



the Southeastern

2nd quarter 2021

a quarterly publication of the southeast seminole heights civic association

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Developments in the Heights

Dear Southeast Seminole Heights Neighbor,

Much has changed on Nebraska Avenue over the past few years with the addition of wonderful commercial establishments like Nebraska Mini-Mart, Gulf Coast Sourdough, and Hair of the Dog Park. More recently the profile of Nebraska has seen a significant change with the addition of residential developments. Specifically, the construction of two sets of luxury townhomes, Magnolia Terraces and The Courtyard Residences at Seminole Heights.

Magnolia Terraces, located on the East side of Nebraska steps from Nebraska Mini-Mart, began construction in December 2019 and is set for completion in July. The project

consists of 6 units, each just under 2400 square feet, with 3 bedrooms and 3.5 bathrooms. The last remaining unit at the time of print is listed at a price of \$539,000.

While Magnolia Terraces is the

first multi-unit project in the Heights for Builder Beach to Bay Construction and developer Flagler Plant Properties, they have already begun other projects including a set of townhomes in Tampa Heights near Lucky Cat Yoga.

The Courtyard Residences at Seminole Heights are another set of luxury townhomes in SESH. Builder CDC Southeast, LLC and developer Development Source Resources, LLC are behind the two-phase project located on the West side of Nebraska between North Bay Street and East Ida Street. Phase 1 is expected to be completed in July 2021, with Phase 2 following in November 2021. Each of the 13 units is 2,400 square feet, with 4 bedrooms, 4 bathrooms and are listed at \$529,000 according to Realtor.com. The first completed units will be offered for sale in late June and reservations are being accepted on a limited basis.

Both developers told The Southeastern they were drawn to SESH because of our expanding local economy, and proximity to downtown. Townhomes are also attractive to

buyers who don't want the maintenance associated with the single family homes which dominate the local market.

Feelings of current residents about the townhomes are mixed. While many are excited for more development on Nebraska Avenue, some have voiced concerns that these high end luxury homes only aggravate the affordable housing crisis. Whether you think the change is for better or worse, these townhomes will change the face of Nebraska for years to come..



Magnolia Terraces

The Courtyard Residences (rendering)



Local City and County Contact Information:

Mayor, City of Tampa
Jane Castor

City Council Representatives Serving SESH:

Orlando Gudes (District 5)
Joe Citro (District 1 - at large)
Charlie Miranda (District 2 - at large)
John Dingfelder (District 3 - at large)
tampacitycouncil@tampagov.net

TPD Non-Emergency:
(813) 231-6130

Code Enforcement
(813) 274-6600

TECO 24 hrs
(877) 588-1010

Wastewater Emergency Repair/
Sewer Backup
813-247-3451

Water Department
Emergency Services
(24 hours) : 813-274-8811, Option 1

Emergency Drainage/Flooding
(24 hours) : 813-274-3101

Tree Hotline/Emergency
Illegal Tree Removal (24 hours)
813-258-8733

Fallen Tree
business hours 8am to 5pm
813-274-5744
after hours 5pm to Midnight
813-931-2168
-after hours Midnight to 8am
813-274-3101

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it also helps the community
where you live!
for advertising rates and info,
please contact
courtbumgarner@gmail.com

Neighborhood Events

ICE CREAM SOCIAL 2021!



The Southeastern is happy to report that on June 12, 2021 the SESHCA Ice Cream Social returned to Giddens Park! It was a delight to see so many smiling faces beating the heat with some good old fashioned ice cream. There was also food, games, prizes and even a pinata!

Thank you to the SESHCA Social Committee, board members, and our wonderful volunteers for all your hard work! This day would not have been possible without you. A special thank you also goes out to Tribe Seminole Heights for lending SESHCA tons of fun supplies for the event!

Looking forward to next year!



A LIFESTYLE GIFT SHOP IN TAMPA HEIGHTS
WITH A COASTAL CLUBHOUSE VIBE



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Creating a Meaningful Summer for Your Kids

For older millennials and beyond, the thought of summer-time conjures up images of long, hot days, running around with your shoes off, and only heading home when the streetlights come on. Ah, to be a kid in the days before screens.

It used to be school breaks were based around an agrarian calendar whereby children would spend months during the spring and summer helping tend the fields. Of course, this was common in rural areas; in many urban areas, the summers were just too hot for kids to be in school. As a result, there were natural breaks during the year when kids were on break from school. Today, most school districts can provide comfort year round and families don't rely on kids for work. However, the regular school year remains at around 180 days.

Kids (and teachers) have come to depend on this break. Although there is some evidence to suggest a "summer slide," a term educators use to describe the academic losses children accrue over the summer, this idea has been hotly debated in recent years. Especially given that now, more than ever, parents are enrolling their children in enrichment activities over the summer.

As a psychologist, I frequently get questions from parents about how kids should be spending their summers. There are many good answers to this question, but my first response usually is, "what does your child like to do?" A parents' answer helps open a conversation about what may be best for their child.

Tampa offers a number of different summer opportunities. Kids can participate in specialized camps that focus on a particular skill (like bowling or karate) as well as camps that offer an array of activities such as arts and crafts, games, science projects, and swimming are available. Many programs, in-



cluding camps offered through Tampa's Parks and Recreations Department, are free or low cost. The Hillsborough Library also offers reading programs and activities, and the University of South Florida has programs focusing on different areas of academics for children from grades K-12.

It is important to remember that kids with emotional or developmental difficulties may have more difficulty during the summer break. These kids often rely on structure and routine. In fact, too much down time may lead to these kids engaging in behaviors that are more problematic. For more information about how to support kids with different needs, the Child Mind Institute (www.ChildMind.org) has helpful and comprehensive information. Additionally, for more support, there are a number of local parenting resources and groups such as the HOT DOCS program through the University of South Florida. If you require more individualized support, there are also a number of therapists and child specialists with expertise in this area.

No matter what your child's needs are, Tampa has you covered!
Diana Ginns is a psychologist based in Seminole Heights.



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Upcoming Events ...
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General Membership Meeting
7/20 at 7pm, location TBD

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