

# *the thirty-a* REVIEW<sup>TM</sup>

a review of 30-A's finest people • places • things

## VINTAGE SEASIDE

### INSIDE:

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30-A's Special Communities  
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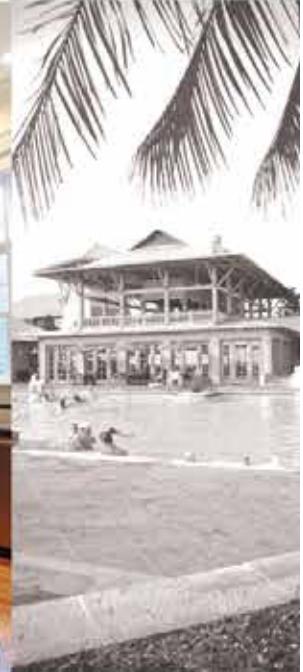
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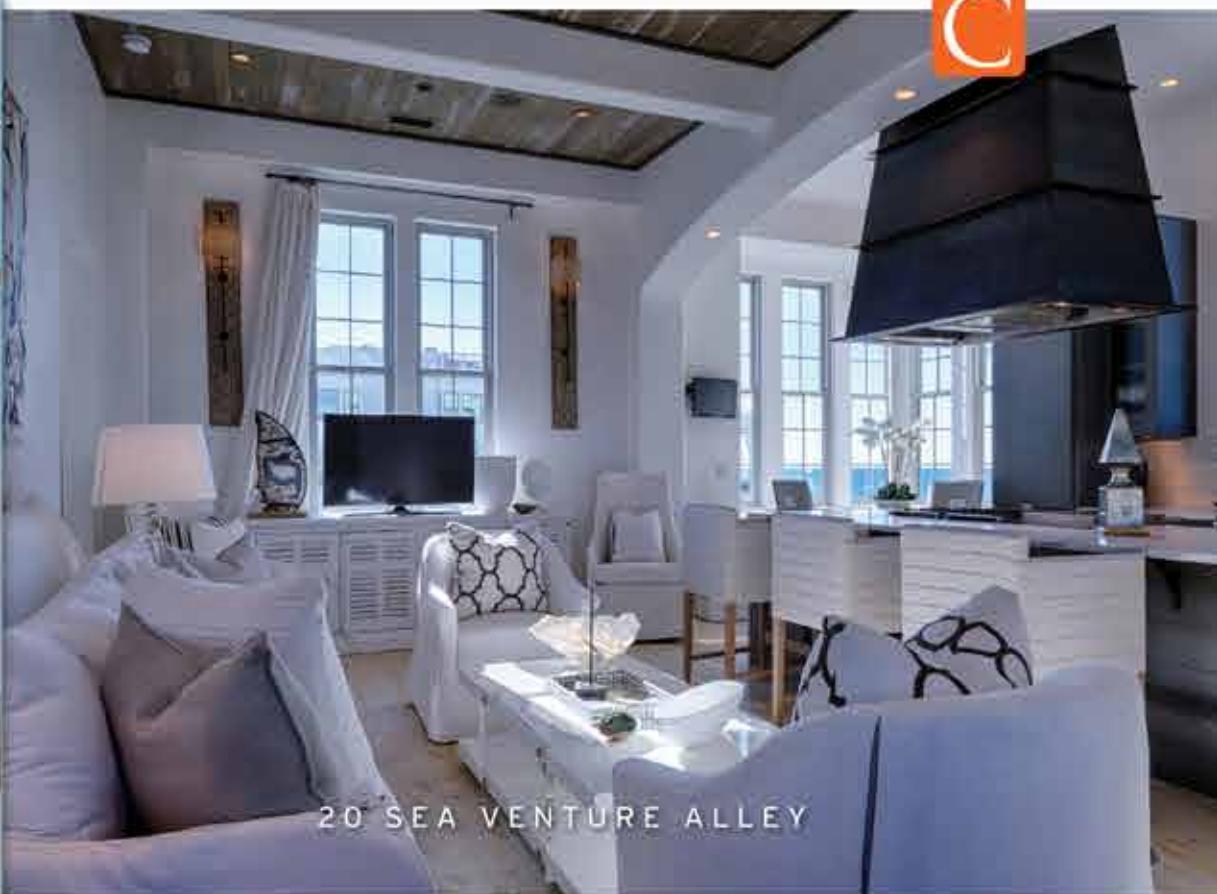
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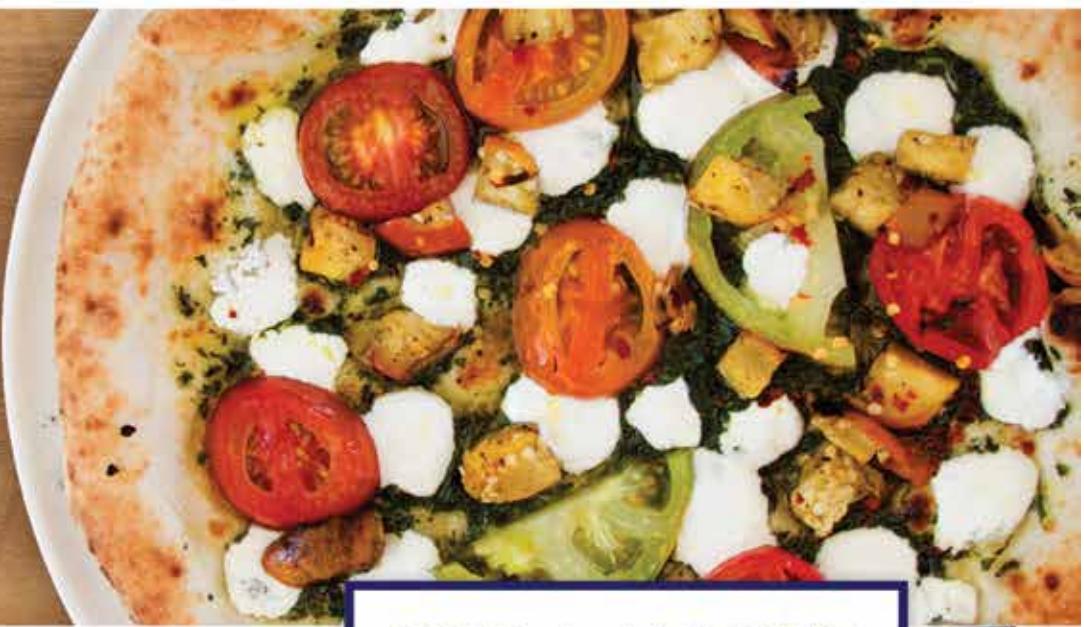
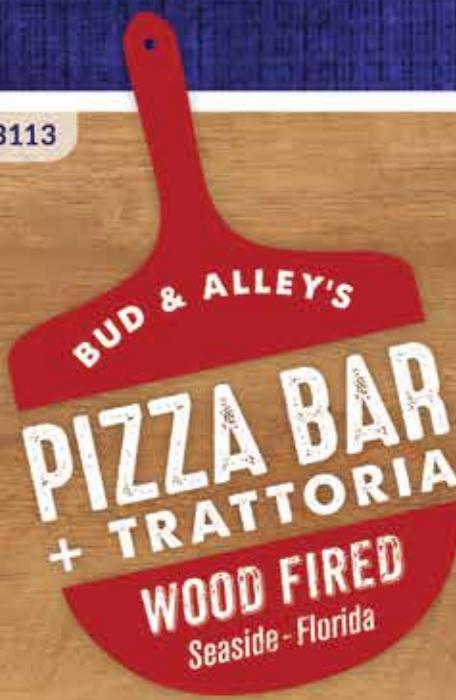
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A small black airplane with four propellers is shown flying towards the right. It is positioned above a green diamond-shaped frame. Inside the frame, the words "TODAY'S HIGHWAY DRIVING" are written in a bold, sans-serif font.

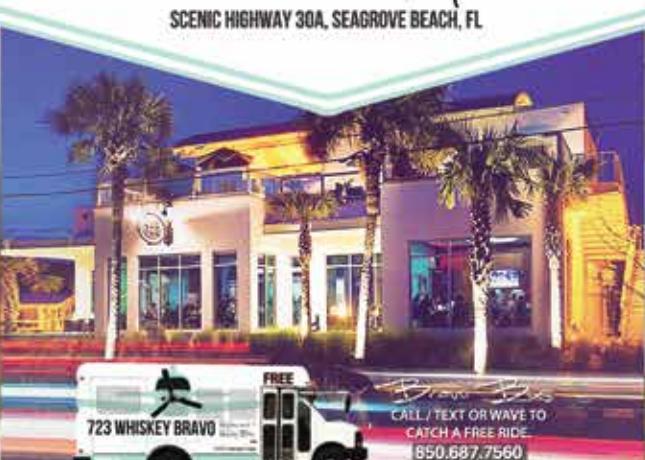


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## letter from the publisher

# THE SUMMER SCORCH



It's hot on 30-A. And we're not just talking about the weather. New businesses, new restaurants, new people and you, are all living it up on 30-A this summer. It's time to not just dip your feet in the Gulf, but to dive in. Grab a surf board, a YOLO board, a skim board, or a kite surfer and get your body in the water.

The Gulf of Mexico is one of the most beautiful bodies of water in the world. Yes the world. Don't let this summer go by without enjoying it to the fullest. And yes, it's full of sea life. Respect the water-life, be smart and swim with the fishes. If you're lucky, you'll catch a school of stingrays meandering along the water's edge on your early morning walk, or better yet, you'll hire a guide to swim with the dolphins.

Whatever your desire, you'll find qualified professionals to lead the way for you and your family within the pages that follow. Between the covers of this magazine we highlight the best and brightest that 30-A has to offer. Or, as we like to say, 30-A's finest people, places and things.

Do us one favor though... pick up after yourself when you leave the beach. We've been having a bit of a problem with trash on the beach this season and we all want to do our part to keep our beaches beautiful. In fact, if you're looking for a family activity in the evenings or mornings to bond everyone and give back to the community, grab your kids and friends and walk along your little area of the beach with a couple large trash bags and pick up after the ones who couldn't get

it together. It's a great lesson for the kids in community service and if they haven't been listening to mom and dad, perhaps they can comb for trash just a little longer than the adults. LOL.

One last mention, in respect to hottiness. This issue's cover of the Thirty-A Review was shot by internationally renowned celebrity photographer Antoine Verglas. He's shot some serious star power in his day, from the likes of Claudia Schiffer to Angelina Jolie.

In the 1990s Antoine Verglas introduced a new style of fashion photography when he captured models Stephanie Seymour, Naomi Campbell, Claudia Schiffer and Cindy Crawford in a series of intimate, documentary style photographs that ran in several international editions of *Elle* magazine. Prior to that fashion editorials were highly poised. Antoine Verglas' photographs were more candid and uninhibited, with natural light. This intimate style of capturing a personality has become known as the "Verglas Signature". It is highly sought after to this day by all the top fashion magazines such as *Elle*, *Vogue*, *GQ*, *Esquire*, *Maxim*, and *Sports Illustrated*.

This issue, he captured the image of our own little star, Anne Hunter. Anne has been curating and cultivating local artists on 30-A for over a decade and spends her time between Manhattan and 30-A. Thanks Anne. Keep up the good work.

Until next issue, enjoy life, the beach and 30-A to the fullest!

Miles K. Neiman

View the entire publication online at [www.ThirtyAReview.com](http://www.ThirtyAReview.com)

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Send inquiries to 227 Sandy Springs Place, Suite D-297, Sandy Springs, GA 30328. Or call (404) 560-3677. Send press releases and e-mails to [miles@thirtyareview.com](mailto:miles@thirtyareview.com)



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## about the cover

### Photographer

Antoine Verglas

### Model

Anne Hunter

### Makeup

Jamie Gummere, Blush

### Hair

Brenna Kneiss, Vivo Salon

### Nails

Khanh Le, Andy's Nails & Spa

### Stylist/Wardrobe

Wendy Mignot,  
La Vie Est Belle

### Wardrobe

Tori Von Hoene,  
Ophelia Swimwear



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Publisher/Editor-in-Chief

Miles K. Neiman

Managing Editor

Jennifer Thompson

Graphic Design

Ellen Westing - Cover Design

Ellen Westing - Magazine Layout

Sharon Jollay - ads

Cover Photography

Antoine Verglas

Photography

Jacqueline Ward

Contributing Writers

Jessica Badour

Dr. Nitin Bawa

Susan Benton

Susan Cannizzaro

Julie Herron Carson

Tom Fitzpatrick

Anna Ferguson Hall

Christina Homer

Anne Hunter

Alden Mahler Levine

Erin Oden

Chris Ogle

Amelia Pavlik

Bart Precourt

Sarah Murphy Robertson

Amanda Sanders

Liesel Schmidt

Anne Schultz

Kimberly Watson Sewell

Ridgeley Standard

Kempten Taylor

Mary Welch

Ad Sales:

Call 404.560.3677

Distribution Manager:

Warren Butler

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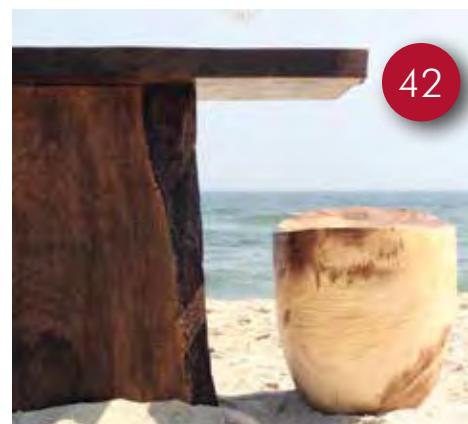
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# Showbiz and Events in July and August

Labor Day in Aly Beach



## ALYS BEACH

### 4th of July Concert

*Monday, July 4, 6-9pm*

Celebrate 4th of July with live music by Atlanta Party Band followed by fireworks. Food and beverage will be available for purchase.

### Fonville Wine Tasting

*Tuesdays, July 5, 12, 19, 26 and August 2, 9, 16, 23, 30, 5-7pm*

*Fonville Press*

A select few wines will be showcased with lite bites and live music. \$10 per person.

### Summer Reels

*Tuesday, July 5, 12, 19, 26, 8 p.m.*

*Alys Beach Amphitheatre*

Bring blankets and low back chairs to enjoy a movie under the stars in the Alys Beach Amphitheatre. Food and Beverage will be available for purchase.

7/5 - Planes

7/12 - Boxtrolls

7/19 - Sleeping Beauty

7/26 - The Good Dinosaur

8/2 - Hotel Transylvania

8/9 - Snow White

### Summer Concert Series

*Wednesdays, July 6, 13, 20, 27, 7-9 p.m.*

*Alys Beach Amphitheatre*

Join us for live music in the Amphitheatre. Food and beverage will be available for purchase.

## THE HUB

### Screen on the Green

*Mondays, July 11, 18 & 25 and August 1, 8, 15, 22 and 29*

Movies, Recorded Live Concerts & More... all on our 25' LED Jumbotron

### Taco Tuesday Specials & Live Music

*Tuesdays July 5, 12, 19 & 26 and August 2, 9, 16, 23 & 30, 7pm*

### Family Movie Night

*Wednesdays, July 6, 13, 20 & 27 and August 3, 10, 17, 24 & 31, 7pm*

### Live Music

*Thursdays, July 7, 14, 21 & 28 and August 4, 11, 18 & 25, 7pm*

### Live Music

*Friday, July 8, 15, 22 & 29 and August 5, 12, 19 & 26, 7pm*

### Live Music

*Saturday, July 9, 16, 23 & 30 and August 6, 13, 20 & 27, 7pm*

### Live Music

*Sunday, July 10, 17, 24 & 31 and August 7, 14, 21 & 28, 6:30pm*

### Daily Happy Hour

*4-6pm*

Televised major sporting events will be on our Jumbotron along with ½ off liquor drinks, ½ off wine by the glass, and \$1 off beer.

## SEASIDE

### The Commedia Rapunzel

*Mondays, July 11, 18 & 25 and August 1, 8, 15, 22, 6:30 Seaside Amphitheatre*

A play within a play! A troupe of poor, traveling actors present their unbeweavable rendition of the popular fairytale, Rapunzel. This tangled tale of a captive princess, an overprotective witch, a daring prince, and his trusty horse is full of adventure, zany slapstick, witty fun, and astonishing energy. A pure delight for the entire family! The Commedia Rapunzel is graciously sponsored by The Seaside Merchants and free to attend.

### Stories by the Sea

*Monday-Friday, July 1-August 26, 4:00PM Seaside Lyceum Archway*

Join The REP Actors as they present a free, one-of-a-kind storytelling experience for children of all ages. Each day will offer a new story and there might even be opportunities for your participation.

### The Stinky Cheese Man

*Wednesdays, July 6, 13, 20 & 27 and August 3, 10, 6:30 N Barrett Square*

If geese had graves, Mother Goose would be rolling with laughter in hers! A frenzied and fractured re-telling of all your favorite children's stories. Audiences will delight as the familiar becomes ridiculous. There are no lessons to be learned or morals to take to heart—just good, sarcastic fun that smart-alecks of all ages will love. The Stinky Cheese Man is graciously sponsored by The Merchants of Rosemary Beach and is free to attend.

### Adventures in Alys

*Mondays and Wednesdays, July 6-August 17, 10am Fonville Press*

Join The REP Theatre for a free, completely original storytelling experience for children of all ages. Watch as we create a new, one-of-a-kind Adventure in Alys, created by our audience (and maybe even join in the stories yourselves)!

### Awkward Oxen Improv Hour

*Thursdays, July 7, 14, 21 & 28 and August 4, 11, 18 & 25, 10am Fonville Press*

Awkward Oxen Improv Hour is a free, fun, interactive, and fast-paced comedy show that's fun for groups of all ages. Join The REP's improv troupe, The Awkward Oxen, as they play improv games, and make up scenes and songs on the spot based on audience suggestions. Free for all ages.

### Improv Bootcamp!

*Tuesday & Wednesdays, July 5 - August 5th, 1:00-2:30PM Ages 5 and up The REP Theatre*

\$50 per student for two 90 minute classes & Improv Army Performance at The REP

Looking for a way to release your child's creative energy? Send them to The REP's Improv Bootcamp! Students get a chance to learn the ropes of improv comedy from REP actors, make new friends, and show off their amazing new skills for friends and family as part of our weekly Improv Army performances.

### Synesthesia with Jeanette Andrews

*Tuesdays and Thursdays, July 5 to August 4, 6:00PM*

*Thursdays, July 7, 14, 21 & 28 and August 4, 1:00PM*

*Thursdays and Saturdays, August 11 - August 27*

*Tickets: \$25*

*The REP Theatre*

Returning for her 3rd season at The REP! Nationally-renowned magician, Jeanette Andrews' newest work, Synesthesia, shatters the mold of the traditional magic performance - making for a one of a kind experience for audiences of all ages. This thrilling program of magic and illusion is highly interactive and uses audience participation to explore the five senses. Magic Academy Workshops with Jeanette are available on Friday afternoons for kids ages 5-14. Jeanette's performances are generously sponsored by Fusion Art Glass.

### Magic Academy Workshop with Jeanette Andrews

*Fridays, 1:00PM for ages 5-7*

*Fridays, 2:00PM for ages 8-14*

*July 8, 15, 22 & 29 and August 5, 12, 19 & 26,*

*Tickets: \$25*

*The REP Theatre*

Jeanette Andrews presented her first magic show at age four and performed her first paid show at the age six; join Jeanette in this class as she teaches some of the first magic tricks that she ever performed. Effects taught in these classes are special pieces of magic, specifically chosen for their uniqueness to this class. Students will learn several age-appropriate magic tricks! Jeanette's performances are generously sponsored by Fusion Art Glass.

### Awkward Oxen Improv Hour - LATE NIGHT

*Tuesdays, Wednesdays and Thursdays at 10:00PM*

*July 5 - August 4*

*Tickets: \$7*

*The REP Theatre*

Jump on board the Late Night comedy gravy train! Where will it go? Nobody knows! Join The REP actors for this high energy, fast-paced, and interactive show, in the style of *Whose Line Is It Anyway?* The scenes are based off audience suggestions and often include adult humor and language so leave the small kids at home. Awkward Oxen Improv Hour - LATE NIGHT is generously sponsored by the Cottage Rental Agency and Sundog Books.

### Pancakes and Canadian Bacon: A Comedy Tour

*July 2 and 3*

*6:00PM - Family Friendly Improv Comedy*

*9:00PM - Stand-Up Comedy Show*

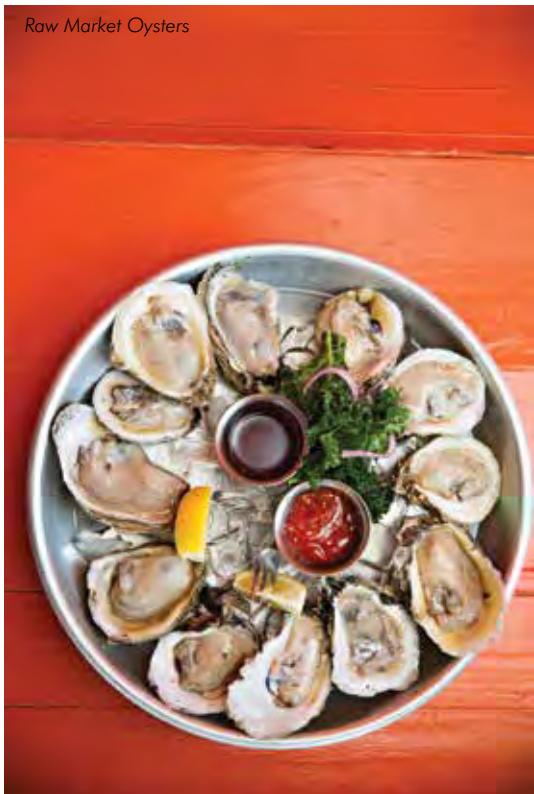
*Tickets: \$10*

*The REP Theatre*

Four of stand-up comedy's brightest rising stars take to The REP stage to celebrate the birth of America and defend our freedom to laugh! Evan Berke, Vince Fabra, Hannah Hogan, and Dusty Slay's TV credits include *Last Comic Standing*, *Laughs on Fox*, *TMZ*, and *City TV*. They're wrapping up the Pancakes and Canadian Bacon Comedy Tour in Seaside, following a whirlwind of shows throughout the South.

# Savor the Small Things

BY LIESEL SCHMIDT



Raw Market Oysters



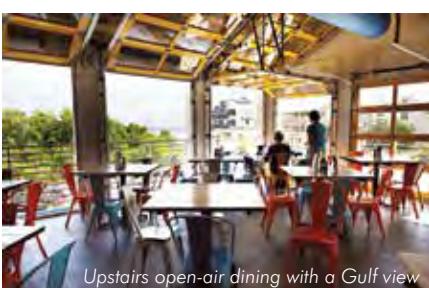
Chiringo Burger



Grouper Bowl



Lil' Chubbys. Chiringo's signature ice cream sandwich.



Upstairs open-air dining with a Gulf view



**S**panish style dishes and Caribbean spices might be beachside dining favorites, but those beaches aren't usually hugging the panhandle of Florida. It's a distinction easily washed away on the tide, however, as the adventurous palates masterminding Grayton Beach's breakout hit Chiringo quite artfully proved when they opened in spring of 2016, offering their guests a culinary exploration of some very big, very international flavors overflowing from their locally harvested ingredients.

It was traveling to Spain itself that inspired the restaurant for founding partner Andy McKoski, a former son of South Florida who grew up in the restaurant industry and spent much of his college student days as a bartender and waiter. Having left the business of food behind for a fast life outside of the hospitality industry, McKoski dove back into dining in 2006, opening a succession of successful restaurants throughout the southeast before he decided that Grayton Beach was his ultimate destination and relocated to the area in 2015.

His appetite whet from a recent trip to Spain, McKoski knew that he wanted to recreate the emotional and culinary experience that had left him hungry for more. So he teamed up with three of his friends to open Chiringo, a restaurant reflective of the eateries common to Spain the Caribbean and named exactly for that. By

definition, the Spanish word "chiringo" refers to a small bar-like venue; though Chiringo at Grayton Beach could hardly be restricted to the confines of such a modest description, as is clearly evident the moment one walks through the door.

Under the capable hands of Puerto Rican-born Chef Cesar Velazquez, Chiringo offers a flavorful menu of plates featuring the locally grown produce, organic beef, and freshly caught fish and seafood. "I love being able to share stories with the guests here and introduce them to new flavors, and cooking allows me to express myself," says Chef Cesar.

Along with Chef Cesar, McKoski's partnering team of powerhouse personalities includes restaurant veteran Lance Jaglarski and business-minded David Huckeba; and the four men combined their years of professional experience to open their first joint venture, proving their concept was as well-suited to the beaches of South Walton as it was to the beaches of the countries that had captured their hearts.

Its success thus far is hardly mysterious—and though the menu itself might seem limited in its number of listings, those selections offer no limitation on flavor, perfectly demonstrating that simplicity can be boldly beautiful, requiring a certain amount of skill to accomplish. For a refreshing taste of the sea, Chiringo offers a commonly loved Spanish dish called Escabeche: pairing freshly caught fish with the acidic zing of house-pickled crunchy okra, long beans, and carrots; topped with a poppy sprinkle of caper berries and served with scratch made lavash bread perfect for sopping up all of those flavorful juices.

For something a little more substantial, the Chiringo Burger stacks up just right with two patties of organic, grass fed beef grilled to juicy perfection and topped with sweetly caramelized onions and a secret Chiringo sauce. Looking to share? The Slow Roasted Mojo Pork brings a bowl full of delight, offering a hearty portion of marinated, fork-tender pork slow roasted and finished flawlessly in a mojo sauce packed with the fresh zing of orange and the pungent bite of garlic and cilantro, served with fresh mixed vegetables on a fluffy bed of rice. For

something sweet and exotic, the Grouper Bowl will surely satisfy, offering meaty grouper served in a bowl of rice with a trio of fresh roasted vegetables and sweet slices of sautéed plantain topped with a creamy coconut sauce and a bright mango jam.

From small plate sampling to sharing with the table, Chiringo at Grayton Beach provides something for everyone, never failing to satisfy the quest to offer food of the highest quality without the demand for grandeur. It's a simple concept, really, this idea of letting flavors speak for themselves and encouraging that they be savored; it's how people come together and culture lines are crossed. So sit back, relax, order a few plates, and prepare to share a taste of what makes life worth living.

**Chiringo is located at 63 Hotz Avenue, Grayton Beach, FL 32459. Open daily, 11:00 a.m.- 11:00 p.m. For more information, call (850) 534-4449 or visit [www.chiringograyton.com](http://chiringograyton.com)**

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# What's New at Old Florida Fish House

BY SARAH MURPHY ROBERTSON



**O**ld Florida Fish House is known along 30-A for its stellar sushi and seafood selection and that reputation is rock solid. What you may not realize is they have an expanded dining space known as The Porch. The Porch is a wonderful, airy space devoted to casual dining. This extension of Old Florida Fish House is open daily starting at 11 am for lunch and dinner, with a full-service bar and offers guests panoramic views of beautiful Eastern Lake.

The Porch is covered but with a distinctive outdoors feel. It is lined with windows - providing sunshine, cool breezes, and views of the surrounding lush green yard - a great place for the kids to stretch their legs. Many local restaurants boast a "family friendly" atmosphere, but the property at Old Florida Fish House takes that catchphrase to a whole new level. Music piped in and out makes the whole environment festive and fun. Corn Hole and a Ping Pong table give guests even more ways to maximize their relaxation. You see, the outdoor space is its own amenity – lovely and private and yet with all the convenience of 30-A.

Lunch specials include creative twists on classics, like their Soft Shell Crab BLT or the blackened fish tacos. Depending on season, Old Florida Fish House uses cobia, grouper, or Mahi Mahi in the tacos. Picture this: two flour tortillas cradling perfectly seasoned gulf fresh fish sitting atop a cilantro citrus slaw and finished with a cool avocado cream. It's as good as it sounds.

Speaking of classics, The Florida Reuben is blackened Mahi Mahi with dressed coleslaw and melted provolone, all nestled on toasty wheat bread. The bonus to this beauty? It is served with a heaping portion of expertly fried pickles. These crave-worthy pickles are also offered as an appetizer and are lightly battered, leaving them crisp and crunchy with the perfect salty-sour snap.

Old Florida Fish House seafood is always fresh with straightforward flavors. The baskets are brimming with choice of fried shrimp, oysters, or grouper and a side of hush puppies. Or order the Crab Cake sandwich griddled golden and served on a buttery, toasted bun with house made remoulade.

While the "surf" is their surefire star, you turf lovers should check out the Old Florida Fish House burger. It is cooked to order and comes with garden-fresh lettuce, tomato, and onion. (Insider recommendation is to "go for it" by adding bacon and cheese!) Old Florida Fish House works closely with Braveheart Black Angus Beef to ensure they serve up the best proteins possible. Through Braveheart's partnership with Performance Food Service's "PathProven" process, they are able to track their ground beef and steaks from farm to fridge. This enables complete confidence in the premium ingredients they share with guests.

If you are looking to unwind after a long day, Happy Hour is celebrated from 4 to 6 pm daily and translates to \$5 well drinks and \$1 off all domestic and imported

beers, as well as \$1 off wine by the glass. And here's another great deal: between 5 and 6 pm, dinner entrees are always 25% off!

Relax and enjoy sunset views over Eastern Lake while sharing appetizers like the delicately smoked in-house tuna dip or fried green tomatoes topped with butter-poached lump crab meat and beurre blanc sauce! These are two customer favorites and shouldn't be missed.

Of course Wednesday through Saturday there is always buoyant, live music at Old Florida Fish House. Looking to put together a girls' night out? Every Wednesday is ladies' night. This isn't for a short window of an hour or two either. From 5:00 pm until close, ladies are offered \$3 well drinks and \$3 wine by the glass and domestic beers.

As one of the most spacious restaurants along 30-A, Old Florida Fish House is the perfect choice for celebrations of all kinds. They are happy to accommodate larger parties and offer something for everyone through their well-crafted menu options, drink specials, and lively entertainment. Whether you are a loyal local or vacationing visitor, this is a must stop when dining on 30-A. Stop by and see for yourself what's new at Old Florida Fish House!

**Old Florida Fish House is located at 5235 E Co Hwy 30A Santa Rosa Beach, FL 32459. For more information, phone them at (850) 534-3045 or visit them at [www.oldfloridafishhouse.com](http://www.oldfloridafishhouse.com).**



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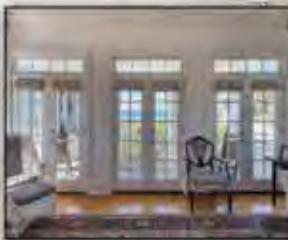


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MLS#748038 • 4,663 SF  
5 Bedrooms • 5 1/2 Baths  
\$1,599,700



### Gulf Shore Miami

38 SANTA CLARA STREET  
MLS#750663 • 4,793 SF  
7 Bedrooms • 7 Baths  
\$1,875,000

# Spiked Interest for Local Craft Spirits

BY SARAH MURPHY ROBERTSON

Over the past two decades, US craft beer production has seen an unprecedented and rapid growth in popularity; shaping an entire brew-drinking culture. Now the next big thing is upon us: craft spirits. More than 600 craft spirits producers currently operate nationwide, and the American Craft Spirits Association predicts that number to nearly double in the next few years.

Crestview's own Timber Creek Distillery is one of these exciting new craft spirits operations. Since summer 2015, they have carefully grown and honed their business of small batch distilling. Co-founders Camden Ford and Aaron Barnes brought their individual talents to the company. Ford has a business and engineering background and Barnes was a master home brewer. Together this partnership has perfected the skills and techniques necessary to establish this new local brand.

Located just north of Destin on a family farm, Timber Creek Distillery has designed their operation around the importance of using local ingredients. The Gulf Coast is an ideal climate for Red Soft Winter Wheat, Yellow #2 Dent Corn, and Florida 401 Black Rye. "Many people don't realize we grow great high quality grains here on the Panhandle," Ford divulges. Their molasses comes from right down the road in Louisiana, and next year customers will see products incorporating locally grown fruits, such as berries, plums, peaches, and muscadines.

Supporting regional farmers isn't the only way Timber Creek Distillery stands apart. Their process never allows for cutting corners. The pride they take in their production is demonstrated by the care for their ingredients. Custom designed equipment; including a pot still and "thumper", as well as a copper worm condenser; allows for a creative, unique way to extract the boldest flavors from their grains. Each batch is thoughtfully made and bottled by hand, resulting in premium spirits.

When they launched last summer, Timber Creek Distillery first offered a wheat vodka, clear rum, dark rum,

and apple pie flavored rum. They have since added a coffee rum. Their wheat vodka is clean with that quintessential smoothness you'd want in this popular spirit. Their rums are created using all natural ingredients and are distilled twice for their bold yet fresh taste profiles.

This spring, Timber Creek Distillery also introduced their collection of three whiskeys. These include a Florida and Reserve Bourbon, as well as a Black Rye Whiskey. These iconic blends range from 93 to 100 proof and are the first Bourbon and Rye Whiskeys to be released in Florida. The aging process for whiskey takes longer than other spirits but, trust us, they are worth the wait.

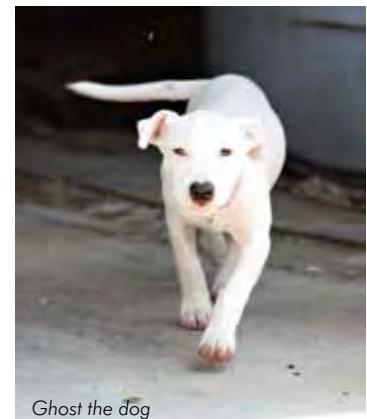
Summertime revelry often calls for beachy rum and vodka drinks, and Timber Creek Distillery has you covered when the occasion calls for Mojitos, Hurricanes, or Bloody Marys. But whiskey is the backbone of delicious warm weather sips too. Try either of their bourbons in a classic Manhattan or use their black rye whiskey to offer your guests an Old Fashioned. Didn't you hear? Retro craft cocktails are all the rage!



*Timber Creek Coffee Rum*



*Timber Creek Lodge*



*Ghost the dog*

You can find Timber Creek Distillery's spirits at ABC Fine Wine and Spirits, Paradise Liquors, Sunset Liquors, Publix, Sam's Club, and Walmart. They are establishing new retail relationships all the time, and be on the lookout as they partner with festivals and events this summer and fall. As the good word spreads, you're sure to see Timber Creek Distillery products more and more. Contact them for a facility tour too. These are available per appointment and they would love to show you around to see what their distillery is all about.

A keen entrepreneurship, ahem, spirit, combined with ideal marketplace timing is quickly making Timber Creek Distillery a true local mainstay. The story of Timber Creek Distillery is the result of key ingredients melding perfectly together. Seems a fitting metaphor indeed.

*For more information on Timber Creek Distillery's products, visit their website at [www.timbercreekdistillery.com](http://www.timbercreekdistillery.com) or phone them with inquiries at (408) 439-0973. Be sure to follow them on Facebook at [www.facebook.com/timbercreekdistilling](http://www.facebook.com/timbercreekdistilling).*



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# Jim Shirley

BY SUSAN BENTON

One of the most beloved restaurants in Seaside is Great Southern Café. Known for their fresh local seafood and produce, fun loving staff, and a happy hour that is perfect for people watching on the side deck, is overseer, chef and owner Jim Shirley.

As a member of the state board of directors of the Florida Restaurant & Lodging Association (FRLA) and the past President of the Northwest Florida Chapter; as well as being on the board of the Seaside Neighborhood School and a member of the Southern Foodways Alliance; Chef Shirley knows what it takes to be a leading force behind our local food movement and how to take action. As a community leader, he also dedicates time to many charities, including the Children's Home Society of Florida (and is a board member of the Western Division).

Shirley opened his first restaurant, Madison's Diner, in Pensacola in 1995, followed by the Screaming Coyote in 1997 and the Fish House in 1998. In 2006 he opened Great Southern Café in the heart of Seaside and says, "I have always loved Seaside. The wine festivals introduced me to this area, and Dr. Ken Ford of the Institute of Human and Machine Cognition (IHMC) in Pensacola introduced me to Robert Davis, Seaside's developer, whose passion and interest is about all aspects of sustainability."

Shirley had been working with farmers in the Panhandle to get them to grow local specialty food items, and when he found there was a Seaside Institute trip planned to Pienza, Italy to study the theme "agricultural edge", he jumped at the chance to attend. He says, "In Italy, you look outside of the town you are in and really see the food that you will be eating. Robert Davis had brought along a group of city planners, architects, a few chefs, and the people that had put together the Alice Waters farm-to-table program. We discussed what was happening in Italy, how we could learn from the Italians, and bring that sustainability home to interject into our community and lives on the Gulf Coast."

Modern Southern cuisine is what Shirley likes to call his style of cooking. He grew to learn about many food cultures when traveling as the young son of a Navy pilot who was often stationed internationally. When he reflected on his flavor choices, he found he would



always go back to his roots: his grandmothers' traditional Southern cooking.

Shirley's expertise lies in combining unique flavors from the area's region with his culinary travels abroad, to create new and enticing recipes. However, no matter the menu, his famed Grits A Ya Ya is always a coveted favorite. With shrimp that is blackened and nestled on a bed of smoked Gouda cheese grits, smothered in a sauté of applewood-smoked bacon, spinach, Portobello mushrooms and cream, then topped with sweet potato hay, it is a dish that is not for the faint of heart. In addition, the Soul Rolls stuffed with local collard greens are always on my radar.

I have always loved Seaside. The wine festivals introduced me to this area, and Dr. Ken Ford of the Institute of Human and Machine Cognition (IHMC) in Pensacola introduced me to Robert Davis, Seaside's developer, whose passion and interest is about all aspects of sustainability.

Sourcing his ingredients from local purveyors, Shirley enjoys shopping at the Seaside Farmers Market each weekend with his young family. You will see Twin Oaks Farms eggs and the incorporation of Ocheesee Creamery dairy products in many of his dishes. Shirley says, "In the last few years, local farmers have really stepped up their game and are providing us with high quality products. When used in my recipes at Great Southern Café, we've got a home run!"

Though Shirley travels far and wide to absorb the newest culinary ideas and while selecting fine wines for his restaurant's menu, he says that when at home, "We grill out a lot. Mainly local caught fish with tons of vegetables, and we eat a lot of grits!"

**Great Southern Café** is located at 83 Central Square and serves breakfast, lunch, dinner and Sunday brunch Monday through Sunday 8:00 a.m. to 9:30 p.m. The Meltdown and 45 Central located in Seaside, and The Bay located on Hwy 331 are sister restaurants. For more information please call (850) 231-7327 or visit their website [www.thegreatsoutherncafe.com](http://www.thegreatsoutherncafe.com).

**Susan Benton** is a food and travel writer and the owner of [30AEATS.com](http://30AEATS.com), where she writes about regional chefs, restaurants, fishermen, producers and the secrets of Gulf Coast cuisine. Her cookbook will be available late 2016.



# Angelina's

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# Renee Savary of Twin Oaks Farm

BY SUSAN BENTON



Twenty years ago, farmers started growing soybeans that had been genetically modified to tolerate the weed killer known as Roundup, and corn that contains a protein extracted from bacteria that kills a variety of insect pests.

Over the years, arguments about these crops have grown contentious. Even before the current National Academy of Sciences report came out, the anti-GMO group, Food & Water, made accusations that committee members preparing the report may be receiving research funding from biotech companies.

Consequently, people want to know where their food comes from; and now more than ever there is a movement happening to do so. "When people stop wanting cheap subsidized food, they will focus on eating real locally sourced food. Learn your seasons. Talk to your farmers," says Renee Savary, the "farmher" and owner of Twin Oaks Farm in Bonifay and Twin Oaks FarmStand in Grayton Beach.

Savary, along with Twin Oaks Farm, has undergone the rigorous process to become certified organic and keeps up with the standards required. The Organic certification

verifies that her farm complies with the USDA organic regulations and allows her to sell, label, and represent her products as organic. It is against the law to use the word organic or the USDA organic seal on food, feed, or fiber products if the farmer has not followed the protocol of the USDA National Organic Program.

Though the Savary pasture raises healthy chickens, ducks, geese, sheep, and American black hogs to sell at Twin Oaks FarmStand, along with eggs, soups, and much more; she also raises bees. She says, "Most beekeepers are feeding their bees high fructose corn syrup. Many times the honey is also diluted."

Savary has twenty hives located at Twin Oaks Farm that last year did not produce much and she only harvests honey in the spring. She says, "There is no need to feed the bees if you let them build up their own reserve to feed themselves in the winter. Of course, this impacts the volume of production, but I think it is to the benefit of the bees and they need all the help we can give them."

There is no need to travel to the farm in Bonifay for the highest quality products, just head to Grayton Beach. At Twin Oaks FarmStand you will find Savary

on hand each day preparing and selling breakfast and lunch, and collaborating with area chefs on field to fork dinners that use regionally sourced produce and proteins, including her own. "You will not see anything out of a commercial truck here. I don't sell other people's meat. I do resale from trusted purveyors like Dragonfly Fields, Fox Family Farm, and Working Cows Dairy."

Savary offers no nitrate, soy-free organic pork in a variety of cuts, as well as bacon. "The American breed is called Large Black Hog, so for fun I call it Cochon Noir de Bonifay. The pigs are born and raised in the fields, roam freely, and we let them develop slowly. The result is pork with an incredible flavor."

The beautiful white bookcases lining the walls of the Twin Oaks FarmStand are impeccably filled with a bevy of items directly created with Twin Oaks Farm ingredients, such as Fig-Chocolate or Strawberry-Pinot Noir jams and jellies, a variety of oils and vinegars, and salt that is mixed with herbs from the farm's onsite garden.

Savary is a powerful, passionate, and talented woman, farmer and cook, as well as a joy to converse with. I suggest trying her frittata of the day and the French omelet made with seasonal herbs, as you are eating Twin Oaks Farm eggs; the #1 best eggs in the country, according to Cornucopia Institute.

*The Twin Oaks FarmStand is open from 7am to 6pm, seven days a week and is located at 26 Logan Lane in the Shops of Grayton, just north of 30-A. You can reach Twin Oaks Farm by calling (850) 547-5636 or visit the website at [www.twinoaksfarms.net](http://www.twinoaksfarms.net).*



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# Love 2 Run

BY ALDEN MAHLER LEVINE

**A**s sneaker is a sneaker, right? More or less like any other sneaker?

It turns out that's actually not the case – and neither is a sneaker store just like any other sneaker store. And one of 30Avenue's newest tenants, Scott and Amie Wiley, would like to show 30-A residents the difference. That's why they opened a local branch of their Dothan, AL technical shoe store, Love 2 Run, on March 25. "There's more to it than just going into your local big-box store and saying 'I want that shoe, I like that color, and I can deal with that price,'" Amie says.

The difference is the technology in the shoe. By "technology" we're not talking microchips – although at least one brand is working on sneakers that will offer feedback directly to your smartphone. Shoe technology has to do with the amounts and types of materials, like gel and foam, used in its construction that provide appropriate support and help prevent injury. Your ideal shoe will vary based on your body and how you are built to move, but also depends on what you're planning to do. A single person who runs, hikes, bikes, and plays tennis may need different support for each activity.

The truth of sneaker technology is one both Wileys feel deeply and personally. Scott has had 70% of the cartilage removed from one of his knees and Amie has chronic knee issues after shattering her kneecap in high school. Each has found a sneaker that has changed their lives. But it was Scott's experience in the Air Force Reserves that convinced him the truth needed to be shared. He realized that many of his colleagues were actually leaving the military because of difficulties with the running portion of their PT tests, or were suffering from aches, pains, or injuries that likely could have been avoided with better footwear.

So Scott turned to his wife, who owned and operated a boutique art and clothing store in Rosemary Beach. Together they opened the original Love 2 Run in Alabama. Then, driven by their fondness for 30-A and the lack of a technical running store in the area, Scott decided to take on a new branch full-time. Amie says there's a ready market in the area with lots of schools and hospitals, and where people are on their feet all day. "We're there for the person that stands on their feet all day in the surgery room, we're there for that

guy that just has to run so he can pass his PT test, and we've also got shoes for that 80-year-old lady that needs a good pair of shoes just so she can walk around with her grandkids at Disney World."

Love 2 Run offers several high-tech lines of sneakers. More importantly, it also offers the expertise to know which shoe belongs on which foot, provided by both expert staff and gait-measuring machines. You can also conveniently pick up all sorts of other relevant supplies, like waterproof visors, water bottles, and even

move en masse to Barbacoa Mexican Grill, which offers participants a free beer with the purchase of an entrée. Many of the form clinics offered by specific shoe lines also feature free beer and pizza.

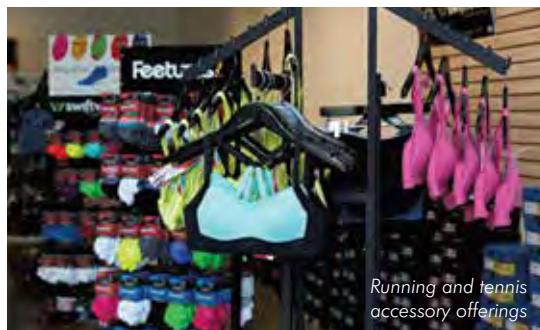
But the compelling force is the Wileys own commitment to community-building and to giving back. They give and sponsor race teams for a local Wounded Warriors project supporting vets in Georgia, Florida, and Alabama; and hope to expand those efforts in 30-A. They also want to develop relationships with podiatrists



30Avenue location



Owner Scott Wiley running diagnostics



Running and tennis accessory offerings



Athletic apparel



orthotic flip-flops -- perfect for the 30-A beachcomber with knee pain.

It's a store, yes, but the Wileys both embrace a bigger mission of community-building and a belief that runners' endorphins and tight-knit communities should be available to everyone. The store sponsors a weekly group run, deliberately marketed to runners and walkers of all abilities. "We just want everybody to get up and get going," Amie says. "And at 30Avenue we've got the Emerald Coast, the most gorgeous beaches in the world. Who wouldn't want to get up and get moving out there?" And after the exercise, the community's group runners

and other doctors to help make sure clients with specific foot issues, and even diabetes, get the specialized help they need.

"It's so much more than just being a retail store," Amie says. "We've been fortunate enough to get to hear peoples' stories and see their lives passing before us. It's such an honor to be part of their story."

**For more information on Love to Run at 30Avenue, call (850) 909-0402 or visit their Facebook page at [www.facebook.com/Love2run30avenue](http://www.facebook.com/Love2run30avenue).**



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# Just Eat Less and Exercise More

BY DR. NITIN BAWA, MD



Dr. Nitin Bawa, MD

"Just Eat Less and Exercise More." This is what a physician said when a patient asked for help in losing weight. Easier said than done!

This patient came to me as they had trouble with just eating less and exercising more. While it is easy to say that we should eat less, the fact of the matter is that people often have cravings. The good news is that there are new medications that can help.

We live in a stressful society and many people eat to feel better. There is an exciting new medication that is now available called Contrave that helps people feel better and so reduces the urge to eat. It has two medications in it: one improves mood and the other blocks the reward system that makes you feel good from eating.

There is another medication called Belviq, which works on the receptors in the brain that make us feel full. It is not as strong as some of the other medications but it is a good option because it does not raise blood pressure. Belviq works on the satiety receptors in the brain. It is not a stimulant and so can be used with people who have high blood pressure. It is mild in action compared to other medications but works well for some people.

Qsymia is a combination of phentermine: a stimulant that has been used for numerous years for weight loss; and Topamax, which prevents migraines but also suppresses appetite. While this medication can cost about \$140 per month, it can often be very helpful for some people.

Besides using medications to suppress appetite, we take great care to make sure that thyroid levels are optimized, and male and female hormones are balanced and optimal. Doing so helps with energy and sleep and makes it easier to lose weight. Many obese people have sleep apnea and as a result do not have the energy to exercise. Controlling sleep apnea often helps improve energy, making it easier to lose weight.

Controlling anxiety and depression is also important when trying to lose weight. Mood is very important when trying to lose weight and I always try to make sure that anxiety and depression has been resolved prior to trying to lose weight.

Besides these medications, there are other things like HCG, MIC Injections and other natural supplements and diet programs that can be used to lose weight. In addition, Coolsculpting is a machine that helps to get rid of any remaining love handles or resistant pockets of fat.

We use all of these modalities and more when it comes to trying to help people lose weight. So, it is a lot more involved than just "eating less and exercising more"!

***Dr. Bawa is an Internal Medicine Physician who is accepting new patients and can be reached at (850) 534-4170.***

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# Women and weight loss 101

BY DR. BART M. PRECOURT

If you're a woman, the reality is that it might be a little bit tougher to lose weight than for men. However, my experience over the past 20 years in helping men and women lose weight has given me some insight on how to win the weight loss battle.

Often some of the most fundamental steps in reaching your ideal weight are missed or simply ignored. The following four steps are an absolute necessity for anyone who has weight loss goals.

## STEP 1: NEVER SKIP BREAKFAST!

This is probably the most underrated and underutilized step of all. Often people believe that skipping meals will make them skinny. WRONG. Skipping breakfast will ultimately *slow down* your metabolism. Your body is smarter than you. If you skip a meal, your body will store energy (fat). Potentially more alarming from my weight loss clients is the response: "I'm not hungry in the morning." This indicates that your blood sugar and metabolism are off. So yes, you need to start eating breakfast to speed up your metabolism and help regulate blood sugar.

## STEP 2: WEIGH YOURSELF. YES...

I just said that. There are two parts to this. How and Why. **How** – first thing in the morning after using the restroom. Ideally no clothes. Same time, same place everyday. No stepping on the scale at Publix or gym. Your body gains and loses weight throughout the day and other factors such as clothes make a difference. **Why** – you can't be afraid of the scale. It should not be stressful. Rather it should become very predictable. As you become more in tune with your body, how you feel, what you eat, etc., the scale should never be shocking. Like your bank account, you should be able to predict if it is going up or down. Mostly this is important to help lose the self-judgment and attachment to your number. The scale becomes part of your accountability. How your body feels and what you are doing for yourself are far more important.

## STEP 3: UNDERSTAND THE IMPACT OF STRESS.

Stress and the stress hormone cortisol can have a significant impact on weight gain. This type of weight gain primarily affects women around the lower mid-belly section. Unfortunately, the impact of stress can override a good diet and even exercise. This usually then causes more stress. Yikes! If this is you, there are two important factors to consider. **First**, be gentle on yourself mentally. Getting upset only makes things worse. **Second**, understand that if you have been under prolonged stress from raising

*Dr. Bart M. Precourt*



kids, work, family, etc., there is a good chance that your adrenal glands and other systems of your body are tired and not working their best. When this happens it's almost impossible to lose weight. Here's why: Fat cells have two functions; they store toxins and excess energy. If your bodily systems are depleted (i.e.; adrenal glands, liver, pancreas) from prolonged stress, your body will not allow the fat cells to dump the toxins back into your body when it's not prepared to handle them. Thus, you will not lose any fat. This is where many weight loss programs fall short. So what do you do? Restoring normal function back to your adrenal glands is a must. This is where you may need to seek out a Holistic Practitioner like myself to get some guidance. Restoring proper adrenal function is often more than just eating properly. When you restore your adrenal function back to normal, then it's very common to see the pounds just melt off.

## STEP 4: DR. BART'S FFP RULE.

This is the what to eat part. Frankly this is the easiest part, yet it has become one of the most confusing and complicated. Every time you eat there should be a

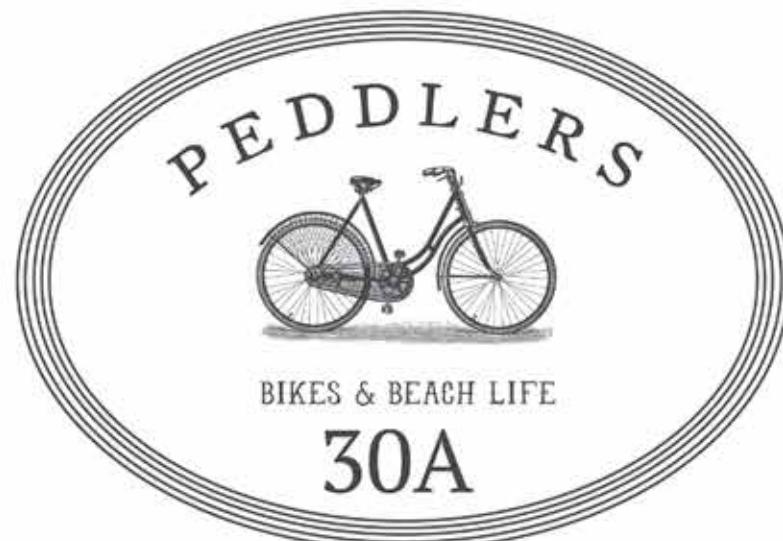
combination of (**FFP**) Fiber, Fats, and Protein. Fiber comes from your fruits and veggies, protein is best from your meats, and fats can come from both plant and animal sources. Good fats include avocados, raw nuts, eggs, butter, and fish. ALL foods should be organic whenever possible. Stay with foods that have only 1 ingredient i.e.: apple, chicken, kale, etc.

Lastly, **STAY THE COURSE!** Don't try anything, just do. Too often I hear people say "I tried that." If something is good for you, just continue to do it. If you need more time or more help, then allow for that also. You got this!

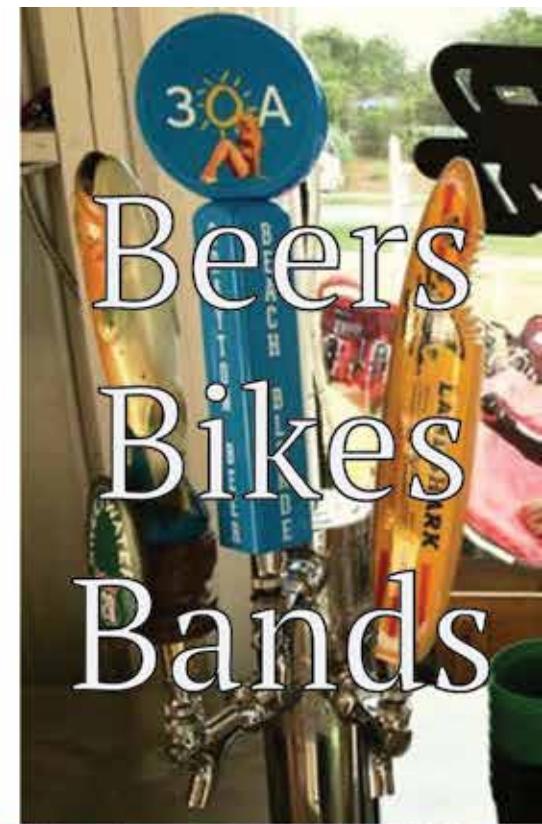
**Dr. Bart M. Precourt is a Holistic Doctor, chiropractor, acupuncturist and nutritional consultant. For nearly 20 years he has helped people get healthy, lose weight and create healthy sustainable lifestyles. He currently practices in Seagrove Beach, FL at Balance Health Studio, [www.balance30a.com](http://www.balance30a.com). For a consultation contact Balance Health Studio at (850) 231-9288.**



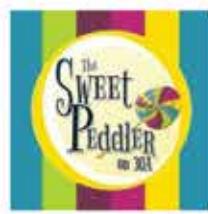
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# Antoine Verglas: Picturing the Past

BY ANNE HUNTER

Anne Hunter



*"Seaside surprised me by the warm-hearted cordiality of its people, so welcoming... and its formidable and peaceful tranquility. What a pleasure to spend some time in the midst of this seaside town--seeming a little surreal since I first became familiar with the scenes through the Hollywood blockbuster movie "The Truman Show," which was like a Disney movie. Disney films often are fairy tales, but perhaps Seaside is the place where the dream becomes reality."*

—Antoine Verglas

**W**hen Thirty-A Review invited me to write a regular art column, I thought it would be a great way to advance the international art initiatives of the towns for which I am so impassioned. When I submitted my first column, the publisher emailed back with a question. Would I be on the cover of the July/August issue of the magazine, representing a vintage Seaside? It was a long shot, but I messaged Antoine Verglas, a friend from SoHo; and in the snap of the shutter speed of his camera, his first trip to Seaside was set into motion.

Everyone had an own idea of a vintage Seaside set for the shoot, but as we hastily prepared for our project, I felt myself almost incapable of suggesting to Antoine the direction we should take. After all, he is Antoine Verglas: the famous French photographer whose camera has captured nearly every celebrity and supermodel in the world. Verglas's career has been taking him to destinations all across the world for so long that one can only wonder what his eyes have not seen, and as he unfolds that atlas to explore the emotions that wash along the avenues of Seaside, I wondered what he would find. I was merely the muse and so I followed his lead, knowing he would find the perfect spot, the perfect light, the perfect energy. I toured him through Rosemary Beach, Alys Beach, through some of the natural parks and preserves, and finally through Seaside. When we finished, I asked him where he would like to shoot.

His reply came without hesitation. "Les dunes."

We drove my Jeep to Grayton Beach to walk into the dunes, Antoine's eyes scanning the horizon. I was barefoot and wearing a black hat that I had scored from a street

vendor in SoHo, armed with nothing else but a swimsuit, a vintage collection of clothes from Ophelia Swimwear and the Wendy Mignot leather and pearls that have come to feel like my second skin.

Dressed as I was, I was hardly out of place here on a beach that was now exploding in celebration of the last day of school and the first day of summer. Local musicians had set up camp to vibe out the sounds of the community spirit next to a canopied sign: *"Today Is the Perfect Day To Start Living Your Dreams."* The free-from-school kids played volleyball and soccer on the white coastal sand, while a banquet of food provided by the Mignot Family and Seaside art teacher, Billie Gaffrey, kept everyone full. The moment came together to create the perfect backdrop for the task at hand. Far beyond the imaginings of the great producers, this photo shoot set could not be contrived – it was the real deal. Even so, when the sun reached just the right position in the sky and Antoine said it was time for the shoot, I found no sense of ease. I was nervous. The camera would show that, I knew.

Antoine knew it, too.

He was too skilled not to sense it; and so he took me away from the dunes and my friends who had come along with us and told me to walk out into the Gulf, where the water washed away my inhibitions and swept the light back into my eyes. It was then that I saw Grayton Beach in a new light. The camera clicked. This was vintage Seaside.



Antoine Verglas

As we walked toward the setting sun back to our family of friends, I thought about the Truman Show and remembered that fateful day when Jim Carey, as Truman Burbank, awakened to discover that his idyllic life in Seahaven had been a masterminded movie-set. I pondered. If there was ever to

be a sequel, and Truman returned after his escape, I know what he would find – that it was no set at all.

**Publisher's Note:** Look for regular columns on local art and culture by renowned art curator and writer, Anne Hunter in each issue of The Thirty-A Review. Anne splits her time between Soho and 30-A and is as sincere, charming and fresh in her approach to life as she was when we first met her over a decade ago on 30-A.

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# Passion for Primitive

BY LIESEL SCHMIDT



**T**hough he may not have made his official piece until 1986, Tucker Robbins has always been an artist; the Connecticut native grew up with a deep appreciation for nature and beauty. As he explored the natural wonders all around him, Robbins began to realize that his true calling in life was to highlight that beauty and bring it to a more assessable realm, infusing the cultures of native tribes all over the world into decorative home furnishings that transport the imagination and are truly representational of the treasures that life affords.

With all of his pieces, the fact that Robbins feels such a deep connection to nature is unmistakable; and that, as he creates, he seems to let the natural elements around him guide his hand and his mind. “Nature and her materials are the inspiration for my work,” Robbins explains. “From the zigzags, which speak of rain and the beating of the waves, to the woven sticks I’ve used in the armoires, I want all of it to honor the rhythm of life and reflect beauty. There is a community in the natural world that I try to integrate into my work, to communicate the majesty of life and the forces that sustain it.”

Sustainability in all aspects is crucial to Robbins. As a world traveler, he’s visited tribal communities that live close to the land and depend on its gifts to keep them

going; they harvest life and celebrate nature in every way, and that has long been one of Robbins’s greatest sources of inspiration. He’s watched the hands of the tribesmen as they work and witnessed the artisans as they create, letting their processes serve as a guide in his own work as he produces pieces that he hopes embody the soul of what he has experienced first-hand.

“I’m passionate about the spirit and beauty of furniture made by skilled craftsmen who use the techniques of their ancient cultures,” Robbins says. “By using materials that are salvaged and working with people who live at the edge of the forest, who have been its caretakers for centuries, I can achieve authentic design with a spirit of its own.”

It is this passion Robbins so effectively communicates that has made him so successful, both in the art world as well as in the mainstream, fusing form with functionality in his line of home accents and luxurious furnishings. In his skilled hands, tables, chairs, and lighting fixtures embody much more than their simple purpose, seeming to capture whole worlds and cultures into every line,

Nature and her materials are the inspiration for my work...  
—Tucker Robbins

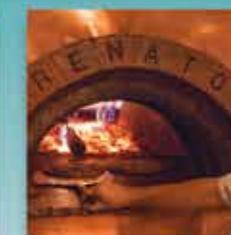
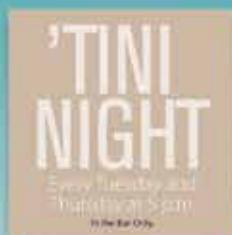


color, and texture; so that the eye is instantly engaged and captivated by the rich history from which they have evolved. Century upon century of craft has taught Robbins new ways to imagine a piece, each of which bear testimony to the peoples who have so greatly inspired him—the Mayans, the Aztecs, and the ancients of Asia and Africa. His work thrives on their very real and raw beauty, bringing their time-honored traditions and techniques into the modern lives of a public who often forget to appreciate the inestimable value of custom and community and the ways that nature so greatly influences life at its core.

Over the course of his career, Robbins has focused greatly in giving back to these peoples who have guided his passion, establishing artisan communities in Sri Lanka, Guatemala, Philippines, Cameroon, and Indonesia. His mission of sustaining life is fully exemplified through collaboration with these indigenous communities; and through his own creations, he sustains their spirit, bringing worlds together and breaching the barriers of time.

*For more information on Tucker Robbins, visit his online gallery at [www.tuckerrobbins.com](http://www.tuckerrobbins.com) or shop the collection at Anne Hunter Galleries, located at 25 Central Square, Seaside, FL 32549 and online at [www.annehuntergalleries.com](http://www.annehuntergalleries.com)*

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# Christina D

BY JESSICA HOLTHAUS BADOUR



**A** self-proclaimed “snit for fit”, Christine “Christy” Horton will tell you her beachside boutique in Santa Rosa Beach, Christine D Swim + Resort, is not for a woman who’s on the hunt for a skimpy, teeny bikini. And this summer, Christine D now features 100 percent swim plus cover-ups, resort wear, and more. The varying styles and sizes have also recently expanded, ranging from AA up to I cups, sizes 2 to 22.

“It’s been an interesting transition, because everything on 30-A and Destin is more traditional swim, which is often skimpier,” Horton says. “I have a wide variety of lines to address all different body types. The only thing I don’t do is skimpy booties! And if you’re a DD cup, or you’re a mom who’s nursed, a string bikini top isn’t going to shape or enhance you.”

Horton says she might be the “mom shop” for swimwear, but the styles are anything but matronly (even though you won’t find skimpy bottoms in her inventory). “I’m excited to make women feel good about themselves,” she says. “The bulk of my customers are either post-baby or within menopausal age; but more and more, I’m seeing younger girls who want to buy a top that actually fits.”

The store is aimed at a woman who wants to look sexy in a bikini or bathing suit, with swimwear that enhances and provides a little more coverage.

“It’s for the woman who wants some underwire to shape and lift and enhance her body, but I’m also seeing a lot of women bring in their teenage daughters,” she says. “Instead of a skimpy, teeny triangle, it might be an



underwire push-up bikini top with cute boy shorts or styles like that.”

Regardless of the size or style, Christy helps take the guesswork out of finding the right suit. Prior to opening Christine D four years ago here on 30-A, she ran one of the top lingerie stores in the nation in Chicago. She is renowned for her ability to fit women – ranked a Top 5 Fitter in the U.S., thus bringing to the Panhandle her expertise with swim fitting that’s second to none. In fact, she promises the perfect fit takes off a dress size.

“I’ll put a size 16 on an 80-year-old in a bikini, it just has to be the right fit and cut,” she says. “That could mean a retro or a midrise, it all depends on so many things: Height, the length of your torso and body shape; pear, hourglass, apple, etc.”

Horton says the perfect suit means it’s the perfect cut, color (or print), size, and fit. “I enjoy fitting people and pride myself on that here in the store,” she says. “It

is very specialized. My customers have had mastectomies or lost 100 pounds; I’ve seen all types of transformations. I always find a suit to play up the body’s strengths.”

With an intimate, 1,000 square feet of space, she maximizes every inch with beautiful displays and targeted designs. The lines Christine D carries are exclusive to in 30-A, if not the entire Panhandle.

Some favorites include Sunset (a European bra-sized line with skirts), Jets (from Australia, a great one-piece line), South Carolina designer Tara Grinna (who makes her No. 1 selling tankini, with American-style cuts and beautiful, bright prints), Rosa Faia (from Germany, with cups up to an I size), Antigel (made by one of the top bra designers in the world), plus Anita, Fantasie of England, Freya, and more. One of her new big resort wear lines is Tori Richards, which includes summer dresses made in Hawaii.

“I’ve been blessed to have relationships with some of these lines for a decade or more,” she says. “I’ve gotten a lot of positive feedback that the styles are youthful – it’s fun, flirty, and beautiful.”

Helping Christy are two part-timers who also know the value of a really well-fitting suit. Between the three of them, there’s always someone on hand to help.

“I am here for people on a mission! I take extra care with every customer; you don’t try on swimwear by yourself here,” Horton says. “How often do you get into a fitting room and realize you need a different size? Instead of having to go find it, I see where and why it doesn’t fit and I have the stock to fix it.”

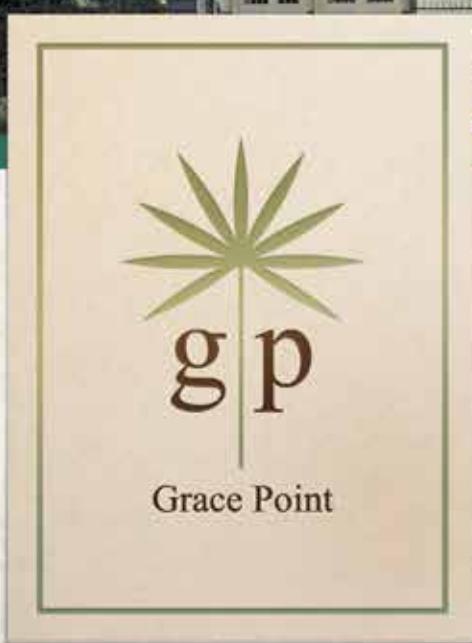
Born in Fort Walton, Christy grew up spending her summers in the Panhandle. After a decade in Chicago, she decided to come back to stay: “It’s beautiful, familiar, and comfortable, I have so many fond memories of being here as a kid...it’s home.”

**Visit Christine D Swim + Resort at 3925 West County Highway 30A, Suite G in Santa Rosa Beach. Contact Christy at (850) 660-1021 or shopchristinad@gmail.com. In-season hours (Mar. 8-Aug. 15) are M-F, 9-5 and Sat., 10-4. Off season, she's open T-F, 10-5, Sat., 10-4.**



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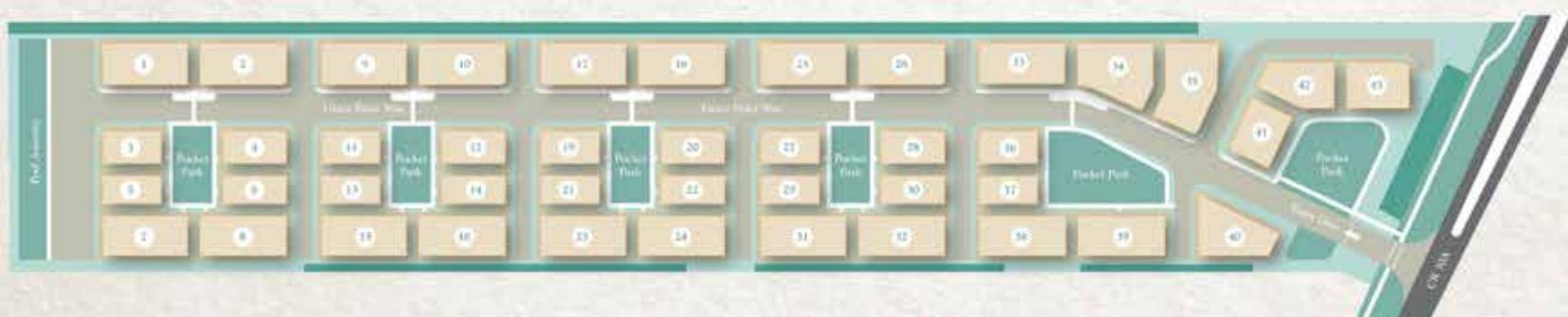
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# MEMORIES OF GRAYTON BEACH 1979



Andres and Lizz on the porch of the little cottage on Grayton Beach. (1979)



The old sharecropper cottage that Andres and Lizz moved onto the top of Tupelo Street. It became the town architect's office and dwelling. (1982)

## ROBERT DAVIS - FOUNDER, SEASIDE

The Grayton Beach general store had a pay phone, so when Daryl and I moved to the top of the dune just south of the store, it served as our connection to the outside world. We could make calls there. Occasionally, someone would answer and take a message for us, but generally our friends and family learned to write letters and postcards. The pace of life slowed down for us as we contemplated building a new community that would help others slow down, disconnect from the frenetic activity of life in the late 20th century, and reconnect with themselves and with family and friends.

Later, when initiating the cottage rental program in Seaside, we tried to convince Jacky Barker, who would run that program its first few years, that both phones and televisions should be banned from rental cottages, so that visitors could experience Seaside as a peaceful retreat from the world, just as we had experienced Grayton.

Seaside's first restaurant was housed in a sharecropper's cabin that we had moved to the beach in 1983. That cabin is still there, as the entrance of Bud and Alley's. The Great Southern, which occupies another, recycled building that was

(Right) The first of the big wide porches that became the signature of the Seaside lifestyle.



(Below) Robert and Daryl in the big red "land yacht." In this car they drove all over the South, visiting the great small towns, learning how to design Seaside.



moved from Chattahoochee two or three years later, shares the DNA of Grayton that helped form early Seaside.

I designed Seaside's first houses, inspired by the building forms and types we had seen on our road trips through rural and small town Florida; especially so by Grayton's Washaway Hotel, still the most elegant version of Cracker design I know.

During our years in Grayton, Daryl and I had an important daily ritual of going to the beach each evening to check crab traps with Bud, who gained fame as Seaside's Founding Dog, chasing crabs as we walked toward the sunset. This special ritual continues to this day. Our canine companion now is Gracie, who loves the beach as much as Bud did, though crabs hold little fascination for her, since she did not grow up in Grayton.

Grayton has changed, of course. Monster houses have replaced many of the modest shacks that inspired us, and the sand streets have been paved with asphalt, losing their walkable, soft-textured character. Seaside's houses have grown, as well, though the first two houses are still there on Tupelo Street. If you squint, or if it is hazy, they will remind you of the Washaway Hotel.

The "red and yellow" houses on Tupelo Street. The first two houses of Seaside, designed by Robert Davis. They explored the Southern architecture that set the language for the rest of Seaside. (1982)



These are the "five kids", all under thirty, who with Robert Davis are seen in the process of designing Seaside. (1982)

## ANDRES DUANY - TOWN PLANNER, SEASIDE

Grayton Beach is just the setting to illustrate an article on Seaside as it was meant to be. Thirty-five years ago, the beach shown in the Verglas photograph is where we lived when designing Seaside. We were not even thirty years old. Robert and Daryl Davis had rented a rustic beachfront shack--all porch and two rooms, with the sunlight peeking through the old planks. It was in this house that Lizz and I understood their vision of a place where sand between the toes could remain un-swept all over the floors. Grayton Beach is no longer this, nor is Seaside; and we are no longer thirty. The young woman shown on that beach reminds us where Seaside was born. That Seaside is now sophisticated is welcome--but not if it is at the expense of the spirit of its youth.

The first houses built in Seaside--those on Tupelo Street--are from those early days. These memories of our youth are a vivid reality check against the incoming kitsch from the car-strangled suburbs of Destin and Panama City. It is also a reminder that in 1980, had it not been for Robert Davis going up against the easy money development trends, the entire span of 30-A would have become like much else in the United States -- a bad dream of interchangeable commercial fakery. Instead, we still have Seaside standing as a permanent critique of those trends. It is the Grayton Beach of memory that we need to hold close as a standard of what 30-A should remain. We fought for it then. It is worth fighting for now. I'm grateful to the artist's eye of Verglas for reminding us of whom we are meant to be.

# Avoiding Hidden Risks

BY CHRIS OGLE

## EVEN 'SAFER' INVESTMENTS CAN HAVE DIFFERENT LEVELS OF RISK

Ever since the first seemingly savvy saver stashed cash underneath a mattress, investors have turned toward safe harbors to help protect their hard-earned dollars.

But despite a generally held belief, fixed-income investments and other finance fortresses aren't fool proof in today's turbulent market. There are hidden risks in seemingly sturdy spots — even holding cash — that could threaten the ongoing maintenance of your current standard of living.

"Sometimes when people think things are safe, they're overlooking risks that are inherent," says Brian Rehling, CFA®, Wells Fargo Investment Institute Co-Head of Global Fixed Income Strategy, who shares these helpful tips for investors navigating the fixed-income market and beyond.

## CREDIT RISK

"You may have potentially bought a bond that won't make its payment," explains Rehling of one risk some investors aren't aware of. "We tend to see this risk highlighted for lower-credit-quality, high-yield bonds." As credit ratings decline the probability of default increases: Doing your research can help you weigh the pros and cons and properly evaluate. "The higher the extra yield you're receiving, the bigger the risk," says Rehling. "Clients should remember that not all bonds make their payments."

*How to mitigate this risk:* Diversify and consider investment-grade bonds over high-yield bonds.

## INFLATION RISK

Several factors have aligned — including the risk-averse behaviour of global consumers and businesses eyeing their balance sheets — to reduce expectations of significant inflation in the near future. Still, if you're planning to live off your bond income, you should be wary of this possibility, Rehling says. "One of the risks of owning bonds, especially for investors locked into a longer stream of payments, is that inflation will be higher than expected, so the stream of payments buys less than it otherwise would have."

*How to mitigate this risk:* Consider bonds with shorter maturities. Investors may also consider looking into U.S. Treasury Inflation-Protected bonds (TIPS), because with this investment, when the Consumer Price Index rises, the principal automatically adjusts. Think twice before locking in bonds for 20 or 30 years, adds Rehling.

## INTEREST RATE RISK AND CALL RISK

There's an inverse correlation between interest rates and bond prices, meaning that as interest rates go up, prices go down. Clients who are carefully examining their statements and are concerned about price fluctuations are advised to be cautious. Interest rates also affect issuers of callable bonds, who have the option of repaying the bond early if interest rates decrease, stopping regular payments and most likely leading to a new bond with a lower interest payment.

*How to mitigate this risk:* Diversify your income sources; avoid becoming dependent on monthly income from bonds.

## LIQUIDITY RISK

"We've been talking about this one a lot recently," says Rehling, explaining that Treasury bonds and bonds issued by big corporations tend to be more liquid, which is of interest to a slew of active investors. So, as with the stock market, if many people start to sell bonds as interest rates rise, values could drop further. On the other hand, if you're trying to sell a less liquid bond, such as a municipal bond, you won't find as many potential investors during times of stress, which could result in a lower price if you're forced to sell because you need access to cash.

*How to mitigate this risk:* Time the maturities of your bond portfolio to match anticipated liquidity needs.

## CASH RISK

Whether it's bundled up in bills in the bed or in a bank, good old-fashioned cash can still be a risk. "The problem with cash is that it yields almost nothing today because the rates are so low," says Rehling. "At a 1.5% or 2% inflation rate, you're slowly losing purchasing power." That's likely to be the case for a considerable period of time, he adds.

*How to mitigate this risk:* Examine your portfolio and determine how to hold reasonable (rather than excess) amounts of cash to meet near-term liquidity needs and emergency expenses while still giving you opportunity to invest in higher-growth assets.

\*\*\*\*\*

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**This article was written by/for Wells Fargo Advisors and provided courtesy of Chris J. Ogle, Senior Vice President-Investment Officer in Miramar Beach, Fl. He can be reached at 850-837-5366, chris.ogle@wfadvisors.com, or somewhere in the emerald waters off 30A.**

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# Your Wife Playing Baseball

BY SEAN DIETRICH



If you get hit in the face with a baseball bat, make sure you have witnesses nearby. That way, authorities can haul your wife to prison and she'll get twenty to life. An even better idea: don't play church-league softball with your wife.

Never.

First off, she doesn't take baseball serious. She doesn't know game technicalities, such as the infield fly rule or which team she's on.

And to be fair, you're no Johnny Bench yourself. It's been a long time since you've run the bags. The last time you got to third base was your birthday.

So, when your wife is at bat, don't shout suggestions from the dugout. Sure, she's holding the wrong end of the Louisville Slugger, but this isn't high school, Hank. Relax.

Adult softball, as it is played among AARP members, is sloppy. And comparing it to REAL baseball is like comparing scuba diving to your uncle Geether taking a bath. This game is all about fellowship — which means losing.

Here's how it goes: when batting, you stand there while some fella who looks like your dentist lobs the ball underhanded. The catcher, often a Methodist music minister, talks trash behind you. He says things like, "@#\$%&ing Southern Baptists. You sissies don't even cuss do you?"

If you're a dignified Baptist, you'll respond, "Verily, I say unto thee, blah blah blah..."

If you're undignified, you'll say, "I've got IRA's in better shape than you, old man."

But, it's not difficult to get a base hit, since Grandpa Koufax's fastball is only slightly faster than his resting heart rate.

Now, the windup.

The pitch.

SMACK!

Then you dart to first base like the Little Engine That Had Two Meniscus Surgeries. And while you catch your breath, the first baseman asks if you need an aspirin to chew on.

Thus you shouldn't criticize your wife. Not even if she shows up sporting flip-flops, pearls, and a red SOLO cup. After all, you told her to dress comfortable.

When she gets a hit, for Christ's sake, cheer. Be nice. Yes, she's running straight over the pitcher's mound to get to second base. Who cares? Whatever you do, don't shout, "Aw \$@%\*!" Because, remember, you're Southern Baptist.

Besides, your wife might not know how to use a bat in softball.

But she knows exactly how to use one on your face.

*Sean Dietrich is a journalist, humorist, and novelist known for his commentary on life in the American South. He is a noted connoisseur of small towns, Labradors, and barbecue. Look for more musings and entertaining philosophical thoughts from Sean in each issue of the Thirty-A Review.*

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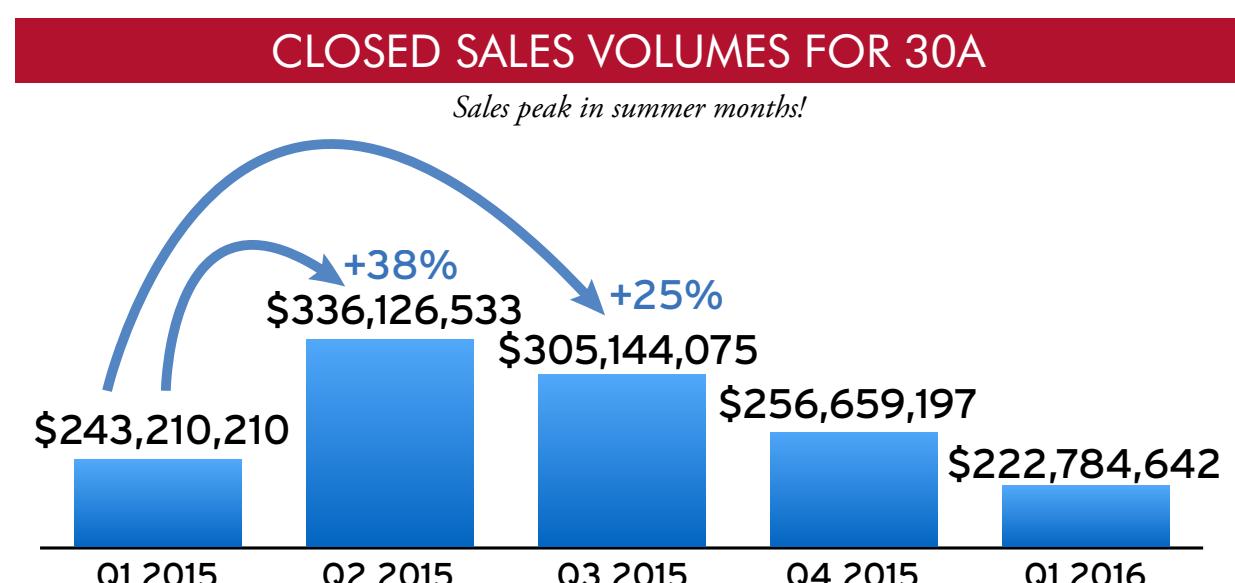
# The Selling Season

Insight into the strongest sales months for the 30-A real estate market

BY ERIN ODEN

Summertime along our coastal communities stretching along the Scenic Highway 30A corridor brings much activity and vibrancy, and our beach towns brim full of life. Kids are getting out of school, itching to get away from their desks and back to the beaches they love, and families flock towards these white sands to enjoy beach time. The summer months provide the highest concentration of prospective real estate buyers and, in turn, we typically see peak sales volumes in this busy time.

Home sales along 30-A for second quarter of 2015 exceeded \$336 million in sold volume, a 38% increase over the sold volume of the prior quarter (Q1 2015). Sales remained strong into the later summer months, with \$305 million in volume sold in the third quarter, 25% more sold than in quarter one. These sales statistics verify for us that opportunity for sellers of 30-A properties is at a peak in the summer months.



*Statistics according to data gathered from FLEX MLS for combined residential properties (detached homes, attached units and condos). Deemed reliable but not guaranteed.  
Prepared compliments of Erin Oden, Coastal Luxury*

## SEASONAL OPPORTUNITY? CONSIDER THIS...

School is out, buyers are here, interest rates remain low, and beach properties are moving.

- The highest percentage of sales in our local market occur in the summer months. This is the Selling Season, the most opportune time for a 30-A property seller to procure a sale. Buyers are the most plentiful during this season.
- Current trending is an indicator towards a strong summer sales season. The strong sales activity in the summer months of this past year (see graph of Q2 and Q3 sales) indicate high activity in the coming months. These months have historically proven to be seasonally superior sales months here at the beach.
- Market exposure during the summer months is critical in our secondary vacation market on 30-A. Buyers are at the beach now. If planning to sell in the next year, this is the window with the highest concentration of buyers and sales.



Erin Oden is the principal broker and owner of Coastal Luxury, maintaining a strong emphasis on intimate market knowledge and expertise in the luxury and gulf-front market. Erin can be reached at (850) 502-1220 or [erin@coastalluxury.com](mailto:erin@coastalluxury.com). Or, stop by Coastal Luxury, located directly on 30A, the first office east of Alys Beach. Search all available properties at [coastalluxury.com/SEARCH](http://coastalluxury.com/SEARCH)



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# Grace Point Finesse Gulf-side Living

BY SARAH MURPHY ROBERTSON



**A**s construction along 30-A reaches an apex, there are fewer possibilities left for Gulf front views south of our renowned scenic highway. Grace Point is one of the last new developments of its kind and its desirable location situated between WaterSound and Prominence makes it an opportunity you shouldn't pass up.

850 Properties is the exclusive agency for Grace Point. They are proud to provide unparalleled customer service while specializing in luxury properties along the Emerald Coast and helping establish some of 30-A's most prominent communities.

Grace Point is poised to be one of those latest prominent communities. Its luxurious beach living, in a private, peaceful, and gated community, is slated to be unlike others on the eastern end of 30-A. Forty-three lots are available and some familiar local names are involved

in Grace Point, garnering confidence in its high quality and aesthetics.

TS Adams is head of architectural design. These custom-built homes will showcase that signature Nantucket Shingle/Shake style that works so well in a beach community. JS Partners is lead developer with interior finishes by Tracery. Each home will feature upscale touches like marble counter tops, all wood floors, and Wolf appliances. Floor plans will be open with spacious living areas perfect for entertaining.

Homeowners in Grace Point will also delight in some very unique and special amenities. The pool; nearly 4000 square feet featuring zero entry and with an infinity edge overlooking the stunning gulf waters; will be located on the very southern tip of the property. The space will also include an outdoor kitchen, clubhouse, and exercise facility with showers and lockers.

Sunset views take center stage, as the pool will afford residents and their guests spectacular looks from the upper deck and observation tower. These panoramas of the shimmering emerald coastline will take your breath away and the salty sea air always invigorates the soul.

South Walton's naturally stunning foliage will be complemented by Grace Point's exquisite landscaping, featuring indigenous plants and trees. Outdoor luxury pocket parks will give families the perfect green spaces to gather together for a friendly game of bocce ball or touch football. Socializing and establishing a strong sense of community will most certainly be fostered in these lovely common spaces.

The development itself pierces south through the white dunes, nearing the water.

The Home Owners Association will facilitate complimentary "Beach Butlers" or personal concierge services to shuttle homeowners directly to the beach access at Deer Lake State Park. The service will be managed with a smart phone app - making requests for rides or set-up services a snap. Being a homeowner in Grace Point will feel like resort living year round.

It is rare to find one community that can offer quiet and privacy as well as convenience to live entertainment, boutique retailers, and superb dining options. Grace Point seamlessly delivers on all these premises. Access to 30-A's bike path makes a leisurely walk or ride to The HUB just moments away. This 19-mile bike path is ideal for exercise too; be it sunrise power-walks or jogs to neighboring beach communities. Alys Beach and Seacrest are also very near by. Deer Lake State Park is the largest expanse of preserved beaches and coastal dune lakes in Walton County and is a mere 4 minutes away. The centrally located Grace Point has it all.

Picture yourself making yearlong memories with the world's most stunning beaches as your backdrop. Upon first glimpse, the Emerald coast beckons lovers of the water. The charm and elegance of Grace Point is everything you and your family could ever want in a beach-side neighborhood. The location, convenience, and amenities are nothing short of extraordinary.

***Home sites for building custom dream homes start in the low 400s. For more information, contact listing agents Marie Solomon at (850) 502-6021 or Marie@850properties.com, or Debbie James at (850) 450-2000 or debbie@850properties.com. Visit their website at www.gracepointsales.com to see learn even more about Grace Point and start your adventure of life in paradise today!***

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# Debbie Webb Watson of Scenic Sotheby's International Realty

BY ALDEN MAHLER LEVINE

**D**ebbie Webb Watson doesn't need to know anything more about you to know she has the perfect client in you.

It's easy for her to tell, because the agent believes it's her job to make sure every interaction is tailor-made for each client. "Whether it's a purchase or a sale, from a small lot to a multi-million dollar estate, it's usually one of the most important decisions in my customers' lives," she says. So she works first to understand each client and then makes their goals her own.

As Watson works to get to know minute details about each client, an important relationship of trust develops between them. "One of the most important things my customers relay back to me is that they trust me. That's huge! What's important to them becomes my focus and what's important to me."

After years in Atlanta, Debbie began investing in and developing real estate along the Florida coast. Eventually 30-A in particular stole her heart, mostly because of the incredible lifestyle. Her website raves about 30-A's accessibility without a car, with residents favoring walking or biking instead. And she highlights the unique attributes of each neighborhood, which allows new buyers to find a home that fits their lifestyle, from traditional southern architecture to New Urbanism.

As a member of Scenic Sotheby's International Realty, Watson works with clients and properties in all of the area's key neighborhoods, from Rosemary Beach and Seaside to WaterColor and Destin. "It's simple: Sotheby's is the best brand in real estate, with the largest reach to potential buyers and sellers across the world," she says. "I feel privileged to have their name behind me."

At present Debbie is eagerly anticipating the completion of three new gulf-front estates in the Sandy Shores community called The Bluffs at Sandy Shores. They are situated atop a 30-foot bluff between Alys Beach and Rosemary Beach, and are designed by well-known architect Walt Chancey. The first estate will be completed in September 2016, with the second and third following closely behind. The homes will feature views of the gulf from every floor (including from 14-foot deep covered porches on both the first and second floors); as well as outside summer kitchens, gulf-front pools, and infinity-edge hot tubs. The estate courtyards offer fountains and

hammocks under palms between the main house and the carriage house.

Inside, the luxury continues. A fully outfitted gourmet kitchen features seating for seven, two sinks, and two dishwashers. A first-floor multipurpose room with

porates old-growth limbs into the structure of the porch. The one-of-a-kind first-floor bathroom's soaking tub also includes nature by the opening of a mahogany door to the outside elements. "You can listen to the waves, look at the stars... The entire home feels like you're in the Carib-



its own gulf views supplements a large second-floor great room, providing plenty of space for a variety of needs. Two gulf-front master suites boast private porches, walk-in closets, and marble-clad baths. Lastly, an elevator allows for greater ease and accessibility.

If those gulf-front estates aren't quite your style, Watson is also enthusiastic about a Seagrove Beach listing designed around the old live oaks for which the area is known. Designed by Atlanta architect Mark Newdow, the house has all the essential modern features: 19-foot cathedral ceilings, 10-foot windows, state-of-the-art appliances, and four bedrooms for the whole family. It also includes natural light throughout the house and, of course, those fabulous trees: the structure actually incor-

bean with breezes, trees, and old-world romantic charm. If you want to be in the middle of everything but have your own quiet grounds, live oaks, and gardens on an extra-large corner lot, this is absolutely the perfect home."

But don't let Debbie's enthusiasm for these properties limit your options – because she won't. "Each customer is unique, each situation is unique," she says. "I love to work with clients who are eager to 'get the deal done', whether they want to be deeply involved or have me take over." Because she represents both buyers and sellers, she believes her skills allow her to find a "win" for every client. "I'm like a dog with a bone; I won't let go until the deal is done."

**Contact Debbie Webb Watson with Scenic Sotheby's International Realty at (850) 708-2727, debbie@sce-nicsir.com or www.debbie.scenicsir.com. Learn more about The Bluffs at Sandy Shores at www.bluffsatsandyshores.com.**



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# Listening for the Listing

BY LIESEL SCHMIDT

Royce Mitchell



**L**ike many professionals in the real estate business, Royce Mitchell began his career after being a property investor. As someone with years of working for himself and owning his own businesses, Mitchell was already well versed in what it takes to lead a truly successful company, a careful watcher of market trends, and a self-motivated individual whose client dedication drove his days. Even before he was officially licensed, his friends in Louisiana looked to him for advice on investment opportunities in South Walton and throughout 30-A. It made sense then, that his interest in owning properties segued into becoming a licensed broker; and in 2000, the Louisiana native turned what was once a hobby into his full-time profession.

Now with more than 15 years under his belt, he's proud to be part of the team of Berkshire Hathaway Home Services, leading a team from their offices in Santa Rosa Beach and working daily with clients to help them find their next property. As a vacationer to these beaches for years before permanently making the move in 2011, Mitchell brings that personal love of the area to the table when he meets with his buyers, listening with ears wide open to what they're looking for so that he can help them fulfill their dreams of owning a piece of paradise. "The greatest part of this business is working with a buyer to find that perfect property or investment," Mitchell says. "For me, every transaction is special and every customer is unique." His fellow team members feel the same way; and because the company is so heavily focused on the commitment to the client, there is an inter-office dynamic that often doesn't exist in such a competitive field. "I truly believe that we have the finest group of agents and support staff of any real estate company in the area," Mitchell says of his team at Berkshire Hathaway, which also operates from offices in 30-A, Niceville, and Pensacola. "We have such a strong relationship with one another, we're very supportive of each other, and we're all committed to each other's success along with the overall success of the company."

More than anything, Mitchell would consider himself a guide to happiness. "For years, we were the vacation destination of choice for neighboring states in the Deep South, but that has really changed because of the expansion of the airports and the worldwide advertising of our area," Mitchell notes. "The secret is out; so we're attracting visitors from all over the United States and even all over the world," he continues. "This is a very special place where family life is celebrated, where life slows a bit, and where one is able to take part in the natural beauty

that exists here. We all live such hectic lives; and this is an community that allows you the priceless ability to simply exhale."

And what a way to exhale. The beaches of South Walton have long been celebrated for their beauty, but even aside from that "obvious beauty," as Mitchell puts it, is the draw of the people who call the area home. "So many wonderful people have chosen this as their ideal place to live; and that dynamic creates a very unique demographic because it's a personal, passion-driven decision to live here and call this home. They're proud of their community, and it shows in the way they live and work and interact here."

That understanding is part of what has made Mitchell effective as a broker—he recognizes the

*For me, every transaction is special and every customer is unique.*

market and listens carefully to client needs so that they are given the very best personal care. He builds close relationships and remains committed to them so that each step of the way, they never feel as though they aren't being heard. "I always try to clearly understand my clients and their needs and goals," Mitchell explains. "I learned a long time ago that the key to a successful relationship in any part of life is having open communication. In business, it's crucial to remember to always speak the truth; never lose sight of your client's objectives; and protect the relationship like you would that of a lifetime friend." Those principals have led to his success; and as Mitchell looks to a wide-open future for South Walton, he looks forward to making many, many more friends.

*For more information on Royce Mitchell and his work at Berkshire Hathaway Home Services, call (850) 737-0567, his Pen-Fed office at (850) 267-0013, or visit him on the web at [www.roycemitchell.com](http://www.roycemitchell.com)*



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# Century 21 Blue Marlin

BY KEMPTEN TAYLOR

**A**s 30-A transplants hailing from Atlanta and California respectively, Jerry Sullivan and Johnathan Hughes are driven business leaders that have become the panhandle's real estate dream team over the past few years. Both holding a longtime passion for real estate and a natural love for the white sand beaches of the Gulf Coast, the two partners own and operate Century 21 Blue Marlin – a prominent luxury brokerage in the Northwest Florida area. "We are so fortunate to live in the most beautiful place in the world. Helping families on 30-A create memories that will last a lifetime makes our jobs so worthwhile," says Sullivan.

Founded in 2009, under Hughes's and Sullivan's leadership Century 21 Blue Marlin has received numerous awards and recognition, including the impressive VIP Destin Magazine's "Best in Destin Reader's Choice Award" as the best real estate company over the last five consecutive years. With 26 years of real estate experience between them, Hughes and Sullivan have successfully grown the company over the last seven years. Now the company includes approximately 50 affiliated sales associates and 8 full time employees who have helped thousands of buyers find their tropical dream home. Hughes and Sullivan perfectly complement each other to provide an unmatched competitive edge that promotes success.

*We are so fortunate to live in the most beautiful place in the world. Helping families on 30-A create memories that will last a lifetime makes our jobs so worthwhile*

As the area grew and demand for vacation homes rapidly increased, Sullivan and Hughes launched a sister company: Blue Marlin Vacation Rentals. Their vacation properties consist of an array of private homes, condos, villas, and the beautiful Harbor Hotel in and around Destin; and have the ability to be booked with a boat rental included. "We pay attention to detail in all facets of business and pride ourselves on being a company that offers customers a dynamic, full vacation service management team," says Hughes.

Earlier this year, Blue Marlin Realty Group expanded its presence with the affiliation of Century 21 Real Estate LLC, the iconic brand and franchisor with the largest global network in the residential real estate industry. The company now operates as Century 21 Blue Marlin and provides real estate services to homebuyers and sellers that span the panhandle, from Pensacola to Panama City



Jerry Sullivan and Johnathan Hughes

Beach. "We were very excited to join a brand with such incredible global recognition," says Hughes. "From the moment we met with the executive team, we knew we had found our home with a like-minded company that puts an emphasis on not only providing a first-rate experience, but also on giving back to the local community."

With offices in Destin and Santa Rosa Beach, Century 21 Blue Marlin received the Century 21 Fine Homes and Estates® distinction for its specialty in the luxury market, focusing on second homes and vacation properties. In addition, with offices located near military bases, the company is well known for having sales associates who are veterans and for assisting military homebuyers and sellers.

Hughes and Sullivan's commitment to the 30-A area, combined with their passion for people, is what sets Century 21 Blue Marlin apart from other real estate firms. The duo notes that they each have a competitive

nature, which has helped them push each other to bigger and better things. "We are so fortunate to have the opportunity to put smiles on the faces of those who are looking to live the Florida lifestyle," adds Sullivan. "I look forward to every new day and am so proud of what we have accomplished at Century 21 Blue Marlin. We are really looking forward to what the future will bring, now that we are affiliated with one of the largest real estate brands in the world."

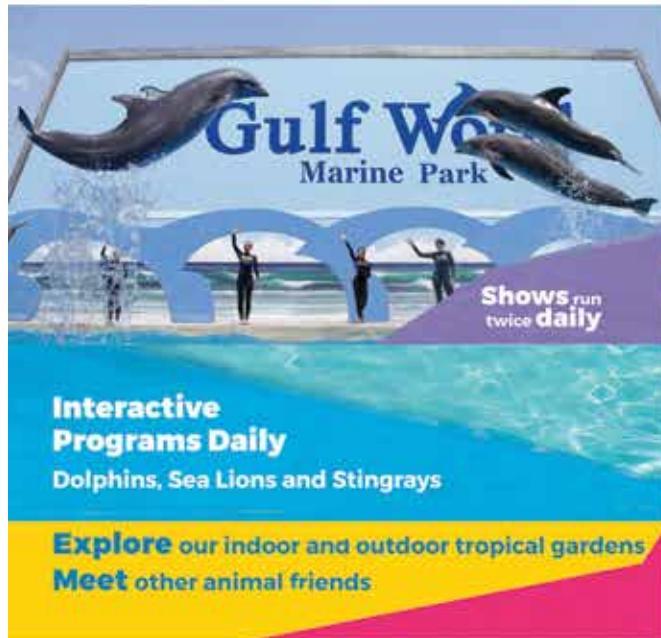
Whether you are looking to make a move to the beach fulltime, find your next investment property, or rent a vacation home; Century 21 Blue Marlin and Blue Marlin Vacation Rentals can be trusted to provide the best experience throughout the buying or renting process.

***Century 21 Blue Marlin is a team of dedicated real estate agents that specialize in providing clients with an unprecedented level of personal attention. They have two locations to better serve Northwest Florida. Their 30-A location is 4987 E Co Hwy 30A in Santa Rosa Beach and their Destin office is located at 607 Harbor Boulevard. For more information call (850) 837-7800 or go to [www.C21BlueMarlin.com](http://www.C21BlueMarlin.com). Century 21 Blue Marlin can also be found on Facebook, Twitter, Pinterest, Blogger, LinkedIn, and YouTube.***



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# Sand, Sun, and Sanders

BY LIESEL SCHMIDT



Steve Sanders and  
Sarah Elizabeth Sanders Jordan

**S**ince opening for business thirteen years ago, Sanders Beach Rentals has made it their primary goal to give their guests an experience unlike anything else, to make them feel truly relaxed and at home when they come to the shores of 30-A. Founder Steve Sanders and his daughter Sarah Elizabeth Sanders Jordan know all about what makes this coastal location such a treasure; and as they work with their clients to find them the perfect rental properties to suit their needs, they use that first-hand knowledge to create a vacation that will exceed even their wildest dreams.

That desire to make sun-soaked dreams come to fruition is one that each member of the team at Sanders Beach Rentals brings to the table, and the small boutique company has gained a reputation for their ability to deliver. From the moment a client books with them to their last

look in the rearview mirror at the end of their stay, the agents at Sanders work tirelessly to meet their guests' every need, providing them not only a beautiful place to hang up their sun-hats at the end of the day, but also with area resources and recommendations on everything from who is dipping up the best homemade ice cream to where to find the tastiest grouper sandwiches. They go above and beyond, knowing that in doing so, they're not just fulfilling a contract. They're building lasting relationships that will bring their guests back again—sometimes year after year as part of a family tradition—and that they're helping to create unforgettable memories that will be passed down for generations to come.

The key to success at Sanders is—first and foremost—the client relationship. Homeowners who list with the agency know that their properties will be handled with

care and respect, just as the guests who are connected with those luxurious homes and condos can rely on the fact that they will be given personal care and service for every moment of their stay. Whether their homeowners need a maintenance issue addressed or a renter wants simply to book a personal chef for a special evening, every client at Sanders is ensured immediate attention and that signature Sanders dedication to excellence. "We understand what it takes to create an unforgettable family vacation, and our mission is to help you build lasting memories of fun times spent together," says Steve. "The backbone of this company is our ability to offer true southern hospitality, ultimate luxury in a personal setting, and unmatched 24/7 customer service. We do everything in our power to exceed your expectations as you enjoy quality time with those you love," he continues. "After all, isn't that quality time what a vacation is about?"

With their full team of in-house reservation agents, cleaning staff, and maintenance department Sanders Beach Rentals is truly a complete package; though not one aspect of the client experience resembles the pre-packaged retreats so often provided by vacation rental companies. Instead, each client's needs and wishes are addressed to custom tailor their time at the beach, so that their vacation is fun, luxurious, and truly one-of-a-kind. Such care builds real relationships, relationships that give them a better understanding of their clients on a personal level and last much longer than the season. "Our claim to fame is the superior personal service we provide," notes Sarah Elizabeth. "When you call our office, you talk to a living, breathing human being who can answer any questions you may have about the home or the area, and that's really reassuring to anyone who may be considering a vacation here. We enjoy that level of connection, and it shows in the work that we do," she says. "That level of genuine care is something that sets us apart, and we have clients who regularly touch base with us and people who stay with us year after year because of the relationship we've built with them. We'll do anything we can to create an unforgettable family experience."

As a family-oriented business, it makes sense that the team at Sanders would treat their clients like family, welcoming them with ready warmth and a desire to make their wishes come true. And while the vacations they offer may last only a season, the memories they provide will be treasured for a lifetime.

**For more information on Sanders Beach Rentals, call (866) 460-3195 or visit [www.sandersbeachrentals.com](http://www.sandersbeachrentals.com).**



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# Walton Funding

BY KEMPTEN TAYLOR

**T**here is no doubt that the entire South Walton area is booming. New home construction peppers the streets in just about every beach town lining 30-A; while new stores, restaurants, and businesses are flourishing and enriching the local economy. No one understands the thriving 30-A market better than Kavanaugh "Kav" Tucker, Founder and Managing Director of Walton Funding. "We are a residential mortgage broker. The goal here is to help more people grow and experience the community that we love," Tucker says. "It's such a special place."

As Atlanta transients, Kav and his wife Celia decided to become full time 30-A residents after having their son Huxley. The family had been bouncing back and forth over the recent years as Celia grew and nurtured her business, Willow, a high-end clothing boutique with locations in Seaside, Rosemary, and Mercer in 30Avenue. "After sitting in the heavy Atlanta traffic one afternoon, it dawned on me that we didn't have to live in the rat race of a big city. We decided life does not have to be that stressful so we made the decision to pack up and make the beach our fulltime home," says Kav.

Walton Funding was formed in 2014 with the hope to bring borrowers in the area the most advantageous lending terms available in the market. The Tuckers saw an immediate need for a trustworthy and solid lender in the community through their own real estate acquisitions, and out of that experience the company was formed. Walton Funding specializes in finding the most favorable lending terms available for the area's unique and often unusual buyers. "We have truly realized over the last year our value in the market. We are not a bank. We have the ability to bring the borrower more control and help them find the best deal. We bring borrowers conforming loans as well as those that a traditional bank wouldn't do. So if a conforming loan won't fit, we have a backup plan with another investor," says Tucker.

30-A is a matchless market when it comes to the types of loans needed and the sorts of buyers seeking those loans. With a mix of young families pursuing a laid back beach life, to real estate investors, to folks yearning for a vacation home; the sophisticated team at Walton Funding brings customers more opportunities than a traditional

bank. "For the most part, our borrowers are not your typical client. We deal mostly in jumbo loans (loans over \$417,000.00) and don't have a rigid set of rules. We are experts in handling self-employed borrowers, borrowers with multiple properties, foreign investors, and other options for clients who have experienced recent life events (for example, a short sale or foreclosure). We control a borrower's underwriting file to find the very best deals and wholesale rates with the fastest turn time in the area," says Kav. Walton Funding also has the ability to bring multiple funding sources to borrowers, which gives them the edge of finding the best solutions.

In addition to helping new residents and investment buyers find that perfect deal, Walton Funding is very active in philanthropy throughout the 30-A community. The company gives back by sponsoring a number of local organizations and events, including the Seaside School, Food for Thought, Children's Volunteer Health Network, Cultural Arts Alliance of Walton County, and more. "30-A is such a special place. It is important to preserve the uniqueness and give back to the local community," says Tucker.

Prior to forming Walton Funding, in 2010 Kav founded Atlanta-based SouthCap Brokerage Group LLC. He also has years of other experience in investment banking, serving as Vice President in the fixed income division at Credit Suisse based in New York.

Walton Funding's impact can be seen through many of the new residents and investors in the area. The solutions and scenarios that the company provides customers are unparalleled to any other bank or lender on the Gulf Coast. "It has been interesting and encouraging seeing the effect we have had on the community. I'm so thankful that Walton Funding has been able to fill a need on 30-A in a purposeful and impactful way," says Tucker.

*Walton Funding is located in the 30Avenue shopping center at 12805 U.S. Highway 98 E, Ste. E201, Inlet Beach, FL. To learn more about residential and commercial lending options, you may email Kav Tucker at [ktucker@waltonfunding.com](mailto:ktucker@waltonfunding.com) or visit [www.waltonfunding.com](http://www.waltonfunding.com).*

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# Cottage Rental Agency – Seaside, Florida: 30 Years on 30-A

BY JULIE HERRON CARSON



**T**hey say you never forget your first love. And, while my family and I have made countless cherished memories along Scenic Highway 30A, nothing quite measures up to the thrill of discovery we experienced on our initial visit over a decade ago. When we rented our first vacation home from Seaside's Cottage Rental Agency, the company was new to us, but not new to the thousands of beach lovers who return to the 30-A area annually. Cottage Rental Agency is the longest established property management company on 30-A. In fact, CRA, as it is known locally, is celebrating its 30th year on the sugar-white sands.

CRA was created when Seaside was still in its infancy, to help early homeowners rent their homes to families who were just beginning to discover the holiday town and surrounding area. Over the years it has grown in scope and services, and now provides visitors with hundreds of rental options ranging from one-bedroom condominiums to family homes to magazine-worthy luxury accommodations. They have the largest selection of homes in Seaside, but also some in nearby communities along Scenic 30A.

"My husband, Tom, and I have vacationed here for almost 20 years," says Atlanta resident Betsy Walsh. "He introduced me to both Seaside and Cottage Rental Agency. They make it so easy. We both really appreciate the late check-in option, since sometimes we drive down after work and arrive long after other rental companies are closed. I know when we book through CRA the vacation home we choose will be clean, exactly as described, and well-appointed. And if there's ever an issue, which there hardly ever is, the very nice CRA staff takes care of it right away."

Savannah Sands



CRA is the only onsite full-service agency in Seaside, helping over 100,000 guests make vacation memories every year. Visitors may choose from over 175 privately owned residences to find the perfect location for their family's size and budget. The not so secret to CRA's success is the exceptional service they provide to both the visitors and the homeowners, without whom there would be no rental programs.

Bill Dawson, owner of the Gulf-front home Savannah Sands, says he was the first Seaside property owner to sign up with CRA three decades ago. Bill and his wife, Heavenly, live about 15 minutes away on the bay but they are usually found in Seaside, tending to one of their popular businesses: Wild Bill's Beach Dogs, It's Heavenly, Pickles Burger & Shake, The Shrimp Shack, and Dawson's Yogurt and Fudge Works.

"Bill and Heavenly enjoy meeting and talking to their customers and guests, asking them where they are staying, where they are from, and just being completely charming,

It's a rental company's dream to have wonderful and loyal homeowners like the Dawsons," says Sarah Hanley, CRA's head of marketing and PR.

"I was fortunate to purchase my first lot in Seaside in the early 1980s," says Dawson. "A friend told me about Seaside, so I drove down from Atlanta and met with Seaside's founder, Robert Davis. I loved his vision of creating a walkable coastal town, so I purchased a lot and built a home. A few years later when Gulf lots became available, I built Savannah Sands. I was traveling at the time, so I put my home on the new rental program managed by CRA.

"From the beginning, I was really excited about this house," Dawson continues. "John Massengale was Seaside's Town Architect back then and he created a beautiful design inspired by a historical home in Savannah. Not only did I want to share this wonderful home with others, but also Seaside was growing and I wanted to give people an opportunity to experience the town. In fact, I was so enthusiastic about Seaside, I decided to open one of the town's first businesses: Dawson's Yogurt.

"Heavenly and I are happy that many families rent Savannah Sands year after year, making our home the centerpiece of their vacation memories. CRA is the preeminent agency here and we've had a great experience working with them," says Dawson. "They have the largest number of houses on the rental program and are a key part of the Seaside brand. In fact, the agency, town, early homeowners, and business owners have all 'grown up' together. We are all committed to offering our guests an exceptional family rental experience. And that's what keeps them coming back year after year to what I believe is the best beach in the world."

**Cottage Rental Agency – Seaside, Florida is located at 2311 E. County Highway 30A, Seaside, FL 32459. Call them at (844) 561-3892 or go to [www.cottagerentalagency.com](http://www.cottagerentalagency.com).**



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# Living the Pirate's Life

BY LIESEL SCHMIDT

*Photos courtesy of Pirate's Cove Marina.*



With its picturesque beaches, great shops, and fantastic restaurants, Scenic 30A is a great beachside community that appeals to people of all ages and interests; but due to its lack of docking abilities, most residents don't really consider boat ownership to be a real possibility. Amazingly enough, however, the marinas at Panama City Beach are only a stone's throw away; and as one of the premier marinas in Panama City Beach, Pirate's Cove Marina is making the idea of owning a boat more appealing than ever.

"In the past, everything involved in owning a boat made it extremely expensive and extremely labor-intensive," says Scott Burt, president of North Lagoon Partners, Inc., the corporation that owns both Pirate's Cove as well as the nearby Lighthouse Marina. "Boats required a lot of maintenance, and having them stored or docked properly was difficult. That's one of our biggest focuses at Pirate's Cove—we want to make it as simple and hassle-free for the boat owners as possible." It's a goal they've certainly achieved, offering services that include pre-arranged boat pick-ups and drop-offs, which require nothing more than a quick phone call or email to notify the marina when you plan on coming in. "Our tagline is, 'You enjoy the Gulf, we'll take care of the rest,'" Burt explains.

And they certainly do. Their full service maintenance department is fully staffed with certified mechanics to repair any type of engine and boat you bring in, so any problems that may arise during your time out on the water can be taken care of immediately by experts who get the job done well.

Built in the late 1970s, Pirate's Cove is quite an impressive facility, and the marina has long been fulfilling the needs of boat owners local to the waters of Panama City Beach. But times—and boating—have changed. To meet those needs, the marina set its GPS on a course forward motion, homing in on boaters who are looking for more than just bare-bones storage. Since opening a new "mega barn", as Burt calls it, last March, the entire marina can now hold over 750 boats, which means that they can easily accommodate the influx of new boat owners that seems to be floating in from 30-A. "Our new mega barn facility gives us a greater ability to accommodate dry docking, not only for an

increased number of boats, but also the new generation of boats that have become so popular."

That new generation of boats Burt refers to would effectively equate to top-of-the-line luxury cars. The impressive machines are sizeable and tricked-out with the latest technology; and storing them at just any run-of-the-mill marina just won't do. "Our mega barn at Pirate's Cove is absolutely enormous," Burt says. "At full capacity, it holds 450 boats—specifically the newest boats, which are often up to 48 feet long. These are very glamorous, very fast, very multi-purpose oriented boats; and we designed the barn around them. It's very large, it's very modern, it's very spacious, very well ventilated, very well-lit, and it incorporates all of the latest technology." All of which combine to make Pirate's Cove a more desirable place to store one's newest toys.

Not that they stop there. In fact, as Burt and his partners are well aware, keeping their boat owners happy isn't only about catering to their storage needs and making maintenance more efficient. They've thought about the in-between times as well, considering every aspect of the day by having an on-site dining facility with a full tiki bar, as well as a gorgeous pool with a spacious deck and lounging area, perfect for those days when not everyone feels

up to hitting the high seas. "It's been extremely popular," Burt says of the pool, which is situated on the property within full view of the boats as they come in and go out. "We wanted Pirate's Cove to be the perfect place for the whole family, even on those days when someone would rather stay on-shore," Burt explains. Not an easy task, by any means; but as Burt and



his partners have proven thus far, putting fun on full-throttle is key to making the boating industry a success, whether you're helming a smaller craft or tooling around in a fiberglass fantasy. They're opening the Gulf for you to enjoy...and they'll take care of the rest.

**Pirate's Cove Marina is located at 3901 Thomas Drive, Panama City Beach, Florida 32408. For more information, call (850) 234-3939 or visit them online at [www.piratescovemarinapcb.com](http://www.piratescovemarinapcb.com)**



LIFE DEFINED



#### HH 5 • 97 SOUTH CHARLES STREET

This 3,744 square-foot home designed by Domin Bock Architecture features 4-bedrooms, 4.5-baths and is located on a corner homesite south of 30A close to the Gulf Green beach access. The home's lavish courtyard hosts a large pool complimented with a summer kitchen. The second floor outdoor living area provides views of the Gulf.



#### E 6 • 57 GOVERNORS COURT

This 4-bedroom, 4.5-bath courtyard home features a courtyard with dipping pool, detached master suite, junior master suite, living and dining rooms, and gourmet kitchen. The master suite has 25-foot vaulted cypress ceilings, a jetted tub, sunken shower, and private poolside seating. Two guest bedrooms, are located on the 2nd floor.



#### A 6 • 50 SEVEN WELLS COURT

This 2,672-square-foot courtyard home is designed by renowned architect Robert Orr. A generous dipping pool, built-in seating and an outdoor fireplace ensure the courtyard, encompassed with greenery, will be used every season. On the second floor, two spacious guest suites open into a louvered gallery and a spacious rooftop terrace.



#### U 8 • 52 SPICE BERRY ALLEY

Framing Arboleda Park, this 3,297 square-foot home is designed by renowned Kboury-Vogi Architects. The home features two master suites, two guest bedrooms, bunk area, 4.5 baths, media room, park side loggia, two-car garage, courtyard loggia, and pool. Buyers have the opportunity to make many of the interior finish selections for the home.



#### J 9 • 53 NORTH CHARLES STREET

Located just north of Fonville Press across from the Sales Center, this Somerset Home, designed by Architect Gary Justiss, features 4-bedrooms, 4.5-baths, a generous courtyard with a pool, open loggias, and second floor flex space and den. Buyers can make personal interior finish selections for the home.



#### A 2 • 22 SEVEN WELLS COURT

This stunning 3-bedroom, 2.5-bath home was designed by the renowned architectural firm and Town Planners of Alys Beach, Duany Plater-Zyberk. The living room, kitchen and master bedroom feature expansive windows that give colorful views of the courtyard and pool, creating a seamless transition between indoor and outdoor living.

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# "Seas" the Day with Blue Dolphin Tours

BY SARAH MURPHY ROBERTSON

**G**liding along the gulf as sunshine bounces off the waves and the mist cools your skin is easily one of life's most universal pleasures. Blue Dolphin Tours in Panama City Beach helps make that a reality in a variety of ways for their guests. They have the experience, expertise, and enthusiasm to ensure your family has an incredible day on the water.

It would be hard to find much that owner Ted Davison doesn't know about the gulf surrounding St Andrews State Park, Shell Island, and his little corner of paradise in Panama City Beach. He is as passionate about this section of the panhandle now as he was when he first moved here after college in 1978. Davison is always up for anything and quite mechanically adept (he still does all the maintenance on the fleet himself); couple those skills with a love for the water and you have the makings of a sound career.

Three options are offered from Blue Dolphin Tours. These include guided snorkel and dolphin tours, wave-runner tours, and pontoon rentals. The popular dolphin tours are available four times daily. There is a maximum of six people per boat, but bigger groups can coordinate with multiple vessels – up to 30 people total on 5 boats. Davison has overseen the customization of these unique watercraft to optimize visiting with dolphins as well as special places to snorkel for starfish, sand dollars, shells, and other treasures. Unlike those larger cruise boats filled with noisy distractions, this is your chance for a personalized, intimate experience snorkeling with a resident pod of wild bottle-nosed dolphin!

Unique to Blue Dolphin Tours are their personnel. Each USCG-licensed boat captain brings different life experiences and their own style to their tours. These professionals range in age and backgrounds. Helping make lifelong memories and traditions is one of the bonuses to this business and by far the most rewarding

aspect. Some families forge loyal friendships and request the same captain year after year. Davison shares, "Showing families how to have fun together," is the best part of his day. The tours are informative and educational, but the focus is always on recreation.

While having fun is definitely the cornerstone of Blue Dolphin Tours' business, safety is always a priority. The boat captains double as tour guides but are also licensed by the US Coastguard. They provide great instruction as well as training on how to use the snorkel gear and best practice when observing and interacting with sea life.

The Blue Dolphin Tours crew is expert in taking a dolphin sighting to the next level. These incredible creatures are, of course, wild, in their own habitat and on

their own agenda. So while there are no guarantees, encounters happen regularly and most commonly on the gulf side of Shell Island near the Jetties. Blue Dolphin Tours generally find dolphins daily in sandy bottomed areas of water between ten and fifteen feet deep. Here, the dolphins are constantly on the move in search of food. Guests are afforded the rare opportunity to interact with these beautiful mammals one-on-one.

These tours are truly cross-generational activities that entire families can enjoy! There is plenty of awe and surprises to keep everyone happy and off those pesky electronics! Small children up to senior adults all marvel in identifying nature together. Ted has seen many wonders with

guests over the years, from watching osprey teaching their chicks to fly to dolphins giving birth. Something is happening out on the water every day and each tour is a new adventure.

Reservations are required as the dolphin tours are extremely popular. Be sure to reserve your tour close to a week in advance. This is especially true if you plan on visiting the area during a holiday weekend: the earlier the better.

In high season the busiest days on the water are Tuesdays, Wednesdays and Thursdays. In addition to calling ahead, think about booking your tours or boat rentals on Sundays, Mondays, or Fridays. Not only will you be more likely to get a coveted spot, water traffic will be lighter. Some families even

choose to book a season in advance. They have made Blue Dolphin Tours a part of their vacation memories year after year, and you should too!

*The Blue Dolphin Tours location is situated within the Treasure Island Marina at 3601 Thomas Drive, right behind the Seafood Market. Contact them for more information at (850) 234-7245 or book your reservation online at [www.bluedolphintour.com](http://www.bluedolphintour.com).*



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**Residential 30A Real Estate Market Report**

1271 Properties have sold within the past twelve months off of the 30A corridor per the MLS system. This includes Detached Single Family, Attached Single Units and Condominiums.

The lowest priced property sold was \$105,000.(280 SqFt) and the highest priced being \$10,250,000.(7925 SqFt).  
The average list price was \$944,461. with the average sales price being \$896,413. The average property sold with 2200 SqFt at an average price of \$383.01 per Sq.Ft. The ratio of list price to sales price was 96%. The average days on the market was 142.

There are currently 854 Available Properties on the 30A corridor per the MLS system. The lowest priced property is \$129,000. (280 SqFt) and the highest is \$14,500,000. (12,167 SqFt). The average list price is \$1,503,968. with an average of 2,438 SqFt, bringing the average price per SqFt to \$542.48.  
The average days on the market is 186.



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# Seasonal Solutions

BY KIMBERLY WATSON SEWELL AND FRANK WATSON



Kimberly Watson Sewell  
and Frank Watson

## SPRING

In the context of Life & Estate Planning, spring begins on your 18th birthday. On that magical day, you become responsible for your own personal, health care, and financial decisions. The adults in your life suddenly become your peers in a legal sense.

Unless you give your parent; or other trusted adults; proper legal authority in advance, they cannot make personal, health care, or financial decisions on your behalf should you become incapacitated due to an injury or an illness. For example, they would not be able to select a rehabilitation setting for you, have access to your medical records, represent your interests regarding the course of your treatment, or even file your income tax return. The failure to make proper legal plans in advance could force you and your loved ones into the Incapacity Probate process by default, because these decisions must be made even if you are unable to make them yourself. Making proper legal plans now could avoid creating potential problems for your loved ones later.

## SUMMER

As you grow older, you may get married. It has been said that a marriage may be made in heaven, but the maintenance must be done on earth. As part of your marital maintenance, you should review and update your Life & Estate Plan. For instance, your legal plans should be updated to appoint your spouse as the primary decision-maker for personal, health care, and financial decisions if you wish for your spouse to have authority to make such decisions. In addition, you should take steps to ensure that your separate and mutual assets would be distributed as desired should either spouse predecease the other, or in the event of your simultaneous deaths.

First comes love, then comes marriage, often followed by a baby carriage. If you have children, make certain that your legal plans are updated to appoint guardians should your minor children be left without parents.

## AUTUMN

When your children become adults, you may wish to update your legal plans and appoint your children as secondary decision-makers should your spouse be unable to serve in such a capacity for you. Consider creating Long-Term Discretionary Trusts for your children to protect their inheritance, both *from* them and *for* them. Otherwise your financial legacy could be lost to squandering, divorces, lawsuits, or bankruptcies.

While you are at it, consider including remarriage protection provisions in your legal plans to protect the

children's inheritance by disinheriting your surviving spouse's next spouse in the event of remarriage.

Is a major asset in your estate a family business? To preserve both the business and your family relationships, proper business succession planning is a must. (This planning is essential, especially since family businesses have a dismal survival rate.)

## WINTER

Through advanced legal planning, you can even disinherit the IRS and leave more wealth to your descendants by maximizing the Generation-Skipping Transfer Tax Exemption available under the Internal Revenue Code.

Have you made proper legal plans for the distribution of your charitable legacy to your favorite causes and institutions? In fact, many of the available charitable legal plans can help you increase your current income and offer valuable tax deductions!

Regardless, be sure to seek appropriate legal counsel to ensure compliance with tax laws. This is not a "do-it-yourself" project.

## ASK YOURSELF... THESE QUESTIONS REGARDING "SEASONAL SOLUTIONS."

1. Have I made proper legal plans to appoint someone of my own selection to make my personal, health care and financial decisions should I ever become incapacitated?
2. Have I made proper legal plans to appoint legal guardians for my minor children in the event they ever become orphans?
3. Have I made proper legal plans to protect any inheritance I leave for my children from squandering, divorces, lawsuits or bankruptcies?
4. Have I made proper legal plans to protect any inheritance I leave for my children in the event my surviving spouse remarries?
5. Have I made proper legal plans to continue my family business upon my death?
6. Have I made proper legal plans to leave a financial legacy for my loved ones and a charitable legacy for my favorite causes and institutions?



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# Jack Nicklaus on the Perfect Swing

BY TOM FITZPATRICK

**O**ne fall afternoon in Orlando, a few friends and I were gathered around Jack Nicklaus. He was asked if he thought the perfect golf swing existed.

His reply: "No, I don't think the perfect golf swing does exist."

He then paused for a moment before correcting himself by saying, "Actually the perfect swing is when you understand your own swing."

He went on to add, "And when you believe in it and what you are doing, you can become unstoppable."

Wow, powerful words from golf's greatest player! His experiences were his best teacher and allowed him to speak with such conviction. I wrote Jack's words down and still reflect upon them today. I hope they help you too.

## SHIFT YOUR WEIGHT CORRECTLY

Balance is one of those things in golf that often gets overlooked. Golf legend Sam Snead showed a balanced look to his swing mainly because his weight shifted so beautifully. Many golfers struggle to identify where their weight goes – it's not something that we are very conscious of.

A simple way to start shifting your weight is to say '**Right heel**' on the backswing, then '**Left heel**' on the downswing. It's crucial that you get onto your left heel at impact, as Greg Norman shows. Otherwise you'll end up with a weak reverse pivot.



Photo used with permission

If you do have trouble staying balanced and find yourself falling over clumsily, try Gary Player's trademark step forward after impact with the right foot.

One note: To start the downswing, shift to the left toe **before** posting hard onto your left heel. This allows the club to start down from a more inside path.

Further evidence these points help is that long drive hitters now advocate pushing your feet against the ground as a way to increase club speed.

This tour tip works wonders. Hook a club behind your back...



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*Tom Fitzpatrick conducted corporate golf events at top resorts nationally and worked for David Leadbetter. Tom is an active realtor with Scenic Sotheby's Intl Realty. Reach him by (850) 225-4674 or tom.scenicsir.com*

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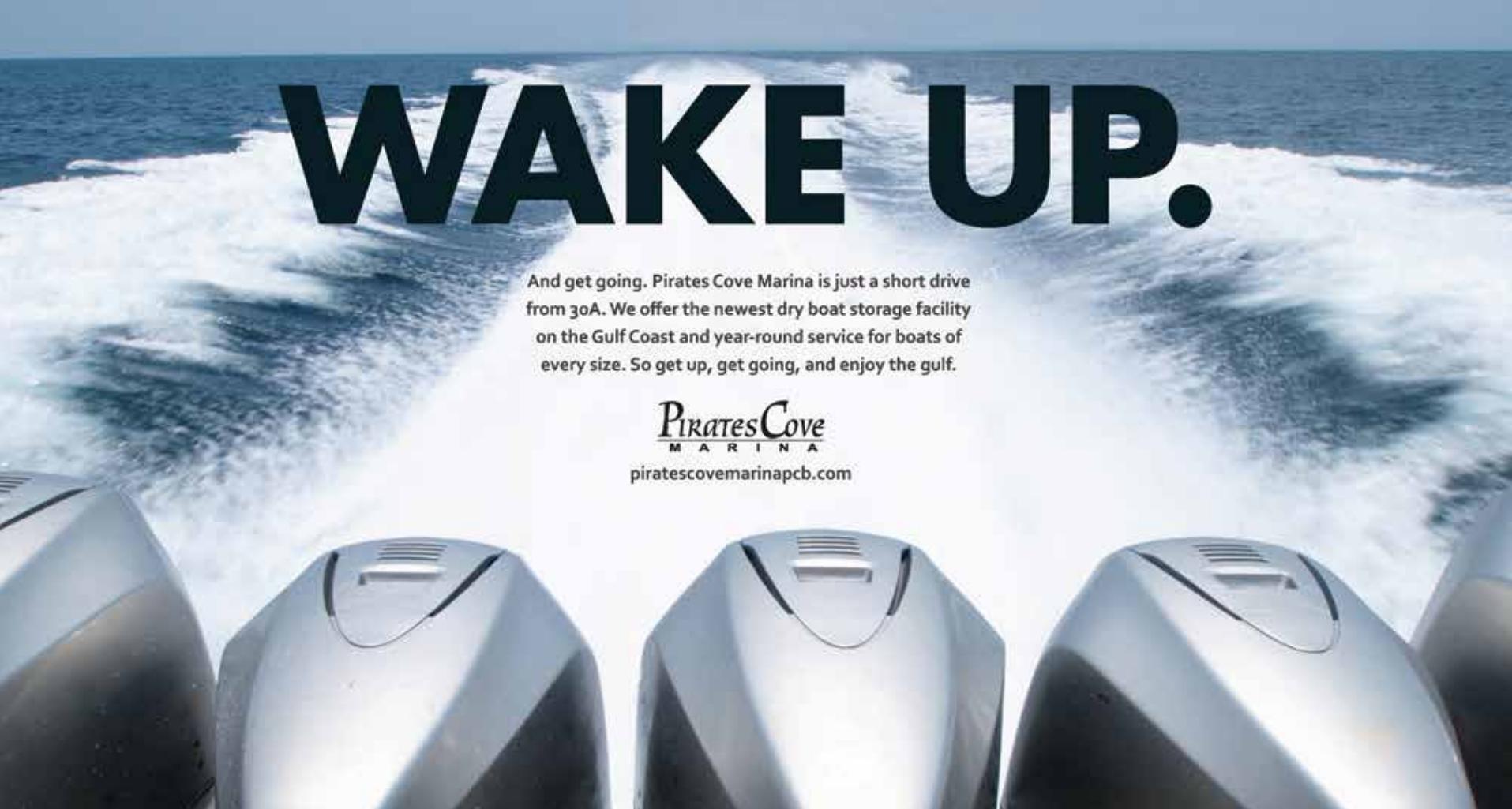
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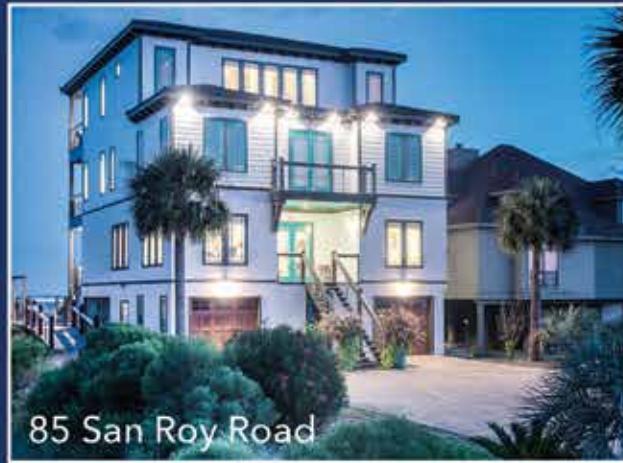
### 73 Sand Dollar Court

Village of Sugar Beach at Seagrove Beach

5 Bd, 4.5 Ba | 2788 Sq Ft | MLS # 714403

Great Rental Potential | Open Floor Plan | 12' Nana Wall

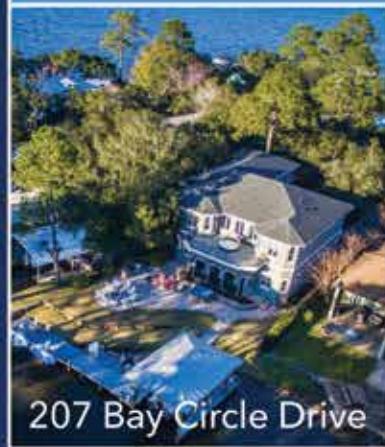
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TEXT:T40153772 to 81035



## 25 S. Ryan Street

This spacious Beach House is a winner!!! Investment property with a steady flow of vacation rental. 5 BR/5.5BA with 2,642SF. Newly painted with salt & sand colors & decorated. This house sleeps 18 and has potential for more income or have it for your personal getaway. 3rd floor with its huge deck offers beautiful views of the gulf & dreamy sunsets. A perfect getaway or great investment.  
MLS 753425 | \$1,395,000



TEXT:T40153780 to 81035



## 45 S. Ryan Street

Beach House with 5BR/5.5 BA with 3,146SF. Sleeps 18 with 3rd floor hosting of bunks, full bed, sleeper sofa, kitchenette & full bath! House comes furnished, is very spacious & great for entertaining! Amazing views of the gulf too! Fabulous getaway or great investment property!  
MLS 753429 | \$1,650,000



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# Now preselling Homes



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TEXT T40127484 to 81035

LOT 4 - Forest Lakes - E Okeechobee Drive  
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outs 2,334SF | \$589,000 | MLS748790

TEXT T40127485 to 81035

LOT 13 - Forest Lakes N. Nicklaus  
2,291SF | \$624,500 | MLS741854

TEXT T40127486 to 81035

LOT 39 - Forest Lakes W. Okeechobee Drive  
2,440SF | \$697,000 | MLS746768

TEXT T40145682 to 81035

LOT 70 - Forest Lakes 4 BR's, High Ceilings,  
Hardwood Floors, Granite, MORE!  
2,536SF | \$839,000 | MLS753419

TEXT T40145683 to 81035

LOT 2 - Forest Lakes 4 BR's, lots of cabinets,  
high ceilings, granite, hardwood floors, MORE!  
2,700SF | \$819,900 | MLS753404

Truly, 30A's "Best Kept Secret!" Nestled in the untouched natural vegetation, Forest Lakes offers nature trails, fishing, kayaking & paddle boarding in the beautiful lake....nature at its best. For relaxation, enjoy the pool and the pavilion with a summer kitchen. This community has some of the best houses with superb craftsmanship that compliments the natural beauty of Old Florida setting and just minutes to the beach!



TEXT T40127491 to 81035

**VENTANA DUNES** Great location near the entrance of this quiet & peaceful neighborhood! Close to the beach, this house will have garage, 10 ft. ceilings, wood floors, granite counters & open floor plan. Live the 30A lifestyle in this beautiful new home. Buy now & pick out all your finishes. This house will be ready late fall.  
\$549,900 | MLS749445



TEXT T40145685 to 81035

**EAST PASS TOWERS, UNIT 725** Yachter's Dream... Fabulous Penthouse in a NON-Rental complex with harbor views! 3BR/3BA. Floors are custom custom bordered limestone & ceiling is platinum with handmade medallions!! \$949,000 | MLS706478



TEXT T40127491 to 81035

**GULF PLACE** Beautiful large lot in gated community with beach access & all the amenities at the Gulf Place Town Center are yours to enjoy.  
\$410,000 | MLS748440



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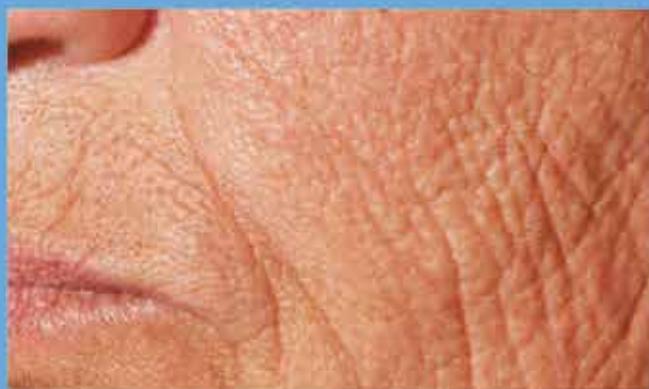


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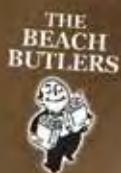
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