

# SHORE LINES

DANA SHORES PELICAN ISLAND

JULY 2022



## SAFETY HARBOR 4TH OF JULY FIREWORKS DISPLAY



Each year, many Dana Shores and Pelican Island families celebrate July 4th on their boats with front-row seating to Safety Harbor's fireworks display. The city offers one of the best local displays with fireworks launched from a barge near the harbor. Assuming cooperative weather, the fireworks are scheduled to start at exactly 9 p.m. If you have any general questions, feel free to post them on the Dana Shores Neighbors-Only Facebook page.

A firework display is often sponsored by one or more restaurants on Rocky Point Island as well. As of this writing, we could not find related information for 2022.



## THE JOURNEY TO UNDERGROUND OUR UTILITIES

Long, sometimes winding, always worthwhile

Over a decade ago, nine strategic initiatives were laid out for the Dana Shores community by the Dana Shores Civic Association (DSCA) leaders and neighborhood residents. This vision has served us well, providing a common direction around which to rally, allowing us to develop a roadmap for success, and providing a framework that could be expanded upon or tweaked as needed. Undergrounding utilities has been a key component of this plan since its inception, with some of the work already underway when the broader plan was formalized.

As the wooden utility poles and overhead electric lines strung between them have come down over the last year, we've heard many remarks about how great the streets look. But according to third parties, buried utilities offer benefits that extend well beyond aesthetics. They improve safety, reliability, and marketability of surrounding properties. An undergrounding initiative can also serve as a springboard to other initiatives, such as decorative lighting and improvements at entranceways.

As of this writing, the wooden poles have been removed on the last finger street, and we're hopeful they will also be removed along Dana Shores Drive by the time this newsletter arrives. We anticipate the County reaching out over the next few months to homeowners with information regarding the final project costs and payment options.



In addition to some small clean-up efforts and Frontier's work described in the June newsletter, there are also a few related efforts the civic association plans to explore as time and interest permit. They include evaluating options to underground the bottom two distribution lines on Doral Drive, encouraging commercial property owners to underground along the Dana Shores Drive north of The Cove at Rocky Point, and pursuing select landscaping opportunities.

To all volunteers, residents, and homeowners of the 417 properties across Pelican Island and Dana Shores who were involved in one way or another with the project, thank you! The Pelican Island and Dana Shores communities worked closely on this initiative, further cementing a collaborative partnership that benefits us all. The project was also reliant upon many outside parties, whose support was paramount to our success, including Hillsborough County, TECO, Rocky Point Golf Course, City of Tampa, Taylor Morrison, Frontier, Spectrum, and others. Our efforts have also benefitted communities outside of Rocky Point. The ordinance for burying utilities is available for others to use, and DSCA volunteers have coached numerous leaders throughout the County offering them guidance as they make their own journey toward undergrounding.

**HERE WE STAND... United, Successful, & Accomplished!**

### DANA SHORES CIVIC ASSOCIATION BOARD OF DIRECTORS AND OTHER KEY CONTACTS

Board of Directors	Danny Anseeuw, Doug Gregory, Katie Heckert, Allison Roberts, Holly Simmons,
Garden and Entryways	Kyla Possinger, Tina Mawn, Rita Munaker
Giving Back	Jeffy Beaver, Pat Bailey, VeeAnn Mahdieh

Neighborhood Pet Lost & Found (including microchip reading)	Elsie Fewer (813.614.4074) Shara Szirtes (813.504.3147)
Upper Tampa Bay Golf Tournament	Bob Wolf
Welcoming and Sponsorships	Danna Ferguson (931.220.3030) ddferg266@gmail.com

Hospitality & Events	Sabrina Ferrante
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### STREET REPRESENTATIVES AND ROCKY POINT LIASIONS

Americana	Greg Dorion
Dana Shores Drive	Ooneen McGettigan, Rita Munaker, Holly Simmons
Doral Drive	Callie Almond, Susan Huston Jennie Wang, Amy Veith

Eden Roc East	Chantel & Brian Heilter
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Eden Roc West	Emmy Reynolds
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Fontainebleau Drive	Pat Bailey, Mary Chiricos, Rita Munaker
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Pelican Island	Gail Fabrega, Jacque Reina Debbie Trujillo, Middy Veal
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Sweetwater	Donna Lentz, Michael Jordan
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Venetian Way	Ginger Wayne
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Versailles Drive	Jonathan Kaplan, Tiki Kirk, Tina Mawn
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### THIRD - PARTY and GOVERNMENT RELATIONS

Courtney Campbell Scenic Hwy. Corridor Advisory Committee	Allison Roberts, Brian Roberts
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Hillsborough County Citizen Advisory Committee	Allison Roberts
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Hillsborough County Sheriff's Office HCSO	Kent Anderson
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Tampa Airport Community Noise Forum	Drs. Eli & Janet Marley Rose
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Tampa Sports Authority Citizens Advisory Board Report Lost & Found Items	Joan Dance
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### OTHER RESOURCES

Post at <https://www.facebook.com/groups/danashores>  
OR Email us at [info@danashores.com](mailto:info@danashores.com)

Report Crime or Suspicious Activity  
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## OUR COMMUNITY'S UNDERGROUNDING JOURNEY – TOP 10 ACHIEVEMENTS TO DATE

1. Negotiated with Spectrum, Frontier, City of Tampa, and Hillsborough County to underground cable and fiber optic lines, remove many miles of old telephone lines, and remove traffic signalization lines. Research suggests this provided an estimated cost savings of roughly 75% off the cost of undergrounding.

2. Developed broad community perspective and understanding for undergrounding TECO power lines, allowing the majority of homeowners in Dana Shores and Pelican Island to coalesce around a shared vision.

3. Temporary measures put in place by TECO to protect oaks along Dana Shores Drive from significant disfigurement that would otherwise result from their clearing the upper limbs of these trees away from aerial power lines. This provided us time to underground

our utilities, and it was done with the knowledge that once a tree is severely pruned the damage cannot be undone. (Before and After pictures show an example of powerline tree trimming along Dana Shores Drive prior to the implementation of these measures.)



4. Partnered with the Hillsborough County Attorney's Office, the Hillsborough County Board of County Commissioners, and TECO to develop a landmark county-wide ordinance that supports citizen-led initiatives to bury utilities throughout the County. Using a two-phase balloting process, this ordinance offers neighborhoods a method of financing the upfront engineering work and homeowners long-term financing options for undergrounding utilities.

5. Achieved 83.7% favorable support for the initial ballot from Dana Shores and Pelican Island homeowners for undergrounding power, well exceeding the required 67% minimum threshold. A budget resolution was subsequently carried with a vote of 7-0 by the Hillsborough County Board of County Commissioners to provide upfront funding in accordance with the undergrounding ordinance needed to support the next phase of our initiative, which involved detailed engineering work, cost estimating, and other planning work required to underground power along Dana Shores Drive and the finger streets within Dana Shores.

6. Achieved 80.4% favorable support for the second and final undergrounding ballot from Dana Shores and Pelican Island homeowners, well exceeding the required 75% minimum threshold. Resolutions were subsequently carried with a vote of 7-0 by the Hillsborough County Board of County Commissioners to approve funding up to \$2.6M to underground the utilities.

7. Worked with Taylor Morrison to align our visions, which led to their decision to underground power in front of The Cove at Rocky Point along Dana Shores Drive.



8. Worked with the County and Frontier to remove the wooden Verizon utility pole laden with equipment across from Pelican Island's entrance. Worked with Hillsborough County attorneys to add protections against subsequent installations of overhead and small wireless facilities within areas that have buried utilities via the above-referenced ordinance.



9. Passed a street lighting petition within Dana Shores, which allowed us to replace wooden poles and cobra lighting with decorative street lighting. This was an entirely separate project from the TECO undergrounding initiative in terms of County ordinances, balloting, and funding. Its implementation was, however, both necessitated by and predicated upon the TECO undergrounding project since Dana Shores could no longer have wooden poles with electric lines strung between them once the underground system was in place but could not energize the new streetlights until the underground network was installed.

10. Completed homeowner conversions, achieving an outstanding 98.7% conversion rate along all roadways where connections were converted from overhead to underground.





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## 2022 Rocky Point Real Estate News

**The Rocky Point real estate market in 2022 remains strong despite rising interest rates. The demand for waterfront living is pushing our home prices to new levels. While our time on the market has grown to 20 days, the sales outlook is still optimistic.**



**Below is a list of homes sold in Rocky Point's Dana Shores, Pelican Island, The Cove and Sweetwater thus far in 2022.**

**For the top prices when you are ready to sell, call me to discuss my marketing campaign which includes over 30 years' experience in staging, photography, digital advertising, 350+ websites, brochure design, TV ads and professional, ethical management of multiple offer situations. I listed and sold 7313 Pelican Island Drive for \$3,550,000!**

**Debbie Trujillo**

**813.966.2520**

**DebbieTampaBay@gmail.com**

**[www.Facebook.com/RockyPointRealtor](https://www.facebook.com/RockyPointRealtor)**

**[www.DebbieTrujillo.com](http://www.DebbieTrujillo.com)**

Call Debbie Trujillo for your real estate needs.

- Selling homes in Rocky Point since 1996. Pelican Island Resident since 1996.
- Master's degree in mass communication.
- 17-year breast cancer survivor!

Address	HTD	BE	FB	HB	Pool	Current Price ↑	Close Date ↓
4111 CROSSWATER DR	3,120	4	2	1	Private	\$775,000	01/11/2022
4309 SALTWATER BLVD	2,372	4	3	0	None	\$1,250,000	01/24/2022
3901 DORAL DR	2,447	4	3	0	Private	\$1,300,000	01/31/2022
9810 BAY ISLAND DR	2,722	5	3	0	Private, Commun	\$1,390,000	02/28/2022
4301 DEEPWATER LN	2,471	4	2	1	Private	\$705,000	03/28/2022
3920 VERSAILLES DR	4,433	4	3	2	None	\$1,715,000	03/29/2022
4123 CROSSWATER DR	3,071	4	3	1	Private	\$1,025,000	03/31/2022
7015 PELICAN ISLAND DR	4,000	4	3	1	Private	\$2,575,000	04/05/2022
4121 CROSSWATER DR	2,801	4	2	1	Private	\$811,000	04/28/2022
3910 DORAL DR	2,370	4	2	0	Private	\$1,255,000	05/02/2022
3939 VERSAILLES DR	2,371	3	2	0	None	\$1,000,000	05/06/2022
4117 CROSSWATER DR	2,828	4	2	1	Private	\$840,000	05/13/2022
4152 ROCKY SHORES DR	4,524	4	3	2	Private, Commun	\$2,950,000	05/25/2022
7115 PELICAN ISLAND DR	2,845	3	3	0	Private	\$990,000	05/31/2022
3934 FONTAINEBLEAU DR	2,324	4	3	1	Private	\$1,500,000	06/01/2022
7313 PELICAN ISLAND DR	8,446	5	6	2	Private	\$3,550,000	06/13/2022



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## ROCKY POINT GOLF COURSE RENOVATION



Over the next year or so, expect to see renovation work occurring at Rocky Point Golf Course. Work has already started in the parking lot, and phase two will focus on the interior of the clubhouse.

The parking lot is being redesigned to increase capacity, promote safety, and update the heat isles (the openings between parking rows, usually covered with grass or other types of vegetation, that allow heat to escape and prevent asphalt from cracking). Some of the trees within the parking lot were diseased/stressed, near the end of their lifespan, or needed to be removed due to impending damage from heavy construction equipment that will be used during the project. New trees are planned throughout the golf course to mitigate arborist-approved/recommended removals from the parking lot.

Renovations to the clubhouse will encompass the common areas. Flooring changes are anticipated throughout most of the clubhouse and other upgrades will be made to the bathrooms, golf shop, and grill area. In addition, the renovation is expected to include a new sound system! The clubhouse was built in 1993, and the upcoming work will give the property a fresh new look.

This is an exciting project that neighbors can enjoy for many years to come. Many thanks go to the leaders at Rocky Point Golf Course, Tampa Sports Authority, and the City of Tampa for their commitment to and investment in the Rocky Point Golf Course.

### TARGET HARDENING At Your Mailbox

Many of us look forward to receiving packages delivered to our homes. Here are a few tips to help ensure all items delivered throughout the year make it inside your home:

- Sign up for free email or text alerts for all USPS, UPS, and FedEx packages coming to your home. You can set vacation holds to ensure that packages don't sit at your doorstep for an extended period. Sign up for these and other scheduling options at [USPS](#), [UPS My Choice](#), or [FedEx Delivery Manager](#).
- Consider asking a neighbor to pick up packages if you are away.
- Keep a watchful eye out for and report anyone who appears to be following delivery trucks.



If you are concerned about someone using mail services to commit fraud targeting you or your family, you may want to consider placing a security freeze with each credit reporting agency, signing up for Hillsborough County's property fraud alerts, or using various other means of protection including security alert services.

For easy access to the third-party services described above, visit <https://danashores.com/target-hardening-packages/>



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# The Wood Team

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Wishing all of our Dana Shores friends and neighbors a **SAFE & HAPPY Independence Day!**

Have a wonderful summer and if you are curious about what's going on in the real estate market in Tampa Bay, please don't hesitate to give us a call. Happy to have a chat... lots of factors to consider in today's real estate market.

We're here for you! (813) 957-3941

- *Doug & Nancy*



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