



# Shore Lines Newsletter

Dana Shores • Pelican Island

April 2025

## RECONSTRUCTING OR ELEVATING YOUR HOME?

We are thrilled to share a significant achievement that showcases the power of teamwork within our community. Through dedicated collaboration with Hillsborough County officials, we successfully worked together to amend the building code, paving the way for mitigation efforts on elevated and rebuilt homes.

A special acknowledgment goes to Allison Roberts, whose dedication and leadership were instrumental in making this milestone possible. Her efforts on behalf of the Dana Shores Civic Association, along with those of many others, exemplify the spirit of collective action and commitment to our community's resilience.

Likewise, we appreciate the incredible cooperation and support provided by County personnel and others who contributed their time, energy, and passion to this endeavor. Their efforts continue to strengthen the fabric of our community and the broader Tampa Bay area.

Here's to continued progress and partnerships!

Cheers! Chris and Renee Caruso

Last month, the Hillsborough County Board of County Commissioners unanimously passed Hillsborough County Ordinance #25-17 (Land Development Code Amendment (25-0348)) to assist homeowners in flood-prone areas with their recovery and resiliency efforts. The ordinance amends Sec. 6.01.03 of Hillsborough County's Land Development Code (LDC) to allow existing structures in the Special Flood Hazard Area that are either elevated or reconstructed within 110% of the existing building footprint to have stairs necessary for access in the required front yard. Prior to this change, the LDC established a 3' height limitation on stairs in the required front yard, making it difficult in some areas and essentially impossible in other areas to elevate and reconstruct homes in compliance with FEMA regulations without going through a costly multi-month variance process.



**Children's Easter Event**  
**Sat., Apr. 19, 10 a.m. – noon**  
**Watch for Details via Email**  
**and on Facebook**

## 2025 NEIGHBORHOOD CIVIC ASSOCIATION DUES



We rely upon everyone's support to help better our neighborhood and the surrounding community.

As such, each owner/resident is asked to contribute \$100 of annual dues per home to support our ongoing efforts.

We accept payment via our website (preferred), by PayPal, or by check.

### **Website**

Login at  
<https://bit.ly/dsca2025>

OR login to website at  
[www.danashores.com](http://www.danashores.com)  
and select *Civic Association*  
under the *Community*  
menu

### **PayPal**

Visit  
[PayPal.Me/danashores](https://www.paypal.com/donate/?url=https://bit.ly/dsca2025)

### **Check**

Mail or drop off your form (enclosed in this newsletter) and check to:

**Dana Shores Civic Association**  
c/o Katie Heckert, Secretary  
3910 E. Eden Roc Circle  
Tampa, FL 33634

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

Board of Directors	Danny Anseeuw, Doug Gregory, Katie Heckert, Allison Roberts, Holly Simmons	
Garden/Entryways/Decorations	CJ Chesbro, Tiki Kirk, Janet Rose, Ely Galvez	
Giving Back	Jeffy Beaver, 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, Jeffy Beaver, Holly Simmons	

### STREET REPRESENTATIVES AND ROCKY POINT LIASIONS

Rocky Point Boat Parade	Michelle Lightbody, Anne Carney	
Americana	Greg Dorion	
Dana Shores Drive	Ooneen McGettigan, Holly Simmons	
Doral Drive	Susan Huston, Jennie Wang	
Eden Roc East	Chantel & Brian Heilter	
Eden Roc West	Emmy Reynolds	
Fontainebleau Drive	Mary Chiricos	
Pelican Island	Gail Fabrega, Jacque Reina Debbie Trujillo, Middy Veal	
Sweetwater	Donna Lentz, Michael Jordan	
Venetian Way	Ginger Wayne	
Versailles Drive	Jonathan Kaplan, Tiki Kirk, Tina Mawn	

### THIRD - PARTY and GOVERNMENT RELATIONS

Courtney Campbell Scenic Hwy. Corridor Advisory Committee	Allison Roberts, Brian Roberts	
Hillsborough County Citizen Advisory Committee	Allison Roberts	
Law Enforcement	Doug Longfellow, Collen Quinn-Adams	
Tampa Airport Community Noise Forum	Drs. Eli & Janet Marley Rose	

### OTHER RESOURCES

Report Lost & Found Items, Crime or Suspicious Activity

Post at <https://www.facebook.com/groups/danashores>

Or Email us at [info@danashores.com](mailto:info@danashores.com)



To sign up for email updates on neighborhood initiatives, neighborhood watch, lost and found, and social events, visit <http://bit.ly/SignUpDS>. You may alter your subscription preferences or unsubscribe at any time.



# Bay Island

Pool Equipment Repair & Installation

**Pumps • Salt Systems • Filters**  
**Heaters • Pool Vacuums • Automation**  
**Lights • D.E. Breakdowns**

**HAYWARD** **Pentair** **Jandy**

**ZODIAC**  
a better life

**Polaris**

**Albert Arevalo**

Owner / Operator

**813.517.0092**

[albert@bayislandpoolequipmentrepair.com](mailto:albert@bayislandpoolequipmentrepair.com)

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**HAPPY  
EASTER  
TO ALL**



**SIDEWALK INSTALLATIONS**



If you are constructing (or reconstructing) a home in Dana Shores, the County is likely

to tell you that a sidewalk must also be constructed in front of your home because of our location vis-à-vis the Urban Service Area (USA). But several years ago, the Hillsborough County Board of County Commissioners directed staff to apply common sense to sidewalk construction; and single-home sidewalks in already established neighborhoods often don't make sense. Therefore, if your parcel is located on Eden Roc Circle or Fontainebleau Drive (finger streets that do not have sidewalks) and you would prefer not to install a sidewalk in front of your new home, it may make sense to request "a review". Last we heard, these reviews were performed weekly by senior County leadership on a case-by-case basis and did not require homeowners to pursue a formal variance.

**INTERESTED IN SAVING MONEY ON YOUR TAXES?**



**TAX BREAK FOR HURRICANE LOSSES**

Victims of hurricanes Helene and Milton may qualify for a tax deduction for losses using the "casualty loss tax deduction". An article written late last year indicates that the calculation is complicated. Frankly, the entire article is somewhat complicated, so we are providing the link and suggest that you reach out to a qualified expert for any additional advice. See <https://www.cnbc.com/2024/10/15/tax-deduction-natural-disaster.html>

**INCOME TAX CREDITS FOR ENERGY EFFICIENT & CLEAN ENERGY UPGRADES**

Through 2032, federal income tax credits are available to homeowners that allow up to \$3,200 annually to lower the cost of energy efficient home upgrades by up to 30 percent.

- Save Up to \$2,000 on Costs of Upgrading to Heat Pump Technology
- Save Up to \$1,200 on Energy Efficiency Home Improvements including qualified Windows, Doors, Insulation, Water Heaters, and More

It's possible that you have recently purchased qualified items or that you have upcoming purchases that may qualify.

In addition to the energy efficiency credits, homeowners can also take advantage of the modified and extended Residential Clean Energy credit, which provides a 30 percent income tax credit for clean energy equipment, such as rooftop solar and battery storage through 2032, stepping down to 22 percent for 2033 and 2034.

Learn more at <https://www.energystar.gov/about/federal-tax-credits#claim>



**0% Financing Available**  
**No payments for ONE YEAR!!**  
**Good or Bad Credit..99% approved**

**UP TO \$5,000 OFF!**  
**A NEW AIR**  
**CONDITIONER**  
**OR HEAT PUMP!!**  
**CALL FOR DETAILS**  
**813-964-7155**  
**PLUS FREE**  
**DUCT CLEANING WITH**  
**EVERY NEW SYSTEM !**



**Free second opinions on**  
**Service work and installs**

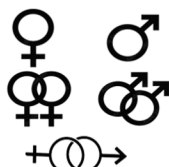


**Spring Tune Up**  
**First Time Customers Only**  
**Reg.\$109.00 Now \$79.00**  
**Join Our Spring Tune Up Club**  
**To Receive 10% Off Parts And Labor!**

- VIP Priority
- Duct Sanitizing
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- NO Overtime Charges
- Extended Warranties

**More Benefits Of This Plan Are:**

- You're A/C unit will run more efficient
- Your Unit Will Last Longer
- Saves You Money With Less Repairs

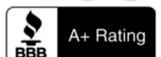


**Air Masters if family owned**  
**and operated since 1983.**  
**Hablamos Español**

\*Subject to credit approval and credit limit.

**813.964.7155**

CMC1249497



# SERVICE ALL ABOUT YOU!



## \$50.00 OFF ANY SERVICE REPAIR

Only valid on repairs \$300.00 or more. May not be combined with any other offers. Other terms and restrictions may apply. Expires 4/30/2025

## 0% INTEREST AND LOW PAYMENT FINANCING OPTIONS

With approved credit, only valid offers, other conditions may apply. Expires 4/30/2025

# CORNERSTONE

AIR CONDITIONING • PLUMBING • ELECTRICAL

### AIR CONDITIONING

- ✓ A/C Emergency Service & Repair
- ✓ A/C Tune-Up & Inspection
- ✓ New A/C System Installation
- ✓ A/C Maintenance Plan for Cost Savings
- ✓ All A/C Brands Serviced
- ✓ Up To 5 Years NO Interest Financing \*WAC
- ✓ New A/C System As Low As \$65/mo. \*WAC

### PLUMBING

- ✓ Plumbing and Drain Inspections
- ✓ Emergency Service & Repair
- ✓ Traditional & Tankless Water Heater Service, Repair, and Installation
- ✓ Water Treatment and Purification
- ✓ Plumbing Maintenance Plan
- ✓ Whole Home Repipes
- ✓ 18 Month NO Interest Financing \*WAC

### ELECTRICAL

- ✓ Electrical Inspections
- ✓ Electrical Panel Upgrades
- ✓ Ceiling Fan Installations
- ✓ LED & Can Lighting Installation
- ✓ Whole Home Generator Installation
- ✓ Electrical Maintenance Plan
- ✓ 18 Month NO Interest Financing \*WAC

### GENERATORS

- ✓ Whole Home & Portable Generator Installations
- ✓ 18 Month NO Interest Financing \*WAC
- ✓ Benefits of Cornerstone Installed Generators:
  - Runs Days to Weeks on Natural Gas or Liquid Propane
  - Protects 24/7 From Outages Automatically
  - Turns Itself Off When Power Is Back On
  - No Deadly Carbon Monoxide Poisoning Risk

**Call Today!  
Fixed Today!**

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## 2025 Rocky Point Real Estate News



**Our real estate market in Rocky Point continues to evolve. While we have nearly 20 houses on the market, there have been very few sales in our area since the storms.**

**When you have to disclose a flood, you will see buyers expect a discount from sales prices we generated pre-flood. There will always be buyers who want to live on the water and willing to take a risk of a future hurricane. Keep the faith but know that proper pricing and marketing are invaluable in our current market. Call, text or email me to discuss your options and learn about my global marketing plan. Below are the only sales in our area since the hurricanes:**

**Debbie Trujillo**

**813.966.2520**

**DebbieTampaBay@gmail.com**

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

[www.DebbieTrujillo.com](https://www.DebbieTrujillo.com)

Call Debbie Trujillo for your real estate needs.

- Selling homes in Tampa Bay since 1988.
- Pelican Island resident since 1996.
- Master's degree in public relations and mass communication from USF.
- 20-year breast cancer survivor!
- Despite not selling any houses in the third quarter of 2024 due to the hurricanes, I was still in the top 5% of the country for sales for Coldwell Banker.

Address	BE	FB	HB	HTD	Pool	Current Price	Close Date ↓
3938 VERSAILLES DR	3	2	0	1,972	Private	\$865,000	10/11/2024
3913 W EDEN ROC CIR	3	2	0	2,175	Private	\$677,000	10/30/2024
4121 SALTWATER BLVD	4	3	1	3,495	Private	\$1,365,000	11/15/2024
4215 DEEPWATER LN	4	3	0	3,286	Private	\$1,384,750	12/20/2024
3912 VENETIAN WAY	4	3	0	2,207	Private	\$805,000	01/31/2025
4069 ROCKY SHORES DR	3	3	0	2,080	Community	\$675,000	02/24/2025

***I have put two houses under contract within one week (Bay Crest Park and Dana Shores) and both had multiple offers to consider, so there are buyers who are optimistic about our area and who want to buy despite the flooding issues of 2024.***



**COLDWELL  
BANKER**

GET SCREENED TODAY.



**Early detection  
saves lives.**

Schedule your colonoscopy.

Most people do not experience colorectal cancer symptoms until it's too late, but if detected early, it's more than 90% curable. A colonoscopy is the most effective screening method for finding and removing pre-cancerous polyps, preventing cancer before it even starts. That's why we're urging everyone ages 45 and over to get screened today.

 Schedule your screening at  
[YourColorectalExperts.com](http://YourColorectalExperts.com)

  
**Advent Health**  
Carrollwood



## **UNDERSTANDING TIRE INSURANCE AND ITS BENEFITS**

Submitted by Jeff St. Cyr

Nails and other debris are commonly found on roadways surrounding construction areas. Based on a quick scan of Dana Shores and the degree of new construction that is underway, odds are that several of us will have tire damage in the foreseeable future. In addition, as excited as we are about the upcoming plans to resurface our neighborhood roadways, the roads are still pretty rough in the meantime. These circumstances have prompted discussion within my own family about the benefits of tire insurance. I hope the following summary may be helpful to others as well.

Tire insurance, often referred to as road hazard protection, is a specialized coverage designed to shield drivers from unexpected expenses resulting from tire damage caused by common road hazards such as potholes, nails, glass, and other debris. Unlike standard auto insurance, which typically excludes coverage for tire damage unless it results from a collision, tire insurance specifically addresses these everyday risks. This type of coverage can be particularly beneficial for individuals who frequently drive in areas with poor road conditions or for those who have vehicles equipped with high-performance or specialty tires.

One of the primary advantages of tire insurance is the financial protection it offers. Costs associated with repairing or replacing damaged tires can vary widely – from roughly \$25 to \$50 to plug a nail hole to substantial amounts for tire replacement, especially for premium or specialized tires. Depending on the terms, tire insurance can cover the cost of repairs and replacement, as well as mounting, balancing, labor, and wheel or rim damage.

Beyond the financial aspects, tire insurance may also enhance convenience and safety. Many policies include provisions for roadside assistance, ensuring that drivers are not left stranded due to a flat or damaged tire. Some providers offer services such as towing, on-site tire repair and replacement, and alternative transportation to minimize downtime and inconvenience.

The decision on whether to obtain coverage is largely about finding the right balance between cost, convenience, and peace of mind for you and your family.

For drivers seeking tire insurance options, several providers offer comprehensive coverage plans. Two well-known providers in this marketplace are listed below. You may also contact roadside assistance companies like AAA, your auto insurance carrier, or perform your own search.

### **Allstate®Tire & Wheel Protection Plan** **vehicleprotection.allstate.com**

Allstate's plan covers the cost of repairing or replacing tires and wheels damaged due to road hazards, helping you get back on the road without unexpected expenses.

### **Good Sam Tire & Wheel Protection Plan** **Tireandwheel.goodsam.com**

Good Sam offers coverage for the repair or replacement of damaged tires and wheels, extended coverage for connected vehicles in tow, and year-round nationwide service available 24 hours a day.

## **ANNUAL 2025 DUES**



AT ROCKY POINT

1) Visit <https://bit.ly/dsca2025> to pay online -- OR --

2) Complete the form below and include a \$100 check payable to **Dana Shores Civic Association** for each property you own. Mail to **Dana Shores Civic Association c/o Katie Heckert \* 3910 E. Eden Roc Circle \* Tampa, FL 33634**

Dana Shores Home Address(es)

(#1) First Name Last Name Primary Phone Number

Primary Email Address Secondary Email Address (if applicable)

(#2) First Name Last Name Primary Phone Number

Primary Email Address Secondary Email Address (if applicable)

- ☐ I would like to become involved in improving Dana Shores. Please contact me to discuss opportunities.
- ☐ I would like the opportunity to promote my business to residents. Please contact me to discuss options.
- ☐ Gift for the New-Neighbor Basket
  - ☐ Donations for Live Auctions During the Year
  - ☐ Sponsorship of a Main Event (e.g., Boat Parade)
  - ☐ Special Project Sponsorship with Physical Memorial
  - ☐ In-Kind Services
  - ☐ Other \_\_\_\_\_
- ☐ In addition to my annual dues, I have added funds in the amount of \$ \_\_\_\_\_ to be used for
- ☐ Supplemental law enforcement means and efforts
  - ☐ Future water quality improvements
  - ☐ Additional enhancements at the Skyway children's playground

Mailing Address (if different from above)



## ONLINE PET DIRECTORY



We are  
creating a  
neighborhood  
pet directory  
to help keep  
our furry  
friends safe and sound!

Learn more in last month's  
newsletter or visit the Dana Shores,  
Rocky Point (Neighbors  
ONLY) Facebook page.

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### Pelican Island



**WATERFRONT ESTATE**  
7306 PELICAN ISLAND DRIVE, TAMPA  
4 Bed | 5.5 Bath | 4,600 SF | \$2,500,000

### Sand Key Beach



**SAND KEY CONDO**  
IN THE CABANA CLUB  
1582 GULF BLVD, #1108, CLEARWATER  
3 Bed | 3 Bath | 1,760 SF | \$1,350,000

### Westchase



**WESTCHASE CONSERVATION**  
9408 GREENPOINTE DR., TAMPA, 33626  
4 Bed | 3 Bath | 2,286 SF | \$835,000

### Apollo Beach to Avila Area



**WATERSET 2020 BUILT HOME**  
7401 PARADISO DR, APOLLO BEACH, 33572  
5 Bed | 4 Bath | 3,199 SF | New Price! \$764,999

SCAN TO  
CONNECT WITH  
THE WOOD TEAM



### SAND KEY CONDO

IN THE MERIDIAN  
1200 GULF BLVD, #206, CLEARWATER  
2 Bed | 2 Bath | 1,565 SF | \$1,200,000

**WESTCHASE GOLF COURSE**  
11815 MARBLEHEAD DRIVE, TAMPA  
4 Bed | 3 Bath | 3,006 SF | \$1,200,000

**WESTCHASE GUARD GATED**  
10436 GREENDALE DRIVE, TAMPA  
5 Bed | 4 Bath | 4,020 SF | \$1,100,000

### CRENSHAW RESERVE LUTZ

17032 VILESTA DRIVE, LUTZ  
3B | 2.5Ba | 2,344 SF | \$397,000  
Available for Annual Lease \$3,100 Month

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