

Shore Lines Newsletter



Dana Shores • Pelican Island

October 2026

2026 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

Visit <https://bit.ly/dscadues> and select *Login*

OR login to website at www.danashores.com and select *Civic Association* under the *Community* menu



PayPal

Visit [PayPal.Me/danashores](https://www.paypal.com/danashores)

Zelle
Send payment to info@danashores.com

Check

Mail or drop off your check to the following:

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



**OKTOBERFEST
HAPPY HOURS**
Friday, October 9,
6:00 – 8:00 PM

Please RSVP ASAP
@ @ <https://bit.ly/rpoktober26>

Grab a pint and join us for an Oktoberfest happy hour with brats, soft pretzels & beer cheese, German kraut and potato salad on Friday, Oct. 9, 6:00 PM - 8:00 PM @ Rocky Point Golf Course!

Feel free to bring your own stein!



Oktoberfest Happy Hour

Fri., Oct. 9, 6:00 – 8:00 PM

Rocky Point Golf Course Clubhouse
RSVP @ <https://bit.ly/rpoktober26>

Children's Halloween Party

Fri., Oct. 30, 4:30 – 6:30 PM

Skyway Park Children's Playground
RSVP @ <https://bit.ly/dscahal26>

Outdoor Storytime (Kid's Event)

Tues., Oct. 6, 5:30 – 6:00 PM

Tues., Nov. 3, 5:00 – 5:30 PM

Tues., Dec. 1, 5:00 – 5:30 PM

Skyway Park Playground; Weather-related cancellations posted on Facebook. Call Katie @ 913.706.6657 or Jeffy @ 813.857.1167 with any questions.

County Sidewalk Repair Partnership Program

Application Period Opens Thurs., Oct 1

First 100 applications accepted; others waitlisted. Visit <https://hcfi.gov/residents/property-owners-and-renters/roads-and-sidewalks/sidewalk-repair-program#sidewalk-repair-partnership-program>

GAL Toy Collection

Sat., Oct. 31 – Dec. 3

<https://danashores.com/GAL/>

Holiday Boutique (Adult Event)

Evening of Thurs., Dec. 3

Home of Jeffy & Ralph Beaver
3933 East Eden Roc Circle
<https://danashores.com/holiday-boutique/>

Rocky Point Boat Parade

Evening of Sat., Dec. 12

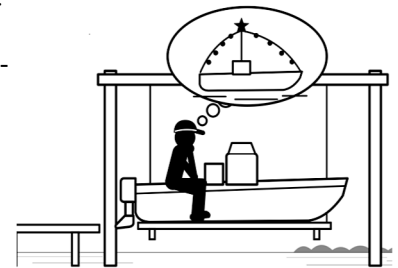
Holiday Party

Evening of Sat., Dec. 19

Family Fun Day

Sat., Jan 9

10 AM – 2 PM



A PARK TAKING SHAPE ON SHELDON ROAD

Fifteen acres on Sheldon Road near the intersection with Waters Avenue are under consideration for a new Hillsborough County park.

What began as a conversation between a handful of neighbors and Commissioner Cohen's office has grown into the Sheldon Road Park Coalition, now eight neighborhoods and a local club, all pulling in the same direction. Their position is that the full parcel would serve the community best as recreation and conservation land.

They have already agreed on what they would like to see there. A lighted 400-meter running track. A playground. Picnic pavilions, restrooms, and parking. A walking and cycling bridge across Rocky Creek would connect the parcel to the Upper Tampa Bay trail.

If approved, this would be the only public regulation running track in the county.

Projects like this one get built by people who show up, and there is room for more hands. If a park with a track and a playground sounds like something worth your time, reach out to info@danashores.com and we will connect you with the right people.

DANA SHORES ASSOCIATION BOARD OF DIRECTORS AND OTHER KEY CONTACTS

Board of Directors	Danny Anseeuw, Katie Heckert, Allison Roberts, Holly Simmons
Garden/Entryways/Decorations	CJ Chesbro, Tiki Kirk, Janet Rose
Giving Back	Jeffy Beaver, VeeAnn Mahdieh
Neighborhood Pet Lost/Found (including microchip reading)	Elsie Fewer (813) 614.4074
Little Library Readings & Donations	Jeffy Beaver (813) 857.1167 Katie Heckert (913) 706.6657 Holly Simmons (954) 464-3532
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	Malia Powers, Jennie Wang, Amy Veith
Eden Roc East	Chantel & Brian Heiliter
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	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



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 more than 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>.

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AT THE CLUBHOUSE



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AND A PITCHER
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EVERY SUNDAY UNTIL 7 PM

QUESTIONS? JIM HANKS
RPGC DIRECTOR OF GOLF
813.867.9037



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JOIN THE DSCA for a SPOOKTACULAR TIME AT SKYWAY

Friday, October 30, 4:30 – 6:30 PM

Please RSVP ASAP @ <https://bit.ly/dscahall26>

The DSCA is hosting a Children's Halloween Party on Friday, October 30, from 4:30 p.m. to 6:30 p.m. at Skyway Park Children's Playground. This will be a Rocky Point event for Baycrest, Dana Shores, Pelican Island, Sweetwater, and The Cove.

Children up to age 10 and their families are invited to attend this party with candy, games, crafts, pizza, and trunk or treating!

Not a kid? All are welcome to attend and participate in the fun and camaraderie. Bring your golf cart to provide a trunk for the little ones, help out with crafts/games, or just stop by and meet your neighbors!

We always need volunteers and appreciate donated items. If you are willing to help us out with this event, please contact Holly Simmons at 954.464.3532 or at info@danashores.com. You can also sign up to volunteer here: <https://www.signupgenius.com/go/10C0944A5A62EA5FAC61-65626515-dana>

- Children's activities (games, arts & crafts) at the playground from 4:30 - 6:30
- Trunk or treating with the Rocky Point Rollers at 5:00 in the playground area and cars parked over by the tennis courts
- Pizza will be arriving shortly thereafter
- Costumes welcome (nothing too scary!)
- Volunteers requested to assist with children's activities (games, arts and crafts, etc.) and to offer a trunk for trunk or treating

Golf carts used for trunk or treating will be parked in the playground area - decorations and candy are encouraged! Otherwise, please park any vehicle, including golf carts, away from the trunk or treat area. Contact Holly Simmons at 954.464.3532 if you have questions about participating.



AT ROCKY POINT

DANA SHORES CHILDREN'S HALLOWEEN PARTY!


DATE:
 Friday,
 October
 30th


TIME:
 4:30 PM -
 6:30 PM


LOCATION:
 Skyway Park
 Playground


**Dress Up in Your
Best Costume!**


**SPECIAL
TRUNK-or-TREAT
at 5:00 PM!**
 Featuring
Community
Golf Carts!


Play Fun Games!


**Pizza & Drinks
Included!**

Come join the fun! A Spooktacular evening for the whole community.

Hosted by Dana Shores Civic Association.

RING IN THE HOLIDAY SPIRIT AT THE BOUTIQUE ON DECEMBER 3

The annual Holiday Boutique & Auction will be held at the home of Jeffy & Ralph Beaver, 3933 East Eden Roc Circle, on Thursday, December 3, 2026 at 6:30pm. Attendees are asked to bring either an unwrapped gift with a minimum value of \$50 to be auctioned off during the evening OR a donation to Voices for Children.

Residents of Dana Shores, Pelican Island, and The Cove are welcome to join, bring a friend, a snack, your checkbook, and your holiday spirit! Drinks will be provided.

RSVP's will be taken through Evite and will be sent out in November. If you don't receive one, please send us a special request for the Holiday Evite at info@danashores.com.

WE'RE READING SANTA'S WORKSHOP FOR A BUSY HOLIDAY



Help Us Load Up the Sleigh for Kids in Need

The Dana Shores Civic Association will partner with the Hillsborough County Guardian ad Litem (GAL) and Voices for Children for our annual holiday "giving back" program. GAL represents more than 4,000 local children each year who have been neglected, abused or abandoned. Through donations they provide necessities such as clothing, shoes, and school supplies throughout the year. During the holidays, they work to ensure each child has something under the tree. Our neighborhoods – Dana Shores, Pelican Island and The Cove – have rallied around these kids the past 12 years for this project, growing in our commitment over time and providing gifts to more than 150 children in recent years.

The Wish List will be available during the latter half of this month. Once it is available, we will post it on the **Dana Shores, Rocky Point (Neighbors Only) Facebook page** and <https://danashores.com/GAL>.

Items range from toys to art supplies, electronics to clothing, sports memorabilia to books. Last year our generous neighbors even provided a clarinet and a pair of cowboy boots! The average value of each gift is \$50-\$75. Most of the items can be purchased online and sent directly to the workshop at 3933 East Eden Roc Circle, 33634. If you like to shop, you're welcome to pick things out and bring them over or request a pickup. We also accept gift cards, cash donations that are used to buy more gifts, and checks made out to Voices for Children.

More details will be available in the November newsletter. If you have questions in the meantime, please contact Jeffy Beaver by phone or text at (813) 857-1167 or by e-mail at jbeaver1@tampabay.rr.com.

NEW COUNTY RULES FOR SHORT-TERM RENTALS TAKE EFFECT 1/1/27



Hillsborough County
tightens rules on
short-term rentals

On September 2, Hillsborough County Commissioners voted unanimously to create an annual registry for short-term vacation rentals in unincorporated Hillsborough, along with a set of enforcement tools that residents have been requesting for years. The ordinance passed 7-0, and the accompanying fee schedule passed by the same margin. The rules take effect January 1.

What the ordinance requires

Beginning next year, every short-term rental in unincorporated Hillsborough will need its own annual county registration at a cost of \$200 per unit. To register, an owner must show that the property is properly registered with the state, attest that it complies with county codes, and include the Hillsborough registration number in any advertising for the property.

The provision most likely to matter on an ordinary Saturday night is the responsible party requirement. Every registered rental must have someone available around the clock. If Code Enforcement, law enforcement, or another county agency reports a problem, that person must be able to reach the property within one hour.

Owners also take on several housekeeping obligations:

- Give guests basic information on noise rules, parking, trash collection, and evacuations.
- Post contact information for the responsible party inside the rental.
- Include a drowning-risk warning at any property with a pool.
- Keep reservation records for one year so the county can request them for an enforcement case.

How it will be enforced

The county may inspect a property when a complaint or another concern gives Code Enforcement reason to do so, and owners must authorize those inspections as a condition of registering. Owners are subject to fines if guests violate code enforcement rules. An owner who fails to make the property available faces an additional violation and a no-show fee.

Operating without a valid registration exposes an owner to Code Enforcement action, with each day of operation counting as a separate violation. Unpaid penalties can eventually become liens against the property, which gives the county leverage against owners who simply decline to participate.

What the fee pays for

The \$200 annual fee is meant to cover the online registry, ongoing monitoring, and Code Enforcement staff time. County attorneys told commissioners the amount sits well below fees charged by many other Florida local governments. Whether it proves sufficient to fund the work is one of the open questions.

Commissioner Harry Cohen asked staff to return roughly 90 days after the ordinance takes effect with a report on how the system is performing, including whether the county ought to require an inspection before registration rather than only after a complaint, and whether the annual fee needs adjusting. He described the vote as "just the beginning of the process," and said it would give neighborhoods relief and access to professional county staff to help enforce the rules that keep neighborhoods safe and peaceful.

Some perspective on what this does and does not do

It is worth being clear that this is a registration and accountability ordinance, not a restriction on renting. Assuming the short-term rental is adhering to these and all other requirements, including a minimum 7-day rental period for all rentals, they may still operate. For well-managed properties, neighbors are unlikely to pick up on a noticeable change.

On the other hand, neighbors who have dealt with a genuine problem property will recognize what changes here. Beginning in January there is a name, a phone number, a one-hour clock, and a file. That combination tends to sort itself quickly into the owners who are responsible and those who are not, which is where additional county attention will do the most good.

How this impacts us

The ordinance applies to unincorporated Hillsborough County; it covers Dana Shores, Pelican Island, and The Cove at Rocky Point. It does not automatically extend inside city limits. The final version gives Tampa, Temple Terrace, and Plant City a path to adopt the same regulations if they choose. Continued on page 6



2026 Rocky Point Real Estate News

Debbie Trujillo 813.966.2520

Your full-time, neighborhood realtor since 1996:

30+ Homes sold in Pelican Island

25+ Homes sold in Dana Shores

13+ Homes sold in Sweetwater

DebbieTampaBay@gmail.com

Facebook: RockyPointRealtor

www.DebbieTrujillo.com

Like many of my neighbors, my house and I suffered the ravages of Hurricane Helene. I suffered through the cleanup of our neighborhood, abandoning many of my cherished belongings to the curb, and selecting a contractor when many were in demand. After months, the neighborhood and my home were put back together again. You helped me stage it, produced professional photographs of the property that showed it to the best advantage, and negotiated a favorable sales price. Thanks to you, the closing went off without a hitch. I appreciate your professionalism, advice and the services you provided me through the selling of my Bay Crest property. The property sold in approximately three days, which says that it was priced right, staged right, and promoted well by you. Glenda P.

Debbie has the reputation for being a powerhouse among Tampa real estate professionals, her reputation is well deserved. Debbie offered clear instructions for improvements and staging without being intrusive a single time. Debbie clearly had a significant marketing approach that lead to the generation of new leads through channels outside of MLS; as the MLS lead numbers tailed-off, her other marketing channels increased, keeping interest at a consistent level through the entire marketing process. Debbie was able to keep the deal together in spite of a difficult financing, a difficult client, and myriad other challenges. - D. Shields

For those that have interest in selling their home and investigating options for a realty partnership, we couldn't be more pleased with the experience we had with the sale of our home with Debbie Trujillo and Coldwell Banker Realty leading the way. Debbie's knowledge of the Rocky Point area and the recent closings helped us to select a competitive price point. - Clint P.

Address	BE	FB	HB	HTD	Pool	Current Price	Close Date↓
4214 DEEPWATER LN	4	2	1	2,821	Private	\$765,000	01/07/2026
4148 ROCKY SHORES DR	4	4	0	3,543	Private,	\$2,300,000	01/30/2026
3927 VERSAILLES DR	3	2	0	2,901	Private	\$940,000	02/03/2026
4065 ROCKY SHORES DR	3	3	0	2,032	Commur	\$605,000	02/06/2026
3910 DORAL DR	4	2	0	2,370	Private	\$1,075,000	02/06/2026
4302 DEEPWATER LN	4	2	1	2,594	Private	\$715,000	02/19/2026
7303 PELICAN ISLAND DR	6	5	0	5,345	Private	\$2,900,000	03/02/2026
4852 TROYDALE RD	4	2	1	3,704	Private	\$1,200,000	03/02/2026
4226 SALTWATER BLVD	4	2	1	2,843	Private	\$875,000	03/17/2026
3936 VERSAILLES DR	4	3	0	2,170	Private	\$1,192,500	03/20/2026
4304 SALTWATER BLVD Ur	4	2	1	2,435	Private	\$715,000	03/25/2026
7313 PELICAN ISLAND DR	5	6	1	8,446	Private	\$4,250,000	05/01/2026
3932 VERSAILLES DR	4	2	0	2,017	Private	\$1,225,000	05/08/2026
3912 FONTAINEBLEAU DR	3	3	0	2,332	Private	\$775,000	05/26/2026
4202 DEEPWATER LN	4	3	1	2,645	Private	\$975,000	05/28/2026
7108 PELICAN ISLAND DR	4	3	0	2,609	Private	\$1,250,000	06/01/2026
4908 TROYDALE RD	5	5	1	6,212	Private	\$3,000,000	06/01/2026
3926 FONTAINEBLEAU DR	3	2	0	1,780	None	\$835,000	06/09/2026
3921 E EDEN ROC CIR	4	3	0	2,632	Private	\$730,000	06/15/2026
3924 VERSAILLES DR	3	2	0	2,017	Private	\$1,275,000	06/23/2026
3945 FONTAINEBLEAU DR	3	2	1	1,885	None	\$705,000	07/13/2026
4028 ROCKY SHORES DR	5	5	1	4,808	Private,	\$3,372,000	08/04/2026
3920 VENETIAN WAY	4	2	0	2,070	Private	\$725,000	08/10/2026
3700 DANA SHORES DR	3	2	0	1,806	None	\$570,000	08/11/2026
3941 E EDEN ROC CIR	4	2	0	1,834	Private	\$1,000,000	09/09/2026



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- Selling homes in Tampa Bay since 1988.
- Pelican Island resident since 1996.
- Master's degree in public relations and mass communication from USF.
- 21-year breast cancer survivor!

New County Rules Continued...

Either way, the 90-day report will be worth watching. If you have had trouble with a rental property near you, the first few months of 2027 will be a good time to make that experience well understood among Hillsborough County Code Enforcement staff and our County Commissioners, particularly our District Commissioner Harry Cohen who initially proposed the ordinance, because the county will be deciding then whether the registry needs sharper teeth at that time.

Code Enforcement: <https://hcfl.gov/residents/property-owners-and-renters/code-violations/report-a-code-violation>

Legislative Aides to Commissioner Cohen: Della Cury (curyd@HCFL.gov) & Lidia Manresa (ManresaL@hcfl.gov)

Originally published by Florida Politics on September 3, 2026, as reported on by Jesse Mendoza. Portions of the article were reprinted with permission of Florida Politics. The original article is available at: floridapolitics.com/archives/818135-hillsborough-creates-registry-for-3000-plus-vacation-rentals-after-party-house-complaints/

Ordinance details and effective dates are subject to change. Residents with questions about a specific property are encouraged to contact Hillsborough County Code Enforcement.

A FOLDING TABLE AND A FIRST CUSTOMER



Skyway Family Fun Day Kids Vendor Market

Do you have young, budding entrepreneur in the family? If so, there is a moment worth watching for. Your child sets up a table, arranges what they made, writes a price on a card, and waits. Someone walks up, looks, and walks away. Someone else walks up and buys.

Hillsborough County is making room for that moment. The Fourth Annual Skyway Family Fun Day, on Saturday, January 9, 2027, will include a Kids Vendor Market for children who want to sell goods or services. Families can put their name in now through the County's interest form. Once it is submitted, County

staff review the information and reach out with next steps.

Many of us started out this way

A fair number of us got our first lesson in negotiation selling raffle tickets. You learned quickly that the pitch mattered less than the willingness to walk up to the next person after someone said no. You learned to read a room, to know when to stop talking, and to say thank you either way.

Others learned it at a card table at the end of a driveway, with a pitcher of lemonade and a hand-lettered sign. You learned a price is a decision. Set it too high and the pitcher is still full at noon. Set it too low and a morning's work pays for the lemons.

In both cases, you learn to look an adult in the eye, say plainly what the thing is and what it costs, and then wait out the silence. None of this felt like a lesson at the time, but the lessons were there and they stuck.

Continued on page 8



5 star
average
review



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A FOLDING TABLE AND A FIRST CUSTOMER CONTINUED....

If your child has interest in trying their hand in a family-friendly market, here are the details.

When: Saturday, January 9, 2027, 10 a.m. to 2 p.m. during the Skyway Family Fun Day

Where: Skyway Sports Complex, 3901 George Road, Tampa

Setup: Vendors are asked to arrive no later than 9:30 a.m. and to stay through the full operating hours.

Space: The County provides a 15-foot by 15-foot space. Families bring their own tent, table, and chairs.

Supervision: A parent is required to remain with the child at all times.

Event page: hcf1.gov/events/annual-skyway-family-fun-day

Interest form: hcf1gov.formstack.com/forms/skyway_family_fun_day_kids_vendor_market_interest_form

Filling out the form takes a few minutes and is a first step to reserving a spot for your child to participate.

