



# Shore Lines Newsletter

Dana Shores • Pelican Island

## September 2025



### 2025 NEIGHBORHOOD CIVIC ASSOCIATION DUES

With help from our volunteers and vendors, we are busy improving the neighborhood. We rely upon everyone's support to help fund these efforts.

Each owner/resident is asked to contribute \$100 in annual dues per home to support our ongoing efforts. We accept payment via the Dana Shores website or by PayPal, Zelle, or check.

| Website   | PayPal   | Check  |
|---|--|--|
| Visit<br><a href="https://bit.ly/dsca2025">https://bit.ly/dsca2025</a><br>and select <i>Login</i>   | Visit<br><a href="https://PayPal.Me/danashores">PayPal.Me/danashores</a>                     | Check<br><br>Mail or drop off your check to the following:<br><br> |
| OR login to website at<br><a href="http://www.danashores.com">www.danashores.com</a><br>and select <i>Civic Association</i><br>under the <i>Community</i><br>menu | Zelle<br><br>Send payment to<br><a href="mailto:info@danashores.com">info@danashores.com</a> | Dana Shores Civic Assoc.<br>c/o Katie Heckert, Secretary/Treasurer<br>3910 E. Eden Roc Circle<br>Tampa, FL 33634                                     |



### HURRICANE – PREP AND INSIGHTS

Last year served as a good reminder of many things – including the importance of health, family, friendship, and community. It also taught us several humbling lessons, including the powerful force of mother nature. Although many of us are already fully prepared for this year's storm season, it's sometimes helpful to share a few salient reminders...

- ◆ Storm predictions are helpful, but a sudden change in the rate at which a storm is moving, changes in its intensity, the timing of storm surge vis-à-vis the normal tide, or a jog to the right or left could mean the difference between a non-event and a major event for our area. An up-to-date storm plan and storm season prep are critical. Now is the time to take care of both if you have not already done so.
- ◆ Don't just worry about the upper, right quadrant of a storm -- the entire eastern side of a storm can create significant storm surge in our area. Due to storms' rotational patterns, Tampa Bay is highly sensitive to storm surge when landings occur north of us, this seems especially true when storms make landfall in the Cedar Key/ Big Bend region.
- ◆ Maximum storm surge can occur well after a storm passes our area, and waters can remain elevated over an extended period and over multiple tidal changes. This period can be further prolonged by slow moving storms.

A dedicated page was set up online last year with several volunteer-recommended weather resources and reminders. Log into the [www.danashores.com](http://www.danashores.com) website and navigate to the Resources tab, where you will find the Major Storms page.

If you have not yet signed up for a Dana Shores website account, email [info@danashores.com](mailto:info@danashores.com) requesting a website account be created on your behalf. Please include your name, email address, and street address. We cross-reference requests with our volunteers, dues payments, or other sources; as such, it may take a little time for us to verify your request. Once you receive a response back indicating that your account has been created, navigate to <https://www.danashores.com>, and click on Resident Login. Next, you will be taken to the login screen. From here, click on "Lost your password?" and navigate to the Major Storms page once logged in. Please do this ahead of any storm watches or warnings. Our volunteers will not be handling account setup during this period, as they themselves will be preparing for the storm. Best regards to all.



### SAVE THE DATE



#### Outdoor Storytime (Kid's Event)

Tues, Sept. 2, 6:00 PM - 6:30 PM

Weather Permitting

@ Skyway Park Playground

Call Katie @ 913.706.6657

or Jeffy @ 813.857.1167 with any questions.

#### FDOT Project Dev. & Environmental Study – SR 60/ Courtney Campbell Causeway

Thurs., Sept. 4, 5:30 – 7:30 PM

See article for additional details.

#### County Sidewalk Repair Partnership Program

Application Open Date:  
Weds., Oct 1

First 100 applications accepted;  
others waitlisted. See article for additional details.

#### Holiday Boutique

Evening of Thurs., Dec. 4

At the home of Jeffy and  
Ralph Beaver  
3933 E. Eden Roc Circle

#### 3rd Annual Family Fun Day

AM of Sat., Jan. 17, 2026

Skyway Sports Complex



## 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 Mahdiah   |
| Neighborhood Pet Lost/Found (including microchip reading) | Elsie Fewer (813) 614.4074<br>Shara Szirtes (813) 504.3147                 |
| Upper Tampa Bay Golf Tournament                           | Bob Wolf   |
| Welcoming and Sponsorships                                | Danna Ferguson (931.220.3030)<br>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<br>Debbie Trujillo, Middy Veal |
| Sweetwater              | Donna Lentz, Michael Jordan                               |
| Venetian Way            | Ginger Wayne  |
| Versailles Drive        | 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 time-sensitive neighborhood initiatives, neighborhood watch, and social events, visit <http://bit.ly/SignUpDS>. You may alter your subscription preferences or unsubscribe at any time. If you have not done so already, you may also consider signing up for the Dana Shores, Rocky Point (Neighbors ONLY) Facebook page at <https://www.facebook.com/groups/danashores>. It has an average of 2 to 3 posts per day and nearly 650 members who share, collaborate, and provide a positive support network to one another. This page complements the Dana Shores – Rocky Point, FL public Facebook page at <https://www.facebook.com/DanaShoresTampa>

## SIDEWALK REPAIR PARTNERSHIP PROGRAM



Will you please take a few steps to make our neighborhood safer for pedestrians?

Roughly 10 Dana Shores homeowners applied for the Hillsborough County Sidewalk Repair Partnership Program over the past 2 years, resulting in repair of the sidewalk adjacent to their homes at no cost to the homeowner. Thank you! Everyone who uses our neighborhood sidewalks should appreciate these improvements.

**We estimate an additional 40 – 45 Dana Shores homeowners could qualify for this program.** This is an opportunity for those homeowners to return some of our tax dollars to the community, improve safety, improve the look of their home, and reduce their potential liability.

### SAMPLE ELIGIBILITY CRITERIA (ABBREVIATED)

Raised/splintered/cracked sidewalks of more than 1/4" offset between panels  
Sunken sidewalks actively pooling more than 1/2" of water after rainfall/irrigation  
New sidewalk installation to fill gaps of up to 20' between existing sidewalks

The sidewalk partnership program is scheduled to start again on October 1 with funding available for +100 approved homeowners throughout the County. Approval will be provided for those who qualify on a first-come, first-serve basis. Neither the civic association nor another entity can qualify for this program – it's only available to the homeowner who has a sidewalk in need of repair in front of (or in some cases to the side of) their home.

It's our understanding that Mark Cahill General Contracting has performed the majority (if not all) of the work for the approved homeowners in Dana Shores. Based on feedback from multiple people, he made the entire process easy, and his crew performed quality work.

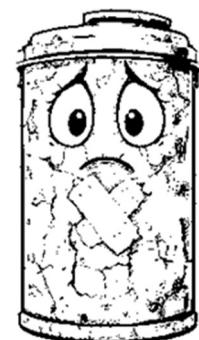
**If you are interested in using the program, Mr. Cahill has offered to schedule time ahead of October 1 (time permitting) to help homeowners prepare the required documentation so they can submit paperwork immediately once the program re-opens. [If interested, contact Mark Cahill with Cahill General Contracting, at 727-243-6199 or [markcahill1000@gmail.com](mailto:markcahill1000@gmail.com).]**

For more information about the program, visit <https://hcfl.gov/residents/property-owners-and-renters/roads-and-sidewalks/sidewalk-repair-partnership-program>

## ROLL CARTS: Repair, Replace or Recover

Are your wheels falling off? Have you flipped your lid and now it won't go back? Seeing holes? Cracking up? If so, you will likely qualify to have your trash or recycling cart repaired or replaced at no charge.

Visit <https://hcfl.gov/residents/property-owners-and-renters/trash-and-recycling/report-a-broken-trash-or-recycling-cart> to learn more and submit your request. Don't forget to leave your cart out by the road after your request is submitted. If only everything in life were this simple to fix!



# 2025 Rocky Point Real Estate News



**Debbie Trujillo**

**813.966.2520**

**DebbieTampaBay@gmail.com**

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

[www.DebbieTrujillo.com](http://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 in 2024.

**Our real estate market in Rocky Point is beginning to recover, but understandably down from the same time last year. See the differences in price, time on market and months of inventory. Call, text or email me to discuss your options and learn about my global marketing plan and honest evaluations. Below are our most recent sales.**

| Address                | BE | FB | HB | HTD   | Pool      | Current Price | Close Date |
|------------------------|----|----|----|-------|-----------|---------------|------------|
| 3912 VENETIAN WAY      | 4  | 3  | 0  | 2,207 | Private   | \$805,000     | 01/31/2025 |
| 4117 CAUSEWAY VISTA DR | 4  | 3  | 2  | 3,759 | Private   | \$2,900,000   | 02/05/2025 |
| 4069 ROCKY SHORES DR   | 3  | 3  | 0  | 2,080 | Community | \$675,000     | 02/24/2025 |
| 4107 CAUSEWAY VISTA DR | 5  | 4  | 1  | 6,310 | Private   | \$3,500,000   | 03/07/2025 |
| 3933 DORAL DR          | 3  | 2  | 0  | 2,140 | Private   | \$800,000     | 03/24/2025 |
| 3945 DORAL DR          | 3  | 2  | 0  | 2,008 | Private   | \$1,050,000   | 04/11/2025 |
| 4008 DANA SHORES DR    | 3  | 2  | 0  | 1,656 | None      | \$735,000     | 04/16/2025 |
| 3934 DORAL DR          | 4  | 2  | 0  | 2,641 | Private   | \$1,287,500   | 04/21/2025 |
| 3934 VENETIAN WAY      | 3  | 2  | 0  | 1,879 | Private   | \$725,000     | 04/22/2025 |
| 3914 VENETIAN WAY      | 4  | 2  | 0  | 1,892 | Private   | \$650,000     | 04/25/2025 |
| 3903 SAND DOLLAR PL    | 5  | 3  | 1  | 3,015 | Private   | \$825,000     | 05/08/2025 |
| 3946 DORAL DR          | 4  | 4  | 0  | 2,245 | Private   | \$1,147,000   | 05/10/2025 |
| 3939 VENETIAN WAY      | 3  | 2  | 0  | 2,383 | Private   | \$750,000     | 05/12/2025 |
| 7306 PELICAN ISLAND DR | 4  | 5  | 1  | 4,600 | Private   | \$2,160,000   | 05/27/2025 |
| 7109 PELICAN ISLAND DR | 5  | 5  | 0  | 3,644 | Private   | \$1,950,000   | 06/11/2025 |
| 4204 SALTWATER BLVD    | 4  | 2  | 1  | 2,718 | Private   | \$1,750,000   | 06/13/2025 |
| 7108 PELICAN ISLAND DR | 4  | 3  | 0  | 2,609 | Private   | \$1,225,000   | 06/23/2025 |
| 3931 E EDEN ROC CIR    | 3  | 2  | 1  | 1,580 | None      | \$699,999     | 06/27/2025 |
| 3918 VERSAILLES DR     | 3  | 2  | 0  | 1,945 | None      | \$580,000     | 06/30/2025 |
| 4138 SALTWATER BLVD    | 3  | 2  | 1  | 2,862 | Private   | \$750,000     | 07/21/2025 |
| 3956 VERSAILLES DR     | 4  | 4  | 0  | 3,103 | None      | \$1,249,900   | 08/01/2025 |
| 7032 PELICAN ISLAND DR | 3  | 2  | 0  | 2,342 | Private   | \$700,000     | 08/01/2025 |
| 7114 PELICAN ISLAND DR | 4  | 4  | 0  | 4,075 | Private   | \$900,000     | 08/08/2025 |

Monthly Trends

| Overview                            | July       | June       | Avg. Apr. - Jun. | Jul. 2024  |
|-------------------------------------|------------|------------|------------------|------------|
| Average List Price                  | \$ 639,985 | \$ 668,763 | \$ 682,643       | \$ 682,743 |
| Median List Price                   | \$ 466,000 | \$ 457,500 | \$ 479,133       | \$ 484,900 |
| Average Sales Price                 | \$ 390,750 | \$ 544,809 | \$ 586,076       | \$ 536,555 |
| Median Sales Price                  | \$ 380,000 | \$ 440,000 | \$ 463,167       | \$ 500,000 |
| Sales Price / List Price Ratio      | 97.69%     | 97.84%     | 98.67%           | 98.17%     |
| Number of Properties Sold           | 8          | 21         | 17               | 11         |
| Average Days on Market              | 23         | 64         | 59               | 58         |
| Average Sales Price per Square Foot | \$ 279     | \$ 289     | \$ 314           | \$ 298     |
| Number of Properties for Sale       | 48         | 46         | 47               | 30         |
| Month's Supply of Inventory         | 6          | 2.19       | 2.89             | 2.73       |
| New Listings                        | 20         | 12         | 21               | 15         |
| Absorption Rate                     | 0.17       | 0.46       | 0.36             | 0.37       |



**COLDWELL  
BANKER**

## DSCA MEETING SUMMARY



The Dana Shores Civic Association (DSCA) held a meeting for the community on August 14, 2025, at the Town 'N Country Public Library.

DSCA elections were held, and the following officers were duly elected:

**President, Allison Roberts**

**Vice Presidents, Danny Anseeuw and Holly Simmons**

**Treasurer / Secretary, Katie Heckert**

Two Community Resource Officers from Hillsborough County Sheriff's Office attended the meeting for Q&A related to the upcoming golf-cart friendly community designation. Official fliers provided to our community by HCSO will be available on the Dana Shores website ([www.danashores.com](http://www.danashores.com)) once the golf-cart friendly community designation goes into effect. They provide important education and facts about golf carts as well as low-speed vehicles.

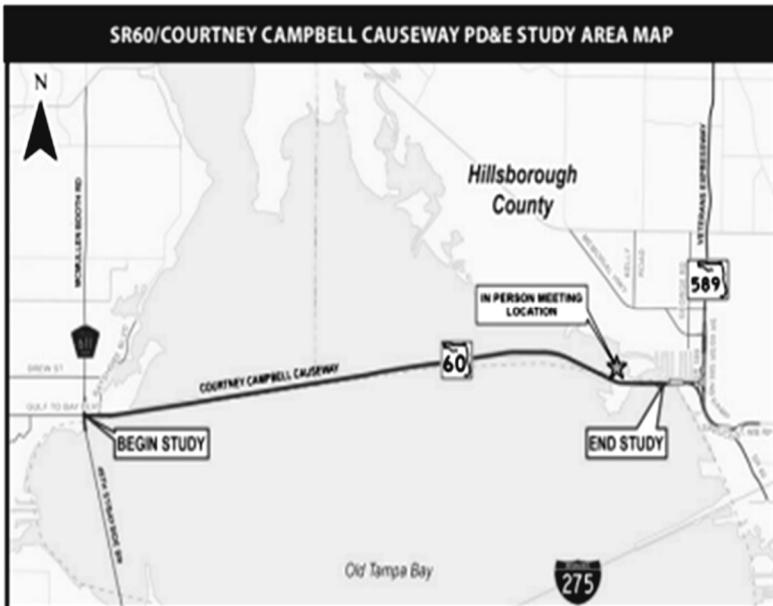
Attendees also had a highly collaborative discussion covering a wide range of neighborhood topics near the end of the meeting. Dana Shores residents never fail to impress. We worked together to problem-solve and to identify next steps related to each topic. We hope to provide updates on these as related work progresses.

## THE FUTURE OF THE COURTNEY CAMPBELL CAUSEWAY



**State Road 60/Courtney Campbell Causeway  
Project Development & Environment (PD&E) Study**

From CR 611/McMullen Booth Road to W of SR 589/Veterans Expressway  
WPI Segment No. 455192-1 | ETDM No. 14579  
Pinellas and Hillsborough Counties



If you regularly bike or walk along the Courtney Campbell trail, drive across SR60, view the causeway from your home, or rely upon it for storm protection and/or evacuation, you probably have some thoughts about the causeway. And the good news is that there is an upcoming opportunity to share your perspective with key decision makers.

FDOT will host a public kick-off meeting on Thursday, 9/4, for a study to analyze and evaluate potential capacity improvements, safety, and hardening against coastal storms on and along the Courtney Campbell Causeway/SR 60.

**Meeting Type:** Public Kickoff Meeting – Open House Format No Formal Presentation

**Meeting Date:** Thursday, September 4, 2025

**Time:** 5:30pm-7:30pm

**Meeting Location:** DoubleTree by Hilton, Tampa Rocky Point Waterfront. 3050 N. Rocky Point Dr. West, Tampa, FL 33607

**To submit online comments visit <https://www.fdotd7studies.com/projects/sr60-cccauseway/>**

## **Refer an Advertiser - Get Rewarded!**

Know someone who wants to promote their business? Send them our way!

If they place an ad with us in the community newsletters, you will receive \$25.00 as a thank you.

Start referring today—it's easy money! Email [IKarepublishing@gmail.com](mailto:IKarepublishing@gmail.com)

Advertiser must place ad for a minimum of 2 issues



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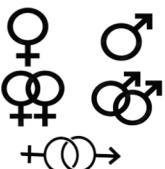
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## HOMEOWNER INSIGHT INTO FLOODS AND RELEVANT FLORIDA STATUTES



Nancy and Doug Wood, residents of Versailles Drive, have shared information that Mike Twitty, Property Appraiser for Pinellas County, presented to their Brokerage group in August. It contains some good information for homeowners about Florida statutes with respect to flooding, including information related to the following topics:

- The Calamity Provision
- Assessment Limitations After Calamity
- Elevation of Residential Properties
- Elevation of Residential Properties (implementing bill)

If you would like photographs taken of these slides, please feel free to email Nancy and Doug Wood directly at [thewoodteam@smithandassociates.com](mailto:thewoodteam@smithandassociates.com) or the DSCA at [info@danashores.com](mailto:info@danashores.com). Many thanks to Nancy and Doug for sharing this information with the community.

## **ANNUAL 2025 DUES**



- 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**

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Dana Shores Home Address(es)

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|                 |           |                      |
|-----------------|-----------|----------------------|
| (#1) First Name | Last Name | Primary Phone Number |
|-----------------|-----------|----------------------|

---

|                       |   |
|-----------------------|---|
| Primary Email Address | Secondary Email Address (if applicable) |
|-----------------------|---|

---

|                 |           |                      |
|-----------------|-----------|----------------------|
| (#2) First Name | Last Name | Primary Phone Number |
|-----------------|-----------|----------------------|

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|                       |   |
|-----------------------|---|
| Primary Email Address | Secondary Email Address (if applicable) |
|-----------------------|---|

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- 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

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Mailing Address (if different from above)

# Trusted Women's Care

## To Support a Healthier Her



Every new chapter in life brings its own set of joys and challenges. At AdventHealth, our women's experts will be with you through each stage, empowering you with world-class technology and whole-person, compassionate care. From well-woman checkups and mammograms to menopausal care and complex gynecologic conditions, let us take care of you — so you can embrace life with the confidence of a healthier you.

Learn more about our exclusive care for women.

**ExpertCareForWomen.com**

## ONLINE PET DIRECTORY



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

Learn more in the Dana Shores, Rocky Point (Neighbors ONLY) Facebook page.

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to the BEACHES and  
BEYOND - The Wood  
Team can assist you with  
all of your real estate needs.



## Our Recent Rocky Point Area Sales

|   |             |
|---|-------------|
| ♥ 7306 Pelican Island Drive, Pelican Island | \$2,160,000 |
| ♥ 3939 Venetian Way, Dana Shores            | \$750,000   |
| ♥ 3918 Versailles Drive, Dana Shores        | \$580,000   |

## Featured Listings



**Beachfront Condo**  
CABANA CLUB - SAND KEY  
3 Bed | 3 Bath | 1,760 SF | \$1,250,000



**Resort Style Amenities**  
THE MERIDIAN - SAND KEY  
2 Bed | 2 Bath | 1,565 SF | \$1,100,000



**Westmont Oaks Villa**  
8562 ACORN RIDGE COURT, TAMPA  
3 Bed + Office | 2 Bath | 1,779 SF | \$509,000



**Clearwater Condo**  
2460 NORTHSIDE DR, #802, CLEARWATER  
2 Bed | 2 Bath | 815 SF | \$219,000

Doug & Nancy Wood, Realtors | (813) 957-3941 | 3801 W. Bay to Bay Boulevard, S. Tampa | 10714 Countryway Blvd., Westchase | [www.thewoodteamtampabay.com](http://www.thewoodteamtampabay.com)

## SCOTTISH RITE REZONING



An application has been submitted to the County to rezone the Scottish Rite property, which is located on Memorial Hwy between Sweetwater and the intersection of Memorial Hwy and Dana Shores Dr.

The current proposal is a significant change from the last rezoning application we are aware of for this site. In 2022, a developer proposed a 275-unit, four-story commercial apartment complex. The current proposal is for 17 single family residential lots and 54 attached townhome units, which has some similarity to The Cove's configuration.

At the time of this writing, the Dana Shores Civic Association does not plan on taking any action regarding the proposed rezoning, and we look to the Sweetwater community for any additional commentary regarding the potential merits and concerns associated with the current proposal.

For those who may be interested, we've been notified by the County of a hearing date on 9/15/25. For additional details and updates (including potential changes to the hearing date), refer to the County site:

1. Click on <https://pgm.hillsboroughcounty.org/optix-web-8/>
2. Log in as public (user and pw = public).
3. Select <Refresh Server Catalog> once logged in.
4. Go to 'Document Repository Public'.
5. In the second user field, enter **25-0929**. Hit Return.
6. At the top of the screen, you should see a blue highlighted horizontal bar. Click on the blue folder that is in the leftmost column (next to the Application Number). This will open all of the related folders.
7. Many find it helpful to start with the 'Application' and 'Site Plans and Maps' folders.