

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA IN AND FOR PINELLAS COUNTY
CIVIL DIVISION

MERRILL KING and KAREN KING,
Plaintiffs,

vs.

Case No.
19-001842-CI

SAINT PETERSBURG PRESERVATION,
INC., d/b/a PRESERVE THE 'BURG,
ALLENDALE TERRACE NEIGHBORS
UNITED, INC., ANNE DOWLING,
DEREK HESS, and PETER BELMONT,

Defendants.

VIDEOTAPED

DEPOSITION OF: PETER B. BELMONT

DATE: December 13, 2019

TIME: 2:15 p.m. to 4:39 p.m.

PLACE: Battaglia, Ross, Dicus & McQuaid
5858 Central Avenue
St. Petersburg, Florida

PURSUANT TO: Notice by counsel for Plaintiffs
for purposes of discovery, use at
trial or such other purposes as
are permitted under the Florida
Rules of Civil Procedure

REPORTED BY: Aaron T. Perkins, RMR, CRR, CRC
Notary Public, State of
Florida at Large

Pages 1 to 102

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24 ALSO PRESENT:
25 Emily Elwyn
Rodney Ehrhard, Videographer

I N D E X

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1 THE VIDEOGRAPHER: This is the videotaped
2 deposition of Peter Belmont in the matter of
3 Merrill King and Karen King v. Saint Petersburg
4 Preservation, Inc., et al.

5 Today's date is December 13th, 2019. The time
6 is approximately 2:15 p.m.

7 Would counsel please introduce themselves for
8 the record.

9 MR. HAYDEN: Good afternoon. Tyler Hayden
10 appearing on behalf of the plaintiffs, Merrill and
11 Karen King.

12 MR. LABBEE: Michael Labbee on behalf of the
13 plaintiffs.

14 MS. VESELY: Shirin Vesely on behalf of Anne
15 Dowling, Derek Hess, and Allendale Terrace.

16 MR. ROSS: Howard Ross on behalf of Preserve
17 the 'Burg and Peter Belmont.

18 THE VIDEOGRAPHER: Would the court reporter
19 please swear the witness.

20 PETER B. BELMONT,
21 the witness herein, being first duly sworn on oath, was
22 questioned and testified as follows:

23 THE WITNESS: I do.

24 MR. HAYDEN: This is just a preliminary
25 matter. Please let the record reflect that Emily

1 Elwyn is also in the room with us.

2 DIRECT EXAMINATION

3 BY MR. HAYDEN:

4 Q. Sir, could you please state your name for the
5 record?

6 A. Peter Belmont.

7 Q. And have you ever had your deposition taken
8 before?

9 A. I have.

10 Q. When was the last time you had your deposition
11 taken?

12 A. Earlier today.

13 Q. So because you had your deposition taken
14 earlier today, I think I'm going to skip over some of
15 the preliminaries.

16 You do understand some of the rules that
17 Mr. Labbee went through earlier this morning, correct?

18 A. Yes.

19 Q. Okay. So if you could just make audible
20 responses, no head nods, that type of thing, that way we
21 can get a clear record.

22 Do you understand that?

23 A. Yes.

24 Q. Okay. Now, you mentioned earlier a little bit
25 about your educational background. I think you said

1 that you had a J.D. from Florida State?

2 A. Correct.

3 Q. Okay. What was your undergraduate degree in?

4 A. Political science.

5 Q. And do you have any other degrees?

6 A. No.

7 Q. What about certificates?

8 A. No.

9 Q. Real estate license?

10 A. No.

11 Q. So do you have any historical preservation
12 certificates or licenses of any kind?

13 A. No.

14 Q. Have you ever taken any educational seminars
15 or classes on historical preservation?

16 A. I have.

17 Q. Where were those at?

18 A. I don't recall what the particular topic was.
19 I believe I attended one once up in Washington. I've
20 attended Preserve the 'Burg seminars here locally.

21 Q. When was the first time that you attended a
22 historical seminar or class?

23 A. I don't recall.

24 Q. Was it more than 20 years ago?

25 A. If we're counting seminars that were put on by

1 Preserve the 'Burg, probably.

2 Q. Okay. I would like to be able to skip over
3 some of these issues too. Earlier this morning when you
4 were testifying as a corporate representative of
5 Preserve the 'Burg, you testified at length about
6 discovery issues.

7 Do you remember that?

8 A. Yes.

9 Q. And you testified about how you searched for
10 e-mails, text messages, and other documents that were
11 responsive to the plaintiff's request for production.

12 Do you remember that?

13 A. Correct.

14 Q. So you do remember that?

15 A. Yes.

16 Q. Without having to go back and rehash all of
17 that, would your responses to that line of questioning
18 regarding discovery and how you searched for documents,
19 would that also apply to how you searched for e-mails
20 and text messages that were responsive to plaintiff's
21 request for production that were Peter Belmont's
22 personal text messages and e-mails?

23 A. Yes.

24 Q. Thank you. I think that cuts off about 30 or
25 40 minutes.

1 So if I asked that same line of questioning
2 regarding discovery in your personal capacity, your
3 testimony would, essentially, be the same?

4 A. Essentially, yes.

5 Q. Okay. There's one thing -- and if I missed
6 it, I apologize, but do you have a personal computer?

7 A. Yes.

8 Q. Okay. Did you search through that personal
9 computer for responsive e-mails and text messages?

10 A. Yes.

11 Q. And anything that was searched for and found
12 was, ultimately, provided to your counsel and then
13 produced?

14 A. Provided to counsel and -- at least in large
15 part, if not totally produced. I mean, clearly there
16 are communications between myself and counsel that have
17 not been produced.

18 Q. Of course. And we wouldn't expect to get
19 those.

20 Now, you mentioned that you went to Eckerd
21 College for undergrad, correct?

22 A. Correct.

23 Q. Are you originally from the St. Petersburg
24 area?

25 A. No.

1 Q. Where are you originally from?

2 A. New Jersey.

3 Q. When did you move to the Tampa Bay area?

4 A. '72.

5 Q. Would that have been before you attended
6 undergraduate at Eckerd College?

7 A. That was for college.

8 Q. And have you, essentially, lived within
9 St. Petersburg ever since?

10 A. Pretty much.

11 Q. So it's fair to say that you're pretty
12 familiar with the City of St. Petersburg, having lived
13 here for 40 years?

14 A. I think so. I guess it depends in particular
15 what aspect of it, but I think generally.

16 Q. Are you familiar with the Allendale and
17 Allendale Terrace neighborhoods?

18 A. Again, at least generally I am.

19 Q. How are you familiar with them?

20 A. In part by, you know, walking through them,
21 driving through them, bicycling through them. We
22 discussed earlier this morning that I know Ray Arsenault
23 who lives in the neighborhood. And in parts of
24 Allendale, Preserve the 'Burg has given tours.

25 Q. So do you personally believe that those

1 neighborhoods contain historic properties?

2 A. I do.

3 Q. And when I say "historic properties," I mean
4 not just properties that have been designated as
5 historic, but properties that you personally feel could
6 be designated as historic. Is that true?

7 A. Correct. I believe they contain -- or they do
8 contain designated properties as well as additional
9 properties that I believe would qualify for designation.

10 Q. Now, outside of the Doc Webb home, have you
11 ever undertaken or assisted with any historical
12 designations within Allendale or Allendale Terrace?

13 A. I have.

14 Q. Can you elaborate on that, what property it
15 was, that type of thing?

16 A. I believe the property was at the corner of
17 MLK and I think it's 39th. It's 39th or 40th. There
18 were people within the neighborhood who sought
19 designation of that property. It's another example
20 where there was a designation sought by someone other
21 than Preserve the 'Burg in which, ultimately, after some
22 discussions, there was a compromise reached and owner
23 support for the designation in a manner that was
24 different than the way it was submitted.

25 Q. I'm just trying to understand, then. On the

1 corner of 39th and MLK, is that --

2 A. 39th and maybe 40th, like I said.

3 Q. Is that that Kate Allen, that big stone house
4 that's there?

5 A. That describes a number of them, but yes.

6 Q. Okay. All right. About what year was this
7 that -- this designation we're talking about?

8 A. I'm not sure. It was probably four to five
9 years ago.

10 Q. You mentioned that there was a compromise that
11 was reached, right?

12 A. Correct.

13 Q. Okay. Does that mean that the owner
14 originally opposed designation?

15 A. Correct.

16 Q. And what was the compromise that was reached,
17 if you can recall?

18 A. Modified property boundaries for the
19 designation.

20 Q. Modified how?

21 A. The ultimate area that was designated was less
22 than the area that had been proposed in the initial
23 application.

24 Q. Is that something that the homeowner wanted?

25 A. As I said, he, ultimately, agreed to the

1 designation, so he was in support of it at that point.

2 Q. The portions that weren't designated as
3 historic, was that so that the undesignated portion
4 could be developed?

5 A. I don't know specifically what plans or at the
6 time future plans the owner had for that property.

7 Q. Do you know if it's since been developed?

8 A. Has not.

9 Q. Do you know if it's developable, like it could
10 be developed in the future?

11 A. I assume that it could be. Again, it's
12 multiple lots.

13 Q. So it's a similar situation, I suppose, in
14 some respects to the Doc Webb house in terms of there
15 were several buildable lots; is that correct?

16 A. To the extent that I believe there were
17 multiple lots on the property and that the primary
18 structure did not extend over all those lots, there was
19 a similarity.

20 Q. All right. I would like to talk about some of
21 the early years with Preserve the 'Burg.

22 How was Preserve the 'Burg founded?

23 A. What do you mean?

24 Q. Was this an idea you came up with because you
25 were interested personally in preservation? I'm just

1 trying to get an idea of who came up with the idea of
2 Preserve the 'Burg, why it was founded, that type of
3 thing. So I'm going to ask some questions about that.
4 But generally, so you know that's where I'm going.

5 A. Okay. I don't particularly recall whose idea
6 it was. There were a number of individuals who were
7 concerned about aspects of reusing old buildings, in
8 essence, preservation, who decided at some point to
9 organize by creating the organization.

10 Q. Approximately what year was that?

11 A. '77.

12 Q. And who were some of these individuals that
13 you are talking about? I don't expect to you recall all
14 of them, but other than yourself, who else was involved
15 with the founding of Preserve the 'Burg?

16 A. John Warren.

17 Q. Anyone else?

18 A. Howard Hansen.

19 Q. Anyone else?

20 A. I believe Paul and Betty Finley.

21 Q. Is that F-i-n-l-e-y?

22 A. I believe so.

23 Q. Anyone other than that?

24 A. Not that I presently recall.

25 Q. So you mentioned Howard Hansen. Is that --

1 does he have a nickname, Howard Ferbie Hansen? Am I
2 saying that right?

3 A. For purposes of what you're asking, it's one
4 and the same person.

5 Q. Okay. So that's -- so Howard Hansen Fenford?

6 A. Correct.

7 Q. So you've known Mr. Hansen since 1977, at
8 least?

9 A. Yes.

10 Q. Did you know him prior to that?

11 A. I don't recall exactly when we met, but it
12 would have been at some point prior to that.

13 Q. And how did you become acquainted with
14 Mr. Hansen?

15 A. I don't recall.

16 Q. I mean, did you meet him at school, or did you
17 meet him at a bar or --

18 A. I don't recall.

19 Q. You don't remember?

20 A. No.

21 Q. Okay. Now, in the late 1970s when you founded
22 Preserve the 'Burg, were there ordinances within the
23 City of St. Petersburg for historical preservation?

24 A. The preservation ordinance had not been
25 enacted.

1 Q. When did that come about?

2 A. I believe it was around '81.

3 Q. Did you and Preserve the 'Burg have any -- any
4 hand in getting the historical -- historical designation
5 ordinance passed?

6 A. I believe I did.

7 Q. Can you elaborate on that?

8 A. This was at the time when there were proposals
9 to redevelop the Vinoy Hotel. There was litigation
10 involved in some of those issues. I represented a party
11 in that case, and there were, among the discussions in
12 terms of settling that litigation, was starting or
13 creating or enacting an ordinance.

14 Q. Was the City of St. Petersburg a party to that
15 case?

16 A. Yes.

17 Q. Just so I understand, this is part of some
18 kind of settlement with the City that everyone agreed,
19 Let's create a historical designation ordinance? Is
20 that, essentially, what you're saying?

21 A. That's my recollection.

22 Q. Did you personally have any hand or -- yeah,
23 did you personally have a hand in drafting that
24 ordinance?

25 A. I did not draft the ordinance.

1 Q. Did you have suggestions as to how the
2 ordinance should be drafted?

3 A. I don't recall today what I made in terms of
4 suggestions.

5 Q. But that implies that you did have
6 suggestions.

7 A. I would imagine I did, but I don't really
8 recall.

9 Q. Okay. Fair enough.

10 A. The City had retained a consultant.

11 Q. Was that a consultant from some other city
12 that had a similar ordinance?

13 A. I believe the consultant was actually from the
14 National Trust for Historical Preservation.

15 Q. So once the historical designation ordinance
16 was passed in the City of St. Petersburg, when was it
17 that Preserve the 'Burg started working with or focusing
18 on applications to actually designate specific
19 properties in St. Petersburg as historic?

20 A. I don't recall in particular, and in part
21 because there was another nonprofit that was doing
22 historic preservation work, and so without kind of going
23 back and reviewing things, I can't say for sure whether
24 it was St. Petersburg Preservation or one of the other
25 nonprofits.

1 Q. Do you remember the first property that
2 St. Petersburg Preservation, also known as Preserve
3 the 'Burg, do you remember the first property that
4 Preserve the 'Burg sought to have designated as
5 historic?

6 A. I'm probably going to say to you, no, I'm not
7 sure, but I'm going to ask you to -- I guess I'm not
8 sure whether you are asking me, do I recall which
9 property was the first one for which Saint Petersburg
10 Preservation submitted an application or for which Saint
11 Petersburg Preservation may have supported an
12 application submitted by another party.

13 Q. Let's go with the latter, where Saint
14 Petersburg Preservation supported an application
15 submitted by another.

16 A. And do I remember what the first one was? No.

17 Q. Okay. What about the first time Preserve
18 the 'Burg submitted an application?

19 A. I also don't remember what the first one was.

20 Q. You don't remember the first one?

21 A. No.

22 Q. Okay. Do you remember approximately what year
23 that was? Was it shortly after '81 when the new
24 ordinance gets passed?

25 A. Again, I'm going to say that I'm not sure in

1 terms of organizations. And so the Roser Park Historic
2 District and the Granada Terrace Historic District were
3 submitted and adopted in the early '80s. I know there
4 was another organization that was involved with Roser
5 Park. Saint Petersburg Preservation, I believe, was
6 involved with Granada Terrace and may or may not have
7 been involved with the Roser Park application.

8 Q. All right. Well, since the early '80s,
9 approximately how many historical designation
10 applications have you or Preserve the 'Burg either filed
11 or supported, just ballpark? I'm not expecting you to
12 know the exact number.

13 A. I don't really know. I would -- I have
14 supported a number of applications. I don't really
15 recall how many that would be.

16 Q. Do you think it's more than 50?

17 A. I doubt it.

18 Q. So you think it's more than 40?

19 A. Let me also ask for a distinction. When you
20 say "support," what do you mean by "support"? So, for
21 example, do you mean support in the sense that I
22 submitted written or oral comments in support of or
23 otherwise supported without submitting comments?

24 Q. Any type of support, whether that's providing
25 comments, written or oral, or just supporting through

1 the filing of an -- or through assistance with drafting
2 an application. I don't want to know, like, your
3 personal view as you're sitting on the couch that you
4 wanted something to be designated as historic; I mean
5 that you were actively involved in some kind of
6 capacity.

7 A. Okay. I would guess it was less than 40.

8 Q. Okay. So somewhere between 30 and 40?

9 A. It could be. I'm not sure.

10 Q. Was it more than a dozen?

11 A. I would imagine so.

12 Q. Is it more than two dozen?

13 A. Again, as I've indicated, I don't really
14 recall. It wouldn't surprise me that it's more than two
15 dozen, but I'm not sure.

16 Q. Okay. Do you know approximately how many
17 times you've appeared in front of City Council on
18 historic designation issues?

19 A. No.

20 Q. Would it be more than 20 times?

21 A. Probably.

22 Q. Same question for the CPPC: How many times
23 have you appeared in front of the CPPC for historical
24 designation issues?

25 A. I don't know.

1 Q. Was it probably more than 20 as well?

2 A. Probably. I assume you include the commission
3 under its previous names and designations?

4 Q. I'm including that, yes. Is that a "yes,"
5 then?

6 A. Yes. I mean, probably.

7 Q. Probably?

8 A. Uh-huh (Indicates affirmatively).

9 Q. Okay. So is it fair to say that you've been
10 fairly involved with historical designations of property
11 in St. Petersburg for approximately the last 40 years?

12 A. I guess that depends upon one's opinion as to
13 what does it take to be fairly involved, or whatever
14 term you're using.

15 Q. Okay. In your opinion, have you been fairly
16 involved?

17 A. Compared to the average person, yes.

18 Q. And your involvement, has that only been in
19 the City of St. Petersburg or other jurisdictions and
20 municipalities? Maybe to help, let me clarify. I'm not
21 asking for speaking engagements you've had in other
22 cities. I mean other applications in other cities or
23 counties, have you been involved in anything like that,
24 or is this pretty local to St. Petersburg?

25 A. As I sit here now, I don't recall where I have

1 been involved with other historic designations from
2 other communities, but it's possible I have been.

3 Q. So you might have filed an application in
4 another jurisdiction outside of --

5 A. I have not filed an application in another
6 jurisdiction.

7 Q. So --

8 A. I thought your question was broader than that.

9 Q. Okay. So let's start very narrow, then, and
10 we can get a little bit broader.

11 So it sounds like you have not filed an
12 application for historic designation in another
13 jurisdiction outside St. Petersburg, right?

14 A. Correct. And in terms of when you say --
15 well, that's correct. I have not done so outside of
16 St. Petersburg.

17 Q. Have you ever provided any assistance in
18 authoring an application outside of St. Petersburg?

19 A. No.

20 Q. Have you ever authored any written or oral
21 support in front of the governing bodies that be
22 regarding an application that had been filed in a
23 particular jurisdiction for a historic designation?

24 A. Not that I presently recall. It's possible I
25 could have submitted some type of written comment,

1 whether it was a request for comments, for example,
2 from -- that I received an e-mail from another
3 preservation organization. I don't recall one right
4 now, but I could have.

5 Q. Outside of quasi-judicial proceedings or other
6 administrative hearings before City Council and the
7 CPPC, how many legal proceedings have you been involved
8 in regarding historical designation in the
9 City of St. Petersburg?

10 A. I don't recall.

11 Q. Have you been involved in any legal
12 proceedings regarding historical designation outside of
13 administrative proceedings with the City?

14 A. Yes, I have.

15 Q. What context would that be in?

16 A. The first one that I think of involves the
17 buildings at the 400 Block of Central Avenue, and there
18 was a judicial proceeding initiated regarding --
19 regarding that matter, the litigation. And I will
20 say -- well, the litigation was over an issue other than
21 the actual designation, but the topic or ultimate issue
22 involved preservation of buildings.

23 Q. Were you an attorney on that case or --

24 A. Yes.

25 Q. And who did you represent in that case?

1 A. Preserve the 'Burg.

2 Q. Do you remember who the other parties were to
3 the case?

4 A. City of St. Petersburg. I believe -- I
5 believe there was an additional party. I'd have to go
6 back and confirm they were actually a party.

7 Q. Was it a developer?

8 A. Property owner.

9 Q. Do you remember approximately what year that
10 was?

11 A. I think it was about, again, four to five
12 years ago.

13 Q. I'm just trying to understand the type of the
14 proceeding too. Was this like an appellate proceeding
15 from a City Council ruling, or was this an original
16 action?

17 A. It was a cert action.

18 Q. And those cert actions seem to happen from
19 time to time after City Council has a decision that's
20 made at a quasi-judicial ruling; is that right?

21 A. I'm not sure what your question is.

22 Q. When City Council makes a ruling as to whether
23 or not a property should be designated as historic or
24 not, if one party or the other is not happy with that
25 ruling City Council has made, typically they file an

1 appeal, a cert action; is that right?

2 A. Well, I wouldn't say they typically file an
3 appeal. I would -- I guess my answer would be that one
4 way for a party to seek review of the City Council
5 decision would typically be by cert.

6 Q. And what I'm trying to understand, just so you
7 know where I'm going, is just how many of those cert
8 actions have you been involved with either as an
9 attorney, or as a client, or in your capacity as a
10 representative of Preserve the 'Burg?

11 A. And I guess the question I have to clarify
12 your question is, Are you asking me how many times I
13 have been involved in the capacity you described in
14 seeking review of a historic designation?

15 Q. Either seeking review or defending somebody
16 else that's seeking review.

17 A. I would have to probably go back and review
18 records. So my answer is I'm not sure, and I'm not sure
19 that I have actually been involved in any cert action
20 that has sought review of a designation decision.

21 Q. Does that mean that you have been involved
22 with some that you were in a defensive posture?

23 A. No. As I -- I think I at least indicated the
24 one example that -- or matter that we had discussed
25 which was involving buildings on the 400 Block was not

1 an action over the designation decision.

2 Q. What was that action regarding, then?

3 A. The City's decision to grant an exemption to
4 the conditions that would normally be required before a
5 demolition permit could be issued.

6 Q. Do you remember what those conditions were or
7 the exemptions to the conditions?

8 A. There are several exemptions provided for in
9 the ordinance, so that's -- whatever exemptions there
10 are set forth in the ordinance.

11 Q. Do you know which ordinance that is?

12 A. It's under the DC zoning district ordinance.

13 Q. Do you know the ordinance number?

14 A. No.

15 Q. Let's change topics and talk about some more
16 specifics with this case.

17 Are you familiar with Doc Webb?

18 A. Could you be more specific?

19 Q. Who is Doc Webb?

20 A. Doc Webb is known for his drug store.

21 Q. And what was this drug store?

22 A. It was a large commercial establishment in
23 St. Petersburg.

24 Q. Was Doc Webb's drug store still in
25 St. Petersburg and still operating when you were living

1 here?

2 A. Yes.

3 Q. Did you visit that store?

4 A. Yes.

5 Q. What were your impressions of that store?

6 A. I don't particularly recall other than it was
7 a large building.

8 Q. So you don't remember any of the chickens or
9 any of the other stuff that is kind of legendary from
10 the Doc Webb store?

11 A. I have a hard time distinguishing my own
12 personal experience with it as compared to reading
13 stories in newspaper articles and information about
14 them.

15 Q. Fair enough.

16 Would you personally consider Doc Webb
17 important to the history of St. Petersburg?

18 A. Yes.

19 Q. Is that based on the drug store or something
20 else?

21 A. Based on the drug store.

22 Q. Now, other than, you know, visiting the drug
23 store yourself personally, do you have any other
24 personal connection to Doc Webb?

25 A. The reason I smile, again, I'm not sure what

1 you mean. I have been to the play about Doc Webb, but I
2 don't know if you consider that a personal --

3 Q. Yeah. I'm asking --

4 A. -- connection.

5 Q. -- you weren't friends with him? You're not
6 buddies? You're not playing cards or anything, right?

7 A. Correct.

8 Q. And he's not your uncle or cousin or --

9 A. Correct.

10 Q. Now, other than the house formerly owned by
11 the plaintiffs in this case, the Kings -- and we'll call
12 that the Doc Webb house. And you'll know what I mean if
13 I call it the Doc Webb house, right?

14 A. Yes.

15 Q. So other than the Doc Webb house, are you
16 familiar with any other properties within St. Petersburg
17 that Doc Webb was associated with?

18 A. Again, I don't know what you mean by
19 "familiar. "

20 Q. Do you know if Doc Webb owned any other
21 residences in the City of St. Petersburg where he lived?

22 A. From reading information, my understanding is
23 that he did own other properties.

24 Q. And that's in addition to the commercial drug
25 store that he owned, right?

1 A. Correct.

2 Q. Were there multiple locations for that drug
3 store?

4 A. I don't know. I'm familiar with the location
5 it had in the blocks near what we today call MLK and
6 First Avenue.

7 Q. Do you remember what year the Doc Webb drug
8 store was closed?

9 A. No.

10 Q. Do you remember if there was a big
11 going-out-of-business sale or any kind of pomp and
12 circumstance that surrounded the closing of the Doc Webb
13 store?

14 A. I don't particularly recall.

15 Q. I would like to talk about some -- some other
16 individuals that are involved in this case.

17 Anne Dowling, when did you first meet Anne
18 Dowling?

19 A. I'm not really sure when I first met Anne. I
20 don't consider her -- I think in response to discovery
21 we indicated that she's an acquaintance of mine, so I
22 don't really recall when we first met.

23 Q. Do you recall the circumstances in which you
24 met?

25 A. No.

1 Q. Did you know that Ms. Dowling was an attorney
2 when you first met her?

3 A. I don't know.

4 Q. Do you know that now?

5 A. Yes.

6 Q. Did Ms. Dowling ever seek legal advice from
7 you?

8 A. She asked me to represent her.

9 Q. In what capacity?

10 A. As an attorney.

11 Q. And in relation to what case or set of facts?

12 A. I believe she wanted representation in the
13 matter that's been referred to as the Taralon property.
14 I think there may be a message somewhere in the Doc Webb
15 stuff about her wanting me to represent her.

16 Q. The Taralon matter, is that the 810 35th, I
17 think?

18 A. Correct.

19 Q. So she sought legal advice from you regarding
20 the potential historic designation of the property at
21 810 35th Avenue North?

22 A. I said she wanted me to represent her. I did
23 not give her legal advice.

24 Q. She sought it and you said no?

25 A. Well, there's also, I think, a difference

1 between asking or seeking legal advice and seeking to be
2 represented, but the answer is no.

3 Q. Okay. Did you represent her in any capacity
4 regarding that historical designation?

5 A. No.

6 Q. Did you provide her with advice generally as
7 to the historical preservation related to the 810 35th
8 North property?

9 A. No.

10 Q. So you didn't explain to her where she could
11 find an application, for example, or how the City
12 operates, nothing like that?

13 A. Nothing like that.

14 Q. Now, when she asked you for advice or whether
15 that was legal or otherwise, was that in person or was
16 that a phone call?

17 MS. VESELY: Form objection.

18 THE WITNESS: I'm going to ask you to be more
19 specific.

20 BY MR. HAYDEN:

21 Q. Okay. Bad question.

22 Let me just reask it this way: When she
23 sought your advice, whether it was legal or otherwise,
24 regarding a potential historic designation of 810 35th
25 North, was that through a phone call?

1 MS. VESELY: Same objection.

2 THE WITNESS: I'm going to, again, say that as
3 I explained to you, I think asking me to
4 represent -- her asking me to represent her and her
5 asking me for legal advice are not necessarily the
6 same thing. I view them as two different things.
7 I said that she asked me to represent her. How she
8 asked me to represent her, I believe it was in a
9 phone call. I'm not positive.

10 BY MR. HAYDEN:

11 Q. Why didn't you want to represent Ms. Dowling
12 in that matter?

13 A. As I indicated to you, I was retired, so I was
14 not seeking clients.

15 Q. What about Derek Hess, do you know -- or
16 Dr. Hess?

17 A. No.

18 Q. You don't know him?

19 A. No.

20 Q. Have you ever met him?

21 A. I don't believe so. I mean, it's possible we
22 could have been at something together, but I don't
23 recall meeting him.

24 Q. What about Emily Elwyn, when did you first
25 meet Ms. Elwyn?

1 A. I don't recall.

2 Q. Was it last year or was it 20 years ago?

3 A. Neither.

4 Q. Was it more than a year ago?

5 A. Yes.

6 Q. Okay. Was it more than five years ago?

7 A. I believe so.

8 Q. Was it more than ten years ago?

9 A. I don't think so. Emily moved here probably
10 sometime 10 or a little less years ago, so I'm not --
11 again, I'm not sure.

12 Q. Do you remember the circumstances of how you
13 met?

14 A. I don't.

15 Q. Do you remember how it came to be that she was
16 involved with Preserve the 'Burg?

17 A. No, I don't.

18 Q. What's the nature of your relationship with
19 Ms. Elwyn?

20 A. She's a friend of mine, and, obviously, we are
21 fellow board members with Preserve the 'Burg.

22 Q. Now, what about the Kings, excluding having --
23 now you know who they are, and you saw them at, you
24 know, the City Council hearing. Have you ever met them
25 prior to any of this litigation?

1 A. Not to my knowledge.

2 Q. Had you ever heard of the Kings prior to this
3 litigation?

4 A. I don't recall. In the e-mail -- essentially,
5 no, I don't recall whether or not in the e-mail that we
6 made reference to earlier this morning whether their
7 name was mentioned as being the owners, so --

8 Q. Okay. But other than that, I mean, no one --
9 20 years ago someone didn't come to you and say, "The
10 Kings are the ones that own Doc Webb house"?

11 A. Not that I know of.

12 Q. Okay. Do you recall when you first noticed
13 the Doc Webb house or knew of its existence?

14 A. No.

15 Q. What about Allendale Terrace Neighbors United,
16 Inc., are you familiar with that entity?

17 A. I guess -- again, I'm going to say in part,
18 What do you mean by that? I clearly understand that
19 they have been involved in this matter. I don't feel I
20 know anything about them.

21 Q. When was the first time you heard of that
22 entity?

23 A. Probably when I saw the application.

24 Q. And, generally, do you understand that entity
25 to be an organization that was created by Anne Dowling?

1 A. I don't really know.

2 Q. Did you ever speak with Anne Dowling about
3 forming a neighborhood entity to represent Allendale?

4 A. Not that I recall.

5 Q. Now, we talked a little bit this morning about
6 an application that was filed to designate the Kings'
7 home as historic. So if I use the word "application,"
8 do you understand what I'm talking about?

9 A. Yes.

10 Q. Now, that application, when did you first see
11 it?

12 A. I believe when Laura Duvekot e-mailed it to
13 me.

14 Q. Do you believe that e-mail is within the
15 production that was provided by your counsel?

16 A. Yes.

17 Q. When did you first realize that that
18 application was not on a City of St. Petersburg form but
19 was on a Pinellas County form?

20 MR. ROSS: Object to the form of the question.

21 THE WITNESS: My guess is, I think we're all
22 aware it seems to be a combination of forms, so
23 there's at least a portion of it which is on the
24 City of St. Petersburg form that I recall.

25 BY MR. HAYDEN:

1 Q. Yeah. I believe the first page is, but some
2 of the other pages after that might be a county
3 application form.

4 We can agree on that, right?

5 A. Yes.

6 Q. My question is simple: When did you first
7 notice that there were county pages intermixed within
8 the application?

9 A. I don't recall when I first looked at the
10 application. So, again, as reflected in the e-mails, I
11 believe I received the application from Laura Duvekot.
12 I believe I had forwarded that application to Howard
13 Hansen after receiving it, and I think I noted, if I
14 recall correctly, that I hadn't even looked at the
15 application when I had sent it to him, so I don't recall
16 when I first -- the date when I first looked at the
17 application. Again, the application speaks for itself.
18 It shows part of it is on a county form.

19 Q. I would like to move on and talk about the
20 purchase offer that Anne Dowling ultimately made to the
21 Kings regarding the purchase of their home.

22 If I say that, do you understand what I mean?

23 A. Well, I'm not sure. So my question is, Do you
24 mean the letter -- what has been identified as the
25 letter of intent?

1 Q. Yes.

2 A. All right.

3 Q. And I think we can agree that that letter was
4 dated, I believe, February 21st of --

5 A. That sounds about right, at least.

6 Q. Okay. All right. So prior to February 21st
7 of 2019, did Anne ever tell you she was interested in
8 purchasing the Kings' property?

9 A. Yes.

10 Q. Do you remember approximately when she told
11 you that?

12 A. I don't. I don't remember the date when she
13 first told me that.

14 Q. Do you recall if it was before December 31st,
15 2018, or was it into the new year?

16 A. I believe it was into the new year. I had
17 very little contact, to my recollection, with Anne
18 regarding the property in 2018.

19 Q. There were some phone calls between you and
20 the City of St. Petersburg and Mr. Cremer towards the
21 end of 2018, though, right?

22 A. Yes.

23 Q. And some of that was regarding a potential
24 sale of the Kings' property to someone other than David
25 Weekley Homes, correct?

1 A. I would describe the call -- and I would have
2 to go back and check dates. I believe there was one
3 call in December of 2018 that involved Mr. Cremer,
4 myself, and the City of St. Petersburg. And I would
5 describe the reason for that call as being to discuss
6 whether or not some type of compromise might be
7 achievable.

8 Q. You mentioned the City of St. Petersburg was
9 on that call. Was that Michael Dema? Is that who was
10 on the call?

11 A. I want to say Mr. Dema was not. I'd have to,
12 perhaps, review something to confirm that. My
13 recollection is that from the City of St. Petersburg
14 were Derek Kilborn and Laura Duvekot.

15 Q. And that phone call you had with the City and
16 Jake Cremer at the end of 2018, is that -- that's not
17 the first time you had spoken with Laura Duvekot or
18 Derek Kilborn, right?

19 A. About anything?

20 Q. About historic designation and the
21 City of St. Petersburg.

22 A. For any property?

23 Q. For any property, yeah.

24 A. Correct.

25 Q. Because you're familiar with them outside of

1 this King litigation and Doc Webb issue, correct?

2 A. Correct.

3 (Exhibit No. 1 was marked for identification.)

4 BY MR. HAYDEN:

5 Q. I'm handing you two pages that I have marked
6 as Exhibit 1. And for the record, Exhibit 1 is
7 PB/PTB00041 and 42. If you could take a look at that
8 document and then let me know when you're done
9 reviewing.

10 A. Go ahead.

11 Q. Okay. Do you recognize this document?

12 A. I recognize it as one of the documents that we
13 provided to you, yes.

14 Q. Okay. And what I'm trying to understand here
15 is these are text messages, right?

16 A. Correct.

17 Q. Okay. And I'm trying to understand -- it says
18 "to Peter Belmont" at the top.

19 Do you see that?

20 A. Yes.

21 Q. Okay. And it's -- the first text message that
22 appears is November 11th, 2018, at 3:57 p.m.

23 Do you see that?

24 A. Yes.

25 Q. Okay. What I'm trying to understand is who

1 the other party to this conversation is.

2 Do you recall having looked at this?

3 A. I believe it is Emily Elwyn.

4 Q. And in looking at the text messages, you are
5 what appears to be the recipient of these texts, right?
6 It says "to Peter Belmont" at the top? I'm not trying
7 to hide the ball. What I'm trying to figure out is who
8 is who in this conversation.

9 A. The first text message has Anne Dowling, etc.
10 That is me.

11 Q. Okay. So let's take a look at that first text
12 message. Can you read that whole text for us?

13 A. "Has Anne Dowling contacted you about Doc Webb
14 home landmark application? I've had a call from Jim
15 Stitt with Allendale neighborhood about it and us
16 helping."

17 Q. Now, "us helping," is that in reference to you
18 and Emily personally or as representatives of Preserve
19 the 'Burg? Meaning, was Jim Stitt reaching out to you
20 and Emily personally or as -- or in your capacity as
21 representatives of Preserve the 'Burg?

22 A. I guess my response is you would have to ask
23 Jim Stitt.

24 Q. Okay.

25 A. And I don't recall whether Jim -- I don't

1 recall if Jim asked -- which is why I'm saying you need
2 to ask Jim Stitt. I don't recall whether Jim asked me
3 and didn't mention Emily and did not mention Preserve
4 the 'Burg, or if he mentioned Emily and/or Preserve
5 the 'Burg. So to the extent it says "us," that may have
6 been my adding that in and not what Jim himself said.

7 Q. Got it. Okay. Thank you.

8 Do you see Ms. Elwyn's response there on the
9 right? She says, "She did. Did she submit? She is
10 determined, but I told her she needs to be sure she has
11 neighborhood support. I don't like third-party on
12 individual residential properties."

13 See where I'm reading?

14 A. Yes.

15 Q. And then she finishes, "Worries me it will
16 hurt in the long run."

17 Do you agree with that statement in terms of
18 do you like third-party designations for individual
19 residential properties?

20 A. I don't know what you mean by "like."

21 Q. Do you agree with third-party historical
22 designation within the St. Petersburg?

23 A. I think there's a role for third-party
24 designations.

25 Q. What would that role be?

1 A. To allow for a designation of properties where
2 the property owner is not undertaking the application.

3 Q. And do you agree with that even when an owner
4 is opposed to a third-party designation?

5 A. I have the same answer. I believe that
6 there's a role for that.

7 Q. So you would support designation even if a
8 homeowner is opposed to it?

9 A. I could, yes.

10 Q. What about the last sentence, "worries me it
11 will hurt in the long run," what do you think Ms. Elwyn
12 meant by that?

13 MS. VESELY: Form objection.

14 THE WITNESS: And I'm going to respond by
15 saying, you know, if you want to know what she
16 meant by it, you need to ask Emily. I can say
17 based upon conversations I've had with Emily in the
18 past, I believe what she was saying is that
19 third-party owner objected applications have been,
20 to some degree, controversial in front of City
21 Council, and so there's a concern that if too many
22 owner objected applications appear in front of City
23 Council, that City Council will disfavor them.

24 BY MR. HAYDEN:

25 Q. Okay. Disfavor them as voting against them

1 individually, or do you think that the City might
2 completely abolish third-party designation applications?

3 MS. VESELY: Form.

4 THE WITNESS: Could be either.

5 BY MR. HAYDEN:

6 Q. And that's something that you personally would
7 not like to see, right?

8 A. As I said, I think there's a role for
9 third-party applications.

10 Q. I would like to look at the bottom of page 1
11 here. See how after the last text message here, there's
12 a date, 11/12/18 at 7:06 p.m., but then there's no text
13 message?

14 A. Correct.

15 Q. And then moving on to PB/PTB42, you would
16 agree with me that that's the next Bates stamp within
17 the range of the production that you provided?

18 A. Correct.

19 Q. Okay. And my question to you is, Do you know
20 if there's another text message that follows in this
21 chain in your conversation with Ms. Elwyn between
22 November 11th and November 12th of 2018?

23 A. I'm going to -- or respond by saying, without
24 going back and looking, that I believe that there was
25 nothing else that was responsive to your request. So

1 what I mean by that is that whatever follow up there may
2 have been, I don't believe was responsive to the message
3 that we're looking at. It was not about the Webb
4 application. So there have certainly been times when
5 Emily and I have gone back and forth in a series of text
6 messages on multiple subjects.

7 Q. Okay. So, essentially, is what you're saying
8 that this text message on 11/12/18 at 7:06 p.m., you're
9 saying that that basically was not responsive to
10 plaintiff's request for production, and that's why it is
11 not included within this text thread?

12 A. Yes. Again, I'm saying that to the extent
13 that there's a date below the final message and there
14 does not appear to be, if you want to say, a text
15 attached to that, my answer is yes.

16 Q. And if that text was responsive, is that
17 something that you could go back and look at and
18 provide, ultimately, if it was responsive, meaning you
19 haven't deleted the text?

20 A. I don't recall whether you got both sides of
21 these text messages or not, meaning both the copy from
22 my side of the text messaging and the copy from Emily's
23 side. So my understanding is Emily has not deleted
24 anything. And I can also say that I, as I said,
25 searched through documents, I believe as requested, and

1 provided documents as requested, and were not providing
2 documents that were not relevant to the request, so --

3 Q. All right. Looking a little bit at the
4 substance of these texts, the last one that appears on
5 PB/PTB41, and it starts with, "Wasn't it just bought by
6 David Weekley?"

7 I think what you're referring to there is the
8 Kings' home, right?

9 A. Correct.

10 Q. It says, "Wasn't it just bought by David
11 Weekley Homes? So not quite same as individual home
12 application."

13 Did I read that right?

14 A. Yes.

15 Q. Okay. And that's a text message from you to
16 Ms. Elwyn, right?

17 A. Correct.

18 Q. And what do you mean by, "it's not quite the
19 same as an individual home application"?

20 A. I viewed the situation where the property was
21 changing owners to be different than where there was a
22 residential property that was under ongoing ownership
23 without a change of ownership.

24 Q. And how is that different?

25 A. It's just my perspective, so for the purpose

1 of application of the ordinance, I don't think it is
2 different.

3 Q. From your personal perspective, then, what's
4 the distinction?

5 A. The distinction is that -- that there is going
6 to be a new owner, and so there's an opportunity to make
7 that new owner, if you want to say, aware of the
8 historical significance of the property.

9 And why I said, "Wasn't it just bought by
10 David Weekley?" as far as where that was in the
11 transaction, I was not sure at that point. And so the
12 application having been submitted potentially would
13 allow the new owner to understand that there was a
14 potential designation that would come with the property,
15 which I think is different than where there's an ongoing
16 ownership and an application is submitted.

17 Q. Okay. What I'm trying to drill down into is
18 specifics as to how that's different.

19 Are you saying that because the property is
20 changing hands at that time that it would be an
21 opportune time to, perhaps, designate the property as
22 historic? Is that what you mean by "a difference"?

23 A. That, again, potentially before the ownership
24 change occurs that was -- appeared likely to happen,
25 that the designation issue could be addressed by all

1 parties involved. And that is a little different, in my
2 mind, than where someone has had a property for a long
3 time and, again, is not putting the market up for sale
4 and intending to no longer own it.

5 So, in essence, the one owner is no longer
6 going to be an owner, and so it's a little different.
7 Their opinion is not so much as the property owner once
8 it changes hands, as there are other parties. So
9 that's, in essence, what my view of why it's a little
10 different.

11 Q. So, basically, the property owner that's
12 selling the property might not be as opposed, because
13 they're just trying to walk away from it and move on?

14 A. Well --

15 Q. Is that what you mean?

16 A. -- I guess my perspective, you know,
17 potentially has -- potentially would have a lesser
18 interest than -- and there's a different person who is
19 going to have a greater interest, this new prospective
20 owner.

21 Q. So is it fair to say that during this
22 transition in ownership, it's a good time to work out a
23 deal, so to speak, in terms of designating a property as
24 historic?

25 MS. VESELY: Form objection.

1 THE WITNESS: Could be. Again, it depends
2 upon the parties involved in this situation.

3 BY MR. HAYDEN:

4 Q. In your experience, has that been an opportune
5 time to designate a property as historic, when there's a
6 change in ownership?

7 A. The best way I think I can answer that is
8 another instance that comes to my mind involved the
9 North Ward Elementary School. And, again, it was
10 undergoing a change in ownership. And so it -- it
11 seemed like an opportunity to discuss the future use and
12 designation of a property.

13 Q. We talked a little bit earlier about a Kate
14 Allen property that was on the corner of MLK, where you
15 had helped facilitate a compromise with the property
16 owner as to historical designation?

17 Do you remember that?

18 A. Yes.

19 Q. Is that a circumstance where that property was
20 being sold, and during that transition in ownership,
21 there was an agreement reached as to designating at
22 least a portion of the property as historic?

23 A. No, there was not a change in ownership going
24 on.

25 Q. Okay. So different from the circumstance with

1 the Kings --

2 A. Yes.

3 Q. -- in that respect at least?

4 A. Yes.

5 (Exhibit No. 2 was marked for identification.)

6 BY MR. HAYDEN:

7 Q. I will hand you what I'm marking as Exhibit 2.
8 For the record, Exhibit 2 is Bates stamped PB/PTB00061.

9 Mr. Belmont, have you -- have you had time to
10 review this document?

11 A. Yes.

12 Q. Okay. And do you recognize it?

13 A. Yes.

14 Q. And I'm not going to focus on the top of the
15 e-mail about the wildly inaccurate and incomplete issue
16 that I think was belabored earlier today. But I would
17 like to talk about the last portion of this e-mail
18 below.

19 And this is an e-mail, I believe, Thursday,
20 November 15th, 2018, at 4:19 p.m. And it says, "Peter
21 Belmont wrote."

22 Do you see where I'm at?

23 A. Yes.

24 Q. At the bottom, the last paragraph, it says --
25 can you read that for me starting with "Ray, comma"?

1 A. "Ray, if you are able to touch base with
2 owner, you can also explain that we would like to talk
3 to him about the application process and the benefits,
4 if he's willing to do so. What is the best way to reach
5 him?"

6 Q. So is that -- we're talking about Ray
7 Arsenault, right?

8 A. Correct.

9 Q. And that's you writing to Ray?

10 A. He's copied on it, yes.

11 Q. Okay. Do you know if Ray actually did -- did
12 this, what you're directing him to do here?

13 A. My understanding is he did not end up speaking
14 with the Kings.

15 Q. Do you know if he attempted to?

16 A. I'm not positive. I know Ray at the time was
17 going out of town a short time thereafter, and so I am
18 not sure if he actually attempted to do so before he
19 went out of town or not.

20 Q. Is this something that you or someone from
21 Preserve the 'Burg normally does when there's a
22 third-party designation application filed against their
23 property?

24 A. What do you mean in terms of normally do what?

25 Q. Normally reach out to the property owner to

1 exactly what you said here: "Reach out to him about the
2 application process and benefits. And if he's willing
3 to do so, what is the best way to reach him?"

4 A. If Preserve the 'Burg is going to file an
5 application, we will try to reach out to the property
6 owner.

7 Q. If Preserve the 'Burg doesn't file an
8 application but subsequently supports an application
9 that was filed by somebody else, is it something that
10 Preserve the 'Burg normally does to reach out to that
11 property owner regarding the third-party designation
12 application process?

13 A. We would have hoped that the applicant had
14 already done so.

15 Q. In the event the applicant hasn't done so, is
16 it something that Preserve the 'Burg would normally do
17 in terms of reaching out to that owner of the
18 third-party -- the owner of the property who recently
19 had a third-party designation application filed against
20 him or her?

21 A. That, in part, is at least the message that
22 you see, so to the extent that Ray lived in the
23 neighborhood, had met the Kings before, there appeared
24 to be a lack of communications between Anne Dowling and
25 the Kings, that this request was made of Ray.

1 Q. What else does Preserve the 'Burg do when it
2 wishes to support a local historic designation
3 application that's been filed by a third-party in terms
4 of outreach to the property owner?

5 A. It depends upon the circumstances of the
6 situation, so I don't think there's again --

7 Q. There's no set playbook?

8 A. Well, no. There's no set playbook and -- no
9 set playbook. I'll leave it at that.

10 Q. What are items that have been done in the past
11 to reach out to owners of property that have recently
12 had a third-party designation application filed against
13 his or her property?

14 A. Again, you're asking for myself or for
15 Preserve the 'Burg?

16 Q. For both.

17 A. Phone calls would be another example.

18 Q. Okay.

19 A. So, in essence, I want to say the goal is one
20 could potentially communicate with another party in
21 person, telephone call, e-mail.

22 Q. And the goal of that communication is what?

23 A. Again, it depends upon the circumstance, but,
24 ultimately, the goal would be to see if there can be an
25 agreement reached upon how to proceed.

1 Q. Is there any educational aspect to that
2 communication that you or Preserve the 'Burg is trying
3 to confer as well?

4 A. Again, that depends upon the circumstance and
5 what the individual's knowledge may be regarding the
6 application and what's involved with designation and to
7 what extent any discussion is desired.

8 Q. And I think you testified a moment ago that
9 Ray wasn't able to touch base with the Kings?

10 A. I said I don't believe so. I think that's
11 what I said.

12 Q. Yeah. I don't recall.

13 Do you know if that's Ray because just didn't
14 have the chance or that the Kings didn't return his
15 calls or his e-mails? Do you remember?

16 A. I'm not positive. I believe, as I indicated,
17 that Ray was going to be going out of town and was going
18 to try to communicate with them before he went out of
19 town. So I am not really sure whether then he was
20 unsuccessful because he tried and did not reach them or
21 because he did not actually have an opportunity to do so
22 before he left.

23 Q. Why is it that you chose Ray to reach out to
24 the Kings? Is it because he lived in the neighborhood?

25 A. He lived in the neighborhood and had met the

1 Kings on previous occasions.

2 Q. And, also, because he wasn't the one that
3 actually filed the application? Is that a reason as
4 well?

5 A. I don't think I really considered that. Ray
6 is a board member. Ray is a neighbor. Ray had met the
7 Kings before. Ray indicated he would be willing to
8 reach out to them.

9 (Exhibit No. 3 was marked for identification.)

10 BY MR. HAYDEN:

11 Q. I'm handing you what I have marked as
12 Exhibit 3. For the record, Exhibit 3 is PB/PTB00056.

13 Mr. Belmont, do you recognize this document?

14 A. Yes.

15 Q. I would like to focus here in the middle of
16 the page. It says, "On Sunday, November 11th, 2018, at
17 4:00 p.m., Peter Belmont wrote."

18 Do you see where that is?

19 A. Yes.

20 Q. And in this you start with, "I've had a call
21 from an Allendale neighborhood person about landmark
22 application filed for the property and wanting to know
23 if we could help supplement application."

24 Do you see where I'm reading?

25 A. Yes.

1 Q. Okay. And after that, you write, "Another
2 can't win application."

3 What did you mean by that, "can't win"?

4 A. It was a third-party owner objected
5 application which, as I indicated earlier, is
6 controversial with counsel. Counsel seems to generally
7 be reluctant to designate over owner objection.

8 Q. Any other reason that you described the
9 application as can't win?

10 A. No.

11 Q. So when you say can't win, you're strictly
12 referring to the fact that it was a third-party
13 application and those typically are not successful in
14 front of City Council?

15 A. Third-party owner objected.

16 Q. So there's no other reason that you describe
17 it as can't win other than that?

18 A. I guess a subset of that would be that in
19 addition to being a third-party owner objected
20 application, it was residential property. And I thought
21 that would be another factor that would make it
22 difficult for counsel to approve designation over owner
23 objection.

24 Q. Any other reasons that the application was a
25 can't win application?

1 A. I don't believe so.

2 (Exhibit No. 4 was marked for identification.)

3 BY MR. HAYDEN:

4 Q. I'm handing you what I have marked as
5 Exhibit 4. For the record, Exhibit 4 is PB/PTB00059.

6 Mr. Belmont, do you recognize this document?

7 A. Yes.

8 Q. What is this document?

9 A. It's an e-mail from me to Anne Dowling.

10 Q. Is there anyone else copied on the e-mail?

11 A. As indicated in the message heading, Emily
12 Elwyn.

13 Q. What's the date of this e-mail?

14 A. Again, the message head indicates
15 December 18th.

16 Q. 2018 at 5:35 p.m.; is that accurate?

17 A. That's what it says, yes.

18 Q. Okay. And it starts with -- and this is you
19 writing to Ms. Dowling, right?

20 A. Correct.

21 Q. And it starts with, "Anne, I have reached out
22 to the attorney who is representing the Kings."

23 Do you see that?

24 A. Yes.

25 Q. And when you say "the attorney who is

1 representing the Kings," who are you referring to?

2 A. Jake Cremer.

3 Q. Do you remember when you reached out to Jake
4 Cremer?

5 A. Not without checking. I believe it is within
6 a day or two from this message.

7 Q. I think you testified earlier during the
8 corporate representative deposition that was via phone
9 call?

10 A. Correct.

11 Q. And --

12 A. And, again, there's e-mails. There's an
13 e-mail back from Jake subsequent to that phone call
14 that's been produced that says, "Thanks for talking," or
15 something to that effect, "yesterday." So, again, that
16 would identify the date.

17 Q. Yeah. I think what I'm trying to figure out
18 is just a timeline, a couple simple things.

19 Was that the first time you had reached out to
20 Jake Cremer?

21 A. Yes.

22 Q. So you think it was a day or two before
23 December 18th, 2018?

24 A. That's what I believe right now. Again, as I
25 indicated, I think there's ways that are probably pretty

1 easy to figure out when that phone call was.

2 Q. Okay. Why did you reach out to Mr. Cremer?

3 A. To see if there was the possibility of
4 reaching a compromise that would result in a consensus
5 among -- including the property owners of supporting an
6 application.

7 Q. I understand that that was probably the
8 desired goal of the phone call or at least the initial
9 contact with Mr. Cremer. But what I'm trying to figure
10 out is, Did you reach out to Mr. Cremer under your own
11 volition, or did someone ask you to contact him? What
12 was the impetus for making that phone call?

13 A. Yes, I reached out to Mr. Cremer. And in
14 combination with the goal, I was attempting to reach a
15 compromise that could be supported by the property
16 owner, was the concern as well that absent a consensus
17 being reached and it being a third-party owner objected
18 application, that the council would deny it.

19 Q. Had you --

20 A. I had not spoken to Anne Dowling before
21 reaching out to Mr. Cremer.

22 Q. You stole my next question.

23 MS. VESELY: Tyler, whenever you're ready for
24 a break, I can use one.

25 MR. HAYDEN: Yeah. Let me just finish with

1 this document.

2 MS. VESELY: Okay.

3 BY MR. HAYDEN:

4 Q. So you said you hadn't spoken with Anne
5 Dowling prior to reaching out to Jake Cremer, correct?

6 A. Correct.

7 Q. Okay. So up until that appointment, you had
8 just been speaking internally with those from Preserve
9 the 'Burg regarding the filing of that application; is
10 that accurate?

11 MS. VESELY: Form.

12 THE WITNESS: Yes.

13 BY MR. HAYDEN:

14 Q. Anyone else that you were speaking with?

15 A. Well, I think we have discussed that Jim Stitt
16 had reached out to me about an application being filed,
17 so if you consider that a discussion, there was that.

18 Q. Okay. I'm trying -- Jim Stitt wasn't a member
19 of Preserve the 'Burg?

20 A. He was a member. He was not on the board.

21 Q. Okay.

22 A. Well, actually -- actually, to go back, I'd
23 have to double check. I believe he has been a member,
24 but he may not have been a member at that time.

25 Q. But he reached out to you in his capacity as I

1 think he was part of the neighborhood crime watch, or
2 something along those lines? Does that sound right?

3 MS. VESELY: Form. Form objection.

4 THE WITNESS: Again, you're kind of -- you
5 would have to ask Jim why he decided to reach out
6 to me. We've had, you know, contact. Mr. Stitt
7 and myself have had contact with one another in the
8 past.

9 BY MR. HAYDEN:

10 Q. So was it your idea to reach out to Jake
11 Cremer?

12 A. I believe so. I mean, you know, in terms of
13 did somebody ask me to reach out to Jake? No.

14 MR. HAYDEN: All right. I think we can take a
15 break now.

16 MS. VESELY: Okay.

17 THE VIDEOGRAPHER: Going off the record. The
18 time is 3:35 p.m.

19 (A recess was taken.)

20 THE VIDEOGRAPHER: Back on the record. The
21 time is 3:46 p.m.

22 (Exhibit No. 5 was marked for identification.)

23 BY MR. HAYDEN:

24 Q. Mr. Belmont, I'm going to be handing you what
25 I have marked as Exhibit 5. For the record, Exhibit 5

1 is PB/PTB178 through 181.

2 Mr. Belmont, have you had a chance to review
3 this document or these documents?

4 A. Briefly, yes.

5 Q. Do you generally recognize them as e-mails?

6 A. Yes.

7 Q. E-mails that were produced by either you
8 personally or by Preserve the 'Burg within this
9 litigation?

10 A. Yes.

11 Q. I would like to focus on the first page. It's
12 an e-mail from to you Jim Stitt dated Tuesday,
13 December 18th, 2018, 2:44 p.m.

14 Do you see where I'm at?

15 A. Yes.

16 Q. And do you see the last paragraph of that
17 first e-mail? It starts with, "Howard has decided to
18 defer further work."

19 Do you see where I am at?

20 A. Yes.

21 Q. Okay. "Howard has decided" -- and I'm
22 quoting.

23 "Howard has decided to defer further work on
24 updating the application until we have a better feel for
25 how this is going to move forward to determine what, if

1 any, additional information Laura Duvekot with the City
2 may need or desire."

3 Did I read that accurately?

4 A. Yes.

5 Q. Okay. Do you know if you or anyone from
6 Preserve the 'Burg ended up providing further
7 information to Laura Duvekot or anyone else from the
8 City regarding the application?

9 A. I do not believe either -- I did not, and I do
10 not believe any other information was provided by
11 Preserve the 'Burg to supplement the application.

12 Q. And not just in supplementing the application,
13 but any information whatsoever regarding the
14 application. Nothing was provided to Ms. Duvekot
15 regarding the application by either you or Preserve
16 the 'Burg?

17 A. I don't believe so. Again, we commented at
18 the public hearings, but I don't believe that we
19 submitted any information otherwise.

20 Q. All right. Let's focus on the last page of
21 Exhibit 5. That's Bates stamped as 181.

22 Do you see where I'm at? Do you see where I'm
23 at?

24 A. I'm on 181, yes.

25 Q. Did you see how these e-mails generally read

1 chronologically from top to bottom? Would you agree
2 with that?

3 A. Yes.

4 Q. Okay. I would like to focus on the first
5 e-mail, Wednesday, December 26th, 4:00 at 5:16 p.m.

6 Do you see where I'm at?

7 A. Yes.

8 Q. That's an e-mail from you, Peter Belmont, to
9 Anne Dowling Hess?

10 A. Correct.

11 Q. All right. I would like to focus on the
12 second full paragraph of that e-mail. You write to
13 Ms. Dowling, "Please let me know if you want to be a
14 part of the call, which would include the City, attorney
15 I have been speaking with who represents property owner,
16 and myself, and yourself if you desire. If you are not
17 going to join the call, please confirm. I can agree on
18 your behalf to continue the hearing to either February
19 or March."

20 Did I read that correctly?

21 A. Yes.

22 Q. Now, other than the response that appears
23 below, which appears as an e-mail from Ms. Dowling back
24 to you, did Ms. Dowling ever communicate to you through
25 any other medium as to her desire to be on this

1 forthcoming call or not?

2 A. I don't believe she did.

3 Q. So from your recollection, her response to you
4 is only the following e-mail that appears below?

5 A. Yes. I would say, in part, the reason for
6 that message was she had indicated in some form, which I
7 think is prior to this, that she was going to be out of
8 town over the holiday period, and so that was, in part,
9 why I sent Anne that message and raised that question,
10 is because it appeared that, otherwise, the other
11 parties who were going to be telephone call participants
12 would be available and, based upon Anne saying she would
13 be away over the holidays, that she may not be
14 available.

15 Q. Okay. Do you see Ms. Dowling's response
16 below, Wednesday December 26th, 2018 at 7:01 p.m.? Do
17 you see where I am at?

18 A. Yes.

19 Q. And in it she writes, "You may agree to
20 continue. We are traveling. If I'm free, I will try to
21 maybe the call. Thank you for all you are doing!
22 Anne."

23 Did I read that correctly?

24 A. Yes.

25 Q. Okay. So based off of that message, did Ann

1 agree that you could communicate her consent to a
2 continuance via this e-mail?

3 A. Again, you would have to ask Anne, but my
4 understanding was that Anne had no objection to the
5 hearing being on a date beyond January.

6 Q. And did you communicate Anne's agreement with
7 a continuance to the City of St. Petersburg, as well as
8 the Kings' attorney on that phone call?

9 A. When Anne did not end up making the call, I
10 did advise the other parties that Anne had indicated to
11 me that she would not object to a hearing date other
12 than a January hearing date.

13 Q. My only other question regarding this
14 document, do you see down below an e-mail, Peter Belmont
15 to Howard Ross? Do you see how it says "text hidden"?
16 Do you see that?

17 A. Yes.

18 Q. Do you see how that appears as well above
19 Ms. Dowling's signature line on the Wednesday, December
20 26th, 2018, 7:01 p.m. e-mail? Do you see that?

21 A. I see the "quoted text hidden." Is that what
22 you're referring to?

23 Q. Yeah, that's what I'm referring to.

24 Do you know what that text is that was hidden
25 from this document?

1 A. I believe it's part of what's in here. I
2 mean, so, again, these are an ongoing series of e-mail
3 messages. So, again, when you have a string of
4 messages, sometimes the other messages in the stream are
5 included and sometimes they're not.

6 Q. And is this one of those circumstances where
7 you can actually click it was a digital document, you
8 could click on that quoted text hidden and actually
9 expand the full message?

10 A. I believe so.

11 Q. Is that something that you could look into and
12 provide to your counsel in terms of the full text of
13 this communication?

14 A. I should be able to.

15 Q. Okay. If you do look into that and it is
16 something that is responsive, do you think that you
17 could produce that to your counsel so it could,
18 ultimately, be produced to the plaintiffs?

19 A. Yes.

20 Q. Okay. Thank you.

21 (Exhibit No. 6 was marked for identification.)

22 BY MR. HAYDEN:

23 Q. I'm handing you what's marked Exhibit 6. For
24 the record, Exhibit 6 is PB/PTB00062.

25 Mr. Belmont, do you recognize this document?

1 A. Yes.

2 Q. Okay. And, generally, what is this?

3 A. It is a message from me to -- an e-mail
4 message from me to Emily Elwyn.

5 Q. And this e-mail is dated December 28th, 2018,
6 11:01 a.m.; is that correct?

7 A. Yes.

8 Q. I would like you to focus on the last line of
9 the e-mail from you to Ms. Elwyn. And it starts with --
10 and I quote -- "Anne has authorized me to agree to
11 continue if she is not on the call."

12 Did I read that accurately?

13 A. Yes.

14 Q. Now, is this the authority to agree to a
15 continuance that we discussed in Exhibit No. 5, I
16 believe?

17 A. It is. The phone call -- one of the purposes
18 of having everyone who was potentially involved on the
19 phone call was that I believe everyone agreed that if a
20 compromise is going to be achieved, then it would be
21 necessary to continue the January hearing date. And
22 when I say everyone involved, as I indicated earlier, I
23 initiated the discussion of a compromise with Jake
24 Cremer without having ever discussed it with Anne
25 Dowling.

1 And, again, to the extent that Anne had
2 indicated she may or may not be able to make the phone
3 call, I had asked Anne, as reflected in the previous
4 e-mail, whether she would have any objection to it -- to
5 the hearing being rescheduled to another date. As we
6 have seen, she did not have an objection, and she was
7 not on the phone call. And so, again, this reference in
8 the message is to that series of events and my passing
9 on Anne's message that she would not object to a change
10 in hearing dates.

11 Q. And you passed that message on to, if I
12 recall, members from the City of St. Petersburg, as well
13 as Jake Cremer, right?

14 A. I passed that on in the phone call that
15 included Jake on the phone call, and it included Laura
16 and Derek in the phone call.

17 Q. And Laura and Derek being Laura Duvekot and
18 Derek Kilborn from the City of St. Petersburg, right?

19 A. Correct. And I believe in that phone call, as
20 well, I indicated that I was representing Preserve
21 the 'Burg and why I was passing that message on, that
22 Preserve the 'Burg was the party that I was
23 representing.

24 (Exhibit No. 7 was marked for identification.)

25 BY MR. HAYDEN:

1 Q. I'm handing you what I have marked as
2 Exhibit 7. For the record, Exhibit 7 is PW/PTB00044.
3 Mr. Belmont, do you recognize this document?
4 A. Yes.
5 Q. What is this document?
6 A. Copies of text messages.
7 Q. And at the top you see "to Peter Belmont." Am
8 I correct?
9 A. Correct.
10 Q. Who is the other party on this text message
11 thread?
12 A. I believe it's Emily Elwyn.
13 Q. I would like to focus on the third text
14 message from the bottom. Do you see where I'm reading
15 from? It starts with, "Working on that now -- may be
16 worth waiting to reach out to Nickens when we have new
17 ED?"
18 Do you see where I'm reading?
19 A. Yes.
20 Q. My question is who is Nickens?
21 A. He is with the Tampa Bay Times.
22 Q. Who was it that was going to reach out to the
23 Tampa Bay Times or Mr. Nickens, I should say?
24 A. One of us with Preserve the 'Burg.
25 Q. Do you have -- is that something that Preserve

1 the 'Burg typically does, is reaching out to the Tampa
2 Bay Times regarding a recently filed application?

3 A. Again, it depends on the circumstances we had.
4 We don't always.

5 Q. Is that a means by which Preserve the 'Burg
6 likes to spread the word about potential historic
7 designation applications?

8 A. I'm not sure how I would best describe it. I
9 mean, I think generally we feel that the more that can
10 be published in the newspaper about historic
11 preservation issues, the more that educates the public
12 about those matters.

13 Q. Now, I see at the end of that text that I read
14 a moment ago "ED." Is that an acronym for something?
15 What is "ED"?

16 A. Executive director. So, again, we talked
17 about earlier this morning Preserve the 'Burg was,
18 during this year, transitioning from Allison into
19 another executive director.

20 Q. Do you know if Preserve the 'Burg ended up
21 reaching out to the Tampa Bay Times regarding the
22 application that was filed for the Doc Webb house?

23 A. I don't believe we ever reached out in the
24 sense of initiating any contact. I don't recall whether
25 Susan Taylor Martin had called us regarding the

1 application or not. And I don't recall without looking
2 whether or not Emily was quoted in one by one of those
3 articles. I want to say she was, but I don't recall
4 without looking at them.

5 Q. Did you speak with Susan Taylor Martin? And
6 when I say you speak with her, did you speak with her
7 about the Doc Webb application?

8 A. I don't believe that I did. Well, let me take
9 that back. I think there are some other e-mail messages
10 but that there was an article, and there was some -- I
11 think there were -- whether it was by e-mail or
12 telephone, I think I'd asked Susan, if we wanted to, was
13 it an opportunity for us to try to offer comment, so
14 there was at least communication to that extent. I
15 don't remember any other communication. And I don't
16 remember if we were questioned after either the
17 commission or City Council took their votes. Again,
18 it's not particularly unusual if there's going to be
19 news story in which we testified at regarding an
20 application that the reporter might ask us for a
21 comment.

22 (Exhibit No. 8 was marked for identification.)

23 BY MR. HAYDEN:

24 Q. But you would agree with me that these text
25 messages are on December 29th, 2018, right?

1 A. That's the date that's displayed, so, yes.

2 Q. So that would have been before any testimony
3 was provided to the CPPC or City Council, right?

4 A. It would have been, but there was -- again,
5 without going back and looking at the date, there was a
6 large newspaper article, if I recall correctly, the end
7 of December, but there was a large newspaper article
8 about Doc Webb that had appeared in the newspaper.

9 Q. So this would -- this series of text messages
10 would be in reference to reaching out to the TBT in
11 regards to either the writing of that article or that
12 article had been recently published and not about
13 testimony that was given at a City Council or CPPC
14 hearing.

15 Is that what you're saying?

16 A. To the extent that there had been the article,
17 it appeared that the Times had some interest in the
18 issue, and so they, therefore, may be writing additional
19 stories concerning it.

20 Q. I will hand you what I have marked as
21 Exhibit 8. All right. For the record, Exhibit 8 is
22 PB/PTB00043.

23 Mr. Belmont, do you recognize this document?

24 A. Yes.

25 Q. Okay. And does this appear to be text

1 messages?

2 A. Yes.

3 Q. And, again, you appear at the top, Peter
4 Belmont. My question is, Who is this text message
5 thread between, besides yourself?

6 A. I believe Emily Elwyn, and, if this helps, we
7 haven't gotten Emily to correct my name spelling on her
8 text messaging, so it has a double L, which gives you a
9 hint that it is Emily.

10 MS. ELWYN: That's me. That's how you know
11 it's me.

12 THE WITNESS: That it's Emily.

13 BY MR. HAYDEN:

14 Q. I would like to focus on -- and, hopefully,
15 you can work with me or we can breeze through this. On
16 the third to last text message, I'm reading. It says,
17 "For FB post - have comments go to mayor?"

18 Do you see that?

19 A. Yes.

20 Q. Is that a message -- is that your text, or is
21 that Ms. Elwyn's text?

22 A. That was Ms. Elwyn's.

23 Q. Okay. And she's referencing speaking with
24 who? Was that Mayor Kriseman?

25 A. At least to "have comments go to mayor" would

1 be in reference to Mayor Kriseman's office.

2 Q. And what does that mean for "Facebook post,
3 have comments go to mayor?" Does that mean sending the
4 Facebook post comments to Mayor Kriseman, or what does
5 that mean?

6 A. I believe what that meant was that there was
7 contemplation that there was going to be another posting
8 on the Preserve the 'Burg Facebook page about the Doc
9 Webb property and that there would be some suggestion
10 for, again, the public to send in comments regarding the
11 property, and so the question is, Where should those
12 comments be addressed or sent to?

13 Q. So unpacking that, does that -- is this a
14 discussion between you and Ms. Elwyn as to, Let's create
15 a Facebook post in which we ask the public to reach out
16 to Mayor Kriseman? Is that a general way to read this,
17 what's being discussed here?

18 A. Well, as you can see above that, there's a
19 question -- essentially, if we assume for the moment
20 that there's going to be a post that goes up and
21 included within that post is going to be a request or
22 suggestion for public comment, it's about where should
23 that public comment be directed. So there's reference
24 to the mayor. There's reference to Derek or Laura,
25 which would Derek Kilborn or Laura Duvekot.

1 Q. Do you know if, ultimately, Preserve the 'Burg
2 had a Facebook post that directed comments to Mayor
3 Kriseman regarding the Doc Webb application?

4 A. Again, let me ask for clarification.
5 Regarding the post that is being discussed here or at
6 any time during the -- at any time related to the
7 Doc Webb property?

8 Q. Let's start with the post that's being
9 discussed here, and then we can talk about at any time.

10 A. I'm not sure if they were directed to the
11 mayor in addition to other parties or not.

12 Q. What about at any time?

13 A. That's actually the same answer.

14 Q. Same answer?

15 A. I'm not sure if they were directed to the
16 mayor as well other parties. Typically, if the matter
17 is going before the commission, messages are directed to
18 preservation staff to deliver to commission members. If
19 it is a matter that's going to be City Council,
20 typically, those matters would be addressed to City
21 Council offices and sometimes as well to the mayor.

22 (Exhibit No. 9 was marked for identification.)

23 BY MR. HAYDEN:

24 Q. I will hand you Exhibit 9. For the record,
25 Exhibit 9 is PB/PTB00183 and 184.

1 Mr. Belmont, do you recognize these documents?

2 A. Yes.

3 Q. And, generally, what are these documents?

4 A. E-mails between myself and Ms. DeVicente.

5 Q. And Ms. DeVicente, that was the Realtor that
6 you discussed earlier this morning in the other
7 deposition; is that right?

8 A. Correct.

9 Q. I will focus on the first e-mail on page 1.
10 Monday, December 31st, 2018, 9:00 a.m. from you to
11 Ms. DeVicente.

12 Do you see where I'm at?

13 A. Yes.

14 Q. I think it's the third sentence in this
15 e-mail -- and I quote -- "While David Weekley has a
16 contract on the property, there may be some potential
17 interest for alternative buyers."

18 Do you see where I read?

19 A. Yes.

20 Q. Okay. And this is, again, December 31st, and
21 in this e-mail you're acknowledging that you have
22 knowledge that David Weekley Homes has a contract on the
23 property; is that accurate?

24 A. I'm acknowledging that Jake Cremer had
25 indicated or told me in our earlier phone conversations

1 that there was a contract with David Weekley and that
2 they also had a potential interest in other buyers for
3 at least portions of the property.

4 Q. Is that that phone call that we discussed a
5 little while ago that was sometime around December 18th?

6 A. That would be -- I don't recall whether or not
7 there would have been a subsequent phone call between
8 that one and this e-mail, but it does include that phone
9 call. I believe there were subsequent communications
10 between that very first contact and this message.

11 Q. I would like to focus on the following page,
12 Bates stamped 184, an e-mail from you to Ms. DeVicente,
13 Thursday, January 3, 2019, 10:31 p.m.

14 Do you see where I am at?

15 A. Yes.

16 Q. All right. And then it's a somewhat lengthy
17 e-mail. You provide Jake Cremer's contact information
18 in the middle of the body.

19 Do you see where I am at?

20 A. Yes.

21 Q. And then I would like to focus on the
22 paragraph that immediately follows Mr. King's contact
23 information.

24 Can you read that paragraph for me?

25 A. "For whatever it's worth, so far Jake has been

1 very pleasant and cooperative to work with. I have had
2 a couple calls with him. I'm going to guess, though,
3 you may know better that potentially a property sold to
4 two separate buyers could bring more than selling the
5 entire parcel to David Weekley. To my knowledge,
6 property has not been marketed. Weekley bought a parcel
7 down the street, and my guess is knowing the Doc Webb
8 property could fit several new homes. And the home
9 looks a bit rundown. Inquired and found a willing
10 seller. If that's the case, we may also have gotten a
11 pretty good deal."

12 Q. You say "pretty good deal." What does it
13 specifically mean by "a pretty good deal"?

14 A. That he may have been able to purchase it at a
15 price that was less than what others may have been
16 willing to offer.

17 Q. And by "less than what others may have been
18 willing to offer," is that generally less than market
19 value? Is that what you mean by a good deal?

20 A. No. I have no idea what market value was for
21 the property.

22 Q. So I guess in terms of "pretty good deal," you
23 mean because the property never had to hit the MLS or
24 the market and it was sold privately, you think that
25 there may have been a good sales price offered to David

1 Weekley? Is that what you mean by "a good deal"?

2 A. Essentially, again, I'm making quite a number
3 of suppositions that are reflected in the message and,
4 ultimately, saying that Natalie is a real estate person
5 and would have a better idea as to what the value of
6 that property is. I'm making some guesses and
7 suppositions about it otherwise. I would also say that
8 the reason why there's no price reflected in here, why
9 I'm making some guess that Weekley may have gotten a
10 pretty good deal, I have no idea what Weekley was paying
11 and what was in the contract.

12 Q. All right. The next paragraph, for the
13 interest of time, I will just read it.

14 Do you see "if any" -- or "if other
15 questions"? Do you see that next paragraph?

16 A. Yes.

17 Q. And then a short ways down it says, "Anne
18 Dowling supposedly has some interest in purchasing the
19 property, she lives behind it."

20 Do you see where I'm reading?

21 A. Yes.

22 Q. And, again, the date of this e-mail is January
23 3rd, 2019, 10:31 p.m.

24 So is it fair to say that at some time before
25 January 3, Anne Dowling expressed to you her interest in

1 some capacity of purchasing the Doc Webb property?

2 A. From the message, I would assume that there
3 was some indication that she had an interest, and I
4 don't know -- I don't recall how this was expressed. I
5 don't recall how it was expressed in the sense of
6 whether at that time she was indicating her interest was
7 in the entire parcel or some portion of the parcel.

8 Q. Do you know if that interest was expressed to
9 you in December of 2018?

10 A. I can't say for sure. I had very little
11 contact with Anne in December of 2018. So I had very
12 little contact, you know, a couple days later into
13 January, so --

14 Q. Do you remember speaking with her on New
15 Year's Day 2019?

16 A. I don't recall in particular when I spoke with
17 her. I did not speak with Anne very much. So, you
18 know, again, I'm taking speaking for the moment in the
19 sense of talking as compared to e-mailing or texting.
20 So, again, I do not recall in particular what or how she
21 expressed her interest. And to tell you the truth, at
22 that stage it was not a particular importance to me.
23 What was more important to me was that Jake Cremer on
24 behalf of the Kings had indicated an interest in
25 pursuing what I felt could be a solution to the issue

1 and the issue, again, being is there a way to find a
2 compromised solution that could have consensus agreement
3 to achieve landmark designation.

4 Q. Below that last paragraph where we were just
5 discussing, you see where it says "quoted text hidden"
6 again?

7 A. Uh-huh (Indicates affirmatively).

8 Q. Is that something you can look into as to
9 whether or not that quoted text is responsive to our
10 request for production and was just inadvertently
11 omitted from this document?

12 A. I don't think anything was inadvertently
13 omitted, to my knowledge. Again, I think it's the
14 string of messages. And we see that on a number of
15 occasions. So another example on 00183 at the bottom of
16 the page is Natalie's message back to me. It says
17 "quoted text hidden." I believe that's my message to
18 her.

19 Q. Okay. And my question is very simple: Is
20 that something you can look into and determine whether
21 or not that hidden text was inadvertently removed?

22 A. We should be able to look at it and see if it
23 is what I am saying or something different.

24 Q. Okay. Thank you.

25 (Exhibit No. 10 was marked for

1 identification.)

2 BY MR. HAYDEN:

3 Q. I'm handing you Exhibit 10. For the record,
4 Exhibit 10 is PB/PTB00193.

5 Mr. Belmont, do you recognize this document?

6 A. Yes.

7 Q. All right. What is it?

8 A. An e-mail from myself to Jim Stitt and Anne
9 Dowling.

10 Q. And it's dated Sunday January 17th, 2019,
11 11:54 p.m.; is that right?

12 A. Correct.

13 Q. And the e-mail starts with, "My understanding
14 of where things stand."

15 Do you see where I'm at?

16 A. Yes.

17 Q. And go ahead and take a read of that first
18 paragraph. You don't have to read it into the record.
19 Let me know when you've read it.

20 A. All right.

21 Q. All right. Generally, you're talking about a
22 price of the Kings' home based on linear frontage foot;
23 is that accurate?

24 A. Correct.

25 Q. And you end with, "You now have an idea of the

1 price being requested."

2 Do you see where I'm reading?

3 A. Yes.

4 Q. Okay. And what was that idea, and what did
5 you mean by that statement?

6 A. That price that is being referenced as far as
7 linear frontage foot was a price that had been provided
8 by Jake Cremer in an e-mail message, and so that's what
9 it's in reference to.

10 Q. Do you remember if you did the math as to what
11 that price would be?

12 A. I did not.

13 Q. So you couldn't tell me whether that equation
14 would add up to the not less than \$750,000 offer that
15 Anne Dowling ultimately made on February 21st?

16 MS. VESELY: Form objection.

17 THE WITNESS: That's correct. I couldn't tell
18 you. And, again, as far as I was concerned, it
19 wasn't particularly significant to me. Again, I
20 had no idea what David Weekley was offering for the
21 property, so I don't know how at least \$750,000
22 would have compared to the Weekley offer. And I
23 also assumed that if Anne was going to purchase the
24 property and continue to have an interest in
25 purchasing the property, that was something for her

1 to work out with Mr. Cremer, and that was not a
2 matter that I was either planning on or intending
3 to be involved with.

4 BY MR. HAYDEN:

5 Q. Going back to the beginning of the e-mail, you
6 start with, "My understanding of where things stand."

7 Am I reading that right?

8 A. Yes.

9 Q. Okay. What is that understanding based on?

10 A. Communications with Mr. Cremer.

11 Q. Anybody else in terms of the communications?

12 A. I don't believe, really, for the purpose of
13 this message. I mean, again, as we've discussed, there
14 had been telephone calls that involved the City, that I
15 had messages or communications with Emily Elwyn. But
16 this is primarily concerning what Mr. Cremer and I have
17 discussed. And I don't also know when Ms. Dowling
18 started communicating directly with Mr. Cremer, so I'm
19 not aware to what extent, if any, Ms. Dowling has been
20 communicating with him at that stage.

21 (Exhibit No. 11 was marked for
22 identification.)

23 BY MR. HAYDEN:

24 Q. I will hand you Exhibit 11. For the record,
25 Exhibit 11 is PB/PTB00202, 203, and 204.

1 Mr. Belmont, do you recognize these documents?

2 A. Yes.

3 Q. I would like to focus on the second page which
4 is marked 203 with a Bates stamp. I would like to focus
5 about the middle e-mail between you, Peter Belmont, and
6 Jim Stitt dated February 13th, 2019, 10:04 a.m.

7 Do you see where I am at?

8 A. Yes.

9 Q. And I'm going to read from the third sentence
10 here. And I quote, "I believe the attorney understands
11 that selling to Anne in the long run is easier than
12 getting bogged down with landmarking issues."

13 Did I read that correctly?

14 A. It sounds like you did. I'm just trying to
15 catch up where you are. Yes.

16 MS. VESELY: Which e-mail are you on?

17 MR. HAYDEN: Wednesday, February 13th, 2019,
18 10:04 p.m., Peter Belmont to Jim Stitt. It starts
19 with "Jim, ellipses."

20 MS. VESELY: Okay. You're reading in the
21 middle of it.

22 MR. HAYDEN: Third sentence.

23 MS. VESELY: Okay.

24 BY MR. HAYDEN:

25 Q. Do you see where I am, Mr. Belmont?

1 A. Yes.

2 Q. And you say here "the attorney." Is that in
3 reference to Jake Cremer?

4 A. Yes.

5 Q. And what do you mean by this statement?

6 A. Anne had indicated in the phone call, which I
7 believe was at the end of January, her interest in
8 purchasing the property and the phone call that involved
9 Mr. Cremer, City staff and that I was part of. And so,
10 again, what I mean is that, one, what would appear to be
11 a relatively simple solution from some perspectives,
12 somebody purchasing the property and, presumably, at a
13 fair price would then eliminate any further issues about
14 should a landmark application be supported by the Kings
15 or not. So that seemed like, in some ways to me, a
16 relatively simple way to resolve the matter. And so
17 that is, essentially, what I am expressing. And I,
18 obviously, am expressing that I believe that Mr. Cremer
19 would understand that selling to another purchaser would
20 also resolve those issues for the Kings.

21 Q. So, essentially, selling to Anne would be
22 easier than the Kings having to go through a historical
23 designation process. Is that what you mean?

24 A. I guess --

25 MS. VESELY: Form objection.

1 THE WITNESS: Not necessarily. I'm just
2 saying that I think that somebody owns, whether
3 it's Anne or anybody else, but to the extent that
4 Anne had expressed an interest that somebody else
5 purchasing the property would then, if you want to
6 say, end the Kings', obviously, ongoing ownership
7 to the property and issues as to whether or not
8 they were going to be supporting or not supporting
9 landmark designation.

10 BY MR. HAYDEN:

11 Q. You used the word "bogged." Do you see that?

12 A. Uh-huh (Indicates affirmatively).

13 Q. What do you mean by "bogged down with
14 landmarking issues"?

15 A. Anne in her phone call had indicated that she
16 was going to be making an offer in a relatively short
17 period of time, far shorter than what the schedule was
18 for the landmark designation proceedings. And so it
19 seemed to me that, as I have indicated, that that would
20 provide in some ways what I'm considering a relatively
21 straightforward and simple solution to the Kings and
22 issues about landmarking.

23 Clearly, in all likelihood, at least, a
24 hearing where there is not a consensus about the
25 application involves a disputed matter before the

1 preservation commission, potentially, and City Council.
2 And, that, I don't think it's necessarily was a process
3 that would need to be followed, if there was another way
4 that could be achieve the goals for the parties. And I
5 assume the primary goal for the Kings was to sell the
6 property.

7 Q. So, essentially, what you're saying by bogged
8 down is that by selling to Anne or someone else, it
9 would resolve the issue with the historic designation
10 application, as well as the sale of the home for the
11 Kings much earlier if they just sold it as opposed to
12 going through a historic designation?

13 A. Well, I'm saying that if -- that to the extent
14 I'm assuming what the Kings are trying to achieve is the
15 sale of the property, that simply this would achieve
16 that goal.

17 Q. Much faster than going through the historic
18 designation process?

19 A. To the extent that it appeared that Anne at
20 least had expressed a willingness and a desire to do
21 that more or less immediately and faster than what it
22 appeared that the landmarking decision was going to be
23 made, yes.

24 Q. Are you finished?

25 A. Yes.

1 Q. Okay. Sorry. I didn't want to cut you off.

2 Looking at the bottom of this page, Bates
3 stamp 203, do you see the bottom left it appears to say
4 2 of 3? And this is page 2 of a three-page e-mail?

5 Do you see that?

6 A. Yes.

7 Q. Do you see, if you flip over to the very next
8 number within the Bates range, 204, it starts with 1 of
9 1.

10 A. Yes.

11 Q. Do you see where I am at?

12 A. Yes.

13 Q. My question is, do you know where page 3 of
14 this e-mail is?

15 A. I will tell you what -- I'm thinking it is.
16 And in terms of your asking other questions about --

17 Q. Can you look and find out if there is a
18 page 3, is what I'm getting at?

19 A. It wouldn't surprise me, yeah. I can and it
20 wouldn't surprise me that it's the -- it says it's going
21 to Howard.

22 Q. Okay. If not, do you mind providing a copy of
23 what page 3 is?

24 A. No. It would either be that or, again,
25 possible that the "quoted text hidden" got cut off as

1 well, but, yes.

2 Q. Okay. All right. Thank you.

3 A. And somebody is going to keep track of what
4 I'm looking at?

5 Q. Yeah.

6 A. And I assume you can --

7 Q. Yes?

8 A. -- summarize and give that to me?

9 Q. Or to your counsel, yes.

10 MR. ROSS: I've got it also.

11 (Exhibit No. 12 was marked for
12 identification.)

13 BY MR. HAYDEN:

14 Q. I'm handing you Exhibit 12.

15 All right. For the record, Exhibit 12 is
16 PB/PTB197 through 201.

17 Mr. Belmont, do you recognize these documents?

18 A. Yes.

19 Q. I would like to flip to what is marked as 199,
20 the third page in the exhibit. And I'm looking at the
21 second e-mail in this string from you, Peter Belmont, to
22 Anne Dowling, Tuesday February 12th, 2019, 11:06 a.m.

23 Do you see where I am?

24 A. Yes.

25 Q. This e-mail, "Anne, give me a call" -- and

1 then your phone number is provided -- "at your
2 convenience. And no problem doing so at night. I'm
3 typically up late. I'm happy to do what I can to help,
4 but I'm not going to formally represent you. In
5 parenthesis, I have way too much to do as it is, end
6 parenthesis."

7 Did I read correctly?

8 A. Yes.

9 Q. So in this e-mail you're telling Anne Dowling
10 that you are not going to formally represent her; is
11 that correct?

12 A. In response to her request to retain me.

13 Q. Okay. And if you didn't formally represent
14 her, did you informally represent her?

15 A. I don't believe so. I clearly passed on her
16 message about not objecting for the January commission
17 hearing happening on another date. I don't consider
18 that representing her, and I don't believe I otherwise
19 represented her.

20 Q. Later on in this e-mail you state, "An example
21 from my observations would be you said in the last phone
22 call you expected to have a real estate attorney
23 representing you the following week but sounding like
24 that has not happened yet. My experience with Jake,
25 open parentheses, have not had contact with him,

1 previously closed parentheses, was pretty positive in
2 terms of him being cooperative with the confines of his
3 having a client to represent too."

4 Do you see where I read that?

5 A. Yes.

6 Q. This was just you simply providing some of
7 your observations and some of your advice as to what
8 dealing with Mr. Cremer was like?

9 A. As I referenced earlier, Anne had indicated in
10 that joint phone call that she was going to be making an
11 offer and retaining counsel. My recollection was that
12 she had given a time period in that phone call to do so,
13 and that -- that this message is beyond the time period
14 that Anne had indicated she would be making that offer
15 and retaining counsel. So this is simply kind of, in
16 some ways, trying to point that out to Anne and
17 suggesting that she move forward in whatever fashion she
18 was going to. I don't myself consider that legal
19 advice.

20 Q. All right. I would like to focus on the last
21 page. Number 201, again, we have the "quoted text
22 hidden" issue again at the very bottom, Tuesday,
23 February 12th, 2019, 12:24 p.m.

24 Do you see where I am at?

25 A. Yes.

1 Q. Peter Belmont to Anne Dowling?

2 A. Yes.

3 Q. And just for your counsel's purposes, can you
4 take a look and see if that quoted text that was hidden
5 was responsive to plaintiff's request for production?
6 Is that something you can do?

7 A. Yes.

8 MR. HAYDEN: Thank you. All right. I don't
9 have any other questions.

10 MS. VESELY: Mr. Belmont, Shirin Vesely here
11 representing Anne Dowling. I just have a few
12 questions for you, sir.

13 CROSS-EXAMINATION

14 BY MS. VESELY:

15 Q. Mr. Hayden showed you Exhibit 11, and it was
16 the second page, a February 13th, 10:04 a.m., e-mail
17 between you and Mr. Stitt.

18 Do you have that in front of you?

19 A. Yes.

20 Q. Okay. And counsel asked you about the
21 sentence, "I believe the attorney understands that
22 selling to Anne in the long run is easier than getting
23 bogged down with landmarking issues."

24 Did I read that accurately?

25 A. Yes.

1 Q. Are you indicating that this is what you
2 believe the attorney believes, namely, Jake Cremer?

3 A. Correct.

4 Q. Did he indicate to you, in whatever words they
5 may have been, that if the Kings sell to Anne, then
6 there's really no need for legal work and legal fees in
7 relation to a landmark application?

8 A. I mean, I don't recall him saying it, you
9 know, in those words.

10 Q. Sure.

11 A. But, again, you know, the framework is that I
12 had initiated discussions with Jake Cremer and suggested
13 there was a possible compromised solution that could be
14 reached to resolve outstanding landmarking issues in the
15 case. And Jake appeared to be very open to that,
16 including sending the price per front linear foot, etc.,
17 that was my impression.

18 Q. The per linear foot amount, dollar amounts,
19 that you're referring to, is that -- are you referring
20 to when Jake Cremer was soliciting an offer from Anne
21 Dowling on the Kings' house?

22 MR. HAYDEN: Form.

23 THE WITNESS: Again, there's a message that
24 Jake sends that I receive setting forth that
25 amount. I don't recall without looking at that

1 message again whether it said what it said,
2 potentially, about Anne. I do recall sending the
3 message to Jake subsequent to that saying I had
4 forwarded his message to Anne --

5 BY MS. VESELY:

6 Q. Okay.

7 A. -- for Anne to deal with as she saw fit.

8 Q. Okay. That e-mail was in the record?

9 A. Correct.

10 Q. Did Jake Cremer ever tell you that his clients
11 never had any interest in selling to Anne Dowling?

12 MR. HAYDEN: Form.

13 THE WITNESS: No. To the extent that I read
14 about that in the King depositions, I was, again,
15 surprised based upon the conversations and
16 communications that I otherwise had with
17 Mr. Cremer.

18 BY MS. VESELY:

19 Q. Did he ever tell you that the Kings would
20 never sell to Anne Dowling under any circumstances?

21 MR. HAYDEN: Form.

22 THE WITNESS: No. Again, just the opposite,
23 to the extent that Anne had indicated some interest
24 in being a potential purchaser. Ultimately, again,
25 there's the potential price that was given for the

1 property, so I never was told otherwise that there
2 was not an interest on behalf of the Kings.

3 BY MS. VESELY:

4 Q. Do you recall Mr. Cremer communicating to Anne
5 or through you that if there was going to be a purchase
6 by Anne Dowling -- scratch that. Let me restate the
7 question.

8 Do you recall communications between
9 Mr. Cremer and Anne Dowling and/or you where Mr. Cremer
10 is suggesting that Anne Dowling would need to withdraw
11 the landmark application if she were going to negotiate
12 a purchase of the house?

13 MR. HAYDEN: Form.

14 THE WITNESS: I know there were communications
15 about would Anne withdraw the application. I
16 believe, although I'm not positive, Jake asked that
17 in the second kind of joint phone call that Anne
18 was a participant in. So I know there were
19 requests. I recall requests being made of Anne
20 about would she withdraw the application.

21 BY MS. VESELY:

22 Q. Do you recall Ms. Dowling refusing to withdraw
23 the landmark application?

24 A. Yes.

25 Q. And, of course, going back to this e-mail

1 where you're describing what you believe Mr. Cremer
2 understands, there's no landmark issue to get bogged
3 down with if, if Anne Dowling removes or withdraws the
4 landmark application, right?

5 MR. HAYDEN: Form.

6 THE WITNESS: Correct.

7 BY MS. VESELY:

8 Q. And that's exactly what Mr. Cremer was
9 seeking, right?

10 A. He, again, made the request for Ms. Dowling to
11 withdraw the application, so that would be consistent
12 with that, yes.

13 Q. And do you recall Ms. Dowling's desire to
14 continue with efforts to designate the Doc Webb home as
15 historic regardless of whether she ended up being the
16 owner or somebody else?

17 A. I say yes, again, to the extent that Anne
18 never did withdraw the application and that it continued
19 on to hearing, even after -- again, I'm not party, then,
20 to those negotiations, even after the letter comes out
21 from Mr. Cremer's complaining about what has been going
22 on regarding the landmark designation.

23 Q. Were you surprised to see Mr. Cremer
24 characterize Anne Dowling as an attempt -- as attempting
25 to exploit the Kings when he all along was negotiating a

1 sale of the Kings' home to Anne Dowling?

2 MR. HAYDEN: Form.

3 THE WITNESS: I was to the extent that
4 Mr. Cremer had, as I have previously stated, was
5 open to having other offers on the property,
6 including offers by Ms. Dowling.

7 BY MS. VESELY:

8 Q. Did you notice in Mr. Cremer's filings with
9 the City that he ever disclosed that he was in active
10 discussions with Anne Dowling about the notion of
11 selling this house to her?

12 A. I don't recall if that's mentioned in that
13 multipage letter or not. I don't otherwise recall
14 communications of that sort.

15 Q. To the City?

16 A. Correct.

17 MS. VESELY: All right. I don't have any
18 further questions.

19 MR. ROSS: I have no questions. We'll read.

20 THE VIDEOGRAPHER: This concludes the video
21 deposition of the Peter Belmont. The time is
22 4:39 p.m.

23 MR. ROSS: If you'll send me copies of the two
24 depos and errata sheets --

25 THE REPORTER: Yes.

1 MR. ROSS: -- and I'll get that to him.
2 THE REPORTER: And the same order as last
3 time?
4 MR. HAYDEN: Yes.
5 (Deposition concluded at 4:39 p.m.)
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CERTIFICATE OF OATH

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, the undersigned authority, certify that
PETER B. BELMONT, personally appeared before me and was
duly sworn.

WITNESS my hand and official seal this 20th day
of December, 2019.



Aaron T. Perkins, RMR, CRR, CRC
Notary Public - State of Florida
My Commission Expires: 3/1/2020
Commission No. FF966216

1 REPORTER'S CERTIFICATE

2 STATE OF FLORIDA
3 COUNTY OF HILLSBOROUGH4
5 I, Aaron T. Perkins, Registered Merit Reporter
6 and Certified Realtime Reporter, certify that I was
7 authorized to and did stenographically report the
8 deposition of PETER B. BELMONT; that a review of the
9 transcript was requested; and that the transcript is a
10 true and complete record of my stenographic notes.11
12 I further certify that I am not a relative,
13 employee, attorney, or counsel of any of the parties,
14 nor am I a relative or employee of any of the parties'
15 attorney or counsel connected with the action, nor am I
16 financially interested in the action.17
18 Dated this 20th day of December 2019.19
20 21
22 Aaron T. Perkins, RMR, CRR, CRC

SIGNATURE PAGE

Please attach to the deposition of PETER B. BELMONT taken on December 13, 2019, in the case of MERRILL AND KAREN KING and SAINT PETERSBURG PRESERVATION, INC., d/b/a PRESERVE THE 'BURG, ALLENDALE TERRACE NEIGHBORS UNITED, INC., ANNE DOWLING, DEREK HESS, and PETER BELMONT.

PAGE	LINE	CORRECTION AND REASON THEREFOR
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I HAVE READ THE FOREGOING PAGES AND, EXCEPT FOR ANY CORRECTIONS OR AMENDMENTS INDICATED ABOVE, I HEREBY SUBSCRIBE TO THE ACCURACY OF THIS TRANSCRIPT.

PETER B. BELMONT

DATE

WITNESS TO SIGNATURE

DATE

A				
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To: Peter Bellmont

Details

11/11/18, 3:57 PM

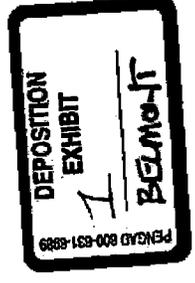
Has Anne Dowling contacted you about doc webb home landmark application? I've had a call from Jim stitt with allendale neighborhood about it & us helping

She did. Did she submit? She is determined but I told her she needs to be sure she has neighborhood support. I don't like 3rd party on individual residential properties. Worries me it will hurt in the long run.

11/11/18, 6:39 PM

Wasnt it just bought by David Weekley homes so not quite same as a individual home application. Not sure if couple new homes could be built while still saving the home & perhaps moving where it sits on lot or by lot size reduction for new homes. If crescent heights church could be saved why not ? Imagine weekly will say home is a teardown. Where are you enjoying the nice day? Just started drafting an action alert for driftwood & heads up for bezu

11/12/18, 7:06 PM



To: Peter Belmont

Details

12/14/18, 3:36 PM

Just spoke to attorney about doc webb. At least to start with all very friendly. Yes there is contract on property. i mentioned success with crescent heights church & possibility for finding solution that could involve new homes & reuse. He will speak with his client to gauge if any interest & get back with ne next week.

From: h fenford fenford1@gmail.com
Subject: Re: doc webb home
Date: November 17, 2018 at 2:00 PM
To: peter belmont pbranumbelmont@gmail.com
Cc: Emily Elwyn eelwyn@me.com, Raymond Arsenault roarsenault@gmail.com



Hi Peter,

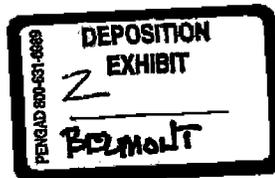
This is an application? It's worse than the usual amateur effort, did she not think to talk to city staff about what was required or contact us? Or does she think she can throw a bunch of notes together and someone else will write it for her? Of course, that is exactly what will happen - LOL. This is a total redo from scratch project, the form is wildly inaccurate and incomplete, simple basic data is missing. Is she capable or raising any money to help pay for the cost of the filings, mailings, etc.?

Cheers, Howard

On Thu, Nov 15, 2018 at 4:19 PM peter belmont <pbranumbelmont@gmail.com> wrote:

I spoke with laura duvekot at the city today. she is reviewing the application which she sent me & is attached (i haven't looked at it yet). she told me derek had spoken with merrill king and her understanding was that he supposedly had no knowledge about the home being historic; sounds like he was not yet pro or con on application.

ray, if you are able to touch base with owner you can also explain that we would like to talk to him about the application process and benefits and if he is willing to do so, what is the best way to reach him



PB/PTB 00061

From: h fenford fenford1@gmail.com

Subject: Re: Doc Webb's home

Date: November 11, 2018 at 7:51 PM

To: peter belmont pbranumbelmont@gmail.com, Emily Elwyn eelwyn@ms.com, Allison Stribling director@preservetheburg.org



Hi Peter,

Why am I not surprised ? LOL. Predicted this happening a year ago. Of course, we need to assist the neighborhood applicants, hope they have taken lots of photos. Did they sent you a copy of the application they've drafted so we can see how bad it is? Seems like some sort of subdivision and new construction of units is possible for mitigation if council is willing to grant variances, but mitigation comes after getting it listed.

Did you see the "Kellogg Mansion" in the Sunday paper? I'm still giggling hysterically about that mess, looks likes Elvis Pressley's winter villa. From the looks of it I assumed it was tarted up by some new rich Pakastani or Lebanese mogul, but it is owned by a Dane Esther Webb since 2008. She is listed as an officer of a FL Corp. called "Cannabis Care" This likely explains the outrageous decor that would scare a drag queen?

Cheers, Howard

On Sun, Nov 11, 2018 at 4:00 PM peter belmont <pbranumbelmont@gmail.com> wrote:

I've had a call from an allendale neighborhood person about landmark application filed for the property and wanting to know if we could help supplement application. another can't win application. council won't like but maybe I need to look at property again and see if it is feasible to develop some new homes while saving the old and maybe moving where it sits on lot?

----- Forwarded message -----

From: Allison Stribling <director@preservetheburg.org>

Date: Fri, Nov 2, 2018 at 11:15 AM

Subject: Fwd: Doc Webb's home

To: Robin Reed <rreed@tampabay.rr.com>, Emily Elwyn <eelwyn@mac.com>, Peter Belmont <pbranumbelmont@gmail.com>, Matt King <matt@khiawfl.com>, Lori Price <lprice@jacobs.com>, Ray Arsenault - SPP <rarsenau@spt.usf.edu>

Sad news from Kathryn Howd

Allison E. Stribling
Preserve the 'Burg

Begin forwarded message:

From: Kathryn Howd <khowd@icloud.com>

Date: November 2, 2018 at 11:38:21 AM EDT

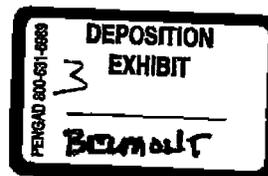
To: Allison Stribling <director@preservetheburg.org>

Subject: Doc Webb's home

Was sold to David Weekley and the surveyors are here getting ready for demolition...

I know there is nothing that can be done, just very sad.

Kathryn



PB/PTB 00056

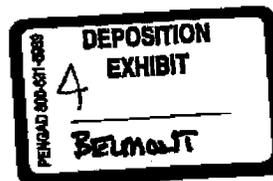
From: peter belmont pbranumbelmont@gmail.com
Subject: doc webb property
Date: December 16, 2018 at 5:35 PM
To: acderak@aol.com, Emily Elwyn eelwyn@me.com



anne:

I have reached out to the attorney who is representing the Kings. I asked him if they had looked at the option of keeping the primary doc webb structure (excluding pool area, etc) and having new development occur on other portions of the property. The initial response I have received was positive to the extent they are willing to look out/discuss options & alternatives that would provide for both keeping the historic home and for new development along side the home. please call me so I can discuss with you.

peter
727 463 4612



PB/PTB 00059



peter belmont <pbranumbelmont@gmail.com>

doc webb property

4 messages

peter belmont <pbranumbelmont@gmail.com>
To: Jim Stitt <jimstitt1@gmail.com>

Tue, Dec 18, 2018 at 2:44 PM

jim:

I have had 2 short conversations with the attorney representing the property owner. At this stage they seem interested in discussing options that could allow for both preservation of the home and for new development on portions of the property. I think it could be possible to keep the main structure of the home (not counting pool area and car port area on each side of the primary structure) and still have 2 or 3 lots available for new home construction. I have sent a message to anne also regarding my conversations. all is very preliminary at this stage but I view it as positive that the initial response is to look for a compromise that may be workable for all. please let me know if such a concept would be acceptable from your perspective and that of other neighbors such that conversations should continue about the possibility of such an outcome. if such discussions were to continue, there may be a need to have the CPPC hearing rescheduled for february.

howard has decided to defer further work on updating the application until we have a better feel for how this is going to move forward and to determine what, if any additional information, laura duvekot with the city may need or desire.

Jim Stitt <jimstitt1@gmail.com>
To: peter belmont <pbranumbelmont@gmail.com>
Cc: Ann Dowling-Hess <acderek@aol.com>

Wed, Dec 19, 2018 at 11:54 AM

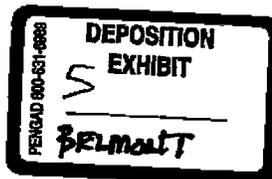
Hi Peter,

Thanks again for the update. I've got a call in to Ann and hope to hear from her today.

Here is some more information/thoughts that may be helpful:

- The areas is now zoned NT-2 - 50 ft minimum lot width.
- The attached screen shot from the county tax parcel viewer shows the Webb parcel composed of four 60 ft lots. It therefore looks like two 50 ft lots could be developed to the west of the property and one to the east, while giving the original home adequate side yard set-backs. Although the lot to the east looks tight.
- If the principals agree to a compromise, suggested "special conditions" might be: 1. Match the front yard set-back of the original structure 2. restore and retain the brick and wrought iron wall along the front of the entire site 3. architecture that complements the original structure
- It would seem that the owner might come out better by re-platting and then selling the house and the lots separately. We might suggest this?
- The home to the immediate west was the residence of Jay Starkey in his later years - I think he built it. The next home further to the west is a large Allen home. Combined with the park and the older homes on the north side of the park, including a classic Bill Harvard design, its a historic little corner of St. Pete.
- This probably won't help right now, but in a recent meeting with the City I was left with the impression that they would considering supporting a re-zoning of this area to NS-1.

7



PB/PTB 00178

8/23/2019, 1:17 PM

Jim



[Quoted text hidden]

peter belmont <pbranumbelmont@gmail.com>
To: Howard Ross <hross@brdwlaw.com>

Tue, Apr 2, 2019 at 8:47 AM

[Quoted text hidden]

peter belmont <pbranumbelmont@gmail.com>
Draft

Fri, Aug 23, 2019 at 1:17 PM

[Quoted text hidden]





peter belmont <pbranumbelmont@gmail.com>

hearing date/plan for webb home property

4 messages

peter belmont <pbranumbelmont@gmail.com>
To: Ann Dowling-Hess <acderek@aol.com>

Wed, Dec 26, 2018 at 5:16 PM

ann.....

I spoke briefly with laura duvekot today, I believe she was also going to call you. she called to check on availability for call about continuing the january hearing date. she said city was not available this week so I suggested it be discussed monday. from my perspective we are simply trying to confirm there is a reason to continue the hearing, i.e., all would like to find a way to reach a consensus and, if so, to agree the cppc hearing will not be in january..

please let me know if you want to be a part of the call which would include city, attorney I have been speaking with who represents property owner and myself and yourself if you desire. if you are not going to join in the call, please confirm I can agree on your behalf to continue the hearing to either february or march.

Anne Dowling <acderek@aol.com>
To: peter belmont <pbranumbelmont@gmail.com>

Wed, Dec 26, 2018 at 7:01 PM

You may agree to continue. We are traveling. If I am free I will try to make the call. Thank you for all you are doing!

Anne

Me, Anne Dowling!
[Quoted text hidden]

peter belmont <pbranumbelmont@gmail.com>
To: Laura Duvokot <Laura.Duvokot@stpete.org>, Derek Kilbom <derek.kilbom@stpete.org>

Mon, Dec 31, 2018 at 6:38 AM

derek:

If below is not sufficient for you, please let me know, otherwise I assume you will confirm the hearing date has been continued, thanks.
[Quoted text hidden]

peter belmont <pbranumbelmont@gmail.com>
To: Howard Ross <hross@brdwlaw.com>

Tue, Apr 2, 2019 at 5:47 AM

[Quoted text hidden]



From: peter belmont pbranumbelmont@gmail.com
Subject: Re: Could 'Doc' Webb's St. Pete house go the way of his mermaids, dancing chickens and World's Most Unusual Drug Store?
Date: December 28, 2018 at 11:01 AM
To: Emily Elwyn eelwyn@me.com



susan taylor martin left me email about talking about it but guess she decided she didn't need a quote from us! I have a call on monday with city and owner's attorney to further discuss potential for compromise and primarily to agree on rescheduling cppc which is set for january hearing. ann has authorized me to agree to continue if she is not on call.

On Fri, Dec 28, 2018 at 7:19 AM Emily Elwyn <eelwyn@me.com> wrote:
We should add this to action alert too.

<http://www.tampabay.com/business/could-doc-webbs-st-pete-house-go-the-way-of-his-mermaids-dancing-chickens-and-worlds-most-unusual-drug-store-20181228/?fbclid=IwAR1YUW5kr91qTs1u6XKldm7KnJxFuW0s2yD8ir57R3frEw1XHksQ20wra4>



PB/PTB 00062

To: Peter Belmont

Details

12/29/18, 12:00 PM

We got to go in the church, one of the pastors was there

That's a good tour! We need to do it again.

I'm doing bike tour tomorrow, Mark is sick, where should we go!

He waited for us too. What a treat!

Ps...let me know your potential availability for Jan & Feb for tours & when you want to do downtown morning tour

I will let you know today I promise! Web house article land on front page of times today. Will link it on our Facebook page. Should we ask for emails on that one as well?

Did you ever count today for tour? Show 29 checked in & I had several not registered

I know I had at least 201 I thought I got everyone but most have missed a few

Just opened paper, that's crazy with the web story placement. Maybe we should reach out again to Nickens?

And guess you need to do a fb post with it

Working on that now - May be worth waiting to reach out to Nickens when we have new ED?

I will at least wait until after Monday call with city & owner attorney. Just wondered with story's placement if they would be more prone to do something editorial wise

DEPOSITION EXHIBIT 7 Belmont

oh, good point

Details

To: Peter Belmont

12/28/18, 3:10 PM

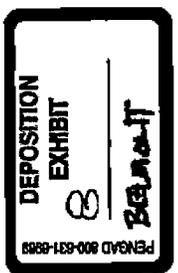
emails re web house to derek? laura?

Will have better feel for situation after Monday morning phone call. If assuming we are go'g to agree to work on a solution & continue hearing. Can always ask people to ask mayor to keep us special

for fb post - have comments go to mayor?

was going to put comments to commission c/o laura

Take your pick!





peter belmont <pbranumbelmont@gmail.com>

doc webb home

5 messages

peter belmont <pbranumbelmont@gmail.com>
To: nataliedevicente@gmail.com

Mon, Dec 31, 2018 at 9:00 AM

natalie.....

if you want more info or think you might have somebody interested you are welcome to give me a call. assume you saw Times story about doc webb home in allendale terrace. while david weekly has a contract on the property there may be some potential interest for alternative buyers. I have been in some discussions with property owners' attorney. one possible option would be to divide the four lot parcel in half with david weekly buying western half for 2 homes and eastern half with historic home remaining. it's all a bit complicated and time frame is probably fairly short but thought I would let you know, just in case you might know of a potential buyer.

peter
463 4612

Natalie DeVicente <nataliedevicente@gmail.com>
To: peter belmont <pbranumbelmont@gmail.com>

Wed, Jan 2, 2019 at 8:37 AM

Peter,

Thank you so much for your email. I did see the article and will push the idea out to my agents to see if anyone has a potential buyer for the home itself. Be in touch shortly.

Thanks and happy new year!
Natalie

[Quoted text hidden]

Natalie DeVicente
Broker/Owner
Southern Roots Realty, LLC
Licensed Real Estate Broker - Lic. BK3234085
Licensed CAM - Lic. 41195

1500 Fourth Street North, St. Petersburg, FL 33704
727-409-2891
nataliedevicente@gmail.com

www.southernrootsrealty.com

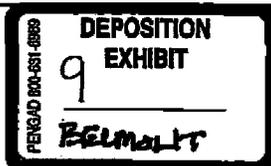
Natalie DeVicente <nataliedevicente@gmail.com>
To: peter belmont <pbranumbelmont@gmail.com>

Thu, Jan 3, 2019 at 6:03 PM

Peter,

One of my agents has a client who may be interested. Can you give me the exact address and also how much the current sellers are asking for the property as a whole or divided off?

Thanks!
Natalie
[Quoted text hidden]



peter belmont <pbranumbelmont@gmail.com>
To: Natalie DeVicente <nataliedevicente@gmail.com>

Thu, Jan 3, 2019 at 10:31 PM

address is 774 36th ave n. ray arsenault lives almost across the street. and don't know if you know peter golebenock who also lives not far away.

I do not know price. My contact has been exclusively with attorney for the property owner. Owner is Merrill King. I had a conference call with attorney, owner and city preservation staff on monday. a neighbor has filed a landmark application for the property that is scheduled at this point for CPPC review in March. owner presently opposes landmark application. we have started discussions on trying to find a "compromise" which is how I have gotten involved. city expressed support in the phone call for the property, assuming some development is going to occur on part of the property, to be divided in half.

property owner presently has contract for sale to david weekly homes. I do not know nor have I asked about the terms of the contract. the contract is for all 4 parcels and of course the intent was to tear down the historic home and build 4 new homes. during mondays conference call the attorney indicated they were still open to all options, potentially involving another buyer. when I asked who do we contact if there is another potential buyer, attorney indicated for the time being he should be the contact. his info is:

Jacob (jake) T. Cremer, Esq.

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

401 East Jackson Street, Suite 2100* | Tampa, FL 33602

Direct: 813-222-5051 | Direct Fax: 813-222-5089 |

for whatever its worth, so far jake has been very pleasant and cooperative to work with. i've had a couple calls with him. I am going to guess, though you may know better, that potentially the property sold to two separate buyers could bring more than selling entire parcel to david weekly. to my knowledge property has not been "marketed." weekly bought a parcel down the street and my guess is knowing the doc web property could fit several new homes and the home looks a bit run down inquired and found a willing seller. if that's the case, weekly may also have gotten a pretty good deal.

if other questions, just let me know. for your info the neighbor who filed the landmark application, ann dowling supposedly has some interest in purchasing the property, she lives behind it. I don't know how serious her interest is in potentially purchasing.

[Quoted text hidden]

Natalie DeVicente <nataliedevicente@gmail.com>
To: peter belmont <pbranumbelmont@gmail.com>

Tue, Jan 8, 2019 at 6:12 PM

Peter,

Thanks for this. We have forwarded the information to some of our clients, will let you know if any of them may be interested.

Thanks!
Natalie

[Quoted text hidden]



peter belmont <pbranumbelmont@gmail.com>

status

1 message

peter belmont <pbranumbelmont@gmail.com>

Sun, Jan 27, 2019 at 11:54 AM

To: Jim Stitt <jimstitt1@gmail.com>, Ann Dowling-Hess <acderek@aol.com>

my understanding of where things stand:

as per the email from the attorney (ann has but not sure jim was copied) they have offered a price based on linear frontage foot. I am not clear if they are willing to sell the entire parcel. Ann, I believe you still need to determine if your desire is to purchase entire parcel or if you would consider purchasing house with 2 parcels and the western two parcels would presumably be sold to david weekly. You now have an idea of the price being requested. None of us know to what extent that price is negotiable.

If no "settlement" is reached the city would consider the application for the entire parcel. The cppc and ultimately council have the option of approving the application for the entire parcel; approving the application but only for a portion of the parcel or denying the application. If the owner objects to designation, a super majority vote is required (for council that means 6 of 8 councilmembers).

I believe city staff is looking at the property and potential boundaries other than the entire parcel so staff will be in a position to respond to various boundary options if requested to do so or if questions are raised regarding boundary options at any hearing.

let me know if any other questions and how you want to proceed.

14





peter belmont <pbranumbelmont@gmail.com>

(no subject)

6 messages

Anne Dowling <acderek@aol.com>

Tue, Feb 12, 2019 at 12:14 PM

To: jcremer@stearnsweaver.com, Laura Duvekot <laura.duvekot@stpete.org>, pbranumbelmont@gmail.com, Jim Stitt <jlmstitt1@gmail.com>, jessehrlich@gmail.com

Dear Jake,

My intent was always to pursue all options available to landmark and preserve the Doc Webb estate in current form. Dividing the lots was one proposed solution - never mine. My purchasing the estate is another. My goal has been and remains preservation.

During our discussions last week, I let you know I was searching for an attorney. I have retained a transactional attorney who will help me draft our offer. I further requested that my contractor be allowed to tour the property so that our on pending offer would be an informed one and so we can structure our loan terms and settle on a realistic loan amount with the bank.

I was under the impression you were going to ask your clients if a tour was possible. I indicated in text and verbally on the phone that Derek and I are willing to sign a NDA and reveal nothing of the condition of the home during the landmark process. Further, we suggested that we didn't even have to attend the tour personally and that our contractor would not take pictures on any tour.

It was my understanding that you would request the tour quickly so we could present an offer by the end of this week. On January 30, I used the two week term for an offer. I am not sure why you list February 4, 2019, as the offer date? An offer at the end of this week is in the two weeks as originally stated.

As you know, we are leaving Thursday to visit Duke with our oldest son who will be an incoming freshman this fall. I said I could put a MOU or some kind of preliminary offer together before we left.

I believe these concessions, and our willingness to negotiate for a property sight unseen, make clear our commitment to pursuing a purchase. But, based on your email sent earlier, we appear to have a "cart and horse" issue here, as well as a bit of a disconnect about where we were during our one-on-one discussions.

Please help me understand how we seem to be cast as the delaying/lacking good faith party in your emails sent earlier today? We remain committed to working in good faith to find an agreement that will preserve a house, benefit the Alendale neighborhood and the Kings. We are attempting to put our money where our mouths are and have been clear and straightforward in all dealings to date.

I look forward to receiving your response. I left you a message earlier. You may disregard my request for a call back.

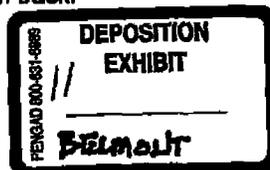
Anne Dowling

Jake Cremer <jcremer@stearnsweaver.com>

Tue, Feb 12, 2019 at 2:47 PM

To: Anne Dowling <acderek@aol.com>, Laura Duvekot <laura.duvekot@stpete.org>, "pbranumbelmont@gmail.com" <pbranumbelmont@gmail.com>, Jim Stitt <jlmstitt1@gmail.com>, "jessehrlich@gmail.com" <jessehrlich@gmail.com>

I agree that it seems like there has been a disconnect. I just left you a voicemail. I am talking to the Kings tonight to see if there is a way we can get things back on track.



Jake

Jacob T. Cremer, Esq.
Steams Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100* | Tampa, FL 33602
Direct: 813-222-5051 | Direct Fax: 813-222-5089 | View My Bio

*Please note our new suite number
[Quoted text hidden]

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Jim Stitt <jimstitt1@gmail.com>
To: Ann Dowling-Hess <acderek@aol.com>
Cc: Peter Belmont <pbranumbelmont@gmail.com>

Wed, Feb 13, 2019 at 7:55 AM

Ann- Thanks for keeping us in the loop.

Peter, Ann- I'm thinking that if current negotiations with the owner don't work out, the back up plan would be to proceed aggressively with the landmarking application. We discussed enhancing the application with Howard's input, rallying Allendale resident support, planning hearing testimony, etc, etc. Time to re-start? Other thoughts?
[Quoted text hidden]

peter belmont <pbranumbelmont@gmail.com>
To: Jim Stitt <jimstitt1@gmail.com>

Wed, Feb 13, 2019 at 10:04 AM

Jim.....

I hope with the last round of messages between ann and kings' attorney things are back on track. I remain optimistic that if ann & kings reach agreement on price the kings will be completely willing to sell to ann. I believe the attorney understands that selling to ann in the long run is easier than getting bogged down with landmarking issues. The one thing, however, that I think the kings' attorney is very sensitive to is anything that could give the "appearance" of delay because he still has some question where all this goes and doesn't want to stretch things out for no good reason. thus, for example, if ann states she is going to do something by a certain date & it doesn't happen by that date, he gets suspicious - ann needs to be very cognizant of that factor. I think that's what the attorney had been beginning to feel before ann's last message to him. I have not had a conversation with the attorney since the last joint call a couple weeks ago.
[Quoted text hidden]

Jim Stitt <jimstitt1@gmail.com>
To: Peter Belmont <pbranumbelmont@gmail.com>

Wed, Feb 13, 2019 at 10:50 AM

Thanks for the thoughts.

Just thinking further — if negotiations string out into our landmarking prep/update window, we'll be faced with a decision to either sit tight and hope negotiations result in a sale, or spend some time and effort to get ready for the hearing. Don't know when that window closes, also seems stretching out the negotiations works in Kings favor if they think it will distract us from preparing for the hearing.
[Quoted text hidden]

peter belmont <pbranumbelmont@gmail.com>

Tue, Apr 2, 2019 at 8:48 AM



peter belmont <pbranumbelmont@gmail.com>

Fwd: Notice of Public Hearing - Designation of a Local Historic Landmark - Doc Webb House - File Number: 18-90300010

Anne Dowling <acderek@aol.com>

Mon, Feb 18, 2019 at 1:06 PM

To: Jim Stitt <jlmstitt1@gmail.com>, ninalight100@yahoo.com, hbryan1@aol.com, gregtappan70@gmail.com, eelwyn@mac.com, pbranumbelmont@gmail.com

I'm home late this evening. Would love to discuss getting the word out for support? Jim Stitt is going to discuss at Allendale Neighbors meeting this evening.

Me, Anne Dowling!

Begin forwarded message:

From: "president@stpetecon.org" <president@stpetecon.org>
Date: February 18, 2019 at 12:55:07 PM EST
To: Jennifer Joern <dhcastpete@gmail.com>
Subject: Fw: Notice of Public Hearing - Designation of a Local Historic Landmark - Doc Webb House - File Number: 18-90300010

CONA EC Team and CONA Leadership Class of 2019:

Please see attached Notice of Public Hearing and share as you see fit.

Have a good afternoon - Jennifer

Jennifer A. Joern

CONA, President

c: 727-692-4312

2 attachments

Public Hearing Notice_Doc Webb House_18-90300010_1.pdf.pdf
694K

Public Hearing Notice_Doc Webb House_18-90300010_2.pdf.pdf
379K





peter belmont <pbranumbelmont@gmail.com>

Fwd: Postponement/Doc Webb Estate

6 messages

Anne Dowling <acderek@aol.com>

Tue, Feb 12, 2019 at 7:19 AM

To: ninalight100@yahoo.com, pbranumbelmont@gmail.com, eelwyn@mac.com, Jim Stitt <jimstitt1@gmail.com>

See below. Unfortunately Mr. Cremer mischaracterizes the nature of our discussions over the past two weeks and conveniently leaves out the information that I have been trying to move the hearing since that time. He informed me the only way he would move a hearing was if we removed our landmark application.

Anne

Me, Anne Dowling!

Begin forwarded message:

From: Jake Cremer <jcremer@stearnsweaver.com>
Date: February 6, 2019 at 10:45:53 AM EST
To: 'Anne Dowling' <acderek@aol.com>
Cc: Laura Duvekot <laura.duvekot@stpete.org>
Subject: RE: Postponement/Doc Webb Estate

Good morning Anne,

I will call you as soon as I can to discuss. I haven't been able to reach my client to confirm yet.

Jake

Jacob T. Cremer, Esq.

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

401 East Jackson Street, Suite 2100* | Tampa, FL 33602

Direct: 813-222-5051 | Direct Fax: 813-222-5089 | View My Bio

*Please note our new suite number

STEARNS WEAVER MILLER



PB/PTB 00197

8/23/2019, 1:45 PM

16

From: Anne Dowling <acderek@aol.com>
Sent: Wednesday, February 06, 2019 10:41 AM
To: Jake Cremer <jcremer@stearnsweaver.com>
Cc: Laura Duvekot <laura.duvekot@stpete.org>
Subject: Fwd: Postponement/Doc Webb Estate

Good morning,

Sending this again in case you didn't receive it yesterday.

Anne Dowling

Begin forwarded message:

From: Anne Dowling <acderek@aol.com>
Date: February 5, 2019 at 2:50:13 PM EST
To: jcremer@stearnsweaver.com, Laura Duvekot <laura.duvekot@stpete.org>
Subject: Postponement/Doc Webb Estate

Dear Mr. Cremer,

I am amenable to moving the Doc Webb Estate hearing currently scheduled for March 12, 2019, until a date to be determined in April. If you are in agreement, please reply all to let Laura know for us both. If you do not agree, feel free to call me and we can discuss. My cell is 727-366-0207. I look forward to speaking to you in more detail about our offer later this week.

Sincerely,

Anne Dowling

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peter belmont <pbrnumbelmont@gmail.com>
To: Ann Dowling-Hess <acderek@aol.com>

Tue, Feb 12, 2019 at 7:49 AM

Ann

Where do you stand on putting an offer together. You had also mentioned previously about retaining a real estate attorney, where do you stand on that. If that is progressing I would think consensus on schedules could be reached.

[Quoted text hidden]

STEARNS WEAVER MILLER  4K

Anne Dowling <acderek@aol.com>
To: peter belmont <pbranumbelmont@gmail.com>

Tue, Feb 12, 2019 at 8:10 AM

Would love to speak to you and retain you! Getting someone up to speed would be a lot right now.

I explained to Jake when we spoke several times last week that I was still speaking to several banks but would be happy to put something in writing by 2/12, which was wiring the two week time period I mentioned during our conference call. Where he came up with 2/4 for an offer, I have no idea. During our discussions, I reiterated my only goal is to save the house. I agreed to sign an NDA if my contractor could walk through the house and asked him when we could schedule that walk through. I told him we would make ourselves available to any date the Kings offered for the walk through. I need to see what needs to be done to get an accurate loan, which I also explained to him.

He asked me to withdraw my application and the Kings would consider moving the date. I said that was not an option. Breaking up that historic property would be a travesty. As soon as he knew I would not agree to remove the landmark application, he informed me the Kings were "unable" to move the hearing and sent the email mischaracterizing our discussions and failing to note my concessions. I am very disappointed by his choice.

Advice would be appreciated. Derek and I already are surrounded by Taralon, who started construction yesterday across the street. We managed to stop them from mowing down two oak trees, one a grand tree, now they are appealing that designation as well. I am sad and disheartened about what is happening. Your Mirror Lake arguments were incredible and I am sorry they did not win the day.

Anne

[Quoted text hidden]

| <image001.jpg>

peter belmont <pbranumbelmont@gmail.com>
To: Anne Dowling <acderek@aol.com>

Tue, Feb 12, 2019 at 11:06 AM

anne....

give me a call (463-4612) at your convenience & no problem doing so at night, I'm typically up late. I am happy to do what I can to help but I am not going to formally represent you (I have way too much to do as it is). I think you have to be cognizant that if the "other side" has any reason to feel you may be delaying or maybe not following thru I would expect them to back off some. an example from my observations would be you said in the last phone call you expected to have a real estate attorney representing you the following week but sounding like that has not happend yet. my experience with jake (have not had contact with him previously) was pretty positive in terms of him being cooperative within the confines of his having a client to represent too.

[Quoted text hidden]

Anne Dowling <acderek@aol.com>
To: peter belmont <pbranumbelmont@gmail.com>

Tue, Feb 12, 2019 at 11:40 AM

We interviewed three. Cost was prohibitive ... we have taxes and tuitions looming. So I engaged with Jake myself and did my best. I am not a litigator. I made many concessions and asked to tour the home. I am waiting on a date to tour. I emailed Jake and called him multiple times about moving the hearing and a tour before he finally responded ... that was over 72 hours later. If anything, I've been really engaged and willing to move a lot. Basically, they want the landmark app gone. I won't do that.

PB/PTB 00199

Anne

Me, Anne Dowling

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Anne

[Quoted text hidden]

[Quoted text hidden]

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<image001.jpg>

From: Anne Dowling <acderek@aol.com>
Sent: Wednesday, February 06, 2019 10:41 AM
To: Jake Cremer <jcremer@stearnsweaver.com>
Cc: Laura Duvekot <laura.duvekot@stpete.org>
Subject: Fwd: Postponement/Doc Webb Estate

Good morning,

Sending this again in case you didn't receive it yesterday.

Anne Dowling

Begin forwarded message:

From: Anne Dowling <acderek@aol.com>
Date: February 5, 2019 at 2:50:13 PM EST
To: jcremer@stearnsweaver.com, Laura Duvekot <laura.duvekot@stpete.org>
Subject: Postponement/Doc Webb Estate

Dear Mr. Cremer,

I am amenable to moving the Doc Webb Estate hearing currently scheduled for March 12, 2019, until a date to be determined in April. If you are in agreement, please reply all to let Laura know for us both. If you do not agree, feel free to call me and we can discuss. My cell is 727-366-0207. I look forward to speaking to you in more detail about our offer later this week.

Sincerely,

Anne Dowling

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<image001.jpg>

peter belmont <pbranumbelmont@gmail.com>
To: Anne Dowling <acderek@aol.com>

Tue, Feb 12, 2019 at 12:24 PM

call me and we can discuss options about how best to proceed
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