

PROJECT: BE SAFE Inc. Coast Guard Auxiliary Bldg.
TOTAL PROJECT COST: \$325,000
PROJECTED ALLOCATION: \$125,000

PROJECT REQUEST:

Seeking funding to purchase a building at 510 N. Fort Harrison Ave., Clearwater and adjacent vacant lot at 508 N. Fort Harrison Ave. for associated parking.

BACKGROUND:

The United States Coast Guard Auxiliary (USCG AUX) Clearwater Flotilla 11-1 approached Pinellas County in 2013 seeking a location for a headquarters/classroom facility. Their former facility was shared space with the Clearwater Police Department headquarters, which they had to vacate in 2014 due to space limitations. Since then, the Auxiliary has been conducting their classroom activity at Morton Plant Hospital and housing their radio equipment at other locations.

In 2014 the USCG AUX Clearwater Flotilla 11-1 entered into a license agreement with Pinellas County for less than one acre of land at Sand Key Park adjacent to the City of Clearwater fishing piers and storage facility. Due to restrictions imposed by Land and Water Conservation Fund (LWCF) grant covenants on that portion of park property, the license agreement was invalidated. LWCF restrictions prevent park property from being used for any purposes other than public recreation. Staff appealed to state and federal grant managers but were informed no exceptions would be granted.

Simultaneously, Senator Jack Latvala had sponsored an appropriation of \$200,000 to assist in construction of the facility at Sand Key Park, with Pinellas County required to oversee the appropriation through a grant with the Florida Department of Environmental Protection. Because of issues with the LWCF restrictions, the appropriation was later withdrawn.

USCG Auxiliary Clearwater Flotilla 11-1 later learned that an auxiliary is prohibited from accepting or soliciting outside funding. In response to those restrictions, Boating Education, Search and Rescue and Friends of the Environment Inc. (or BE SAFE Inc.) was incorporated as a 501 (c) 3 to solicit donations and grants to support the auxiliary, with a primary goal of finding a permanent home for Clearwater Flotilla 11-1. Articles of Incorporation and 2016 Annual Report are included as attachments.

ANALYSIS:

BE SAFE Inc. has reached an agreement with the property owner at 510 N. Fort Harrison for purchase of an office building (approx. 4,000 sq. ft.) that will house their boating safety education classes, radio operations and headquarters. In addition to the office building, the adjacent property at 508 N. Fort Harrison Ave., owned by the same individual, will also be made available to BE SAFE Inc. to provide parking. The building location is conveniently situated less than three blocks from the public boat ramp on Seminole Street.

BE SAFE Inc. currently has \$180,000, provided by a donor who wishes to remain anonymous, to direct towards this purchase. The property owner has agreed to sell the building to BE SAFE Inc. for \$300,000 and donate the

adjacent vacant lot in exchange for a \$25,000 tax credit. The \$125,000 request for BP Funds will allow for the purchase and provide up to \$5,000 in additional funds for transaction costs or to make necessary building renovations.

USCG Auxiliary Clearwater Flotilla 11-1 conducts public education classes, performs search and rescues and provides environmental protection services, while BE SAFE enables and facilitates these activities. The acquisition of a Headquarters provides the Flotilla a permanent location and building to conduct its monthly classes, meetings, and vessel examinations. Ad hoc activities include marine dealer visits, member training, aids to navigation verification, and periodic red tide reports to FWC. The building would also serve as a coordination center for on-the-water patrols and coastal cleanup missions. The plans include a radio room and antenna to expand VHF communications for the benefit of the Coast Guard and the recreational boating public.

2016 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N14000011717

Entity Name: BOATING EDUCATION, SEARCH AND RESCUE, AND FRIENDS OF THE ENVIRONMENT INC.

FILED
Mar 14, 2016
Secretary of State
CC2393811694

Current Principal Place of Business:

511 HARBOR DRIVE
BELLEAIR BEACH, FL 33786

Current Mailing Address:

511 HARBOR DRIVE
BELLEAIR BEACH, FL 33786

FEI Number: 47-2679005

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SOSA, MANUEL JR.
511 HARBOR DRIVE
BELLEAIR BEACH, FL 33786 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PD
Name SOSA, MANUEL JR.
Address 511 HARBOR DRIVE
City-State-Zip: BELLEAIR BEACH FL 33786

Title SD
Name BENNETT, ANN
Address 10125 SAILWINDS BLVD.N., #104
City-State-Zip: LARGO FL 33773

Title TD
Name MILLER, KAREN L
Address 2931 BUTTONBUSH COURT
City-State-Zip: PALM HARBOR FL 34684

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MANUEL SOSA JR.

PRESIDENT

03/14/2016

Electronic Signature of Signing Officer/Director Detail

Date

ARTICLES OF INCORPORATION
In Compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I. NAME

The name of the corporation shall be: BOATING EDUCATION, SEARCH AND RESCUE, AND FRIENDS OF THE ENVIRONMENT INC.

ARTICLE II. PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

Principal Street Address

Mailing Address, if different

511 Harbor Drive

Belleair Beach, FL 33786

RECORDED
14 DEC 29 PM 3:27
ALLAN SSEE FLORIDA

ARTICLE III. PURPOSE

The corporation is organized exclusively for charitable, educational, and scientific purposes within the meaning of section 501 (c) (3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law. Such purposes include, but are not limited to:

- a. To educate the public in safety of life at sea and upon the navigable waters; to promote efficiency in the operation of boats and yachts; to foster a wider knowledge of and better compliance with the laws, rules and regulations governing the operation of boats and yachts; to educate and train personnel skilled in the handling of boats and yachts; to promote environmental awareness and protection of marine life; to educate and train personnel in the missions, usage and customs of the United States Coast Guard and the United States Coast Guard Auxiliary; and to provide funding to Flotilla 11-1, United States Coast Guard Auxiliary in the performance of its missions;
- b. To accept State grants and funding which cannot be given directly to Flotilla 11-1; and to accept contributions, grants, gifts, devises/bequests, and funding to further the purposes of the corporation;
- c. To hold title to real and personal property appropriate for use by Flotilla 11-1 in the performance of its missions; purchase, acquire, hold, lease or otherwise acquire, hold, mortgage, pledge and dispose of real, personal and mixed property; provide for the ownership of buildings, motor vehicles, aircraft, vessels, motors, communication systems (radios, computers, etc.), and trailers (vessel, storage, communications, etc.) for use by Flotilla 11-1 in the performance of its missions; and obtain and hold copyrights, patents, trademarks, and service marks;
- d. To borrow money and to secure the payment thereof in any manner permitted by law; to improve, manage, and operate real and personal property owned or held by said Corporation, by constructing or erecting thereon classrooms or other structures to be occupied by said Corporation, and for any other purpose which might be advantageous to the promotion of the objects of this Corporation;

c. To engage in and transact any and all lawful business within and without the State of Florida for which corporations not for profit may be incorporated under Chapter 617, Florida Statutes as amended and supplemented. No part of the net earnings of the corporation shall inure to the benefit of, or be distributed to its members, trustees, directors, officers or other private persons except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of section 501 (c) (3) purposes. No part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these Articles, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this Corporation.

ARTICLE IV. MANNER OF ELECTION

The manner in which the directors are elected or appointed shall be as set forth in the bylaws of the corporation.

ARTICLE V. INITIAL DIRECTORS AND/OR OFFICERS

The names, addresses and specific titles of the initial Directors and Officers are:

Name and Title: Manuel Sosa Jr., President

Address: 511 Harbor Drive
Belleair Beach, FL 33786

Name and Title: Karen L. Miller, Treasurer

Address: 2931 Buttonbush Court
Palm Harbor, FL 34684

Name and Title: Ann Bennett, Secretary

Address: 10125 Sailwinds Blvd N #104
Largo, FL 33773

ARTICLE VI. REGISTERED AGENT AND STREET ADDRESS

The street address of the corporation's initial registered office and the name of its initial registered agent at that address is:

Name: Manuel Sosa Jr.

Address: 511 Harbor Drive
Belleair Beach, FL 33786

ARTICLE VII. INCORPORATOR

The name and address of the Incorporator is:

Name: Manuel Sosa Jr.
Address: 511 Harbor Drive
Belleair Beach, FL 33786

FILED
14 DEC 29 PM 3:27
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VIII. DISSOLUTION

This Corporation shall have perpetual existence. In the event of dissolution of the corporation, however, all of the assets of the said corporation remaining after payment of all outstanding obligations and indebtedness of the corporation, shall be distributed by the Board of Directors, to organization(s) which have qualified for exemption under Section 501(c) 3 of the IRS code, and which have similar purposes. As an example, such an entity is the Coast Guard Auxiliary Association, Inc. Further; none of the assets will be distributed to any member, officer, director, trustee, or employee of this corporation.

ARTICLE IX. DEBT OBLIGATIONS AND PERSONAL LIABILITY

No member, officer or Director of this corporation shall be personally liable for the debts or obligations of this corporation of any nature whatsoever, nor shall any of the property of the members, officers or Directors be subject to the payment of the debts or obligations of this corporation.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Manuel Sosa Jr.
Required Signature of Registered Agent

12/21/2014
Date

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Manuel Sosa Jr.
Required Signature of Incorporator

12/21/2014
Date

SITE LOCATION



510 and 508 N. Fort Harrison Avenue

BUILDING EXTERIOR



Frontage View from N. Fort Harrison Ave.

BUILDING EXTERIOR



Looking south on Fort Harrison (adjacent vacant parcel shown)



Northside of building

BUILDING INTERIOR



BUILDING INTERIOR



[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

09-29-15-36936-000-0070

Compact Property Record Card

[Portability Calculator](#)

Updated September 1, 2016

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[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
BASKIN, HAMDEN H III BASKIN, ROBYN T 13535 FEATHER SOUND DR STE 200 CLEARWATER FL 33762-5587	510 N FT HARRISON AVE CLEARWATER



Property Use: 1730 (General Office - Non-Professional One Story (advertising, travel & employment agencies, pest contro)

Living Units: 0

[click here to hide] **Legal Description**
HARRINGTON'S, O. SUB LOTS 7 AND 8

File for Homestead Exemption			2016 Parcel Use	
Exemption	2016	2017		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
18160/2046	Sales Query	121030261012	NON EVAC	005/077

2016 Preliminary Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$215,000	\$215,000	\$215,000	\$215,000	\$215,000
2014	No	\$214,000	\$214,000	\$214,000	\$214,000	\$214,000

2013	No	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000
2012	No	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000
2011	No	\$218,000	\$218,000	\$218,000	\$218,000	\$218,000
2010	No	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
2009	No	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000
2008	No	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000
2007	No	\$307,000	\$307,000	\$307,000	N/A	\$307,000
2006	No	\$285,000	\$285,000	\$285,000	N/A	\$285,000
2005	No	\$195,000	\$195,000	\$195,000	N/A	\$195,000
2004	No	\$172,000	\$172,000	\$172,000	N/A	\$172,000
2003	No	\$172,000	\$172,000	\$172,000	N/A	\$172,000
2002	No	\$156,000	\$156,000	\$156,000	N/A	\$156,000
2001	No	\$153,500	\$153,500	\$153,500	N/A	\$153,500
2000	No	\$153,500	\$153,500	\$153,500	N/A	\$153,500
1999	No	\$121,900	\$121,900	\$121,900	N/A	\$121,900
1998	No	\$121,900	\$121,900	\$121,900	N/A	\$121,900
1997	No	\$107,800	\$107,800	\$107,800	N/A	\$107,800
1996	No	\$107,800	\$107,800	\$107,800	N/A	\$107,800

<p align="center">2015 Tax Information</p> <p>Click Here for 2015 Tax Bill</p> <p>Tax Collector Mails 2015 Tax Bills October 31</p> <p>Tax District: CW</p> <p>2015 Final Millage Rate 21.1719</p> <p>2015 Est Taxes w/o Cap or Exemptions \$4,551.96</p> <p>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.</p>	<p align="center">Ranked Sales (What are Ranked Sales?) See all transactions</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>01 May 1992</td> <td>07894 / 1303</td> <td>\$200,000</td> <td>M</td> <td>I</td> </tr> <tr> <td></td> <td>06219 / 1186</td> <td>\$65,000</td> <td>U</td> <td></td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	01 May 1992	07894 / 1303	\$200,000	M	I		06219 / 1186	\$65,000	U	
Sale Date	Book/Page	Price	Q/U	V/I												
01 May 1992	07894 / 1303	\$200,000	M	I												
	06219 / 1186	\$65,000	U													

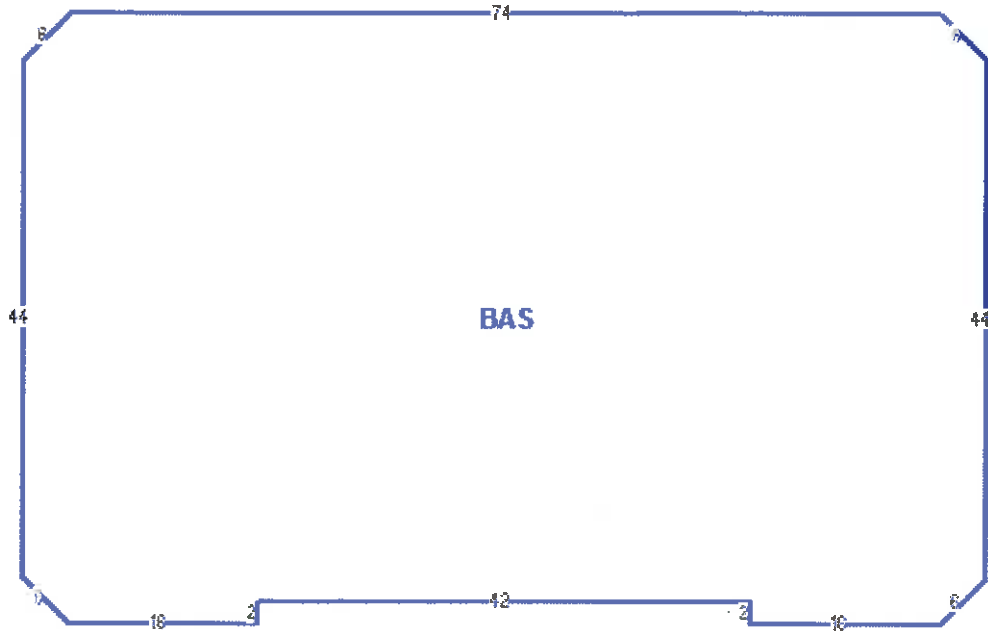
2016 Land Information						
Seawall: No	Frontage: None		View:			
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Off Bldg 1 Story (17)	123x90	6.00	11301.9400	1.0000	\$67,812	SF

[click here to hide] 2016 Building 1 Structural Elements [Back to Top](#)

Site Address: 510 N FT HARRISON AVE

Quality: Average	Compact Property Record Card
Square Footage: 4148.00	

Foundation:
 Spread/Mono
 Footing
 Floor
 System: Slab
 On Grade
 Exterior
 Wall:
 Concrete
 Blk/Stucco
 Roof Frame:
 Flat
 Roof Cover:
 Built Up
 Wood
 Stories: 1
 Living units:
 0
 Floor Finish:
 Carpet
 Combination
 Interior
 Finish: Dry
 Wall
 Fixtures: 8
 Year Built:
 1957
 Effective
 Age: 45
 Cooling:
 Heat &
 Cooling Pkg



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft
<u>Base</u>	4,148	4,148	1.00	4,148
Total Building finished SF: 4,148 Total Gross SF: 4,148 Total Effective SF: 4,148				

[click here to hide] 2016 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FENCE	\$15.00	120.00	\$1,800.00	\$1,440.00	2008
ASPHALT	\$1.75	2,000.00	\$3,500.00	\$3,500.00	0

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include

unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BCP2014-11341	COMMERCIAL ADD	18 Nov 2014	\$20,000
BCP2010-11231	ROOF	15 Nov 2010	\$26,500
BCP2008-02488	HEAT/AIR	06 Mar 2008	\$2,000
BCP2008-02403	ROOF	06 Mar 2008	\$3,600
BCP1997-060716	ROOF	11 Aug 1997	\$9,000



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09-29-15-36936-000-0050

Compact Property Record Card

[Portability Calculator](#)

Updated September 1, 2016

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[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
BASKIN, HAMDEN H III BASKIN, ROBYN T 13535 FEATHER SOUND DR STE 200 CLEARWATER FL 33762-5587	0 N FT HARRISON AVE CLEARWATER



Property Use: 1000 (Vacant Commercial Land - lot & acreage)

Living Units:

[click here to hide] **Legal Description**
HARRINGTON'S, O. SUB LOT 5

File for Homestead Exemption			2016 Parcel Use	
Exemption	2016	2017		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	<u>Sales Comparison</u>	<u>Census Tract</u>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
10027/1939		121030261012	NON EVAC	005/077

2016 Preliminary Value Information

Year	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2016	\$24,546	\$24,546	\$24,546	\$24,546	\$24,546

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

Year	<u>Homestead Exemption</u>	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2015	No	\$23,524	\$23,524	\$23,524	\$23,524	\$23,524
2014	No	\$23,524	\$23,524	\$23,524	\$23,524	\$23,524

2013	No	\$23,524	\$23,524	\$23,524	\$23,524	\$23,524
2012	No	\$23,524	\$23,524	\$23,524	\$23,524	\$23,524
2011	No	\$24,546	\$24,546	\$24,546	\$24,546	\$24,546
2010	No	\$29,558	\$29,558	\$29,558	\$29,558	\$29,558
2009	No	\$32,728	\$32,728	\$32,728	\$32,728	\$32,728
2008	No	\$54,800	\$54,800	\$54,800	\$54,800	\$54,800
2007	No	\$50,500	\$50,500	\$50,500	N/A	\$50,500
2006	No	\$39,300	\$39,300	\$39,300	N/A	\$39,300
2005	No	\$19,600	\$19,600	\$19,600	N/A	\$19,600
2004	No	\$16,400	\$16,400	\$16,400	N/A	\$16,400
2003	No	\$14,300	\$14,300	\$14,300	N/A	\$14,300
2002	No	\$14,300	\$14,300	\$14,300	N/A	\$14,300
2001	No	\$14,300	\$14,300	\$14,300	N/A	\$14,300
2000	No	\$14,300	\$14,300	\$14,300	N/A	\$14,300
1999	No	\$14,600	\$14,600	\$14,600	N/A	\$14,600
1998	No	\$45,700	\$45,700	\$45,700	N/A	\$45,700
1997	No	\$40,300	\$40,300	\$40,300	N/A	\$40,300
1996	No	\$36,300	\$36,300	\$36,300	N/A	\$36,300

<p align="center">2015 Tax Information</p> <p>Click Here for 2015 Tax Bill Tax District: CW</p> <p>Tax Collector Mails 2015 Tax Bills October 31</p> <p>2015 Final Millage Rate 21.1719</p> <p>2015 Est Taxes w/o Cap or Exemptions \$498.05</p> <p>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.</p>	<p align="center">Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>VI</th> </tr> </thead> <tbody> <tr> <td>18 Mar 1998</td> <td>10027 / 1939</td> <td>\$20,000</td> <td>U</td> <td>I</td> </tr> <tr> <td></td> <td>05897 / 1531</td> <td>\$50,000</td> <td>Q</td> <td></td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	VI	18 Mar 1998	10027 / 1939	\$20,000	U	I		05897 / 1531	\$50,000	Q	
Sale Date	Book/Page	Price	Q/U	VI												
18 Mar 1998	10027 / 1939	\$20,000	U	I												
	05897 / 1531	\$50,000	Q													

2016 Land Information						
Seawall: No		Frontage: None			View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Vacant Commercial (10)	70x69	6.00	4813.0000	1.0000	\$28,878	SF

[click here to hide] 2016 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include

unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BCP1998-050663	DEMOLITION	11 Jun 1998	\$0



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