

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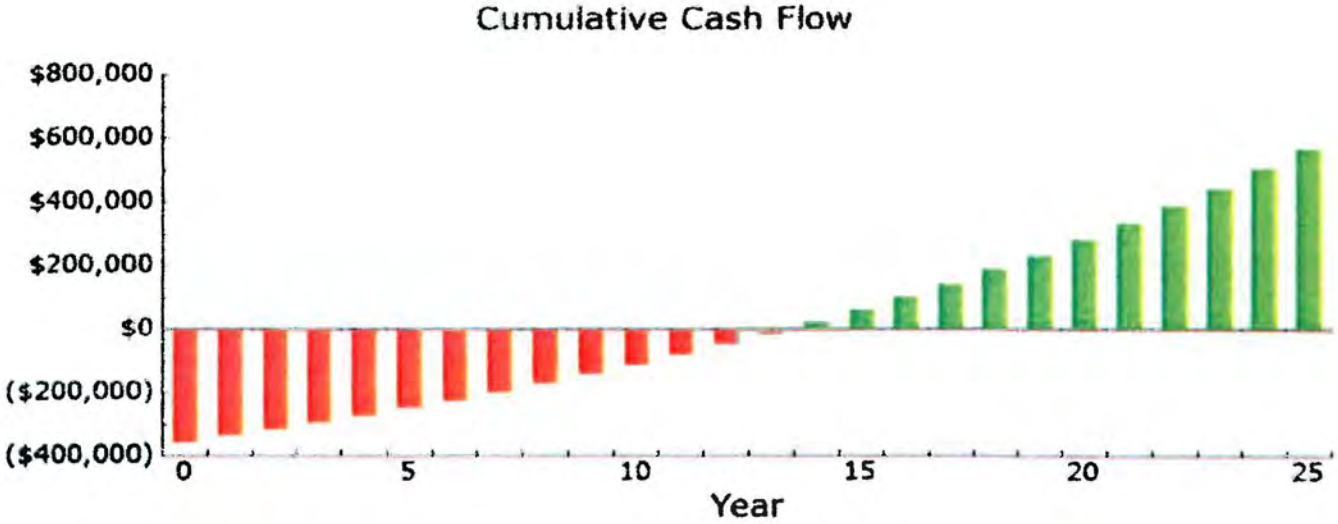
Executive Summary

Electric Utility Savings: Anticipate a savings of approximately $19,073 in electric bills (estimated at $0.12/kWh) at estimated utility rates in the first year. Savings will grow as electric utility rates are expected to rise 5.00% a year

Over 25 years, annual **utility** savings are estimated to average $37,909, for a total utility savings of **$947,721**.



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Performance Summary

Solar Electric (PV) System: 101.75 kW DC producing 158,949 kWh/Year.

Purchase Price & Net Cost:

Contract Price: $355,650

Financial Ratios:

Profitability Index: 1.7

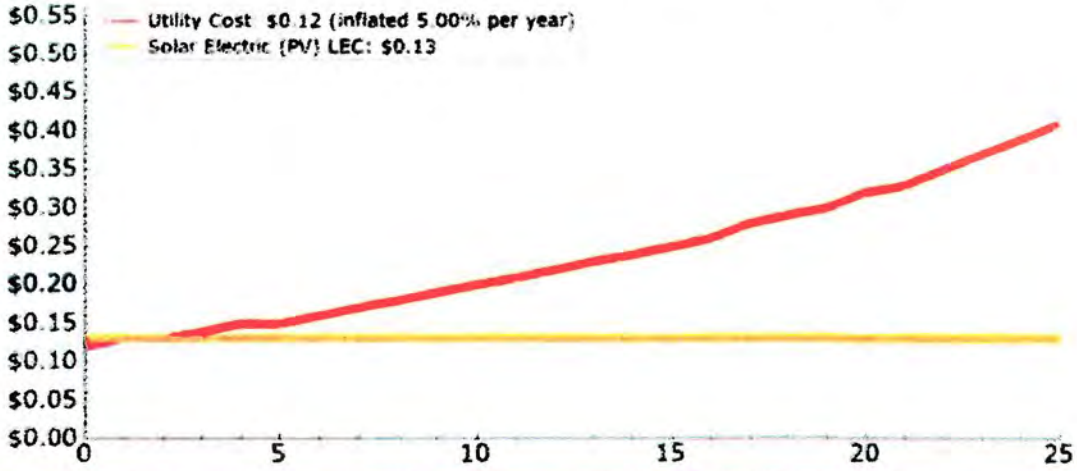
Cashflow Payback: 13.4 years

Internal Rate of Return (IRR): 7.2%

Cash Gained over Life: $566,101

Electric: Levelized Energy Cost (LEC)

$/kWh: Utility vs. System Levelized Energy Cost (LEC)



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Environmental

Planting 75,911 trees.

Driving reduced by 6,516,000 auto miles, or 332,316 gallons of gasoline.

Recycling 10,295 tons of waste instead of sending it to landfill.

Displacing CO_2 emissions from the annual electric use of 369 homes.

3,174,665 pounds (1,587.3 tons) of coal burned.

And up to 79,474,500 gallons of water by Thermoelectric Power plants.

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Equipment

Monocrystalline
Solar Modules

Solectria
Inverters

Internet based monitoring
of system performance

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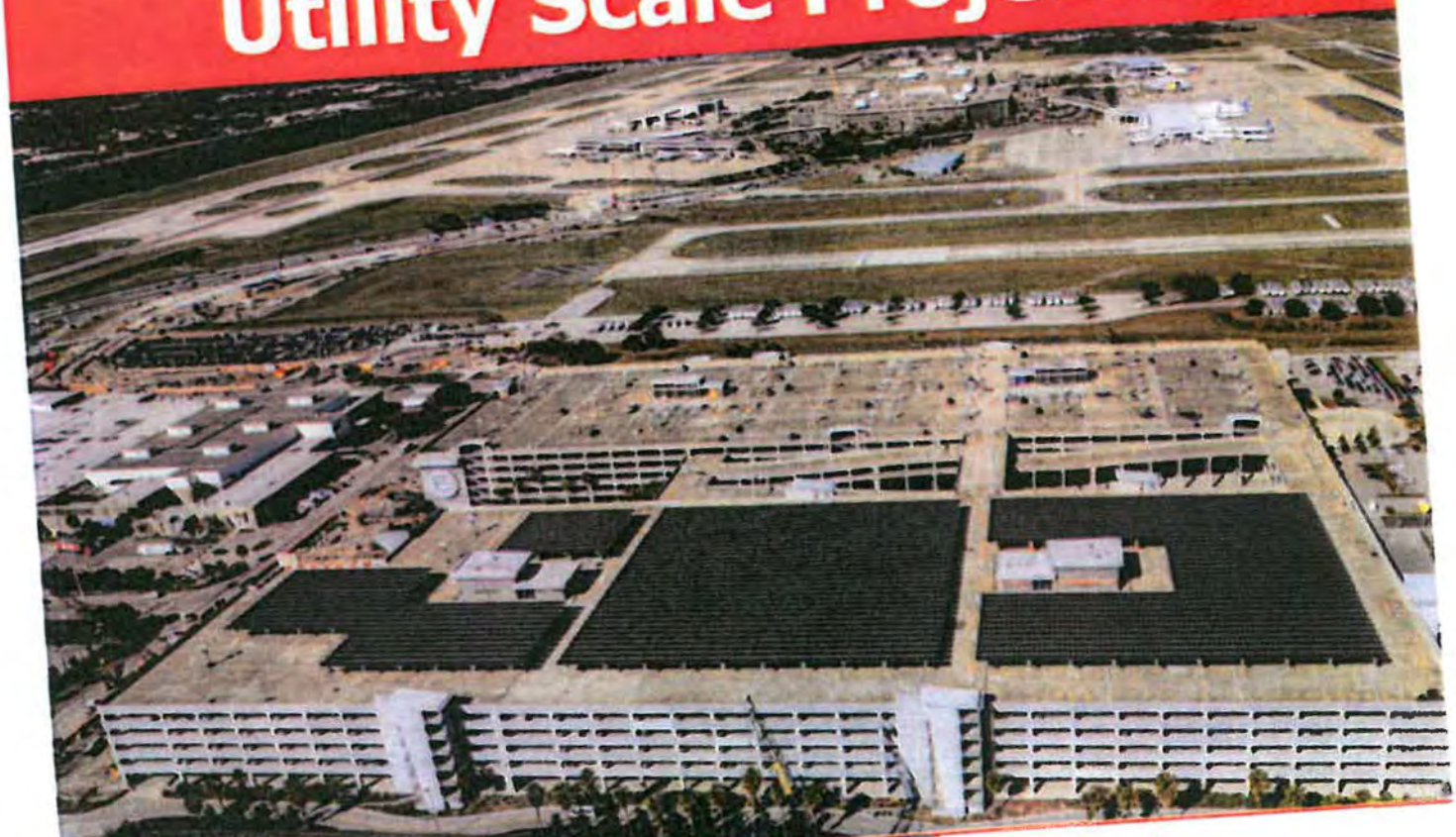
Legoland, FL

Utility Scale Projects



Tampa International Airport

Orange County Convention Center

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Deerfield Beach Public Works

City Hall of St. Cloud, FL

Municipal Projects

City Hall of Ft. Myers, FL

Sarasota Operations Building, FL

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Tampa @Encore!

The Solar Vault @Encore! Tampa, FL

Tampa Housing Authority

JL Young Apartments Tampa, FL

Reed @Kennedy Tower, FL

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Museum of Science and Industry Tampa, FL

Theme Parks and Attractions

Legoland Winter Haven, FL

Hilton Meeting Center Apollo Beach, FL

Assumptions & Disclaimers

The solar array proposed in this document includes the following:

- Monocrystalline Solar Modules
- Solectria Inverters or equivalent
- Web Monitoring of system performance
- Racking Hardware and Materials
- Complete engineering set for permitting
- Permitting with the local AHJ
- All junction boxes, DC disconnects, and wiring (AC injection included)
- Labor complete, professional installation
- System Manuals and Documentation
- Warranties by Manufacturer
- One full year Warranty on all parts and labor from Solar Source
- Assistance with utility provider Interconnection Agreement

Warranties:

- Modules, 10 year Product/ 25 Year Linear Power Warranty
- Inverters, 10 year limited Warranty.
- Solar hardware, 10 year limited Warranty
- One full year Warranty on all parts and labor from Solar Source

Please be aware that the aforementioned materials list is a pre-engineered concept and is flexible and/or subject to change pending final engineering and design of the system. Also note the exact power output of system is not guaranteed and will vary depending on weather, time of year, and other factors.

We appreciate your interest in our company, and look forward to helping you realize your vision for this property. If you have any questions, changes, or concerns, please, do not hesitate to contact me directly.

Thank you for your valued consideration!

Nick Miller
Commercial Sales Director, Solar Source
(800) 329-1301 ext. 105
nmiller@solarsource.net

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Assumptions & Disclaimers

- **Price does not Include a Payment and Performance Bond – if required, it will be in addition to.**
- **Purchaser responsible for internet service and IT equipment necessary to monitor system performance.**
- Purchaser is **responsible for** trees **that may shade** the array at desired location.
- Price assumes AC injection point **is located within one floor and 100 feet of the array and can handle** load generated by the array.
- Price does not include nighttime, **weekend, or** overtime. Normal operational hours are **7am-4pm.**
- Solar Source employees are **drug tested upon hiring** and randomly throughout their employment in accordance to our insurance requirements. Drug testing outside these guidelines will be provided at client expense.
- Price does not include removal of hazardous waste or materials.
- Customer requested accessories or additions not directly required for operation of the solar array will be provided by Change Order at additional cost.
- The pricing listed in this proposal is only valid for 60 days after which time Solar Source may be eligible to update pricing.
- Price does not include work not dictated by local and national codes.
- Price does not include conduit chases, painting and patching.
- **If conditions are encountered on the site which are subsurface or otherwise concealed physical conditions which differ materially from those contemplated, or physical conditions of an unusual nature are encountered and cause a furtherance to the Contractor in time or materials, the Contractor will be entitled to an equitable adjustment in the contract price, an extension of the completion date, or both, by Change Order. Furthermore, the Contractor will not be held responsible for any damage to the following:**

  Underground Sprinkler heads - Underground irrigation piping - Television Cable **- Phone Cable –** Low Voltage Cable, Cesspools/Septic Tanks or any buried utilities and/or devices not installed in accordance with local building codes or common practices.
- The owner will clearly identify boundaries of the property, shall provide surveys of the property describing physical characteristics, legal limitations and utility locations and/or cause the property to be staked if reasonably requested by the Contractor. The owner is obligated to provide notice of all concealed conditions, and shall provide and pay for water and electricity to the property.

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Bayside Park at City Hall

Early in the Boards conversation about Bayside Park it was informed by the City Manager that this park had received FRDAP and FCT Grants and that those grants had stipulations that precluded this parks use for anything other than a park. With that understanding the Board moved on to other city property discussions that had more revenue potential.

Google Maps

City Hall - Bayshore Park - Cedar

Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

Cedar Street Property

The house on Cedar Street was purchased during the period of construction of the new City Hall to be used as an interim meeting hall and administration building. Once the new City Hall was completed the building continued to be used for storage and was expanded to house city maintenance equipment and the Sheriff's four wheeler.

The Board's inspection of this property noted it was fully utilized with necessary equipment and supplies and discussion concluded that it would cost the City as much to relocate the equipment and supplies as it would derive from selling the building. It would also require a resident approval through referendum to sell the property. Seeing no real gain in this process the Board decided to move on to other properties with more potential to generate revenue.

Marina Land Area
(Parking Lot)

The parking lot at the City Marina serves both those who have slips there and as a parking facility for the general public to provide access to the beach. Seventy parking spaces at the Marina are dedicated to our qualifying for beach re-nourishment. These spaces would need to remain accessible to the public in any consideration for utilizing this property for the generation of additional revenue for the City.

The Boards discussion on this property primarily looked at the possibility of building a second level over the existing parking area thereby doubling the space and giving the City the potential to lease this space for a commercial entity. With the marina and waterway providing an esthetic backdrop it was felt that the second level could be an attractive location for a restaurant.

To go further into the engineering requirements and related costs went beyond the skills of the Board and so it left the ultimate decision on spending money to investigate the reality and practicality of this option to City Council.

2013 Conditions
Public Access and Land Use

Sand Key
Map: 3 of 25

John Bishop, Ph.D.
Pinellas County
Coastal Management
Dept. of Environment and Infrastructure
Email: jbishop@pinellascounty.org
Phone: (727) 464-8766
Updated: 9/4/2013

Monuments

Municipality

Eligibility Units

- Belleair YC (70)
- PSTA_BusStops

Sand Key Eligibility

- Bay Park (C)
- Bay Park (S)
- Beach Access
- Belleair YC

Land Use

- Other
- Commercial
- Recreation/Open Space
- Public Lodging Establishment
- Secondary Access

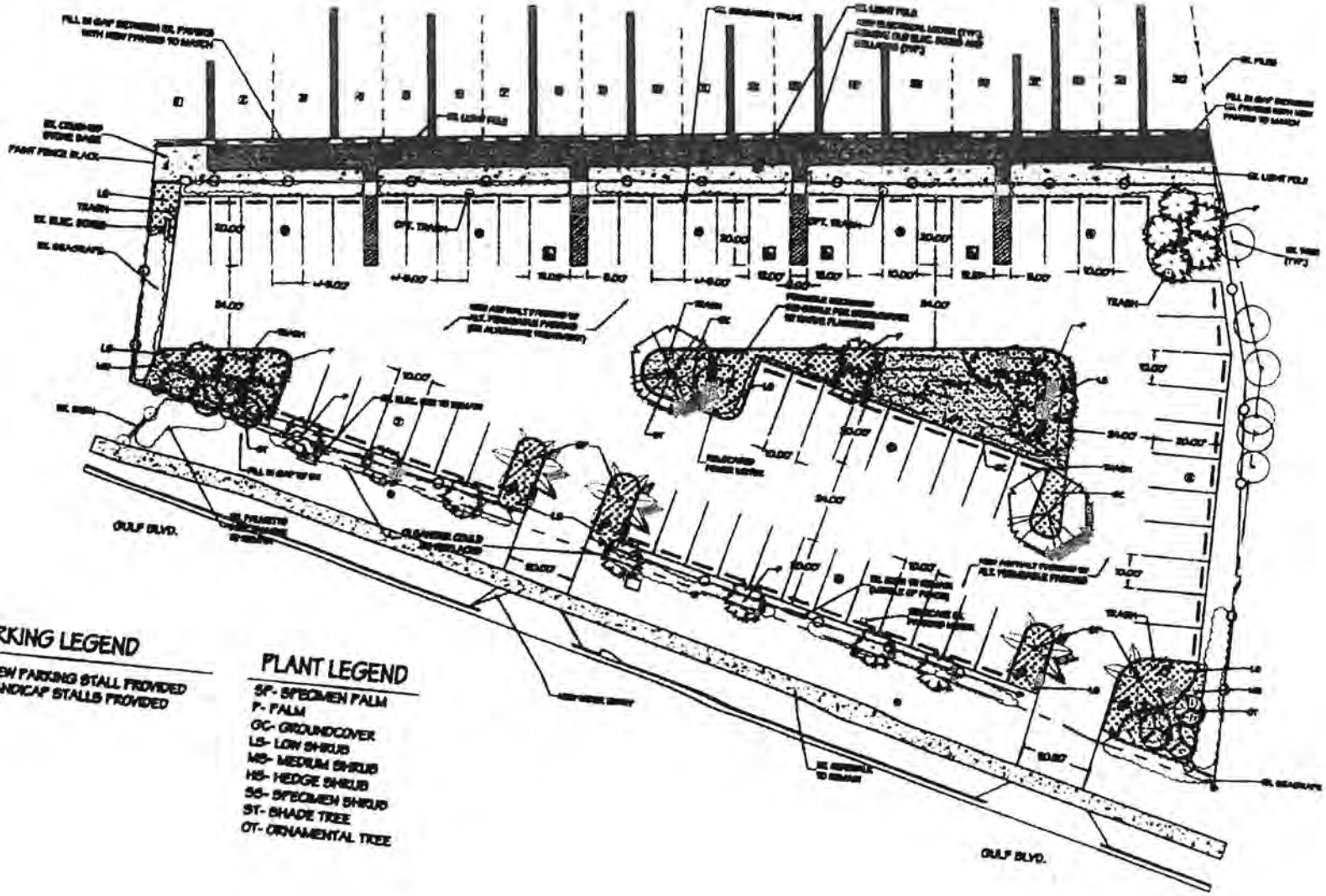
Notes:

Base map = 2011 Aerial Imagery. The Land Use is derived from the Dept.of Revenue (DOR) codes used by the Property Appraiser. These values were converted to the Pinellas county Existing Land Use found in the Counties Comprehensive Plan. Properties coded as vacant or public/ Semi-Public that are used for recreation (Parks, Beach Access Sites) were counted as recreation.

N

0 100 200 Ft

"EXHIBIT A"



PARKING LEGEND

66- NEW PARKING STALL PROVIDED
4- HANDICAP STALLS PROVIDED

PLANT LEGEND

SP- SPECIMEN PALM
P- PALM
GC- GROUNDCOVER
LS- LOW SHRUB
MS- MEDIUM SHRUB
HS- HEDGE SHRUB
SS- SPECIMEN SHRUB
ST- SHADE TREE
OT- ORNAMENTAL TREE

Graham·Booth
LANDSCAPE ARCHITECTURE

PARKING, LANDSCAPE, AND PAVING SCHEMATIC

Google Maps

MARINA

Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

City Marina
Additional Slips

In a study and engineering report done by Woods Consulting in 2002 it was determined that the City could add and additional 21 slips to the 19 slips in place at the City Marina. Reduced copies of the layout are in this report and a full size drawing is on file at city hall.

The rates currently in place charge $7 per foot for residents and $10 per foot for non-residents, with a minimum of 30' for all boat lengths.

The 21 new slips would add a minimum of $3,990 and a possible $8,550 using an average of 45' boat length and 19 new non-resident slip rentals.

The determining factor in building the new slips at the marina is if the Federal, State and County governing bodies will allow them. Included herewith is a letter from Julee Simms, Environmental Program Manager for Pinellas County Water and Navigation that states her position and the hurdles the City would have to clear in order to go forward the additional slips at the current marina and any additional slips along the Belle Isle Avenue seawall.

Subject: Fwd: Proposed Marinas

Date: Thursday, 03 26, 20 at 4:34:37 PM Eastern Daylight Time

From: Lynn Rives

To: Rudy Davis

Rudy

See below. Thanks, Lynn

Sent from my iPad

Begin forwarded message:

> **From:** "Sims, Julee" <jsims@co.pinellas.fl.us>
> **Date:** March 25, 2020 at 3:18:17 PM EDT
> **To:** Lynn Rives <Lynn.Rives@cityofBelleairBeach.com>
> **Cc:** "Petren, Conor J" <cpetren@co.pinellas.fl.us>
> **Subject: Proposed Marinas**

Lynn,

As a follow up to our phone conversation on March 18, 2020, I am emailing you information in regards to the two marinas we spoke about. First and foremost, for both of these proposed marinas, you will want to speak with the Florida Department of Environmental Protection and the Army Corps of Engineers before finalizing any plans. They will need to have significant input on what their rules will allow and possibly won't allow. I will put contact information for them at the end of this email.

I also strongly recommend hiring a consultant to help guide you through the entire process. It can be quite daunting to understand how to design something that 3 different agencies need to review for their particular rules.

The County is going to review both projects for many of the same things: navigation/projection, environmental, upland support, parking, traffic issues, potential impact to the general public, etc.

For the first project, which is to expand an existing marina, one of the prominent issues that

28	30.0'	16.0'	+45.0'
29	30.0'	16.0'	+45.0'
30	30.0'	16.0'	+45.0'
31	40.0'	16.0'	+45.0'
32	40.0'	16.0'	+60.0'
33	40.0'	16.0'	+60.0'
34	40.0'	16.0'	+60.0'
35	50.0'	16.0'	+60.0'
36	50.0'	17.0'	+75.0'
37	50.0'	17.0'	+75.0'
38	50.0'	17.0'	+75.0'
39	25.0'	15.0'	+37.5'
40	25.0'	15.0'	+37.5'

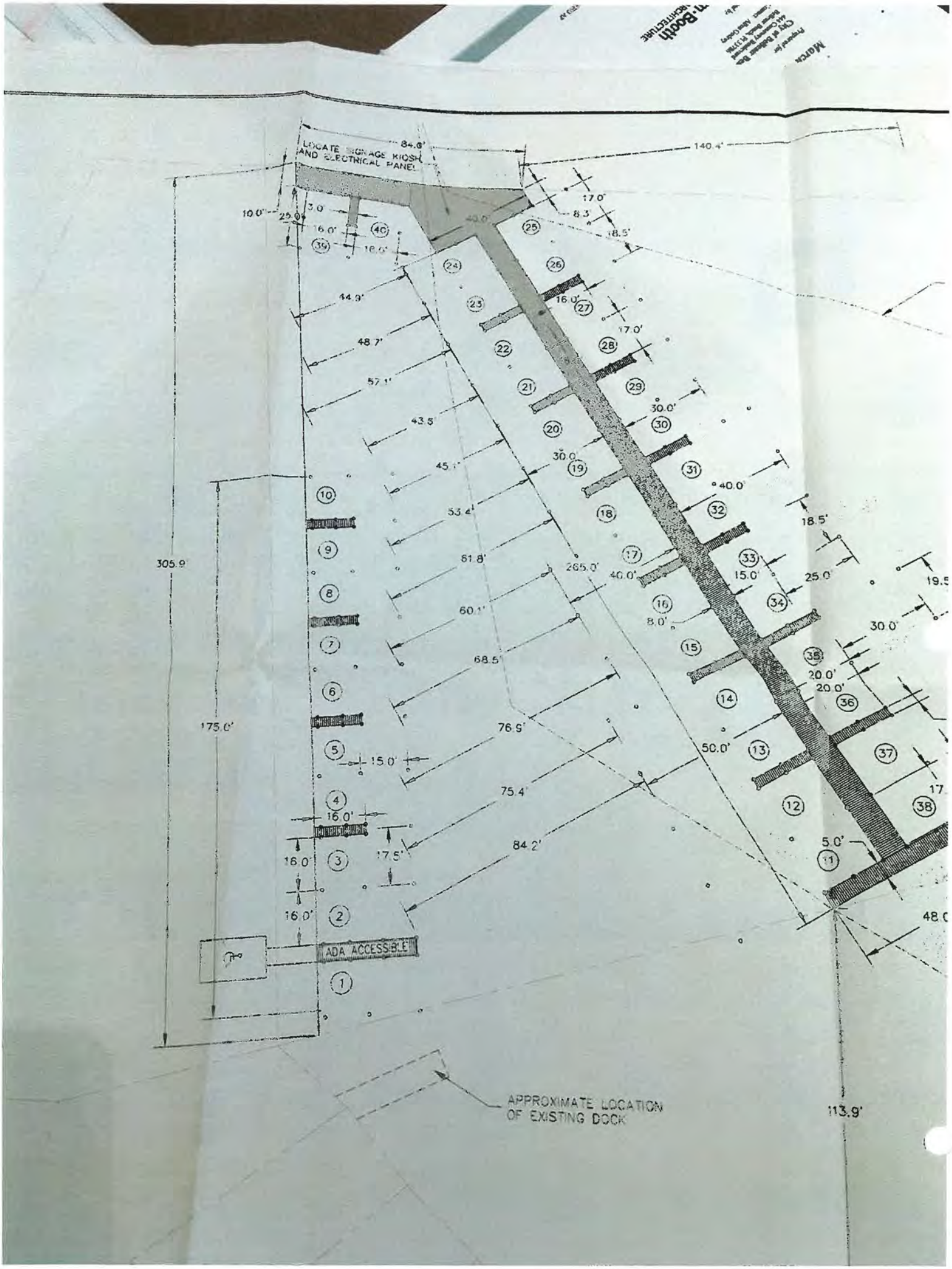
RICHARD WASILEWSKI, P.E.
1520 CHATEAUWOOD DRIVE
CLEARWATER, FLORIDA 33764
TEL: (727) 580-4341
FAX: (727) 530-3790
P.E. #15586

WOODS CONSULTING
322 RIDGE ROAD
PALM HARBOR, FLORIDA 34683
TEL: (727) 786-5747 FAX: (727) 786-7479

BELLEAIR BEACH MARINA

DATE: 10/3/02	SHEET: 1 OF 1
JOB NO.: 061-02	SCALE: 1"=20'

DOCK LAYOUT


LOCATE SIGNAGE KIOSK AND ELECTRICAL PANEL
84.0'
140.4'
10.0'
25.0'
3.0'
16.0'
16.0'
40.0'
17.0'
8.3'
18.5'
44.9'
48.7'
57.1'
43.5'
45.1'
53.4'
61.8'
60.1'
68.5'
76.9'
75.4'
84.2'
265.0'
305.9'
175.0'
16.0'
17.5'
16.0'
16.0'
15.0'
16.0'
16.0'
17.0'
16.0'
27.0'
30.0'
30.0'
40.0'
18.5'
40.0'
15.0'
25.0'
8.0'
30.0'
20.0'
20.0'
50.0'
5.0'
ADA ACCESSIBLE
APPROXIMATE LOCATION OF EXISTING DOCK
113.9'

Belle Isle Seawall

The recently recapped and faced seawall on Belle Isle Avenue has a length of 525 ft. The initial 45 feet on the west end is too shallow for boats and is also encumbered by the location of the sanitary lift station and storm water outlets.

However, the remaining 480 ft. could be used in various configurations to dock boats and thereby generate significant revenue for the City.

Plan A:

Twelve conventional slips perpendicular to the seawall would be created like at the city marina that could be used for in water or lift type docking. The City currently charges $7 per foot to residents and $10 per foot to non-residents, with a 30 foot minimum in calculating the fee, and it would follow that the same rates would be charged for the 12 new slips. That would generate $2,520 to $3,600 per month with just the minimum charges. From an aesthetics view this would be the less desirable option.

Plan B:

This plan would build a continuous 8' x 480' dock 10 ft. out from and parallel to the seawall with secured gate entrances at each end for security and to keep from having to build and unsightly fence the full length of the seawall. Construction of the dock at an estimated $375 per foot would be $180,000. A construction loan at 4% over 15 years would cost $1,040 per month. With the larger size yachts docked in the water parallel to the seawall this is viewed as the more aesthetically pleasing plan.

Boats would be limited to a size range from 40 ft. to 75 ft. Using an average of 60 ft. with 20 ft. added for clearance would allow for 6 in water only slips moored parallel to the seawall. The current average rate for similar by the month moorings in Pinellas County is $10 per foot. At an average of 60 ft. per boat the monthly income per slip would be $600 and the monthly total would be $3,600.

The Board also investigated using the Belle Isle seawall dock for a transient boats only docking program, as it brings a significantly higher slip fee. The average rate is $1.50 per foot per night. At a 60' boat average the fees would be $90 per night or total all slips of $540 per night and $16,200 per month. However, there would have to be a check in and out process that would probably require a harbor master if the process could not be automated. That expense would need to be verified and considered in the final plan decision.

PLAN A

BELLE ISLE AVE. - BEL

PLAN B

Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

Submerged Lands

The submerged lands owned by the City were discussed briefly and no significant revenue generation uses could be determined, so the Board moved on to reviewing other properties.

City Parks
(Neighborhood Parks)

The small neighborhood parks are residual pieces of land left by the developers that are typically too small for a residence and usually have a storm water outlet from street to seawall that cannot be built over. These parks are green spaces with little development and are used primarily by residents as places to sit and look out over the water, or to bring their pets.

The size and storm water outlet issues restrict the development of these parks on any large scale. However, the Board did find that inside the seawall set back area and the street side set back area and on each side of the storm drain there was land enough to accommodate some small buildings that could be used for watercraft storage, or general storage by residents interested in renting such spaces.

Additionally, these structures could be covered with solar panels that would significantly enhance the ability to rent these units as "climate controlled" greatly increasing their revenue potential while lowering the operational cost.

Each of the following parks listed by street that would be adaptable to this scenario has a color-coded illustration of the park layout and the typical cost to build the storage units and the expected revenue that would be generated. Following this page is a spreadsheet that details the numbers with cost to build on the left and revenue stream on the right of all the parks that would be adaptable to this program.

Note: Solar Source would only provide a limited number of cost/savings projections without some kind of contract being offered, so only 2nd, 16th, and 20th street parks show the cost and savings from installed solar panels. However, these three projections clearly show that it would be very productive to use solar installations to support the operational costs of climate-controlled storage in these parks.

The Planning and Zoning Board would like to reiterate that this program is a radical departure from the normal use of these parks and should not be pursued without extensive public meetings to obtain resident input and approval.

Storage Units with
Paddle and Sailing Centers Program

Location	Storage Units	Sq Ft Ttl	Paddle Units	Sq Ft Ttl	Const Cost per Sq Ft	Floating Dock Cost	Picnic Tables Landscaping Cost	Cost to Build All Units Climate Cont	Monthly Cost 15 Yr Mtg 4% Interest	Storage Unit Rent/Sq Ft	Storage Unit Mthly Income	Paddle Craft & Boat Slots	Paddle Craft & Boat Slot Rent	Paddle Craft Mthly Income	Total Monthly Income All Units	Total Annual Income All Units
1st Street Park	12	1,152	2	256	$45.00	$7,000.00	$5,000.00	$75,360.00	$586.13	$1.50	$1,728.00	16	$50.00	$800.00	$2,528.00	$30,336.00
2nd Street Park	8	1,152	2	256	$45.00	$7,000.00	$5,000.00	$75,360.00	$586.13	$1.50	$1,728.00	16	$50.00	$800.00	$2,528.00	$30,336.00
7th Street Park	4	512	1	256	$45.00	$7,000.00	$3,000.00	$44,560.00	$346.58	$1.50	$768.00	12	$50.00	$600.00	$1,368.00	$16,416.00
16th Street Park	6	1,980	2	960	$45.00	$7,000.00	$6,000.00	$145,300.00	$1,130.11	$1.50	$2,970.00	8	$100.00	$800.00	$3,770.00	$45,240.00
20th Street Park	6	864	2	384	$45.00	$7,000.00	$5,000.00	$68,160.00	$530.13	$1.50	$1,296.00	16	$50.00	$800.00	$2,096.00	$25,152.00
25th Street Park	6	864	2	384	$45.00	$7,000.00	$5,000.00	$68,160.00	$530.13	$1.50	$1,296.00	16	$50.00	$800.00	$2,096.00	$25,152.00
Belle Isle Park	Too many large trees															
Hibiscus Street Park	4	320	1	128	$45.00	$7,000.00	$3,000.00	$30,160.00	$234.58	$1.50	$480.00	4	$50.00	$200.00	$680.00	$8,160.00
Totals	46	6,844	12	2624	$45.00	$49,000.00	$32,000.00	$507,060.00	$3,943.80		$10,266.00	88	$400.00	$4,800.00	$15,066.00	$180,792.00

Solar Power Calculations

Solar Calculations	Total Roof Area		Size of System kW DC		Reduction of purchased Energy	kWh/Yr Produced	Cost of Solar System	Cash Flow Payback	Monthly Cost 15 Yr Mtg 4% Interest	Cash Gained Over Life of System	Annual Savings Over 25 Yrs		Monthly Savings Over 25 Yrs	kWh rate used in Calcs	Monthly Savings First Year	Total Annual Savings First Year
1st Street Park	3,196															
2nd Street Park	2,720		31.45		90%	45,528	$109,950	15 Yrs	$635.27	$133,890	$10,075.00		$839.58	$0.12	$420.00	$5,040.00
7th Street Park	1,248															
16th Street Park	4,293		48.40		90%	65,026	$169,950	15 Yrs.	$981.93	$205,882	$15,530.00		$1,294.17	$0.12	$650.17	$7,802.00
20th Street Park	2,200		25.90		90%	41,352	$90,700	13.1 Yrs	$524.04	$151,061	$9,935.00		$827.92	$0.12	$413.50	$4,962.00
25th Street Park	2,200															
Belle Isle Park	0															
Hibiscus Street Park	1,000															
City Hall	10,000		101.75		90%	158,949	$355,650	13.4 Yrs	$2,054.87	$566,101	$37,909.00		$3,159.08	$0.12	$1,589.42	$19,073.00

Floating Dock for launching paddle would cost $7,000 to build

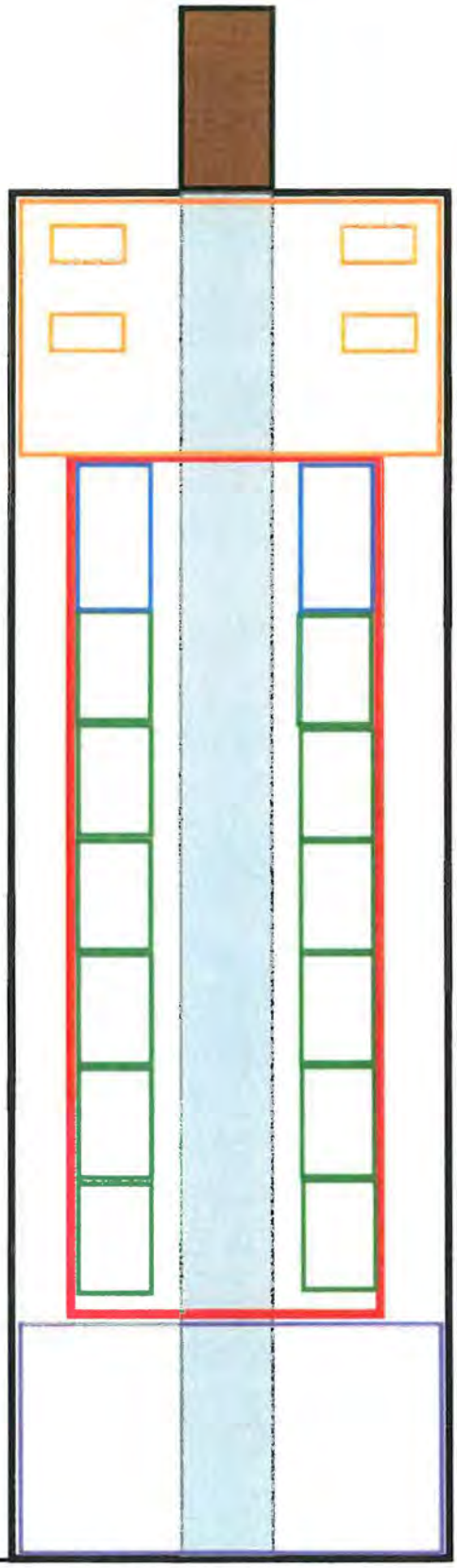
30' x 34' waterside recreation area with picnic tables would cost $3,000

Two 8' x 16' Paddle Craft Storage Centers and eight individual storage units would cost $75,360 to build

3,196Sq. Ft. of Solar panels would cost approximately $109,950 to build.

25' x 48' landscaped area for pet walkers with liter stations and water taps would cost $2,000

Sidewalk



Floating Dock for launching paddle craft

30' x 34' waterside recreation area with picnic tables

Two 8' x 16' Paddle Craft Storage Centers that can be set up with 8 racks each for $50 rental per month for Kayakers, Paddle Boarders, Canoiest generating approx $400 each per month, ttl $800

Twelve 8' x 12' climate controlled storage units that would rent for $144 a month each and generate $1,728 a month.

3,196 Sq. Ft. of Solar panel area that will generate 31.4 KW of electricity that would climatize the storage units.

25' x48' landscaped area for pet walkers with liter stations and water taps.

Street view of park with storage units and solar panels and landscaping to enhance look.

1st Street Park

48' Wide x 150' Long - Set backs 25' street, 30' waterside, 7' side

Currently generating $0.00 income.

Potential income with this plan $2,528 a month.

Google Maps

1st

Map data ©2020 , Map data ©2020 20 ft

Floating Dock for launching sail boats would cost $7,000 to build

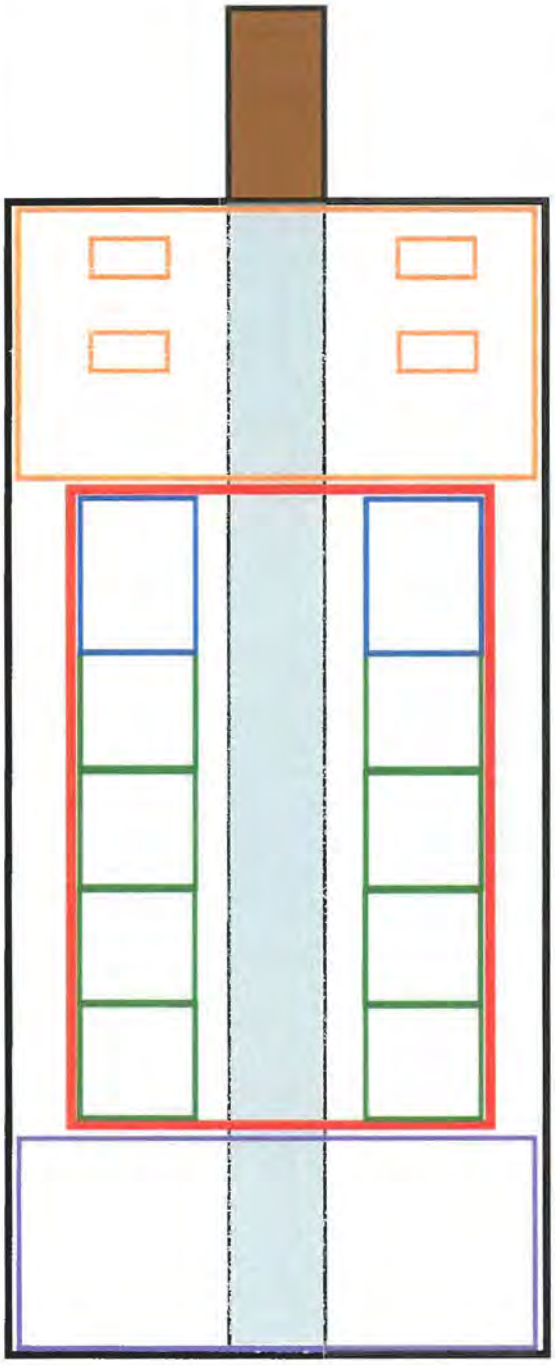
30' x 56' waterside recreation area with picnic tables would cost $3,000

Two 12' x 16' Sailing craft centers and eight storage units would cost $75,360 to build

2,720 Sq. Ft. of Solar panels would cost approximately $? to build.

25' x 56' landscaped area for pet walkers with liter stations and water taps would cost $2,000

Existing Sidewalk



Floating Dock for launching paddle craft

30' x 56' waterside recreation area with picnic tables

Two 8' x 16' Sailing Craft Storage Centers that can be set up with 8 racks each for $50 rental per month and generating approx $400 each per month, ttl $800

Eight 12' x 12' storage units that would rent for $216 a month each and generate $1,728 a month.

2,720 Sq. Ft. of Solar panel area that will generate ? KW of electricity that would climatize the stroage centers.

25' x 56' landscaped area for pet walkers with liter stations and water taps.

Street view of park with storage units and solar panels and landscaping to enhance look.

2nd Street Park

56' Wide x 120' Long - Set backs 25' street, 30' waterside, 7 sides

Currently generating $0.00 income.

Potential income with this plan $2,528 a month.

Google Maps

2nd

Map data ©2020 , Map data ©2020 20 ft

Saved

Showing Array

Mechanical Keepouts Electrical Advanced

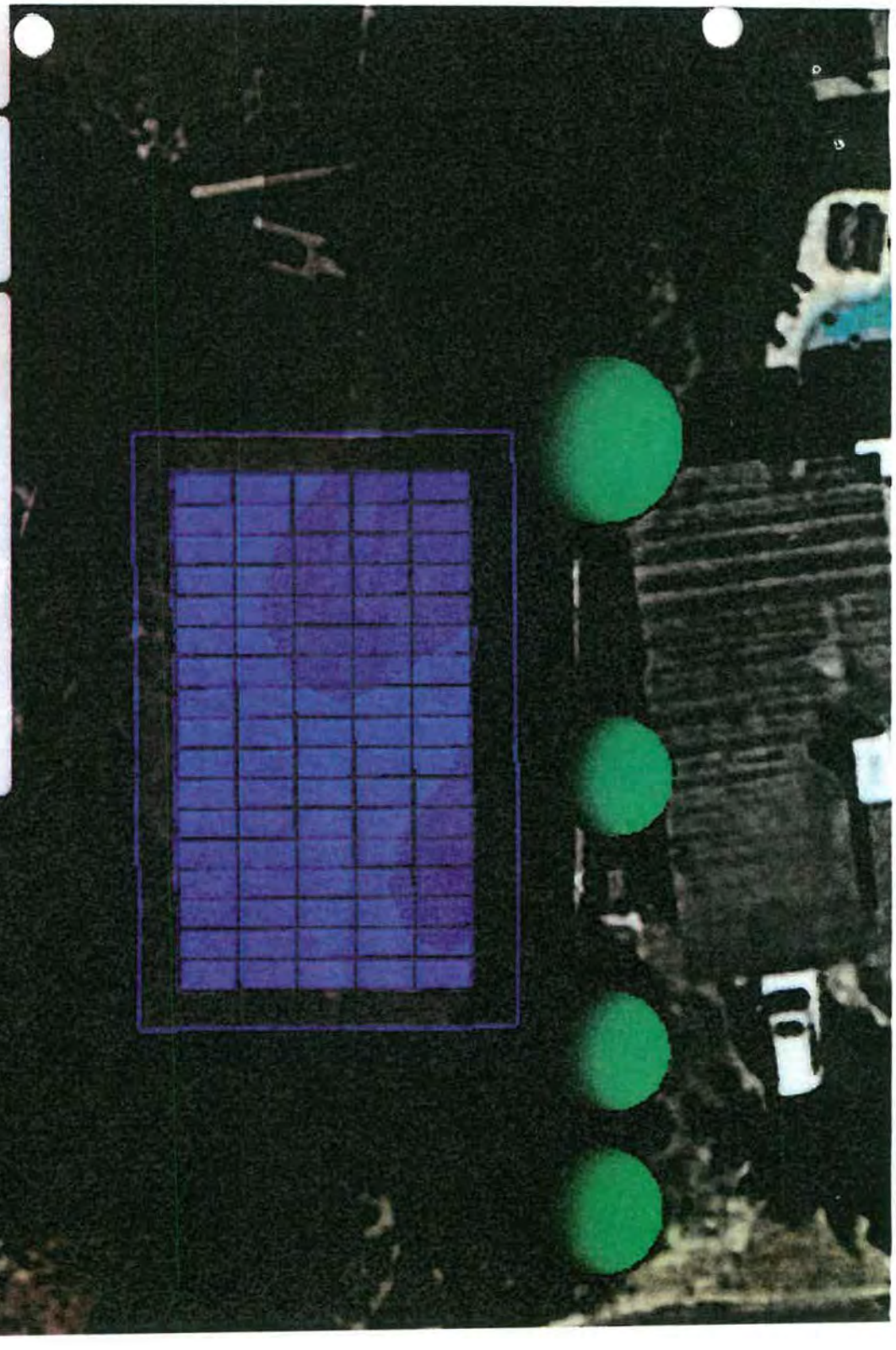
Field Segments

New

☑ Field segments cast shadows

Description	Modules	Action
Field Segment 1	85 (31kW)	

85 Modules, 31.5kWp



Performance & Financial Analysis

Prepared February 17, 2020 for

City Of Belleair Beach
2nd Street Park
Belleair Beach, FL 33786

Prepared by Richard Gilbert

Vice President
Solar Source
10840 Endeavour Way
Largo, FL 33777
Phone: 800-329-1301 Ext: 125 | Email: rgilbert@solarsource.net

Executive Summary

Electric Utility Savings: Anticipate a savings of approximately $5,040 in electric bills (100%) at current utility rates in the first year. Savings will grow as electric utility rates are expected to rise 5.00% a year. The purchase of electric energy (kWh) from your utility is expected to be reduced by 108%.

Over 25 years, annual utility savings are anticipated to average $10,075, for a total utility savings of $251,871.

Performance Summary

Solar Electric (PV) System: 31.45 kW DC producing 45,528 kWh/Year.

Purchase Price & Net Cost

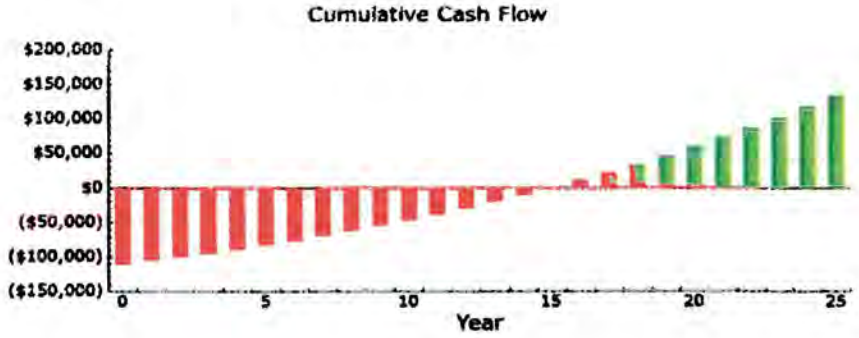
Contract Price: $109,950

Financial Ratios

Customer's Profitability Index: 1.4
Cashflow Payback: 15 years
Internal Rate of Return (IRR): 5.9%
Net Present Value (NPV): $47,663
Cash Gained over Life: $133,890

- CO2 Saved over System Life: 933 tons. Equivalent to driving 1,866,000 auto miles

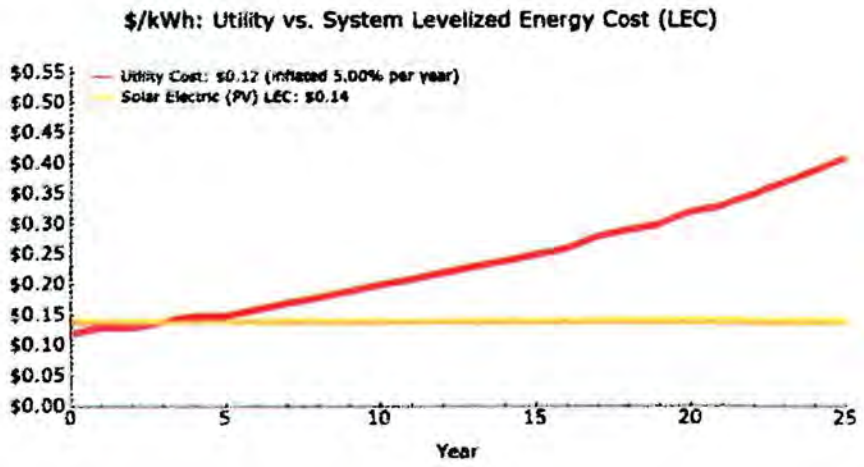
Finance: Cash



Levelized Energy Cost (LEC)

Your Hedge Against Utility Inflation: Your investment in this project will protect you from utility rate inflation. Levelized Energy Cost (LEC) analysis provides us with a "hurdle rate" (the levelized energy cost) which can be compared to the expected change in utility rates (by way of utility rate inflation). LEC is the average lifetime cost of energy produced by a particular system. We can compare the LEC to the current utility rate and its expected change in price as time goes on. In this manner one can judge the investment as a "better bet" than utility rates to contain energy costs. Represented below is the average cost of utility energy versus the cost of energy produced (LEC) by your system over time.

Electric: Levelized Energy Cost (LEC)



Carbon Footprint

Your carbon footprint will be reduced. Over the life of your system 933 tons of carbon dioxide (CO_2) will be eliminated from your footprint. Equivalent to:

Planting 21,739 trees.

Driving reduced by 1,866,000 auto miles, or 95,166 gallons of gasoline.

Recycling 2,948 tons of waste instead of sending it to landfill.

Displacing CO_2 emissions from the annual electric use of 106 homes.

909,135 pounds (454.6 tons) of coal burned.

and you will help avoid the use of up to **22,764,000 gallons of water by Thermoelectric Powerplants.**

Floating Dock for launching paddle would cost $7,000 to build

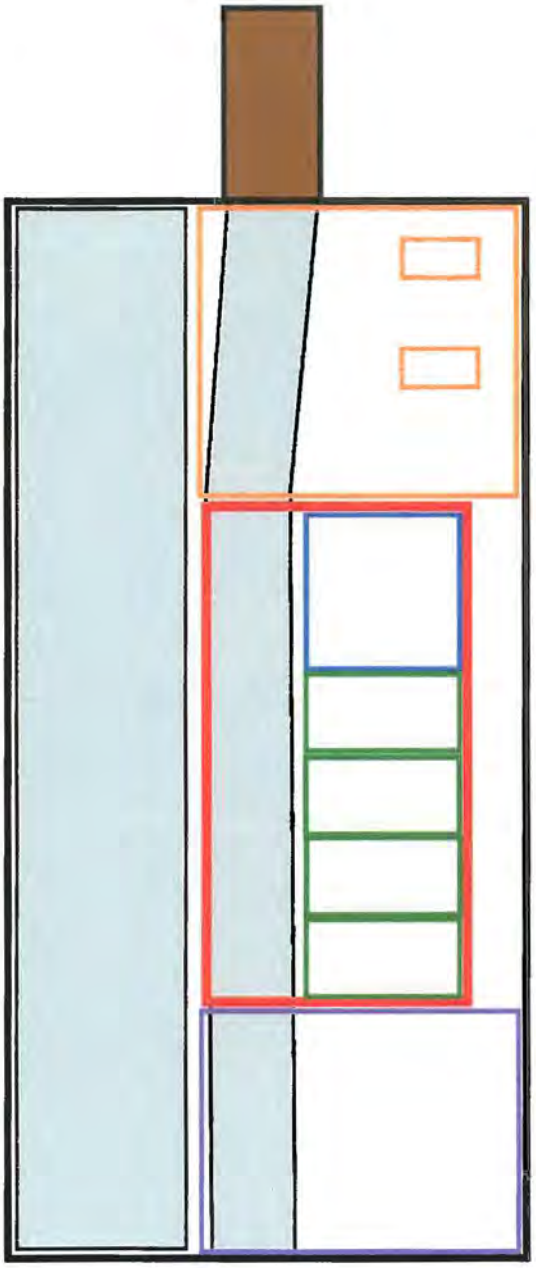
30' x 54' waterside recreation area with picnic tables would cost $1,500

One 16' x 16' Paddle Craft Storage Centers and four storage unites would cost approximately $0.00 to build using cinder block walls and concrete slab floors

1,248 Sq. Ft. of Solar panels would cost approximately $0.00 to build.

25' x 54' landscaped area for pet walkers with liter stations and water taps would cost $1,500

Existing Boat Launching Ramp



Floating Dock for launching paddle craft

30' x 54' waterside recreation area with picnic tables

One 16' x 16' Paddle Craft Storage Center that can be set up as 12 $50 rental units per month for Kayakers, Paddle Boarders, Canoiest generating approx $600 each per month.

Four 8' x 16' storage units that would rent for $192 a month each and generate $768 a month.

1,248 Sq. Ft. of Solar panel area that will generate ? KW of electricity that would climatize the storage units

25' x 54' landscaped area for pet walkers with liter stations and water taps.

Street view of park with storage units and solar panels and landscaping to enhance look.

7th Street Park

54' Wide x 110' Long - Set backs 25' street, 30' waterside, 7' side

Currently generating $0.00 income.

Potential income with this plan $1,368 a month with greatly enhanced resident's facilities

Google Maps

7th

Map data ©2020 , Map data ©2020 20 ft

Floating Dock for launching paddle would cost $7,000 to build

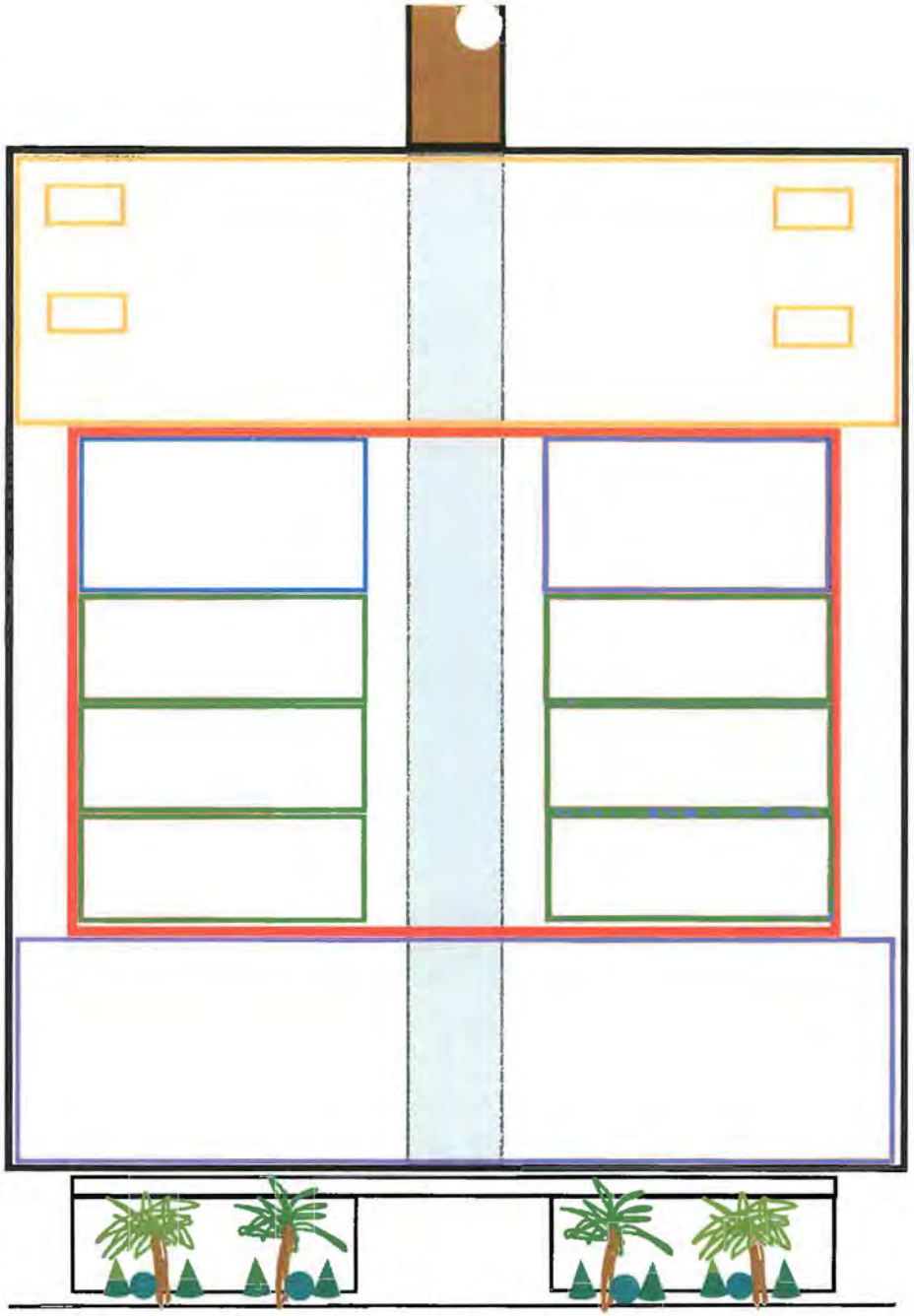
30' x 95' waterside recreation area with picnic tables would cost $3,000

Two 30' x 16' Sailing Craft Storage Centers and six 30' x 11' office units would cost approximately $145,300 to build.

4,293 Sq. Ft. of Solar panels would cost approximately $169,950 to build.

25' x 95' landscaped area for pet walkers with liter stations and water taps would cost $3,000

Existing Sidewalk



16th Street Park

95' Wide x 108' Long - Set backs 25' street, 30' waterside, 7' side

Currently generating $0.00 income.

Potential income with this plan $3,770 a month

Floating Dock for launching paddle craft

30' x 95' waterside recreation area with picnic tables

Two 30' x 16' Sailing Craft Storage Centers that can be set up as rental units per month for 8 sail boats generating approx $800 each per month.

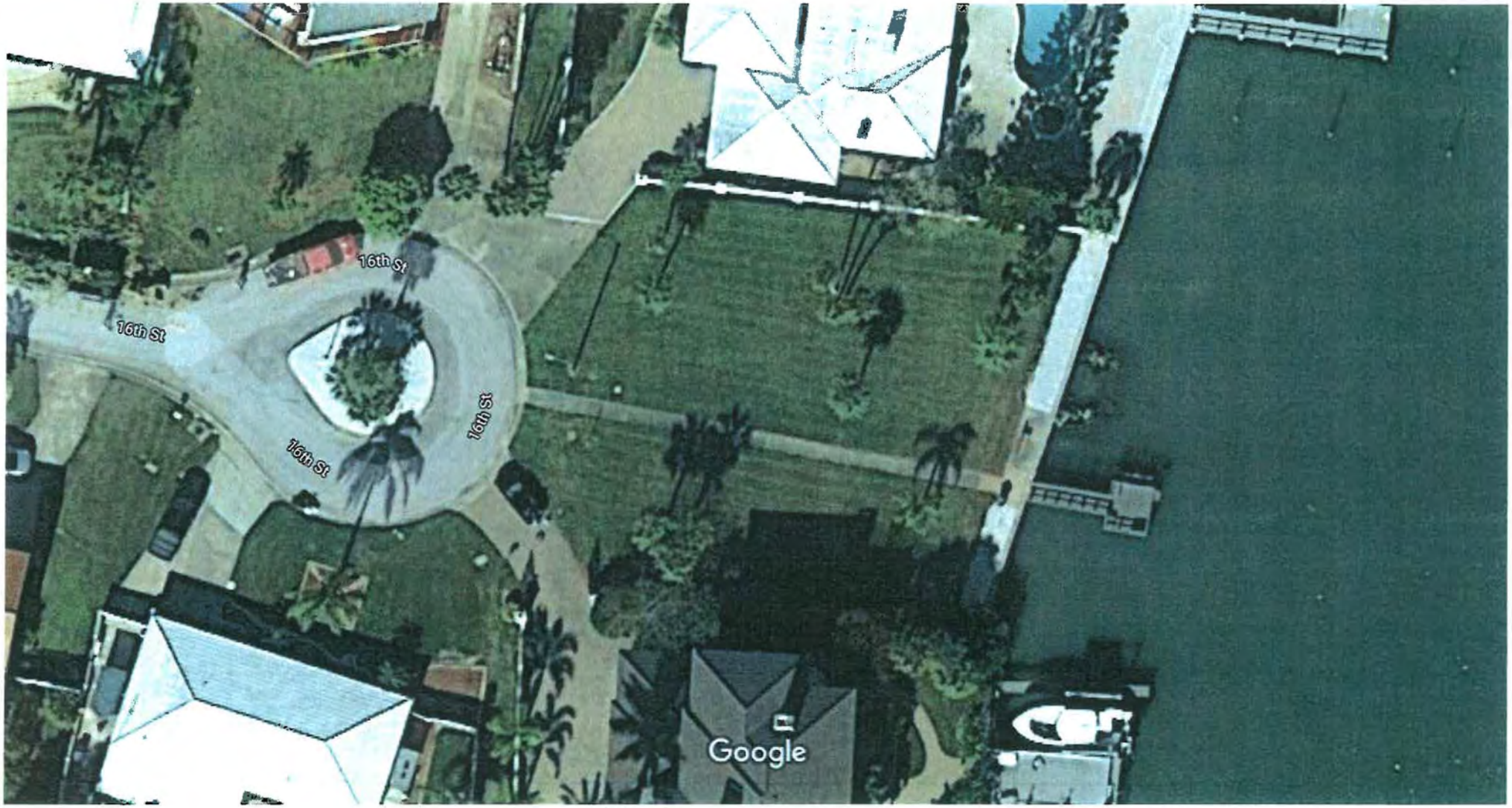
Six 30' x 11' office units that would rent for $495 a month each and generate $2,970 a month.

4,293 Sq. Ft. of Solar panel area that will generate 48.4 KW of electricity that would climate control and power the office units.

25' x 95' landscaped area for pet walkers with liter stations and water taps.

Google Maps

16TH



Map data ©2020 , Map data ©2020 20 ft

Performance & Financial Analysis

Prepared February 13, 2020 for

City Of Belleair Beach
16th Street Park
Belleair Beach, FL 33786

Prepared by Richard Gilbert

Vice President
Solar Source
10840 Endeavour Way
Largo, FL 33777
Phone: 800-329-1301 Ext: 125 I Email: rgilbert@solarsource.net

Executive Summary

Electric Utility Savings: Anticipate a savings of approximately $7,802 in electric bills (90%) at current utility rates in the first year. Savings will grow as electric utility rates are expected to rise 5.00% a year. The purchase of electric energy (kWh) from your utility is expected to be reduced by 90%.

Over 25 years, annual utility savings are anticipated to average $15,530, for a total utility savings of $388,240.

Performance Summary

Solar Electric (PV) System: 48.84 kW DC producing 65,026 kWh/Year.

Purchase Price & Net Cost

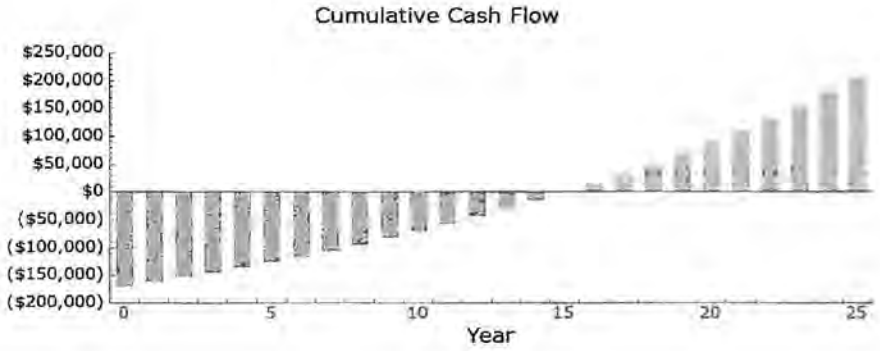
Contract Price: $169,950

Financial Ratios

Customer's Profitability Index: 1.4
Cashflow Payback: 15 years
Internal Rate of Return (IRR): 5.9%
Net Present Value (NPV): $73,038
Cash Gained over Life: $205,882

- CO2 Saved over System Life: 1,333 tons. Equivalent to driving 2,666,000 auto miles

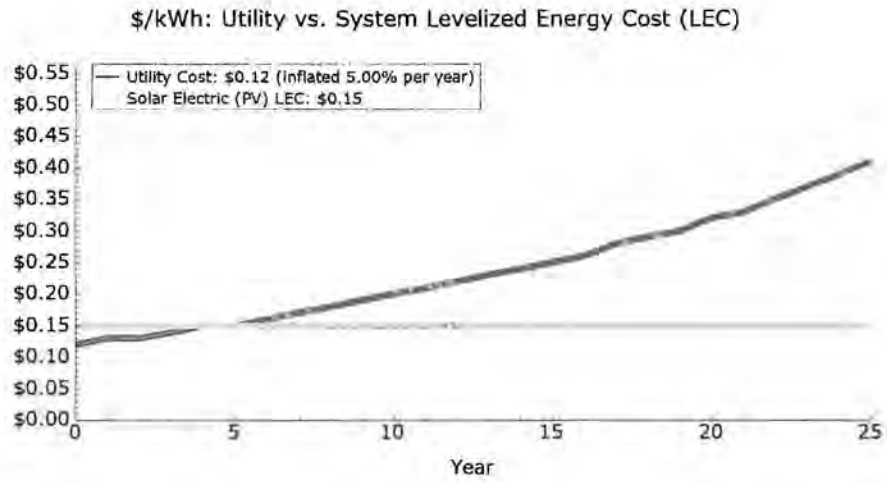
Finance: Cash



Levelized Energy Cost (LEC)

Your Hedge Against Utility Inflation: Your investment in this project will protect you from utility rate inflation. Levelized Energy Cost (LEC) analysis provides us with a "hurdle rate" (the levelized energy cost) which can be compared to the expected change in utility rates (by way of utility rate inflation). LEC is the average lifetime cost of energy produced by a particular system. We can compare the LEC to the current utility rate and its expected change in price as time goes on. In this manner one can judge the investment as a "better bet" than utility rates to contain energy costs. Represented below is the average cost of utility energy versus the cost of energy produced (LEC) by your system over time.

Electric: Levelized Energy Cost (LEC)



SOLAR SOURCE
The Solar Experts

Carbon Footprint

Your carbon footprint will be reduced. Over the life of your system 1,333 tons of carbon dioxide (CO_2) will be eliminated from your footprint. Equivalent to:

Planting 31,059 trees.

Driving reduced by 2,666,000 auto miles, or 135,966 gallons of gasoline.

Recycling 4,212 tons of waste instead of sending it to landfill.

Displacing CO_2 emissions from the annual electric use of 151 homes.

1,298,904 pounds (649.5 tons) of coal burned.

and you will help avoid the use of up to
32,513,000 gallons of water by Thermoelectric Powerplants.

Floating Dock for launching paddle would cost $7,000 to build

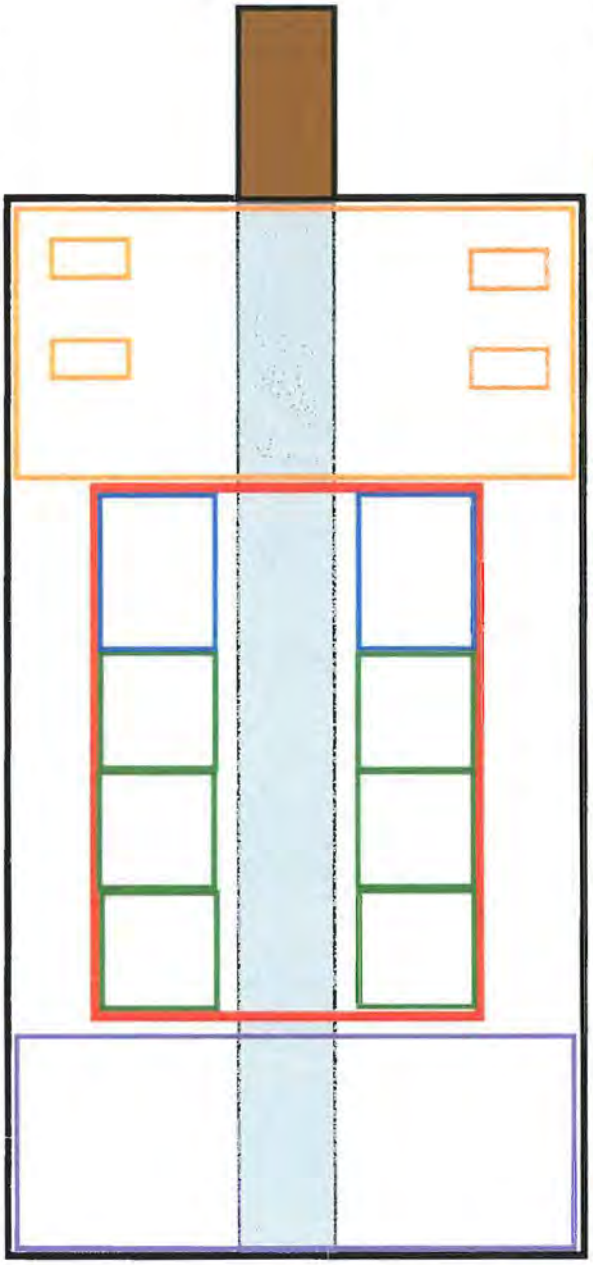
30' x 60' waterside recreation area with picnic tables would cost $3,000

Two 12' x 16' Paddle Craft Storage Centers and eight storage unites would cost $68,160 to build.

2.200 Sq. Ft. of Solar panels would cost approximately $90,700 to build.

25' x 60' landscaped area for pet walkers with liter stations and water taps would cost $2,000

Existing Sidewalk



Floating Dock for launching paddle craft

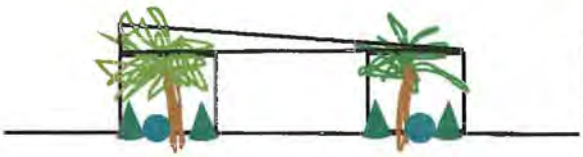
30' x 60' waterside recreation area with picnic tables

Two 12' x 16' Paddle Craft Storage Centers that can be set up as rental units per month for Kayakers, Paddle Boarders, Canoiest generating $800 per month.

Six 12' x 12' storage units that would rent for $216 a month each and generate $1,296 a month.

2,200 Sq. Ft. of Solar panel area that will generate 25.9 KW of electricity that would climate control the storage units.

25' x 60' landscaped area for pet walkers with liter stations and water taps.



Street view of park with storage units and solar panels and landscaping to enhance look.

20th Street Park

60' Wide x 110' Long - Set backs 25' street, 30' waterside, 10' side

Currently generating $0.00 income.

Potential income with this plan $2,096 a month

Google Maps

20th

Map data ©2020 , Map data ©2020 20 ft

Floating Dock for launching paddle would cost $7,000 to build

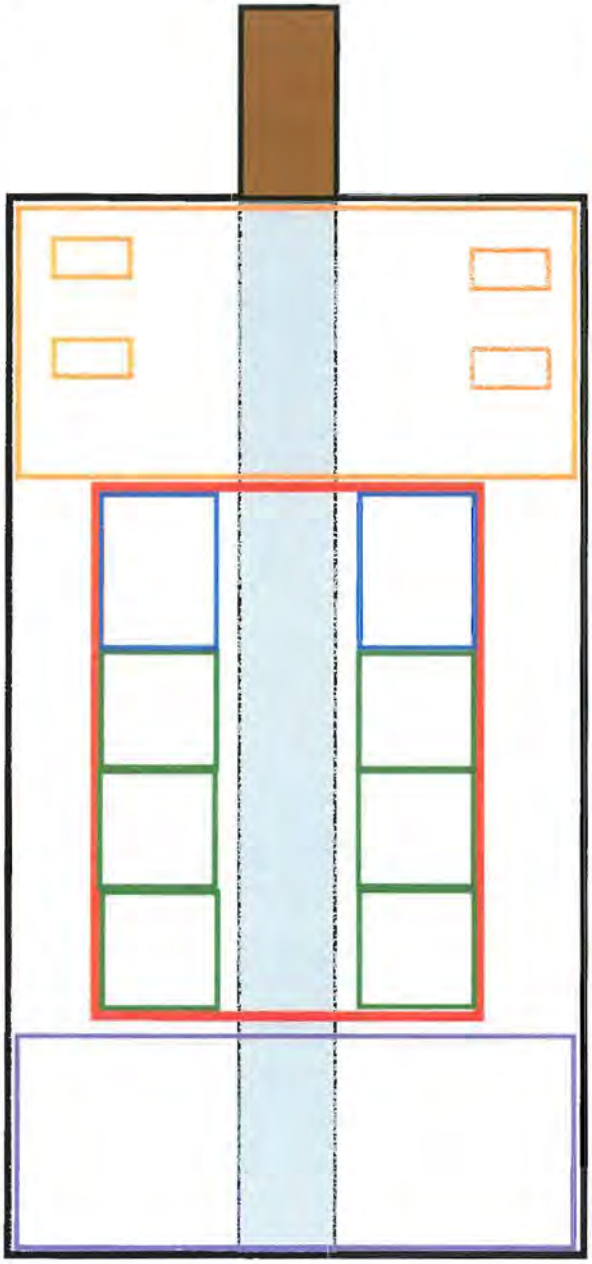
30' x 60' waterside recreation area with picnic tables would cost $3,000

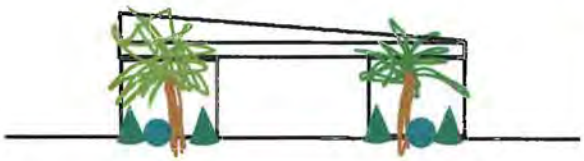
Two 12' x 16' Paddle Craft Storage Centers and eight storage unites would cost $68,160 to build.

2.200 Sq. Ft. of Solar panels would cost $90,700 to build.

25' x 60' landscaped area for pet walkers with liter stations and water taps would cost $2,000

Existing Sidewalk





Floating Dock for launching paddle craft

30' x 60' waterside recreation area with picnic tables

Two 12' x 16' Paddle Craft Storage Centers that can be set up as rental units per month for Kayakers, Paddle Boarders, Canoiest generating approx $800 each per month.

Six 12' x 12' storage units that would rent for $216 a month each and generate $1,296 a month.

2,200 Sq. Ft. of Solar panel area that will generate 25.9 KW of electricity that would climate control the storage units.

25' x 60' landscaped area for pet walkers with liter stations and water taps.

Street view of park with storage units and solar panels and landscaping to enhance look.

25th Street Park

60' Wide x 110' Long - Set backs 25' street, 30' waterside, 10' side

Currently generating $0.00 income.

Potential income with this plan $2,096 a month

Google Maps

25TH

Map data ©2020 , Map data ©2020 20 ft

Floating Dock for launching sail boats would cost $7,000 to build

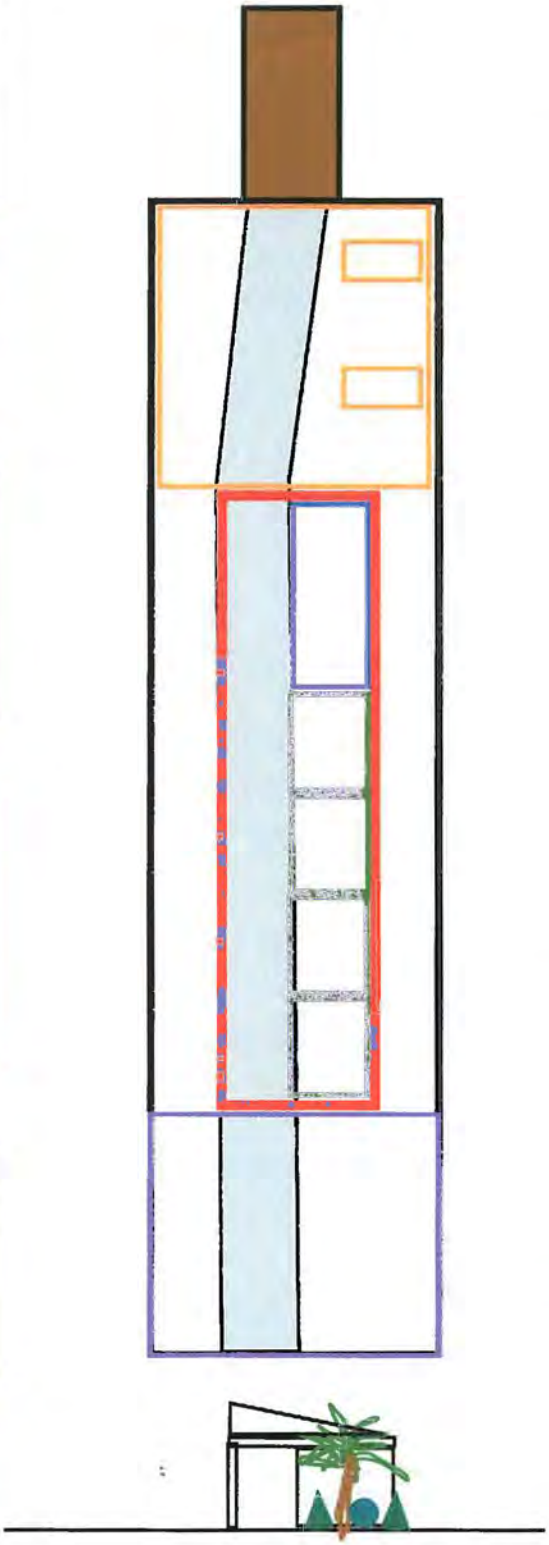
30' x 56' waterside recreation area with picnic tables would cost $1,500

One 8' x 16' Paddle Craft Storage Centers and four individual storage units would cost $30,160 to build.

1,000 Sq. Ft. of Solar panels would cost approximately $? to build.

25' x 56' landscaped area for pet walkers with liter stations and water taps would cost$1.500

No Existing Sidewalk Cost to install $



Floating Dock for launching paddle craft

30' x 56' waterside recreation area with picnic tables

One 8' x 16' Paddle Craft Storage Centers that can be set up with 4 racks for $50 rental per month and generating approx $200 each per month.

Four 8' x 10' storage units that would rent for $120 a month each and generate $480 a month.

1,000 Sq. Ft. of Solar panel area that will generate ? KW of electricity that would climate control storage units.

25' x 56' landscaped area for pet walkers with liter stations and water taps.

Hibiscus Park

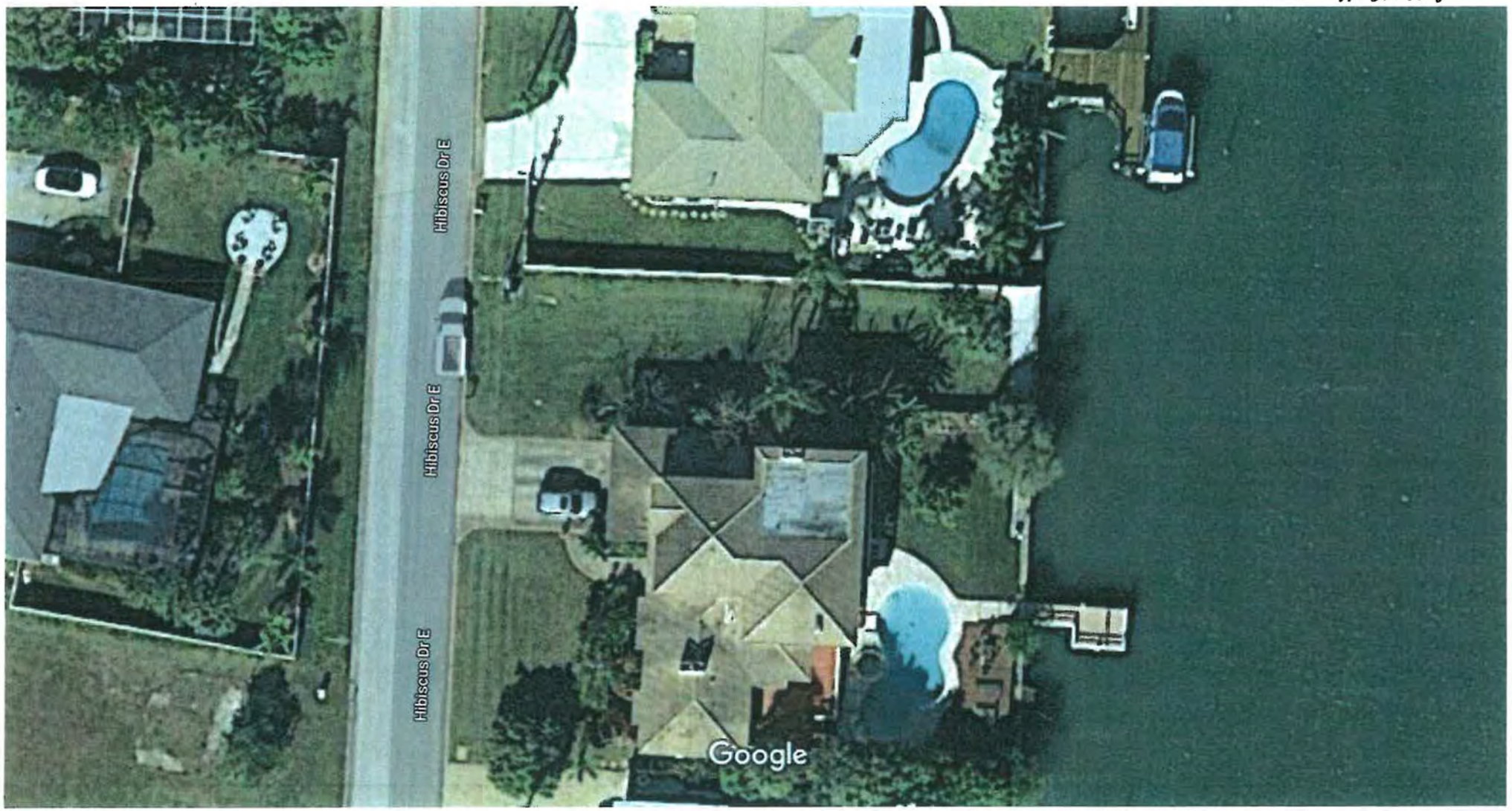
30' Wide x 120' Long - Set backs 25' street, 30' waterside, 7' sides

Currently generating $0.00 income.

Potential income with this plan $680 a month.

Google Maps

HIBISCUS



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Morgan Park

Morgan Park is a fully built out park with a picnic pavilion and public restrooms. The parking lot has been reconfigured to maximize the number of vehicles it can accommodate and a parking meter generates good revenue to the City. Additionally these parking spaces contribute to the total number the City must maintain to qualify for beach re-nourishment. In view of this the Board has no recommendations for any changes to this park.

Google Maps

MORGAN PARK

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Belle Isle Park

Belle Isle Park has numerous large oak and other trees that preclude it from being adaptable to the storage center program. The Board also notes that due to the extensive options it offers in this report on the Belle Isle Sea Wall that it was prudent to leave the park across from the seawall for the neighborhood.

Google Maps

BELLE ISLE PARK

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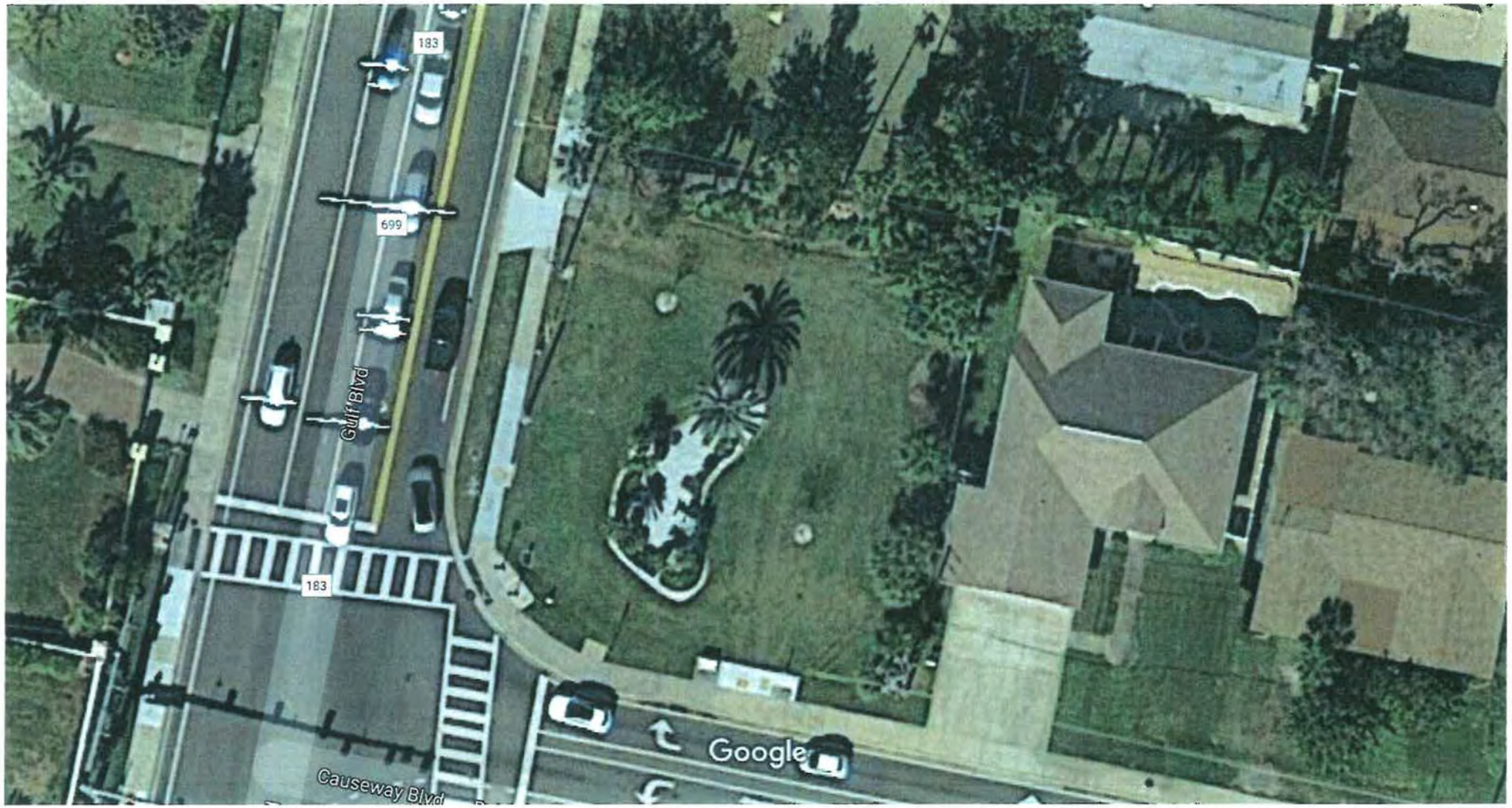
Crossman Park

Crossman Park is at the very busy intersection of Causeway Blvd. and Gulf Blvd. with only walk up access. It was given to the City with the stipulation that it be used as a park. In the Boards discussions the only means of revenue we could imagine was to see if the City could find a phone company that would like to install one of the large flagpoles that doubles as a cell tower on the property. In the past these have been fairly lucrative, but as coverage has expanded in that industry the demand for sites has dropped. The City Manager is still looking for an interested party and will report if one is found.

Google Maps

CROSSMAN PARK



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