

R *the thirty-a* REVIEW

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



Heart of the Home

Summer House Lifestyle

INSIDE:

30-A's Delicious Dining, Home Decor & Style, Real Estate, Health & Wellness, Art, Culture, Fashion, Sports, Business and More



A Playful Twist to Classical Beauty

OWENGROUPINTERIORS.COM

@OWENGROUPINTERIORS

HOUSTON, TEXAS

5909 West Loop South
Suite 115
Bellaire, Texas 77401



owen group

INTERIORS

WATERCOLOR, FLORIDA

1701 E County Highway 30A
Suite 15
Santa Rosa Beach, Florida 32459

26 ORIGINS MAIN STREET SUITE 100, INLET BEACH, FL 32461

SUMMER HOUSE LIFESTYLE

Interior Design | Furnishings | Fashion |
Gifts | Apothecary

@summerhouselifestyle | summerhouselifestyle.com

OLD SHORES

WORLD-CLASS NATURAL GOLF. A MEANINGFUL COMMUNITY.
A BOUNDLESS FUTURE.



Reserve your Estate Lot

Old Shores will begin with 21 extraordinary estate homesites, several of which are positioned along the final holes of our first course, designed by Tom Doak. These sites can accommodate residences of up to eight bedrooms, offering the flexibility to create a fully custom retreat or select from one of our thoughtfully designed plans for a turnkey experience. With an unmatched setting, these homesites present the opportunity to be one of the first owners at Old Shores.

Become an Old Shores Founder

We are currently welcoming applications to our Founder program. Founders enjoy priority tee-time access, priority selection of homesites, exclusive events, travel opportunities, early involvement in the life of the club, and—most importantly—the opportunity to leave a lasting mark on the creation of Old Shores.



DISCOVER OLD SHORES

Scenic
Sotheby's
INTERNATIONAL REALTY

For further information please contact:

Tom Fitzpatrick

LICENSED FL REAL ESTATE BROKER ASSOCIATE

TFITZPATRICK@OLDSHORES.COM | 850.225.4674

curate

artwork that stirs the soul

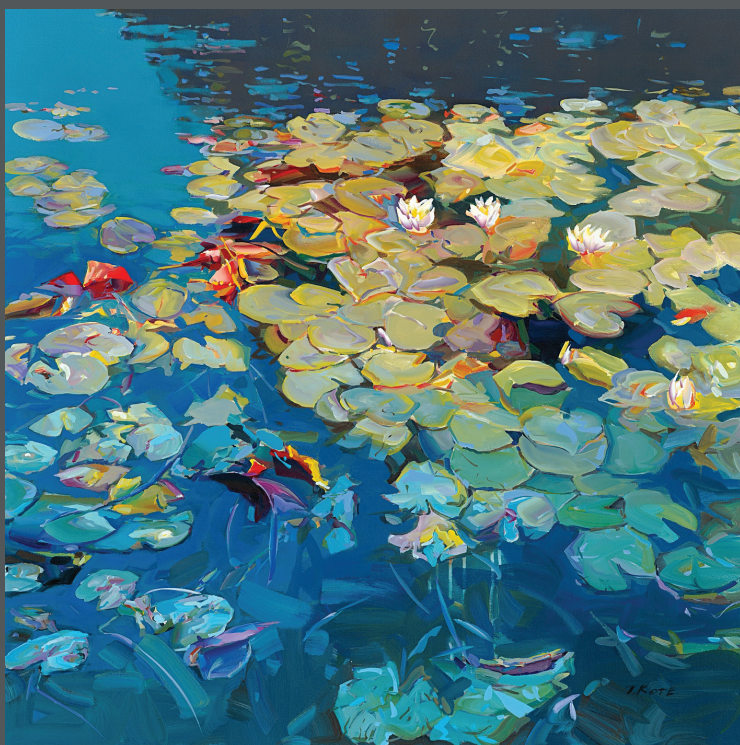
New Works by Josef Kote



Eternal Light, 48 x 40



Fall Impressions, 48 x 48



Awakening Lillies, 48 x 48



Beauty of Silence, 48 x 36

At Curate, we believe that art is not just something you own - it's something you live with and love.
rosemary beach, fl • across from the pearl • 850-231-1808 • **Browse at curate30A.com**

letter from the publisher

NEW BEGINNINGS



Most of us work hard to do our best in life daily. It's not always easy to accomplish what we set out to. But we keep our nose to the grindstone and get to it.

South Walton is full of people who work hard to bring you their best. Whether it's the coffee you drink or the food you eat, there are teams of people dedicated to making you happy. We celebrate these efforts in every issue of the Thirty-A Review. We hope you enjoy reading about the people, places and things that make 30-A and the surrounding areas great.

In our journey to give our best, sometimes we have to take a pause and restart with a new beginning. To reset our sails so to speak in a slightly new direction. Thirty-A Review magazine is proud to bring you a new monthly publication. Full of interesting stories and highlights of 30-A's finest.

We wish you the best that life has to offer and we hope you enjoy your stay at the beach.

Cheers,

Miles K. Neiman

View the entire publication online at www.ThirtyAReview.com



The Thirty-A Review is published every other month by Thirty-A Review, LLC. Reproductions in whole or in part, without express written permission of the publisher, are strictly prohibited. *The Thirty-A Review* is not responsible for the content or claims of any advertising or editorial in this publication. All information is believed to be accurate but is not warranted. Copyright 2004-2026.

Send inquiries to 227 Sandy Springs Place, Suite D-288, Sandy Springs, GA 30328.
Send press releases and e-mails to miles@thirtyareview.com

about the cover

Pictured
Summer House Lifestyle
www.summerhouselifestyle.com

Also Pictured
Owen Group Interiors
www.owengroupinteriors.com



Go to www.ThirtyAReview.com to view the entire publication online.

Publisher/Editor-in-Chief

Miles K. Neiman

Graphic Design

Chris Stratton -
Cover Design &
Magazine Layout

Contributing Writers

Jessica Holthaus Badour

Tess Farmer

Taylor Sheekley Patrick

Tom Fitzpatrick

Dr. Bart M. Precourt, D.C

Kimberly Watson Sewell

Franklin Watson

Shelby Rochester

Gary Handler

Ad Sales:

miles@thirtyareview.com

404-907-6427

Distribution:

Distro Data

Advertise with
The Thirty-A Review
magazine.

Call (404) 907-6427
for rates and information.

contents



10



14



12



18



20



22



24

10 dining

Six Locally Owned Restaurants To Try This Summer

12 dining

Restaurant Paradis' Tenth Annual Prohibition Repeal Wine Dinner

14 local gallery

Art of Collecting: A Personal Invitation

16 wellness

When The Grass Isn't Greener

18 real estate

Two New Agricultural Communities Coming to South Walton

20 home

Summer House Lifestyle

22 interiors

Owen Group Interiors

24 turf talk

The Best New Golf Destinations in America

26 legal eagles

Mindful Marriage


Sonny's Farm
REGENERATIVE FARMING



WAGYU BEEF | PORK | CHICKEN | EGGS

**Healthy Land.
Happy Animals.
Honest Food.**



Six Locally Owned Restaurants to try this Summer Cava & Cakes combines two indulgences at Gulf Place

BY TESS FARMER

Summertime on 30A is all about beach days, sunshine and enjoying delicious meals with friends and family. While the weather can sometimes make those first two items tricky, sipping top-notch drinks and digging into delicious food is always in season.

If you're lucky enough to find yourself in the area, Spell Restaurant Group's six locally owned establishments are a must. The father-daughter duo behind Spell Restaurant Group has created a collection of casual and fine dining restaurants with one thing in common – fun. Rick Spell and Christy Spell Terry combined forces in 2004 to turn their love of food into a successful portfolio of beloved brands in Tennessee and Florida, including George's in Alys Beach, LaCo in Seacrest Beach, La Crema Tapas & Chocolate and Edward's in Rosemary Beach, and Shades Bar & Grill and Shaka Sushi & Cocktail Bar in Inlet Beach. Later this year, they will add another restaurant to their portfolio – a highly anticipated Shades Bar & Grill at Grand Boulevard in Miramar Beach.



George's spring menu.

George's Located in Alys Beach

George's, which opened in 2008, is an institution for families. To them, no trip is complete without a meal in this charming beach cottage-style restaurant. George's is a place for making memories, spending quality time together and enjoying incredible meals. Led by executive chef Camille Withall, George's immensely talented culinary team serves up coastal fare infused with global flavors for lunch and dinner daily.

Open daily
11 a.m.-3 p.m., 5-9 p.m.

LaCo Located in Seacrest Beach

LaCo is a casual spot nestled between Alys and Rosemary, offering flavorful Latin-inspired dishes with a coastal twist. Think four types of ceviche, nine taco options and Mahi Tostadas, just to name a few. Be sure to stop by during happy hour, which runs daily from 3-5 p.m., for discounted dishes and drinks.

Open daily
11 a.m.-9 p.m.
Available for delivery through Beach Bites

La Crema Tapas & Chocolates Located in Rosemary Beach

La Crema's menu is inspired by the incredibly popular tapas and chocolate shops found in Spain. Its offerings include wildly popular items like Blue Crab Rangoons, Enfuego Chicken and Serrano Wrapped Figs, but La Crema is best-known for its decadent desserts. Chocolate Fondue, Hot Chocolate Molten Cake and the OMG, whipped espresso cream sandwiched between two warm triple chocolate chip cookies, are the most notable and for good reason.

Open daily
11 a.m.-9 p.m.

Edward's Located in Rosemary Beach

Fine dining in a casual and kid-friendly setting is what Edward's is all about. You can dine indoors, on the covered courtyard or al fresco on Rosemary's cobblestone Main Street. Its seasonal menu is packed with dishes made with the freshest ingredients available and you can taste the difference in every bite. Pair your entree with a vino from the award-winning wine list, and you've got yourself an ideal evening on picturesque 30A.

Open daily
Sunday-Thursday 5-9 p.m.
Friday-Saturday 5-10 p.m.

Shades Bar & Grill Located in Inlet Beach

Offering a chef-driven menu (not your average bar food!), 34 beers on tap and 28 screens, Shades has been a beloved



Edward's spring menu.

establishment since 1994. Its laidback atmosphere makes it great for families, leading to its inclusion in Yelp's 2025 list of the Top 100 Family Friendly Restaurants in the U.S. Check out their website or social media pages for details on upcoming events, as they host festive parties throughout the year, and weekly live music, trivia and music bingo.

Open daily
11 a.m.-1 a.m.

Shaka Sushi & Cocktail Bar Located in Inlet Beach

Found just minutes from 30A on Highway 98 in the Shoppes @ Inlet, Shaka is a place to hang loose and be welcomed with positive vibes. Its passionate team of sushi chefs and culinary professionals serve up exquisite sushi rolls, sashimi and nigiri, noodle bowls and more – all made with fresh fish that arrives daily. If you'd like a drink with dinner, they can take care of that, too, as they offer a fine selection of sake, wine, beer and liquor. Pro tip: Visit between 4-5 p.m. for happy hour deals!

Open daily
4-9 p.m.
Available for delivery through Beach Bites

For more information on Spell Restaurant Group establishments, visit www.spellrestaurantgroup.com. To contact the group, head to www.spellrestaurantgroup.com/contact.

Experience the Magic!



MCCASKILL & COMPANY

— Finest Jewelry & Watches —

13390 Highway 98 West | Destin, FL

(850) 650-2262

Restaurant Paradis' Tenth Annual Prohibition Repeal Wine Dinner Raises Record-Breaking \$26,260 for South Walton Academy

BY TAYLOR PETRICK



Guests gathered at the Rosemary Beach fine-dining restaurant on Saturday, January 10 for a private, Prohibition-era dinner. In honor of the restaurant's 10-year anniversary, guests were also gifted a commemorative bottle of Chicken Cock Whiskey and a rocks glass courtesy of Buddy's Seafood.

Attendees then made their way into the main dining room where they were seated for a special five-course meal prepared by Paradis' award-winning chef, Mark Eichin. Each course was expertly paired with wines by Break Thru Beverage Group and sponsored by local businesses including 30A Hat Bar, 30A Home, Shore Thing Cigars, and Silver Sands Premium Outlets.

The Paradis dining room was adorned with florals by Beachside Blooms, sponsored by 30A Luxury Vacations, and live music from Violin 30A filled the space, courtesy of Inlet Beach Real Estate. Guests snapped commemorative photos by Epic Photo Co. courtesy of Coastal Insurance and Shay Wiggins while Jim Clark captured every moment of the night, sponsored by Swiftly Catered. Throughout the evening, attendees also had the opportunity to enter a drawing to win various wines and spirits donated by Café Thirty-A, Bud and Alley's, Cash's Liquors, Pescado, Pazzo Italiano, The Dawson Group and Wild Olives.

Through donations, the wine and spirits pull, ticket sales, and sponsorships, the 10th annual event raised \$26,260 for South Walton Academy, a private, non-profit inclusion school and pediatric therapy clinic in Santa Rosa Beach, Fla.

Located at 305 Mack Bayou Road, South Walton Academy is dedicated to empowering every child to reach their highest potential through inclusive education and community engagement. The school serves children from preschool through 12th grade and offers individualized education as well as therapeutic support such as speech therapy, occupational therapy, and behavioral therapy for those who need therapeutic accommodations.

"On behalf of South Walton Academy, we are incredibly grateful for this generosity, from Paradis and the community that made this possible," said Calley Middlebrooks, founder of South Walton Academy. "This gift represents so much more than a donation, it reflects a shared belief in our students, staff, and our mission, inclusion. As this event and our school both celebrate our 10th year, this support is especially meaningful. This will directly impact the lives of the children and families we serve. Thank you for standing with us and helping us continue to grow, thrive, and create opportunities for every student."

The money raised from the 10th annual event is the most raised in the event's history. Over the past decade, Paradis' Prohibition Dinners has raised over \$63,000 for various local charities including Alaqua Animal Refuge, Beach Care Services, Destin Charity Wine Auction, Emerald Coast Children's Advocacy Center, Food for Thought Outreach, Hannies Grannies, Neurodiversity Resource of the Panhandle, and Westonwood Ranch.

"We had a truly magical and unforgettable evening celebrating 10 years of giving back to our amazing community and especially to South Walton Academy," said owner Monica Cosenzi. "When we started this Prohibition wine dinner 10 years ago, we never imagined it would grow into what it is today. Our food, wine and overall concept have remained the same, but the biggest change has been the growth and generosity of our beloved community. Our hearts are full as we are thankful to each and every person who makes this possible."

About Restaurant Paradis

Restaurant Paradis is a small fine dining restaurant, that was taken over by local couple, Monica and Danny Cosenzi in 2014. Nestled in the beautiful coastal town of Rosemary Beach, Florida, you'll find this hidden gem that loyal customers like to call home. Evoking a warm neighborhood feel, the dining area features an understated wine country elegance. Open for dinner beginning at 5 p.m., Paradis is committed to serving fresh seasonal ingredients, which celebrate local produce and an abundance of fresh Gulf seafood, along with prime steaks and fine wines. Paradis welcomes wedding receptions, rehearsal dinners, and all celebrations, both intimate and large. Throughout the year, Paradis also offers select wine dinners and tastings from some of California's most exclusive vintners. For more information, please follow Restaurant Paradis on Facebook, Twitter and Instagram. Information can also be obtained via www.restaurantparadis.com or by calling 850-534-0400.

DR. BART PRECOURT D.C. HOLISTIC DOCTOR



SERVICES

Functional Nutrition • Lab Testing
Chiropractic & Acupuncture

Gut Health • Adrenal Fatigue
Hormones • Sleep
Anxiety/Depression

balance
HEALTH STUDIO



Providing
safe & effective
methods to create
better health naturally

BALANCE30A.COM • 850.231.9288



ADVERTISE WITH US

the thirty-a REVIEW™

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

Call (404) 907-6427
for rates and information

miles@thirtyareview.com www.thirtyareview.com
visit our website for current and past issues

THE DOG KULA

NUTRITION • WELLNESS • APOTHECARY

1 STOP SHOP

Premium Pet Nutrition • Apothecary
Herbal & Homeopathic Remedies • Supplementation

*WELLNESS SERVICES

Ozone & Laser Therapy, Acupuncture & Chiropractic,
Functional Lab Testing, Titters, Nutritional Consultations

MON-FRI
10:00a-6:00p

SATURDAY
10:00a-5:00p

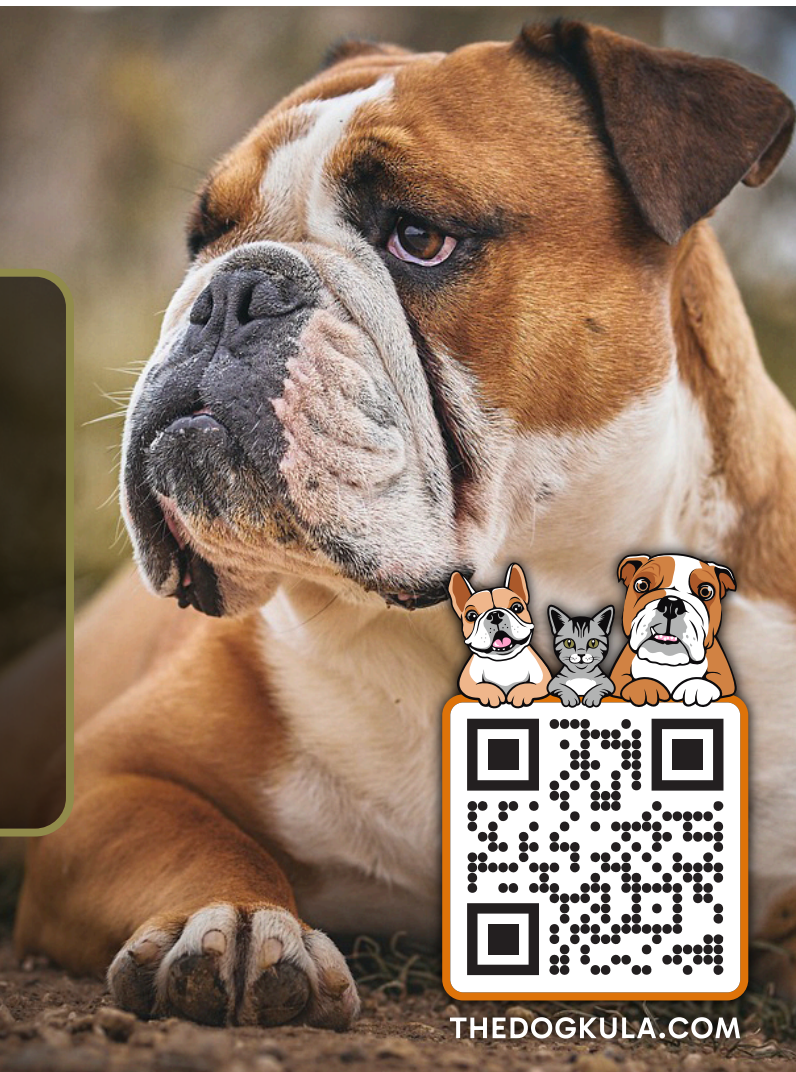
SUNDAY
11:00a-4:30p

Online Ordering coming SOON!

COME BY & see us!

4935 EAST COUNTY HIGHWAY 30A
SANTA ROSA BEACH • FL 32459 • USA

*STARTS MID NOVEMBER



THEDOGKULA.COM

Art of Collecting: A Personal Invitation

BY GARY HANDLER, OWNER OF CURATE 30A

One of the most common things I hear from people walking into Curate 30A for the first time is some version of, “I don’t know much about art.” There’s often a pause, a bit of hesitation, sometimes even a quiet apology—as if collecting art requires a certain level of expertise before you’re allowed to begin.

I understand that feeling, but I’ve never believed it should stand in the way. In fact, I’ve built my approach around the idea that collecting art is not about credentials—it’s about connection. There is no prerequisite, no exam to pass, and no single “right” way to begin. If something speaks to you, that’s where the journey starts.

Trust Your Gut

If there is one guiding principle I share with new collectors, it’s this: trust your gut. You don’t need to be able to articulate exactly why a piece resonates with you. Sometimes it’s immediate—a pull you can’t quite explain. Other times it grows slowly as you live with an image in your mind. Both are valid.

Art is deeply personal. Two people can stand in front of the same piece and have entirely different responses. That subjectivity is not a complication—it’s the beauty of it. When a work moves you, it’s because something in it reflects your own experiences, emotions, or perspective. That instinct is worth honoring.

Removing the Intimidation

The art world can sometimes feel intimidating from the outside. There are unfamiliar terms, price ranges, and a perception that you need to “know what you’re doing” before participating. My goal as a gallery owner has always been to remove that barrier.

Collecting art does not require prior knowledge—it requires curiosity. Ask questions. Spend time with the work. Talk with the artists when possible, or with those who represent them. The more you engage, the more comfortable the experience becomes. Over time, what once felt unfamiliar begins to feel natural.

There is also a misconception that collecting art is reserved for a select few. In reality, there is art for every space, every budget, and every stage of life. Starting small is not only acceptable—it’s often the most meaningful way to begin. A single piece can shift the energy of a room, spark conversation, and become part of your daily environment in a way that is both subtle and powerful.

There Are No Rules

Perhaps the most liberating truth about collecting art is this: there are no rules. While design trends and advice may offer guidance, they should never override your own instincts. You don’t have to match your art to your sofa, your walls, or even to other pieces in your collection. In fact, some of the most compelling collections are built through contrast rather than conformity.

Scale, color, medium—these are all considerations, but they are not constraints. A bold, expressive piece can anchor a quiet space. A serene landscape can bring balance to a more dynamic interior. Over time, your collection becomes a reflection of your evolving taste, your experiences, and the moments that have resonated with you along the way.

Not Transactional—Relationship-Based

At its core, collecting art is not transactional—it’s relational. The pieces you bring into your life often carry the memory of how you discovered them, who you met along the way, and what drew you in. Relationships with galleries, artists, and fellow collectors become part of that story.

At Curate 30A, some of the most rewarding moments happen not at the point of sale, but in the conversations that lead up to it—and long after. We get to know our collectors: what they respond to, how they live, what they’re building over time. That ongoing dialogue shapes a collection far more than any single purchase ever could.

Over time, these relationships deepen. Collectors return not just for artwork, but for perspective, guidance, and shared enthusiasm. Artists, too, become part of that circle—bringing their own stories, processes, and intentions into the experience. What emerges is a community built around appreciation, trust, and mutual respect.

Art Can Change Lives

It may sound like a bold statement, but I’ve seen firsthand how art can change lives. A single piece can mark a milestone, represent a memory, or inspire a shift in how someone experiences their home. It can bring daily moments of reflection, joy, or calm. It can serve as a reminder of where you’ve been—or where you’re headed.

For some, collecting art becomes a lifelong passion. For others, it begins with one meaningful piece that simply “felt right.” In both cases, the impact is real. Art has a way of grounding us, of connecting us to something beyond the routine of everyday life. It invites us to pause, to look more closely, and to engage with the world in a more thoughtful way.

An Invitation

If you’re considering beginning your own collection, or expanding one you’ve already started, my advice is simple: start where you are. Pay attention to what draws you in.

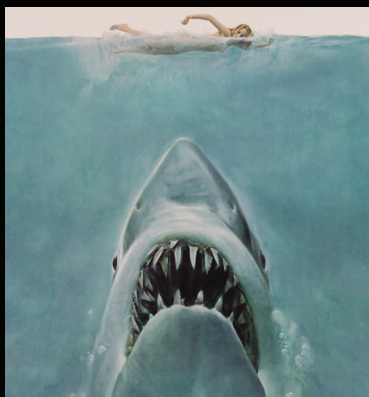


Curate Owner Gary Handler

Visit galleries, explore different styles, and allow yourself the freedom to respond without overthinking.

There is no perfect moment to begin—only the moment you decide to engage. From there, the experience unfolds naturally. Over time, you won’t just be acquiring art; you’ll be building a collection that reflects who you are, what you value, and the journey you’ve taken to get there.

And if there’s one thing I’ve learned over the years, it’s this: the right piece of art doesn’t just fill a space. It transforms it—and sometimes, it transforms the person who brings it home.



JAWS IN CONCERT

SATURDAY, MAY 15 | 7:30 PM
DESTIN-FWB CONVENTION CENTER

Just when you thought it was safe to go back in the concert hall ... experience Academy Award-winning director Steven Spielberg's classic 1970s adventure thriller like never before. *Jaws in Concert* will keep you on the edge of your seat as Sinfonia Gulf Coast performs composer John Williams' iconic Academy Award-winning score live, perfectly synced to the film projected in HD on the big screen. Relive the suspense, the terror, and the unforgettable music that forever changed the way we view the ocean.

20 SINFONIA
GULF COAST
YEARS DEMETRIUS FULLER
MUSIC & ARTISTIC DIRECTOR

YOUR SYMPHONY EXPERIENCE ... REDEFINED

TICKETS ON SALE NOW

Box Office:
SinfoniaGulfCoast.org
850.460.8800



PRESENTED BY:



PRESENTING SEASON SPONSOR:



PRESENTING CONCERTS SPONSOR:



PRESENTING MEDIA SPONSOR:



CLASSICAL CONNECTIONS PRESENTING SPONSOR:



PRESENTING CREATIVE SPONSOR:



GLP-1s Are Powerful.. But Only If You Use Them Right

Lawn toxins: Are your kids and dogs at risk?

BY DR. BART M. PRECOURT, D.C.

With more people turning to GLP-1 medications like semaglutide and tirzepatide, the noise is getting louder... hype on one side, concern on the other.

Here's the truth: both are valid.

GLP-1s are a tool. And like any tool, when used correctly, they can be incredibly effective. Used poorly? They can create a new set of problems while you're trying to solve the first one.

We're seeing both play out in real time.

If you're using, or considering GLP-1's, here's how to do it the right way.

1. Don't Get Greedy

This is the biggest mistake we see clinically. Too much weight, too fast.

Or using a powerful metabolic tool to lose 5 or 10 pounds when the real issue is nutrition and lifestyle discipline.

There are two sides to this:

- The patient who wants 40, 50, 100 pounds off as fast as possible
- The provider who helps them do it without thinking long term. That combination rarely ends well. A sustainable, healthy rate of weight loss is about 1-3 pounds per week. Push beyond that, and the body starts to pay the price, especially as you get older.
- We're seeing it show up as:
 - Sagging skin ("Ozempic face")
 - Fatigue and low motivation
 - Decreased libido
 - Flat mood, low drive (dopamine drop)

Why? Because your physiology can't keep up with the speed of change.

Can this be avoided? In most cases... yes. Yet it requires patience. And doing the next two things right.

2. Nutrition Isn't Optional... It's Everything!

This is where most people get it wrong. And often when I discuss how important this is... it throws some people off at first. Do not overlook this!

GLP-1's suppress appetite, so weight comes off even without discipline. That's exactly what makes them dangerous if used passively.

If you're eating less, what you eat matters more, not less. Think about it:



Dr. Bart Precourt

Less food = fewer nutrients

- Fewer nutrients = more stress on the system

Every bite now has a job. This is where guidance matters. Structure matters. Accountability matters.

The goal isn't just weight loss, it's metabolic improvement. If the only win is a lower number on the scale, you may have missed the point.

3. Protect Your Muscle at All Costs

This one is non-negotiable.

Weight loss isn't just fat loss. Without a plan, a significant portion might come from your muscles. And most people aren't tracking it. A good benchmark:

If you lose 10 pounds, no more than 1 pound (10%) should be muscle. Lose 20 pounds, no more than 2 pounds (10%). You get the point.

What do we actually see? 30-50% muscle loss. That's not weight loss, that's metabolic damage. Muscle mass is now being described as your best longevity predictor.

Muscle is your longevity tissue:

- It drives metabolism
- Supports hormone balance
- Protects against aging and fragility

Lose too much of it, and you're fast tracking toward sarcopenia, the same muscle wasting condition we associate with aging. Yes, you may be getting skinnier yet possibly fragile along the way.

Unfortunately we're now seeing it in younger as well as older populations using GLP-1's improperly. Completely avoidable.

Here's how to avoid:

- Eat enough protein
- Strength train consistently Actually measure body composition

(We've been using InBody scans for years, takes 90 seconds, and it changes how people approach this completely)

Final Thought

GLP-1's can be a powerful tool:

- Weight loss
- Reduced inflammation
- Better metabolic health

But tools don't fix problems .. strategy does. If you rush it, ignore nutrition, and lose muscle along the way... you may end up lighter, but not healthier.

Use them with intention. Play the long game.

If you're currently using GLP-1's or considering it and want to do it the right way, our office is here to help guide the process.

Dr. Bart M. Precourt, D.C., 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 Seagrave Beach at Balance Health Studio. For more information or a consultation, visit www.balance30a.com, call 850-231-9288 or email drbart@drbartprecourt.com

the thirty-a REVIEW™

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

ember 3 • may/june 2023



ADVERTISE WITH US

the thirty-a REVIEW™

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

Call (404) 907-6427

for rates and information

miles@thirtyareview.com www.thirtyareview.com

Two New Agricultural Communities Coming to South Walton

BY SHELBY ROCHESTER

Twenty years ago, we made our first trip from Georgia traveling down Highway 331 South, wondering what lay beyond the long stretch of pine trees just before arriving at the beautiful beach towns along 30A. That drive would change our lives. Over the past two decades, it has been remarkable to watch how those quiet forests and roadside farm stands have gradually evolved as Walton County has grown.



Textiles, luxe fabrics and more await shoppers at Summer House Lifestyle.

New neighborhoods have expanded north and south of the 331 bridge, yet much of the natural character that first drew people here remains. Our boys were welcomed into the local schools by friendly classmates and teammates who made the transition feel easy. Middle school soon brought a whirlwind of activities, but the memories that stand out most are the simple ones: beach bonfires, evenings at 30A lacrosse games, gathering with friends, basketball practices, and tennis in Watercolor and Alys Beach.

School field trips to the E.O. Wilson Biophilia Center helped answer some of the questions we once had about what existed beyond those pine forests. As we spent more time exploring Walton County, we discovered natural springs, quiet boat launches, and agricultural pockets that have long been part of the area's heritage.

Today, a new concept in neighborhood design is bringing that agricultural heritage back into focus. Across the country, a growing number of homebuyers are seeking something different from traditional amenities. Many are drawn to communities centered around local food, open land, and shared outdoor experiences. These developments are often referred to as agricultural neighborhoods.

In these communities, a farm, orchard, or community garden becomes the centerpiece of the neighborhood. Instead of decorative green space, agriculture serves both a practical and social purpose. Residents may live beside orchards, vegetable fields, or organic gardens that produce food while also providing gathering places for seasonal events, workshops, and family activities.

More than 200 agricultural communities now exist across the United States. Well-known examples such as Serenbe near Newnan GA and Prairie Crossing in Grayslake IL demonstrate how agriculture can successfully

anchor a residential community while encouraging walkability, environmental stewardship, and a deeper connection to neighbors and nature.

Two agricultural communities are now in the planning stages just North of the 331 Bridge approximately 20-25 minutes from the 30A Beaches.

One concept centers around a ten-acre organic garden surrounded by homes, creating a setting where residents can step outside their front doors and walk directly into rows of vegetables and seasonal crops. The garden would function as both a productive landscape and a gathering place for the

neighborhood, hosting harvest celebrations, gardening workshops, and educational activities throughout the year.

A second — and particularly intriguing — concept focuses on a larger agricultural landscape: a 33-acre orchard adjacent to a gated residential enclave of just 24 homesites across 82 acres.

Known as the Waverly Orchard community, the project combines estate-sized homesites with the beauty of a working agricultural landscape nearby. Homesites are expected to range from approximately 1.4 to 2.5 acres, offering homeowners both privacy and space to cultivate gardens or hobby farms of their own. Each property is planned to include a dedicated garden area along with several fruit trees, allowing residents to grow their own produce and enjoy a small orchard with their favorite fruits in their own backyard.

For scale, the 33-acre orchard and surrounding homesites together occupy more land than the town of Seaside, yet the community will include only two dozen homes. The result is an unusually open and pastoral setting for a residential neighborhood in South Walton.

The Waverly Orchard itself will create a landscape that changes with the seasons. Rows of blueberry bushes, peach trees, and lemon trees are planned as the foundation of the plantings. In early spring, peach blossoms will bring soft color across the fields, accompanied by the fragrance of citrus blooms. By early summer, blueberry harvests will begin, followed by vegetables, flower production, and other seasonal crops.

Additional sections of the adjacent Orchard property are planned for flower farming, vegetable gardens, and even pumpkin and Christmas tree fields. Together, these elements will create a landscape that evolves throughout the year while reflecting the agricultural traditions that once defined much of Walton County.

For homeowners living beside the orchard, the setting offers something increasingly rare in modern development: the opportunity to live close to productive farmland while still enjoying privacy and space. Children can ride bikes along quiet neighborhood roads, families harvest fruit from their backyard trees, and neighbors can enjoy watching the rhythms of the seasons unfold across the fields next door.

As Walton County continues to grow, communities like these suggest a thoughtful approach to balancing progress with preservation. By weaving agriculture back into residential design, these neighborhoods celebrate the region's farming heritage while creating new opportunities for connection,



The boutique has added clothing and accessories that match the breezy coastal lifestyle.

learning, and outdoor living.

For those who once drove down Highway 331 wondering what lay beyond those pine trees, it is encouraging to see that the future of South Walton continues to evolve in creative ways — blending new homes, open landscapes, the 106 acre new Town Center and a renewed appreciation for the land that first shaped this beautiful area.

Homesites at Waverly Orchard start at \$299,000. For more information and updates about these new agricultural communities, you can contact Shelby at 850-714-4788.

REACH THE FINEST PEOPLE ON 30-A.



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

Call (404) 907-6427

for rates and information

miles@thirtyareview.com
www.thirtyareview.com

visit our website for current and past issues



ADVERTISE WITH US



Your One Stop Shop Neighborhood Specialty Market

FRESH SEAFOOD. PRIME MEATS. WINE, BEER & SPIRITS.

market30a.com

13063 Highway 98 East, Inlet Beach, FL 32461 • 850.502.4100 • Open Daily 9am-6pm Steamers Close at 5:30pm

Summer House Lifestyle

BY TESS FARMER



becoming too casual. The light, airy nature of these fabrics leave space for more modern or trend-oriented additions in smaller accessories and accent pieces - items that are easier to interchange when a client needs a refresh.

As evidenced by many showrooms at High Point Market, the bi-annual furniture and interiors market in High Point, North Carolina, recent trends have seen a resurgence of very traditional upholstery, patterns, and casegoods, creating vignettes reminiscent of old English manor homes. “It’s interesting how these trends come and go,” laughs Skowlund “though I do love the more traditional direction of the current ones.

In a world where we are constantly being sold the “next best thing,” industry trends turn around so quickly that by the time you finally finish furnishing your home with the so-called latest and greatest, there’s a newer, more “exciting” trend on the horizon. At Design Bar by Summer House Lifestyle, their philosophy is a little different than filling your home with the trendiest items on the market. Melissa Skowlund, owner and principal designer at Summer House, has oriented her style around integrating classic, timeless pieces with modern accents, creating spaces that feel not only fresh and unique, but also enduring.

One step into Summer House Lifestyle’s brick and mortar store in Watersound Origins is enough to understand what she means. The store is sprinkled with antique consoles, linen upholstery and paneled grasscloth, but also showcases an acrylic game table, lucite shelving, and modern brass light fixtures. “I love sourcing quality, well-made pieces that withstand the test of time,” says Skowlund, whose recent project (pictured) showcases an impressive collection of antique pieces styled in harmony with more contemporary styles. “Each of these pieces tells a story and has so much character that you just can’t replicate with mass-produced items. I love mixing in modern accents like lucite, brass, and acrylic to bring balance and interest to the space and really add to the story of the home.”

One of her favorite ways to make a project feel cohesive and instantly classic is to draw inspiration from the natural beauty of the environment in which each project lies. Natural fibers like cotton and linen, especially when used in homes on the Emerald Coast, lean into the coastal elements of the natural environment without

My best advice to outlive them is to invest in well-made pieces with timeless silhouettes, mixing in trendier items as the final layer. Build the room around those investment pieces - add color with custom pillows, throws, and tape on window treatments.” High-end custom window treatments, unique oushak rugs, and custom pillows crafted from artisan fabrics add to the timeless feel of Skowlund’s design and have become a trademark of Summer House’s design style. “Custom pillows are a great way to implement color, patterns, and texture into a room without over-committing. It’s also a fantastic way to get creative and bring personality to a bed or sofa,” Skowlund emphasizes. She hand-picks designer fabrics to craft Summer House Lifestyle’s custom pillows that they sell to design clients and in-store, which she describes as one of her favorite parts of the job.



In addition to the big name brands that every designer is familiar with, Skowlund pursues partnerships with smaller, local vendors with domestic production in pursuit of lasting, artisanal pieces. “30-A was built on small businesses and an entrepreneurial spirit. In the early days before the arrival of national chains like Starbucks



and Lululemon, 30-A was dedicated to the small business owner – an oasis of entrepreneurship and mom-and-pop businesses. I really resonate with that.” She says. “While they may be more expensive than pieces that are produced in greater volume overseas, I see the quality and craftsmanship that live behind these family-owned American brands. I believe that now more than ever, in the age of Amazon and endless trend cycles, it’s crucial to support small businesses that put quality first. Their pieces are often the ones that age well – something that is hard to come by in a world of dupes. Investing in high-quality, well-made furniture, fabric, and wallpaper can help create enduring design that withstands the cyclical nature of viral trends and creates a space that truly feels like home.”

www.summerhouselifestyle.com

WATSON



SEWELL

ATTORNEYS AT LAW

Serving the Emerald Coast Since 1997

- Real Estate Closings
- Integrated Estate Planning
- Business & Corporate Law

- Real Estate Law
- Business Planning
- Asset Protection



*Board Certified
Real Estate Attorney*

www.watsonsewell.com

visit our website and sign up for our monthly e-newsletter

Kimberly Watson Sewell, Esq

Licensed to Practice in Florida & Georgia

Franklin H. Watson, Esq

Licensed to Practice in Florida & Alabama

850-231-3465 office • 850-231-3475 fax

5410 E. Co., Hwy 30-A, Suite 201 Seagrove Beach, FL 32459

REAL ESTATE

“Board Certification is the highest level of recognition given by The Florida Bar for competency and experience within an area of law and identifies an individual as a lawyer with special knowledge, skills and proficiency, as well as a reputation for professionalism and ethics who is a specialist and expert in their practice area”
- The Florida Bar

NOW WELCOMING
CLIENTS ON

30A



Arrive at a future planned with purpose.

ARIV Wealth has opened a 30A office led by long-time homeowner and Financial Advisor Lynne Wiggins, providing wealth planning and guidance for families who love this coast.

Lynne Wiggins

Founder & CEO, ARIV Wealth



Phone: 850-806-1669

Email: lwiggins@arivwealth.com



Comprehensive
financial & wealth
planning



Investment
Management &
portfolio guidance



Estate & legacy
planning coordination



Retirement income &
distribution strategies



Tax-aware planning with
your tax professionals



Planning for business
owners & liquidity events

**Now scheduling
client appointments
in the area.**



Scan to schedule a
conversation with Lynne.

arivwealth.com

Advisory services offered through Ariv Wealth, a registered investment adviser. Ariv Wealth is supported by RFG Advisory, an SEC registered investment adviser. Registration does not imply a certain level of skill or training. Additional disclosures available at arivwealth.com.

Designing for Life at the Beach

With projects across 30A, the Owen Group Interiors shares their approach to creating coastal homes that feel effortless, elevated, and made to be lived in.

BY TAYLOR SHEEKLEY PETRICK

Designing for life near the water has always carried a certain allure, but for the Owen Group Interiors, it's less about capturing a look and more about



Mother-daughter duo, Breelan and Tami Owen.

understanding a feeling. Splitting their time between Houston and 30A, mother-daughter team Tami Owen and Breelan Owen Pearson have built a portfolio of coastal homes shaped as much by how they're lived in as how they look.

Many clients arrive with a vision of a “beach house,” but what they're really after is something more nuanced: spaces that feel calm but not sparse, elevated but never precious. The result is a quieter, more refined approach to coastal design.

[Q+A:]

Q: When you think about a beach house today, how has the definition shifted from what people expect?

Tami: I think people used to come to the beach wanting something that felt very obviously “coastal,” lighter, brighter, and a little more themed. Now it has shifted. Good design and high style are more accessible, especially through platforms like Instagram, so clients are exposed to more elevated ways of living. They still want it to feel like an escape, but they are looking for something more timeless and livable.

Breelan: I agree. It is less about creating a look and more about creating a feeling. People want their beach house to reflect how they actually live. We are seeing a move toward

interiors that are softer, more layered, and more restrained, something that feels elevated but still easy.

Q: Your coastal work often leans neutral, but never feels flat—how do you bring depth and interest to a restrained palette?

Tami: It comes down to layering and creating a feeling. We want people to live with pieces they truly love. Even within a neutral palette, we are thinking about how materials and finishes interact and how the room feels as a whole.

Breelan: We focus on texture and tone. Linen, plaster, light woods, and natural fibers bring dimension without relying on color.

Q: What materials do you find yourselves returning to again and again in coastal homes?

Tami: Natural materials. Linen, wood, stone, things that feel honest and lived-in. They bring a sense of the outdoors in without feeling forced.

Breelan: We use plaster, light woods, woven grasses, and natural fibers, but we are also thinking about how the home will be used. Slipcovered sofas, indoor-outdoor rugs, and hard-wearing materials are key.

Q: What's something you tend to avoid in beach house design?

Tami: We tend to steer away from anything too literal. You don't need to remind people they're at the beach. For us, it's about creating a feeling that is calm, comfortable, and easy.

Breelan: We try to keep things edited. When a space is too on-the-nose, it can feel forced. We focus on balance and let the materials and the setting speak for themselves.

Q: Many of your clients are designing second homes—how does that shape the way you approach layout and furnishings?

Tami: In a lot of ways, we don't approach it differently than a primary residence. It still needs to be beautiful, comfortable, and reflective of how the family lives.

Breelan: Where it shifts is in how the home functions. These houses often host multiple generations, so we think about flexibility. More beds, adaptable seating, and materials that can hold up, especially if the home is also used as a rental.

Q: Is there a recent project that really captures your approach to coastal design?

Tami: One that comes to mind is a recent home we completed in Alys Beach. It was our fourth project with the same family, which makes it especially meaningful. It was designed as a multi-generational retreat, so the goal was to create something serene and cohesive, but still comfortable



enough for everyone to settle in.

Breelan: Alys Beach is very specific architecturally, so there are constraints in a good way. It pushes you to be thoughtful and intentional. We leaned into a soft, tonal palette with high-performance materials so the house could really be used. Nothing feels overly styled, but everything works and feels considered.

Q: If someone is designing or refreshing a beach house today, what's one thing they should keep in mind?

Tami: Focus on how you want it to feel. If it feels easy and comfortable, everything else will fall into place.

Breelan: Invest in pieces that can really be lived in. Comfort and durability matter just as much as how it looks.

www.owengroupinteriors.com



Executive Chef, Mark Eichin



Restaurant PARADIS

COASTAL FEEL **ESTD 2009** LOCAL CHARM



82 SOUTH BARRETT SQUARE

Located in the Rosemary Beach® Community | (850) 534-0400 | restaurantparadis.com

ADVERTISE WITH US

the thirty-a REVIEW™

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

Call (404) 907-6427
for rates and information

miles@thirtyareview.com www.thirtyareview.com
visit our website for current and past issues

Beach Like A Local



www.SoWal.com

The Insider's Guide to Florida's
South Walton Beaches & Scene 30A

Contact us for advertising opportunities - info@SoWal.com, 850-231-0102

The Best New Golf Destinations in America

BY TOM FITZPATRICK

How the golf course building boom of the '90s has come full circle. After the big recession, Tom Fazio declared the Golden Age of Golf Course design to be over. How things have changed. America is now riding a wave of stunning new golf destinations. Land owners are partnering with top named golf architects to blend stunning remote landscapes with golf courses designed to thrill players of all levels. These standout destinations promise unforgettable golf getaways, each offering a unique view of Americana.



Old Shores, Florida Panhandle

Old Shores

Located in Florida's panhandle, just inland from the gulf's sugar sand beaches, Old Shores will be a new community anchored by golf - a refuge, with world-class courses, accommodations, and estate lot homesites. Located just 30 minutes north of Panama City Beach, the land will serve as a peaceful, secluded escape and is an easy day drive from regional states.

The bluffs and moss-draped oaks of Old Shores form a natural setting for a walking golf village that opens to the unspoiled golf sites and a vast forest with lakes for exploring. This new expression of golf by Michael Keiser will change the way you look at Florida. A preview loop by Tom Doak will open fall of 2026, with the full course completed in 2027. A second course is in design.

Sand Valley, Wisconsin

Although Wisconsin has a short golf season, Sand Valley's rolling sand barrens of central Wisconsin has become a



Rodeo Dunes, Colorado

bucket-list stop. The Lido and Sedge Valley, both crafted by Tom Doak, have turned this resort into a true gem. These links-style courses, set amid towering dunes, feel like Scotland. With four top-tier public courses—including Mammoth Dunes and the original Sand Valley—plus the fun Sandbox par-3, it's a playground for groups.

Cabot Citrus Farms, Florida

North of Florida's Tampa area, Cabot Citrus Farms is breathing new life into the former World Woods site. The Karoo and the 21-hole Roost offer a mix of traditional and quirky layouts. Kyle Franz's designs weave through sandy wastes and pine-lined fairways, delivering a laid-back yet challenging vibe. It's a winter escape that balances fun and value.

CapRock Ranch, Nebraska

Nebraska's Sandhills and CapRock Ranch is becoming a golfer's paradise. Designed by Gil Hanse, this stunner sits atop canyon rims overlooking the North Platte River, with windswept prairies and bold bunkers creating a thrilling test. Golfers call it one of the decade's best, with its rugged beauty and strategic holes. Pair it with nearby newcomers like Landmand and you've got a remote golf pilgrimage.

Pinehurst No. 10, North Carolina

Pinehurst, the "Home of American Golf," keeps raising the bar with No. 10, Tom Doak's latest masterpiece in the Sandhills. Carved through sandy wiregrass and pines, it echoes the legendary No. 2 but brings its own flair

with wide fairways and tricky greens. Golfers love its bold driving challenges and natural flow, built on untouched land. As part of Pinehurst's 10-course lineup, bolstered by recent restorations, No. 10 makes the resort a strong draw.

Rodeo Dunes, Colorado

Northeast of Denver, Rodeo Dunes is shaping up to be Colorado's next big golf destination. Michael Keiser's Coore & Crenshaw course sprawls across 4,000 acres of rolling dunes. Early buzz highlights its minimalist design, walkable layout, and epic mountain views, promising a fresh take on high-desert golf. With plans for up to six courses, Rodeo Dunes offers a wild, wide-open experience.

These destinations are more than just courses by also including unique lodging and food experiences. Demand can be one year out on tee times, so pre-planning your itinerary is important for a productive time away from the daily office routine.

Tom Fitzpatrick is marketing Old Shores Golf real estate, and is a Leadbetter certified instructor. He can be reached at (850) 225-4674 and tfitzpatrick@oldshores.com



Tom Fitzpatrick

CAPTAIN

your own family sight seeing adventure

Great Boats at Great Prices!



~ Premium Executive Pontoons ~

Our 24' Pontoon Boats are Perfect for Snorkeling and Visiting Shell Island

~ Clean, Comfortable and Fully Equipped ~

- Versatile Sun Canopy
- Convenient Swim Ladder
- Lots of Under-seat Storage
- Luxurious Captain's Chair
- Map of the Cruising Area
- Seating for 10 People
- 4-Stroke Honda Outboard Motors
- Enjoy a Picnic on Shell Island



BOSTON WHALER FISHING BOATS also AVAILABLE



Reserve Online 24/7
www.shellislandtours.com
3601 Thomas Dr., Treasure Island Marina 32408



Reserve Online 24/7
www.30Apontoonrentals.com
850-236-FINS (3467)

Come Swim With Dolphins!

BLUE DOLPHIN TOURS

TOUR TIMES AND INFO

9am, 11am, 1:30pm, 3:30pm
It is around Shell Island, just 20 miles to the east of 30A.

2, 3 & 4 hour tours available!

850.236.FINS

RESERVATIONS ARE REQUIRED

Swim with the Dolphins | Snorkel Grass Flats | Explore Shell Island



PRIVATE BOAT FOR JUST YOU & YOUR FAMILY

(we have several boats available to accommodate larger families)

RESERVE NOW ON-LINE

30adolphintours.com



3601 Thomas Drive | Panama City Beach
Treasure Island Marina

30adolphintours.com

Mindful marriage

Pre-marital estate planning

BY KIMBERLY WATSON SEWELL AND FRANKLIN H. WATSON

When contemplating marriage, remember that love may be blind, but it is wise to proceed with both eyes wide open. This wisdom is never truer than when that marriage will form a blended family. After all, both parties are blending their respective assets and, oftentimes, their respective children.

It is estimated that one in three remarriages end in divorce, especially when children are involved. So, how does a couple “unblend” their assets when things do not work out as planned? Further, if the remarriage stays intact when one spouse dies, what happens with the assets of the deceased spouse?

In light of these realities, the parties should consider negotiating and signing a premarital agreement that addresses these issues before saying “I do.”

Once the premarital agreement is signed, it takes effect when the marriage is legal. The agreement should clarify asset ownership during the marriage, asset disposition upon divorce, spousal support and asset division upon death.

Once those details are covered, be mindful to ensure that the agreement will withstand future legal challenges. To help make the agreement bullet-proof, ensure that both parties:

- Provide full written disclosure of their assets and liabilities;
- Provide adequate time for negotiation and reflection well in advance of the wedding day;
- Ensure that the agreement is voluntary and not unconscionable (i.e., unfair);
- Ensure that each party understands the consequences of the agreement; and
- Ensure that each party has independent legal representation.

While, admittedly, not very “romantic,” a premarital agreement can start the remarriage off on the right footing. Not only will both future spouses know what their future rights and responsibilities will be, but their children will know the rules of the road, too.

When it comes to assets, certain rights that attach only after the marriage is official need to be addressed. One common asset that requires careful attention is your retirement fund. If it is an ERISA retirement



Kimberly Watson Sewell and Franklin Watson

fund, then your surviving spouse is automatically the primary beneficiary, even if your own children have been designated as your primary beneficiaries. Accordingly, your premarital agreement should address this and provide that your new spouse agrees to “waive” these ERISA rights after the wedding.

Another area of concern involves gifts or an inheritance received after the wedding. For example, if you will inherit the family business from your parents, then this needs to be addressed in your premarital agreement to insure that it will be your “separate property” when received.

Naturally, the estate plans of both parties will need to be created or revised after the wedding so that they are consistent with the agreed disposition of assets upon the death of one spouse or after the deaths of

both spouses. Thereafter, careful attention is required to ensure that all separate and marital assets are titled and designated to pass as planned.

If you are married already, consider a “post-nuptial agreement” to address all of the “premarital agreement” matters.



**For more information, please contact
Watson Sewell, PL at 850-231-3465**

the thirty-a REVIEW™

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

ember 3 • may/june 2023



ADVERTISE WITH US

the thirty-a REVIEW™

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

Call (404) 907-6427

for rates and information

miles@thirtyareview.com www.thirtyareview.com

Make Your Next Move Next Level.



6 HOTZ AVENUE | GRAYTON BEACH ——— 7 BEDS | 4/1 BATHS

This exceptional coastal retreat also features two bonus rooms, offering space and flexibility for large gatherings. Enjoy a large private pool, outdoor kitchen, private elevator, and parking for up to eight cars.



134 ROYAL FERN WAY
WATERCOLOR
4 BEDS | 3/1 BATHS



6 EAST TRIGGER TRAIL
SEACREST BEACH
4 BEDS | 3 BATHS



209 EAST MILESTONE DRIVE B
PROMINENCE
3 BEDS | 2/1 BATHS



Shelby Rochester

Global Real Estate Advisor
850.714.4788
Shelby@ScenicSIR.com



Scenic
Sotheby's
INTERNATIONAL REALTY