



THE OFFICIAL *Newsletter* OF STONEBRIER

A letter from the Board

Happy 250th Birthday America!!! We hope that your family is having a fun and relaxing Summer so far, even though it has been very hot and we are still waiting on our summer rains to start, so the Hillsborough County watering restrictions remain in place. June 1st also marked the official start to the 2026 hurricane season so make sure you take time to have your hurricane preparations in order.

The HOA Board met in June with our Property Manager. Wise reported that regular violation patrols have resumed and a total of 55 new violations were issued. These violations included landscape issues including mulch beds, weeds in planting beds/expansion joints, mow and maintain yard, tree suckers, removing dead palm fronds, trimming/pruning of trees and installing new sod. Additional violations included removing items from front of homes, mailbox repairs, general exterior maintenance, removing holiday decorations/lights and street parking. Wise

understands that with the drought conditions and watering restrictions, we won't see any significant new planting taking place, but the main concerns are to remove the dead plant material and keep our community looking nice. The fining committee was unable to meet in June but a total of 10 homes were referred to the fining committee for maximum fines to be issued and will be addressed at the July fining committee meeting. The Architectural Review committee was very busy and had a total of 26 submissions for review. Twenty-five of these submissions were approved and 1 was rejected. The submissions included garage door replacements, window replacement, screen enclosures, exterior painting, roofs, fences, security cameras, pavers, tree removal and curbing.

The HOA Board approved the proposal for the Amenity Center remodeling updates (bathrooms and gym area) at our April meeting and the contractor has finalized the details and materials. Construction will begin right after 4th of July and may take a few weeks to complete. While construction is ongoing, the Amenity Center restrooms and gym will be closed to residents. Portable bathrooms have been ordered and will

be in place in the parking lot so we are able to keep the pool area open during construction. We know it will be inconvenient, but the remodeled updates to the gym and bathrooms will look great. We are excited to have a refreshed Amenity Center in the coming months.

Our May financial balance sheet showed the operating fund finished the month with \$204,183, which is a decrease from the April total of \$228,869. Prepaid assessments increased from an April total of \$56,705 to a May total of \$63,234. Receivables finished the month of May at \$10,824, which is a decrease from our April total of \$20,816. Our income statements show the breakdown of the monthly expenses for May. The top areas that were over budget for the month of May were accounting/CPA tax preparation, uncollectable assessments and telephone utilities. Our total expenses for the month of May were \$3,894 under budget and our 2026 YTD expenses are running \$21,202 under budget.

The HOA Board would like to thank our volunteer member Aamir Qazi for his years of volunteer service on our HOA Board. Aamir announced at the May HOA Board meeting that he needed to step down so while we will miss him on our team, we wish him all the best. *Continued on page 2*

Hello Neighbor!

Thinking of selling? Ever consider an Investor?

Before you do, know that most investors want to pay about 70% of your home's value.

You can use this to calculate what your home is really worth. Just take the number they give you and divide it by .7. Bet you'll be surprised by the difference.

Do that, or just call me.
I'm just around the corner.



Henri White

CALL, TEXT, OR EMAIL

☎ 813-575-2246

✉ henriwhitefl@gmail.com



A LETTER FROM THE BOARD CONTINUED...

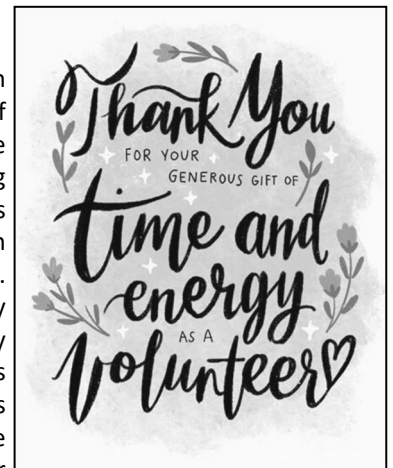
That now leaves us with a vacant seat on the HOA Board so if you're looking to get more involved, please submit an email to StonebrierHOA@gmail.com with the keywords HOA Board Member in the subject line.

Remember that with school being out for summer, our streets will get crowded with kids playing on bikes and scooters. Just a friendly reminder that we have had a LOT of issues recently with street parking. Please be sure to only park your vehicles in your garage or on your driveway as our roads are not wide enough for emergency vehicles to get through if cars are parked on the streets. As you are driving around over the summer months, please slow down and watch out for our kids.

If you have a suggestion or would like to see a topic covered in future newsletters, be sure to let us know. If you have a positive story to share, we'd love to hear it and share with our neighbors! Thank you for the continued opportunity to serve!

Thank you Volunteers!

Our HOA Community Volunteer Day was on April 11th. We had a dedicated group of residents come out and help with some simple tasks to help keep our Amenity Center looking great. We want to thank all the volunteers who helped out on a Saturday morning. Both basketball nets and soccer nets were replaced. Trash was picked up all around the Amenity Center and playground. A previously vandalized section of fencing at the pool was repaired and some of the pool furniture was re-arranged. We regularly conduct these community volunteer days to help lower our maintenance costs and they also provide an opportunity for our students to earn hours towards their Bright Futures Scholarships. Whether you can spare an hour or the whole morning, your time and effort will help keep our community beautiful and connected. Keep watch for future volunteer dates and come be a part of something that makes Stonebrier stronger – we'd love to see you there!



Streetlight Not Working Properly?

If you observe a streetlight that isn't functioning properly in our community, you can report the concern directly to TECO for repairs or replacement. Use the following link: <https://forms.tampaelectric.com/forms/residential/streetlightout/>. This form takes less than 1 minute to complete and has you fill out contact information and a simple report to address your concern. Be sure to write down the pole identification number on the plate on the pole to help with the proper location identify for TECO.

Stonebrier HOA Board – stonebrierHOA@gmail.com

Josh Cravens – President, President@stonebrierHOA.com

Jennifer Blanton – Vice President,
VicePresident@stonebrierHOA.com

VACANT – Secretary, Secretary@stonebrierHOA.com

Jeff Berg – Treasurer, Treasurer@stonebrierHOA.com

Joe Latin – Director At Large, DirectorAtLarge@stonebrierHOA.com

Stonebrier CDD Board of Supervisors,

Analina Medina - Chair, Seat3@stonebriercdd.org

Michael Kiely - Vice Chair

Joseph Traugott - Assistant Secretary

Kristyn Fada - Assistant Secretary

Hari Joshi- Assistance Secretary

HOA Management Company:

Wise Property Management

3903 Northdale Blvd, Suite 250 W Tampa, FL 33624

HOA website: https://caliber.wisepm.com/CaliberWeb2_Wise

Email: SB@wisepm.com Phone: 813-968-5665

Camilo “Cam” Clark, LCAM – Property Manager

cmclark@wisepm.com 813-968-5665 x 322

Latisha Carver– Assistant

lcarter@wisepm.com 813-965-5665 x 302

Stonebrier CDD Website,www.stonebriercdd.org

Stonebrier CDD Management Company:

Inframark Community Management

Mark A. Vega CDM - Senior District Manager

mark.vega@inframark.com

813-991-1140

**Questions or Concerns for the Architectural Review Committee or
Fining Committee???** Contact Wise Property Management at
(813) 968-5665

Stonebrier Neighborhood Watch Coordinator Volunteer(s) Needed !!!

Stonebrier Neighborhood Social Committee Coordinator
OPEN—Volunteer(s) Needed!!!

Be sure to check out the Stonebrier Community Group Facebook Page
– search for ‘Stonebrier Community, Lutz, FL’.

Links and contacts additions: Trash and recycling missed:
<https://service.hillsboroughcounty.org/311/trash-recycling/>

Mosquito issues:

<https://service.hillsboroughcounty.org/311/mosquito/>

Hurricane guide to Tampa Bay:

<https://www.tbo.com/hurricane-guide/>

TECO Street light outage reporting process:

<https://www.tampaelectric.com/forms/residential/streetlightout/>

Hillsborough County Animal Control: [https://](https://www.hillsboroughcounty.org/en/residents/animals-and-pets)

www.hillsboroughcounty.org/en/residents/animals-and-pets

For County Services Who Do You Call?

Contact Hillsborough County at (813) 272-5900, a one-stop county service and information center! The center provides comprehensive information and referral to all government, health, and social services in the community. It coordinates government service requests and handles complaints quickly and courteously. This office works with all county departments to ensure you receive accurate and timely responses. Hillsborough County Information – (813) 272-5900

Important Dates and INFORMATION

HOA and Fining Committee Meetings – All Residents Welcome to Attend. Meetings are held virtually and agendas with meeting links are circulated to the residents via email by Wise Property Management. The Fining Committee meets at 6:00pm, HOA Board meets at 6:30pm. CDD Meetings are held at 6:30pm at the Library Room at the Heritage Harbor Clubhouse, located at 19502 Heritage Harbor Parkway, Lutz, FL 33558

CDD Meeting – Mon, July 13th at 6:00pm

HOA Board Meeting – Tues, July 21st at 6:30pm

Be sure to check out the Stonebrier Community Group Facebook Page – search for ‘Stonebrier Community, Lutz, FL’.

Math Tutor

Looking for a math tutor? Want to prevent the summer slide? I am a 5th grade math and science teacher in Hillsborough County and live in Stonebrier. I offer tutoring services for both remediation or enrichment. Contact me if you are interested! Jennifer 813-520-7606

Need a Babysitter?

Need a night out and have some little ones that need a local babysitter? Babysitting Service Available! We have 3 daughters ages 17 years, 16 years, & 14 years old. We live in Waterbridge. Hire one, two, or all 3 girls for your babysitting needs. Experienced and reliable. Call or text Vanessa Neylan @ 813-765-9723.

Dog Walking / Pet Sitting Services

Dog Walking and Pet sitting services available right in your own neighborhood! My flexible schedule allows for walks or check-ins throughout the day – mornings, midday or evenings. As a long-time rescue dog and cat owner, I have extensive experience in dog walking and pet sitting. I am certified in dog and cat first aid and am experienced with senior dogs. Please call or text Kathy @ 813-728-1002. Neighborhood references available.



Wise Property Management

Their new location is 3903 Northdale Blvd, Suite 250W, Tampa, FL 33624. It's an office complex at the corner of Northdale Blvd and Mapledale Blvd near the Whole Foods (about 10-15min away from Stonebrier).

Please make note of this address should you need to visit our management company.



PLUMBING HAPPENS. WE'RE HERE FOR THE "OOPS" MOMENTS.

Whether it's a curious toddler with a bucket of LEGOs or a hidden leak behind the wall, we know that home maintenance isn't always pretty. We've been the "hero on speed-dial" for our neighbors for years, providing honest work without the headache.

- ✓ **Local Knowledge:** We know the specific plumbing layouts of your neighborhood.
- ✓ **Mess-Free Service:** We treat your home with more respect than the kids do.
- ✓ **Clear Pricing:** No "surprise" fees—just straightforward, reliable help.

CONTACT US:

813.395.9490
CoralPelican.com

First time customers:
10% off

Can not be combined with any other offer

*Cleanout must ground level easy access. Can not be combined with any other offer



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\$99

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Lic# - CFC1433065

IMPORTANT – ONGOING Water Restrictions

Hillsborough Residents Asked to Reduce Landscape Watering to One Day Per Week

Hillsborough County is asking all residential and commercial property owners to observe new guidelines regarding landscape watering days because of the regional drought.

The Southwest Florida Water Management District Governing Board voted to declare a Modified Phase II "Severe" Water Shortage due to dry conditions across the region, which requires all residents in Hillsborough County, including those on private wells, to follow one-day-per-week watering restrictions. The restrictions are in effect from Feb. 8, 2026, through July 1, 2026. Hillsborough residents should follow the following schedule:

If your address (house number) ends in...

- ⇒ 0 or 1, water only on Monday
- ⇒ 2 or 3, water only on Tuesday
- ⇒ 4 or 5, water only on Wednesday
- ⇒ 6 or 7, water only on Thursday
- ⇒ 8 or 9, water only on Friday
- ⇒ Watering hours are reduced to 12:01 a.m. to 8 a.m. or 6 p.m. to 11:59 p.m.; properties less than one acre in size may only use one of these windows.
- ⇒ Low-volume watering (micro-irrigation, soaker hoses, hand watering) of plants and shrubs (not lawns) is allowed any day and any time.

There is more information regarding the restrictions at WaterMatters.org/restrictions, and HCFL.gov/WaterRestrictions.



Neighborhood Watch Volunteers Needed!

We are working on re-launching our Neighborhood Watch

program in Stonebrier, but in order for it to be successful, we need several residents to volunteer to help provide coverage throughout our community. We have a few residents who volunteered to coordinate the group so now we just need some additional volunteers to cover the hours. If you are interested or want to learn more, please contact vicepresident@StonebrierHOA.com and include Neighborhood Watch Volunteer in the subject line to get connected to the right folks!

Reminder HOA Dues

Your 2026 3rd quarter HOA Dues are due as of July 1st. The HOA Board voted to not increase our HOA dues for 2026 so our payments will remain at \$340/quarter. If you have your payments set on auto draft, please check your account to make sure you're paying the correct amount (\$340/quarter) to avoid any late fees.

We appreciate your prompt payments.





The Mortgage Magic Trick: Why “How Much House Can I Afford?” Isn’t as Simple as It Sounds

Hey there, savvy homebuyers!

At some point in time, you’ve probably typed your income and monthly debts into a mortgage calculator and watched a shiny “maximum sales price” pop up on the screen. “\$475,000? Awesome!”

But here’s the fun (and slightly sneaky) truth most people don’t realize: that maximum sales price number is not the real starting point for how much you can afford. It’s actually the ending point of a clever reverse calculation.

Here’s how the magic works:

Lenders don’t start by asking, “How expensive of a house do you want?” They start with a much more important question: **“What’s the highest monthly housing payment you can comfortably afford?”**

That maximum qualifying payment is based on your income, debt, credit, and the lender’s guidelines (think debt-to-income ratios, reserves, etc.). Once they have that monthly payment number locked in, they work backwards to estimate how much house it can buy.

It’s like planning a road trip by first deciding how much you can spend on gas each day, then figuring out how far that gas money will actually take you. The distance (sales price) depends on a number of ever-changing variables.

Why the Same Monthly Payment Can Buy Very Different Houses:

Let’s say your maximum qualifying payment is \$2,800 per month (principal + interest + taxes + insurance + any applicable HOA fees).

Now watch how a few real-world variables can dramatically change the house you can afford:

- **An Interest Rate move of just 0.5%** → Can swing your buying power by tens of thousands of dollars.
- **Property taxes** in your target neighborhood are higher or lower than average.
- **Homeowners insurance** costs that are higher in a coastal flood zone vs. inland.
- **Condo or HOA fees** are applicable for some properties and not for others.
- **Down payment adjustment** (more money down = smaller loan = lower payment for the same house).
- **Loan type** (FHA vs Conventional vs VA) changes the mortgage insurance premiums or loan guidelines/eligibility.

One buyer with a \$2,800 max payment might comfortably qualify for a \$460,000 single-family home in a lower-tax area with no HOA fees. Another buyer with the exact same payment might only stretch to \$410,000 once insurance and higher taxes are factored in. The payment stays the same — the house price they can afford changes!

The Takeaway for Smart Shoppers:

This is exactly why a fancy online “pre-approval” that only spits out a sales price number can be misleading. The real power comes from understanding your maximum qualifying payment first, then building realistic price ranges around it.

That’s where we come in. Instead of chasing a number that can move around like a mirage, we run personalized scenarios that account for:

- Your actual credit and income picture
- Local taxes and insurance costs
- Different loan programs (including those great Florida down payment assistance options)
- Various down payment and reserve strategies

The result? You’ll know exactly which homes are realistic, which ones might stretch you, and which ones leave you with breathing room for furniture, vacations, or that new boat you’ve been eyeing.

Ready to see what your true buying power looks like in today’s market — with real numbers, not online calculator guesswork? Drop me a note or give the office a call. We’ll run the scenarios together, answer all your questions, and make sure the house you fall in love with is one you can actually afford.

Nathan Lindley is a VP of Mortgage Lending with Guaranteed Rate Affinity and has been serving the residential mortgage needs of Florida homeowners for over 22 years. NMLS # 506529, Jennifer Lindley, NMLS # 1948815, 727-452-9868 or TheLindleyTeam@grarate.com. The Lindley Team “Not just a loan, but a plan!”

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EXPERTS**

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**CLOSE
TO HOME**



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NorthdaleER.com

In case of a medical emergency, call 911.

AdventHealth Northdale ER is a department of AdventHealth Tampa. It is not an urgent care center. Its services and care are billed at hospital emergency department rates.


AdventHealth
Northdale ER



Protecting Florida Homeowners: What to Do When a Roofing Contractor Knocks on Your Door

Florida homeowners are frequently approached by contractors offering free roof inspections after storms. While many contractors operate professionally and ethically, homeowners should understand that Florida law places important restrictions on what contractors may say and do when discussing insurance claims.

A homeowner's roof is one of the most important components of their home's storm defense system. Decisions regarding repairs, replacements, and insurance claims should be made carefully and based on verified information rather than pressure or fear.

If a contractor knocks on your door and tells you that you may have wind damage, that does not automatically mean your insurance company will agree. Only your insurance carrier can determine coverage under your policy. Homeowners should be cautious if a contractor makes statements such as:

- *"Your insurance company will buy you a new roof."*
- *"We'll handle the insurance claim for you."*
- *"Don't worry about your deductible."*
- *"Sign today before the opportunity disappears."*
- *"Everyone in the neighborhood is getting a free roof."*

Florida law prohibits certain forms of insurance claim solicitation and misrepresentation. Homeowners should always verify information independently before signing any agreements.

A few simple steps can help protect you:

1. Verify the contractor's Florida license.
2. Confirm they carry liability and workers' compensation insurance.
3. Ask for local references.
4. Contact your insurance agent if you have questions about coverage.
5. Obtain more than one opinion before making a major decision.

Remember, a roof should be replaced because it legitimately needs replacement—not simply because someone knocked on your door and suggested it.

At Sharpe Roofing, we believe informed homeowners make better decisions. Our goal is to provide education first, whether a homeowner chooses our company, another contractor, or simply wants to better understand how to protect their home.

When it comes to your roof, never hire someone because they knocked on your door. Hire them because you did your homework.

I hope you find this information useful and helpful to share with friends, family and co-workers who may want to learn a bit more about protecting their home. Please visit and share our website with the "Roofing University" link as it is not sales, just helpful tips to get the most out of the system that protects your home the most. I'll share more in upcoming issues!

West Edwards

www.SharpeRoof.com
813-675-7894

On Nextdoor & Facebook



Amenity Center Remodel

Pardon our dust! The Stonebrier Amenity Center will be under construction for a few weeks as we work with our contractors to remodel the bathrooms and gym. The construction process will start after 4th of July and is anticipated to take approx. Two weeks to complete.



During construction, the bathrooms and gym area will be closed to all residents. We have ordered temporary bathrooms to be placed in the parking lot during construction so we are able to keep our pool area open for use. We know it will be a bit inconvenient, but we appreciate your patience as we work to improve our community!

Fining Committee Volunteers NEEDED!

Our HOA has rules and regulations for living here. These include things like paint colors, landscaping requirements, approved structures/modifications to home and general maintenance of our properties. Sometimes life gets busy, and our properties fall into disrepair and need a little maintenance or repairs to keep it looking great. When those issues crop up, it's likely that you'll be issued a friendly reminder by our Property Manager to maintain your property with our community standards. If these issues go unaddressed or ignored, then residents are sent to our Fining Committee to determine if a fine needs to be imposed on the homeowner. This Fining Committee is separate from both our HOA and CDD Boards and is made up of volunteer residents. Recently, we've had a few members of our Fining Committee move away and we need a few more volunteers.

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- ✓ Remove Chlorine
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- ✓ And More

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OneGreenFilter.com


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filter. Not to be combined with any
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filter. Not to be combined with any
other offer


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green
FILTER**

*"For my family,
peace of mind
starts with pure
water. Trust
One Green Filter."*

Thaddeus Bullard AKA WWE Legend Titus O'Neil
Father, Tampa Bay Area resident and
Community Leader



WARNING!

No. 0001

**YOU HAVE PARKED IN A
NO
PARKING
AREA**

Parking Violations

PLEASE stop parking on the streets in our community! Our streets are simply not wide enough for vehicles to pass safely – especially emergency vehicles and oversized vehicles like garbage and recycling trucks. We've received numerous complaints about on-street parking and overnight parking in non-designated areas. Several residents have their garbage and recycling days missed because the garbage trucks could not fit down our narrow streets when there were vehicles parked on both sides of the road. As a result, the Stonebrier HOA Board is looking for volunteers to help with the Parking Violations. We are looking for several volunteers in Waterbridge, Sweetgrass, Woodside and Sandhurst. If interested, please send an email to StonebrierHOA@gmail.com. Please do not be an inconsiderate neighbor and park your vehicles in your garage or on your driveway. Habitual offenders are being documented and the vehicles are subject to towing and impoundment. If you're having guests visit for a short term and need some temporary street parking, please make sure they are only parking on one side of the street. Thank you for your attention to this issue.

Enjoy Community Events? Consider being our Social Committee Coordinator! The HOA Board would like to thank our volunteer resident Evan Walker for always being willing to help organize our community social events like our September movie and ice cream social movie nights, post-hurricane community pizza party last October, Easter events and more.

So...with that being said, we are still searching for a resident volunteer on our Social Committee. This volunteer role is critical in coordinating a variety of events and vendors throughout the year. Events such as our Easter Egg hunt, small business craft fair and movie nights at the basketball court are just a few recent examples. If you have some ideas for future community events or would simply like to get more involved in making your neighborhood a great place to live and play, please reach out to the HOA Board via email at StonebrierHOA@gmail.com with the subject line 'Social Committee'. We'd love to have several individuals help out with this position so please consider it as a way to volunteer and put some smiles on the faces of our residents. Thank you again Evan for setting up a fun event and we look forward to other residents volunteering to help coordinate future fun community events!

Five great dog-friendly beaches in Tampa Bay to visit this summer



Summer may have just started officially a few weeks ago, but temperatures over the last month felt more like mid-August than late spring. Whatever

the calendar says, it's hot, and this is the time of year when outdoor activities for dogs and humans alike preferably involve being in the water.

There are plenty of pools for humans and a plethora of parks for dogs, but finding a place we can both get in the water is a little tougher. With summer fun in mind, we're highlighting some of the best dog beaches around the region, with a couple across the bridge in case you want to venture out to the Gulf.

Ft. De Soto Dog Beach

3500 Pinellas Bayway South, Tierra Verde

Let your dogs roam this beautiful, historic beach off-leash. Let them dive and splash in the water, make some new puppy friends and enjoy the Florida sunshine. There are also 2 fenced-in areas near the beach for large and small dogs with water stations.

Davis Islands Dog Beach

1002 Severn Street, Tampa

This waterfront dog beach is a totally laid-back spot to unwind with your four-legged friend. The area features a water fountain and wash station to help keep your dog cool and clean while they play. It's always smart to check the water quality.

Gandy Beach

Gandy Boulevard Causeway

Dogs must be leashed here, but it's the only spot you can pull your car right up to the shoreline and hop into the water. If you're looking for more of a quick and cheap trip (parking is free) rather than a full day of sand and sun, this is a strong pick.

Picnic Island Dog Beach

7409 Picnic Island Blvd

The Old Tampa Bay park is a bit out of the way, but it's more than worth it for the natural beauty of Picnic Island Park. It's a big stretch of beach with shallow water and free parking, plus fenced in areas, a dog wash station, and dog water fountains.

Honeymoon Island State Park

1 Causeway Boulevard, Dunedin

This expansive state park features a designated beach area for dogs, in addition to allowing leashed pets on the nature trail. It's a Dunedin gem and totally worth the trip with your pooch. Bonus: Downtown Dunedin is incredibly dog-friendly for your post-beach fun.

Best Brunch In Tampa: Saturday, Sunday and Weekday Brunch Places In Tampa

Tampa knows how to do brunch, and this guide rounds up some of the best brunch in Tampa, featuring everything from waterfront patios and rooftop lounges to cozy cafés and upscale dining rooms. If you're searching for the best brunch places in Tampa, there's no shortage of standout options across Tampa Bay. From mimosas and over-the-top French toast to Southern comfort food and expertly crafted espresso martinis, these Saturday, Sunday, and weekday brunch spots are all worth waking up for.

From South Tampa staples and Ybor City favorites, this brunch list highlights some of the best brunches in Tampa. Some spots keep things classic with pancakes and biscuits and gravy, while others put creative spins on brunch with globally inspired flavors, brunch buffets, and indulgent comfort food. Whether you're planning a laid-back Sunday brunch, a boozy brunch with friends, or a casual weekday breakfast, here are the best Tampa restaurants and dishes you need to have on your weekend bucket list. **Be sure to check with individual restaurants in advance, as menus, hours and offers are subject to change.**

Another Broken Egg

4041 S. Dale Mabry Highway

Another Broken Egg is a place of dreams, especially for anyone searching for the best breakfast Tampa has to offer. I mean, who wouldn't dream about thick-sliced cinnamon-roll-battered French toast topped with cream cheese icing, Foster sauce, mixed berries, and whipped cream? Try their Cinnamon Roll French Toast and make your dreams come true.

American Social (best Tampa brunch on the water)

601 S. Harbour Island Blvd

It's easy to say American Social serves some of the best brunch in Tampa on the water, with brunch available Saturday and Sunday from 10:30am–3pm. A perfect place for groups, the lively waterfront spot is ideal for grazing on shareable plates and sipping boozy brunch favorites, from their espresso martini "Tini Tree" to the "Bubbles and Bites" pairing of crispy chicken tenders and champagne. The menu also features fun brunch specialties like Fruity Pebble fried chicken and waffles, and a sausage egg and cheese biscuit benny. It's also one of the standout gluten free Tampa restaurants, offering a separate gluten-free menu upon request.

Steelbach at Armature Works

1910 N. Ola Ave

Steelbach is a Southern-inspired chophouse at Armature Works serving brunch Saturday and Sunday from 9:30am–4pm. Known for quality cuts of beef and indulgent brunch dishes, the restaurant offers everything from a massive shareable Tomahawk Brunch Board to their Hangover Burger—a burger topped with a fried egg, American cheese, shredded hashbrowns, bacon, and a special bloody mary ketchup. Want something sweet? Try the brioche French toast topped with caramelized bananas and ricotta cream. Don't skip the biscuits with smoked honey butter for the table.

Continued on page 10

Best Brunch In Tampa: Saturday, Sunday and Weekday Brunch Places In Tampa

Continued from page 9

7th + Grove (best spot in Tampa for mimosas)

1930 E. 7th Ave

7th & Grove brings bold Southern comfort food to weekend brunch. Known for its lively atmosphere and soulful flavors, it's a go-to for anyone searching for the best deals on bottomless mimosas Tampa has to offer. The menu leans into rich, comforting dishes like fried green tomatoes and fried catfish over gouda grits with braised collard greens, delivering hearty, flavor-packed Southern classics in the heart of Ybor City.

Ava

718 S. Howard Ave

There are a few options at this Italian haven that make our mouths water. We suggest trying the Tiramisu French Toast as our number one. Imagine a mascarpone-stuffed brioche bread topped with a coffee chocolate sauce. If dessert for brekkie isn't your deal, try another favorite: the House Italian Eggs Benedict. This poached egg is complemented with pancetta and hollandaise, and paired with a house-made biscuit.

The Brunchery (best weekday brunch Tampa spot)

3225 S. MacDill Avenue

Quaint, quick, friendly, and tasty, The Brunchery is one of Tampa's best brunch stops for any day of the week and a favorite for Tampa cheap eats. This classic-style brunch spot serves breakfast daily from 8am–2pm. A customer favorite is the Bayshore Benedict — a fresh croissant with scrambled eggs and cheddar cheese, topped with bacon, tomato slices, and hollandaise.

Olivia (best brunch South Tampa option)

3601 W. Swann Ave

Olivia's brunch blends Italian comfort with classic breakfast favorites, making it a standout among the best Tampa restaurants and a great option for vegetarian restaurants in Tampa. Guests can enjoy shareable charcuterie boards, pizza, and fresh pasta alongside brunch staples like pancakes, waffles, and a chef's daily omelette. Bellinis by the bottle keeps the table flowing while you linger over a relaxed, social brunch perfect for groups or weekend celebrations.

Counter Culture Tampa

2909 W. Bay to Bay Boulevard

Chef Pierola's modern homage to classic counter dining has quickly earned Counter Culture a spot among the best Tampa restaurants and a favorite for South Tampa brunch. The space features elevated kitchen bar dining, an open-air mixologist bar, outdoor patio seating, and Bay views. The macadamia nut pancakes and buttermilk Belgian waffles are divine, but the signature "hoe cakes" are a must-order, topped with serrano chile pimiento cheese, crispy lardons, burnt peanuts, shaved scallions, and sriracha honey.

Egg Town New Tampa

17507 Preserve Walk Lane

Egg Town is a place where brunch is sacred. EggTown's menu is stacked with a variety of options, from sweet to savory, where everyone can find a favorite. Every meal is freshly handmade using premium ingredients available and so meticulously plated for a new translation of the traditional breakfast and lunch. They're famous for their county skillet, huge omelettes, and the Cinnamon Toast Crunch cheesecake waffles and pancakes

Élevage (best brunch in Tampa Bay for an elevated breakfast experience)

1207 S. Howard Ave

Located inside the Epicurean Hotel, Élevage isn't messing around when it comes to a great Tampa Bay brunch, led by James Beard Best Chef South Semi-Finalist Chad Johnson. Their weekday and weekend brunch menus feature elevated dishes like Lobster & Soft Scrambled Eggs, Dill Roasted Salmon, and Burrata with Prosciutto and Grilled Melon, alongside mimosa flights and fresh-squeezed juices for a bright, refreshing start to the day.

Flor Fina

1412 E. 7th Ave

Flor Fina is an exquisite dining experience in Historic Ybor City, serving brunch Tuesday through Sunday from 9am–1pm. The menu includes a house-made beignet basket, guacamole toast, pancakes with lemon thyme, blackberry compote, brown sugar butter, baked eggs with smoked vegetable sofritos, and a brunch burger with coffee bacon.

The Oxford Exchange (best brunch downtown Tampa vibes)

420 W. Kennedy Blvd

The Oxford Exchange is a social hub for Tampa residents and a standout for downtown Tampa brunch. It's also arguably one of the most photogenic gathering places in the city. When you finish exploring their bookstore and event space you can make your way to OE's restaurant. Their brunch is a revelation. Sip on an OE Bloody Mary (Grey Goose mix with a Caprese Skewer) while you indulge in their pressed French toast covered in Nutella and fresh strawberries. Be sure to make a reservation! And while you're waiting for your table or walking through the shops, don't forget to grab a glass at The Champagne Bar while you browse.

Oystercatchers (best Sunday brunch Tampa buffet breakfast)

2900 Bayport Drive

Opened in 1986, Oystercatchers has been a local gem for over three decades, serving some of Tampa's best seafood alongside a beloved waterfront atmosphere. Well known to locals, their Sunday brunch is served from 10:30am to 2:30pm and has been voted "Best Brunch in Tampa" for its unique twist on classic brunch favorites. Their breakfast buffet features everything from a raw bar to a build-your-own omelette station.

Pickford's Sundries

2606 W. Hillsborough Ave

Pickford's hosts a monthly brunch market that everyone should attend, along with breakfast served 7 days a week in a classic diner setting in Seminole Heights. The old-school gem pays homage to a Tampa icon and is one of the best hole in the wall restaurants Tampa has, while also offering an array of locally made goods to outfit your home with. They offer a huge breakfast burrito and an incredible croissant sandwich.

Psomi (best brunch Tampa, FL for baked goods)

701 N. Howard Avenue

Psomi is an experience focused on fresh food made with premium, local ingredients set amid a quintessential Greek island ambiance, and a standout for the best lunch in Tampa. Their weekend brunch includes amazing Greek donuts, avocado toast, and Greek custard-stuffed French toast. The in-house bakery opens at 8am for fresh pastries, coffee, and fresh-squeezed juices, making it an ideal morning stop. Make sure to try the baklava coffee cake!

Sal Y Mar Rooftop Bar and Lounge

3650 Midtown Drive

Sal Y Mar Rooftop Bar and Lounge is one of the most exciting new concepts in the entire city. In addition to serving as a premier destination for sunset cocktails, it is also one of the best spots to enjoy brunch in Tampa. Savor yogurt parfait, mango blackberry French toast, avocado flatbreads and more.

Timpano

1610 W. Swann Avenue

If you're looking for a cute breakfast spot in a great location, look no further than Timpano in Hyde Park Village. We love a good breakfast flatbread, and Timpano delivers. Their flatbread is topped with sausage, peppadew peppers, green onions, scrambled eggs, and mozzarella. If you wanna try something a little sweeter, we recommend the blueberry pancakes with a cream cheese frosting and a wild blueberry reduction.

Whiskey Cake

2223 N. Westshore Blvd B207

Whiskey Cake is your neighborhood joint for craft cocktails and farm-fresh comfort food. Their menu is infused with & inspired by local seasonal ingredients. When you go, try the French Toast Monte Cristo duroc pit ham, cheesy goodness, house made jam, maple syrup, mixed berries.

Willa's (one of the best Saturday brunch Tampa spots)

1700 W. Fig Street

Willa's is a charming North Hyde Park restaurant offering American cuisine with French influences. Named after Merrin's great-great-grandmother and 19th-century Tampa pioneer William Lowry, it serves a 5-star brunch Wednesday through Friday from 11am-2pm. The menu includes fresh salads, sandwiches, and brunch classics like the Smoked Salmon Bagel Sandwich, Huevos Rancheros, and the Almond Croissant French Toast, along with standout dishes such as the Smash Cheeseburger and Steak Frites. Those interested in visiting can make their reservations on Resy.

The Library (brunch across the Bay)

600 5th St S., St. Petersburg

One of St. Pete's prettiest spots for a meal is also one of its tastiest. It's a little too popular to call it a hidden gem, but this downtown-adjacent favorite remains a go-to for the best brunch St. Pete locals rave about and even worth the trip for anyone searching for brunch near Tampa, FL. If you're looking for a great Sunday brunch, The Library consistently delivers. You won't find a bigger stack of pancakes anywhere, and the "Super Simple Sandwich" is one of the best breakfast handhelds in the 'Burg. Grab some fresh-brewed coffee or an espresso martini and enjoy brunch in their airy dining room, surrounded by books.



Attention Dog Walkers – Grab a Bag and Clean Up After Your Pet!

We walk here, and our kids play here. **If you or someone in your family walks your dog in our neighborhood, IT IS YOUR**

RESPONSIBILITY to pick up after your dog! This includes all residential areas and common open areas throughout our entire community. Even if your dog goes in a common area and not in front of your neighbor's home, you still have to clean it up! Everyone wants the water they drink, swim in or fish in to be clean, but recent studies have found that 95 percent of a disease-causing bacteria called fecal coliform found in urban watersheds comes from animals. Dog feces left on the ground wash into the nearest pond, lake, stream or bay when it rains. **Just one ounce of dog feces contains 23 million microorganisms of bacteria - nearly twice that of human waste.**

Ingesting water contaminated with coliform bacteria can make people ill, causing diseases such as giardiasis and salmonella. The feces also can contain hookworms, roundworms and other parasites that can be spread to adults and children walking barefoot or playing in the grass near dog waste.

Plus, it's the law to pick it up! Hillsborough County Code of Ordinance § 6-32. Animal waste removal - Any feces deposited by a dog, an owned cat, or pet pig on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner. If a neighbor catches you on camera (which most of us have installed on our homes these days) then...

First offense - \$50, Second offense - \$100 and Third offense – court appearance.

**Please be a responsible pet owner and clean up after your pet!
Your neighbors thank you...**



Stonebrier Real Estate News



19406 Butterwood Ln

- Waterbridge Community
- 4 beds + office + bonus room, 3.5 baths, 3 car garage
- 2013 build, 3,289sqft
- Brand new roof & water heater
- Custom PebbleTec saltwater pool & spa
- 2024/2025 HVAC systems
- Meticulously maintained home
- Beautiful conservation lot & no front or rear neighbors

For current pricing & a virtual tour, please visit the property website at:
www.19406ButterwoodLn.com



Choices, choices, choices & even more choices! Thinking about making a move or know of someone who wants to live in Stonebrier? Check out my 2 newest listings in our community. Contact me today for more details on these beautiful homes or to schedule a private showing!



2839 Maple Brook Loop

- Sweetgrass Community
- 4 beds, 3.5 baths, oversized tandem 3 car garage
- 2012 build, 2,894sqft
- New LVP floors & water heater
- Huge primary suite!
- Awesome screened lanai for outdoor entertaining
- Spacious 2-story floor plan
- Gorgeous oversized conservation lot w/water views!

For current pricing & a virtual tour, please visit the property website at:
www.2839MapleBrookLoop.com



3122 Majestic View Dr

As the Top Selling Realtor® in Stonebrier, I'm usually working with several Stonebrier families on upcoming listings. If your family is considering selling, give me a call today! Let me get you top dollar for your home!



2837 Maple Brook Loop

Time to sell? Time to buy? Want to know more about the current value of your home? Call me today. As your Realtor and fellow Stonebrier neighbor, I can help you with all of your real estate needs.



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