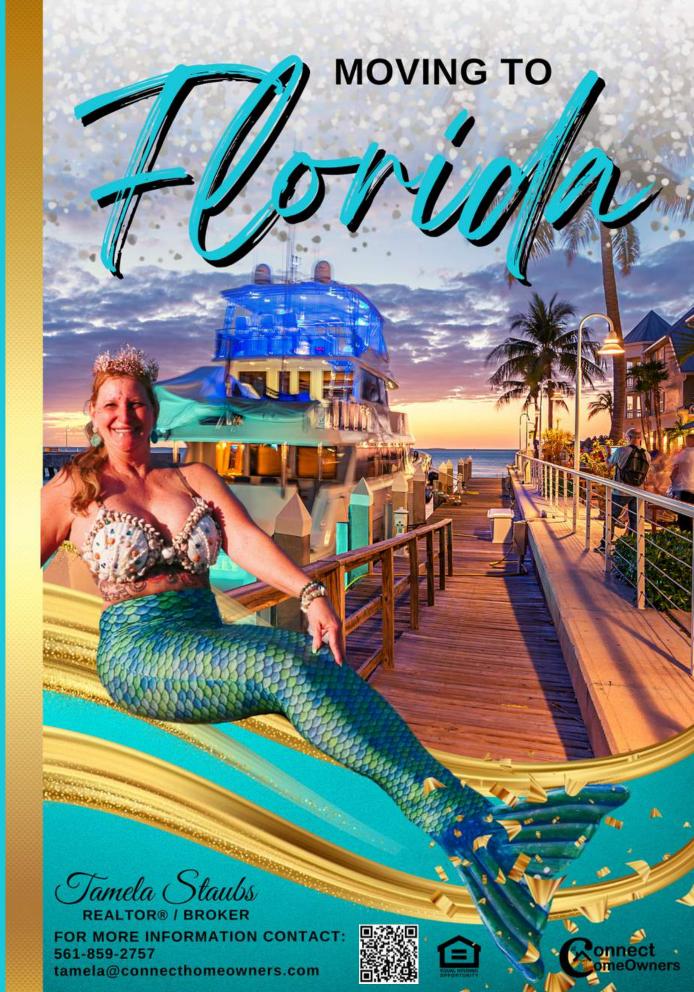
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HOUSING and NEIGHBORHOODS LEISURE, RECREATION and MORE!





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MOVING GUIDE

This guide is compliments of Your Neighborhood REALTOR®

Tamela Staubs, Real Estate Broker for Connect Homeowners located on The Treasure Coast in Florida, is a 20-year residential real estate professional and has guided thousands of sellers and buyers through the real estate process. She has created a systematic approach to selling property that also keeps the seller updated throughout the selling process. She takes buyers through a step-by-step process including a needs & wants analysis to determine what is truly important to the buyer so that she can get them to their ultimate desire of homeownership. She loves real estate so much that she created a Youtube channel to help Buyers and Sellers "Tamela Talks Real Estate". She shares tips for Buyers and Sellers as well as driving tours through communities.

Tamela moved to Boynton Beach, Florida from Loudoun County, Virginia in 2002. She immediately became a Realtor® and fell in love with helping Sellers and Buyers with one of their largest financial investments. Her motto from the first day was "Help one person/family have the best professional real estate experience possible". Over the years her clients have given her beautifully written as well as video testimonials sharing their appreciation for her outstanding service. Even though Tamela did not know anyone in the area when she moved to Boynton Beach she listened to her mentors and coaches and listed 6 properties in her first 5 weeks in the business. She has continued to learn and grow so that she can provide her clients with the most up-to-date information and guidance. She has always loved South Florida's year-round warm climate and the beautiful aqua blue ocean. She values sunrise beach walks and has been lucky enough to see hatchlings make their way into the ocean.



Tamela is also a yoga instructor which she believes is helpful when guiding sellers and buyers through the sometimes challenging real estate process by staying calm and grounded. She also uses her natural teaching ability to educate her clients through the entire buying and selling process. You might find her volunteering as a Mermaid for local events as well.



tamela@connecthomeowners.com https://connecthomeowners.com/



Whether you are relocating, or just looking for a New Home. Enjoy all the exciting things our State has to offer.

Schedule a Tour Today!

Florida's Treasure Coast gets its name from the cargo of shipwrecks along the region's Atlantic reefs. Today, the Treasure Coast is home to jewels of a different variety.

Visit the best neighborhoods on Florida's Treasure Coast for some top museums, performing arts venues, diverse eateries, outdoor pursuits, and friendly locals. All of these elements make Florida's Treasure Coast a great place to consider home.

The Treasure Coast is made up of several counties. Tamela focuses on these three Martin County, Indian River County, and St. Lucie County.

Discover your very own Treasure along Florida's east coast. Whether you're visiting for a day or looking for your forever home, you're bound to turn up some wonderful gems.

SOURCE: https://www.outcoast.com/best-neighborhoods-on-floridas-treasure-coast/



CALL NOW! (561) 859-2757







- Treasure Coast, Fl (treasurecoast.com) The Treasure Coast saw substantial population growth in the last decade, according to a batch of 2020 data released last Thursday afternoon by the U.S. Census Bureau.
- The growth is among other trends gleaned from the census, an official count of the U.S. population as of April 1, 2020, gathered from questionnaires. The data shows race, ethnicity, housing occupancy, and population changes.
- The total population grows in Treasure Coast counties
- Martin County: Nearly 8.3% population increase, from nearly 147,000 to 158,000 residents. The county trailed Indian River
 and St. Lucie in the percentage of population growth over the last decade.
- St. Lucie County: Over 18.5% population increase, from nearly 278,000 to 329,000 residents. The county outpaced Martin and Indian River counties.
- Indian River County: Nearly 15.8% population increase, from 138,000 to 160,0000 residents. The population grew more than in Martin County but less than in St. Lucie County.
- The data helps businesses track population growth to figure out where to open shop, expand existing enterprises or recruit workers.
- Data previously released in April by the U.S. Census Bureau is used for reapportionment, the process that determines how many representatives to the U.S. House are given to each state based on population.





Climate and Weather

Treasure Coast in Florida: Enjoy the sub-tropical climate!

In much of Florida, the climate is sub-tropical, with mild winters (but subject to short cold spells) and hot, sunny summers. Summer, from June to September, is also muggy and with frequent thunderstorms.

In summer, temperatures are uniform from north to south, especially in the daytime, when they range between 31 °C and 33 °C (88 °F and 91 °F), while at night, they become warmer as you head south, in fact, they range from 21 °C (70 °F) in the far north to 27 °C (81 °F) in the Keys.

In winter, there are on average 8/9 days with rainfall in the north and 6/7 in the center-south. The rains are due to frontal systems, which are formed because of the clash of air masses, and may be accompanied by the wind, and sometimes by cold temperatures. The rare cold spells can occur from late November to mid-March.

SOURCE: https://www.climatestotravel.com/climate/united-states/florida





Relocating to a new area is always an exciting experience. There are always so many great neighborhoods to choose from. Your REALTOR® has your back!

Check out a few of the neighborhoods in the area.

Tradition

This newly developed neighborhood comes fully supplied with all sorts of amenities. This community consists of single-family homes, townhomes, villas, and condos. They call it, "America's unique master-planned community". Just outside of your door, you can find shops, schools, and grocery stores.



Southbend

Southbend is another gem of Port St Lucie, being one of its older communities, but still holding all its charm and character. While the community itself is breathtaking, what really appeals is the location.

SOURCE:https://www.772area.com/realestate/top-neighborhoodson-the-treasure-coast-of-florida.html





North River Shores

This community is a beautiful one, separated from the mainland by the flowing of the St. Lucie River. This community is where you can get the feel of truly living on the water. Even though you may feel like you're in your own oasis living on the shores, you still have great highway access to get to work.





This community is home to numerous shopping centers and business parks, giving residents a plethora of employment options. St Lucie West is also home to Indian River State College, allowing residents employment and even education options. Sports fan may recognize this town as the home of First Data Field, or the spring training home of the New York Mets!

Palm City

One of the more southern locations on the Treasure Coast, and one of the most popular. Palm city is the perfect suburban community with amenities for the whole family. There are many highly-rated public schools in the area.





Did You Know?

- The story of the Treasure Coast began over 300 years ago when a fleet of 11 Spanish ships wrecked offshore between the St. Lucie River and Cape Canaveral.
- Best treasure hunting spots: Jensen Beach Local, Port St. Lucie (WT), Vero Beach (Harry)
- Since the first coin was found in 1961, the area known as the Treasure Coast is known to travelers all over the world, and gold is still occasionally found along the shoreline.

 $SOURCE: https://www.floridastreasurecoast.com/\\ https://www.allthingstreasurecoast.com/Government/Local-Resources.html$







HOUSES FOR SALE/RENT

To start your search for your next home, go to https://connecthomeowners.com/listings and type Treasure Coast in Florida.

You can filter the results based on the following:

- For Sale/Rent
- Prices
- Type
- Beds
- Baths
- Square Feet
- Lot Size
- Year Built

If you are looking for a seasonal rental - be sure to contact Tamela a year in advance to secure your seasonal property for the next season.

For a personalized list of homes to fit your specific search criteria, contact Tamela.



tamela@connecthomeowners.com https://connecthomeowners.com/







Shuckers Island Beach Resort

The flavor of Jensen Beach comes alive at Shuckers on the Beach. Enjoy signature seafood, steaks, pasta and salads, all prepared with finesse and flair. See and be seen at the lively bar and lounge, or take in the scene while dining amidst the breeze.

> Address: 9800 South Ocean Drive, Jensen Beach, FL 34957 Phone: +1 772-229-1224 Website: https://www.islandbeachresort.com/dining/







The Black Marlin Bar & Seafood Grill

A proud member of The Prawnbroker Restaurant Group. Cozy eatery with exposed-brick walls serving local seafood with a twist plus beer \mathcal{E} martinis.

Address: 53 West Osceola Street, Stuart, Florida, 34996 Phone: +1 772-286-3126 Website: http://theblackmarlin.net/

Stuart Boathouse

Their food and drink menus have been designed to offer the absolute best options available. Explore a mix of everything from the finest and freshest cuts of seafood and steaks to handmade soups, salads, and sushi rolls.

Address: 49 SW Seminole St, Stuart, FL 34994, United States Phone: +1 772-266-4586 Website:https://www.stuartboathouse.com/









The Twisted Tuna

The Twisted Tuna serves as a family-friendly seafood restaurant as well as a weekend social hub. With 3 full liquor bars, indoor and outdoor seating, and a full-service creamery, there is something for everyone!

Address: 4290 SE Salerno Rd, Stuart, FL 34997, United States Phone: +1 772-600-7239 Website: https://thetwistedtunaportsalerno.com/

Chuck's Seafood

Chuck's Seafood Restaurant in Fort Pierce, Florida! Home of our World Famous Fried Shrimp and some of the FRESHEST catches you will find anywhere in town! Their menu changes based on what fresh catches they can get so be sure to take a look and enjoy!

Address: 822 Seaway Dr, Fort Pierce, FL 34949, United States
Phone: +1 772-461-9484
Website: http://chucks-seafood.com/

Conchy Joe's Seafood

Laid-back waterfront haunt with quirky charm dishing Bahamian-style seafood & oak-grilled meats.

Address: 3945 NE Indian River Dr, Jensen Beach, FL 34957, United States
Phone: +1 772-334-1130
Website: https://conchyjoes.com/



Dolphin Bar and Shrimp House

A filet of the freshest locally caught Dolphin, sautéed in flour and egg to a beautiful light brown glaze, flavored with dry white wine, butter, lemon, capers, and fresh herbs, sitting in front of you. Its savory odors captivate you as you take in the relaxing riverfront ambiance. It's fantastic! And that dish is just one snippet of the many sumptuous treats offered at The Dolphin Bar & Shrimp House.



Address: 1401 NE Indian River Dr, Jensen Beach, FL 34957, United States Phone: +1 772-781-5136 Website: https://dolphinbar.com/

Kyle G's Prime Seafood & Steaks

Easygoing eatery offering a raw bar, classic seafood, steak mains & a roomy patio with sea vistas.

Address: 10900 S Ocean Dr, Jensen Beach, FL 34957, United States Phone: +1 772-237-5461 Website: https://kylegseafood.com/





Indian Riverside Park

Park amenities include a ½ mile of waterfront space, a ¾ mile walking path and mangrove boardwalk, a 780-foot fishing pier, a free interactive play fountain, a beach, four picnic pavilions, and beautifully landscaped gardens and open grass fields. Indian RiverSide Park features three rental venues ideal for special events, weddings, parties, meetings and more.

Address: 1707 NE Indian River Dr, Jensen Beach, FL 34957, United States

Ft Pierce Inlet State Park

The breathtakingly beautiful half-mile beach welcomes visitors for swimming, snorkeling, surfing, and scuba diving. Beachcombing, picnicking, or just relaxing on the sand are also popular activities.

Address: 905 Shorewinds Dr, Fort Pierce, FL 34949, United States





McKee Botanical Gardens

is where native plants and exotic botanicals combine with Old Florida charm. The Garden features 10,000 native and tropical plants as well as one of the largest waterlily collections in the state of Florida comprised of over 80 varieties and over 300 potted and 100 free-range plants including night and day-blooming varieties. Thousands of visitors come to the Garden each year to learn about McKee's rich history and enjoy the natural landscape of majestic palms, exotic plants, trees, waterfalls, tranquil streams, and historic structures.

Address: 350 US-1, Vero Beach, FL 32962, United States



Florida Oceanographic Coastal

A 57-acre parcel houses the Society's headquarters, nature trails, 750,000-gallon Game Fish Lagoon, Sea Turtle Pavilion, Children's Activity Pavilion, Sea Star Touch Tank Pavilion, Rays on the Reef Ray Pavilion, the Frances Langford Visitors Center, and the brand new Ocean EcoCenter.

Address: 890 NE Ocean Blvd, Stuart, FL 34996, United States

Manatee Education Center

The Manatee Center is a waterfront environmental education and wildlife viewing center located on Florida's east coast in beautiful downtown Fort Pierce. A variety of other wildlife including the Bottlenose Dolphin, Mullet, Brown Pelicans, and Terns. Stroll through the Center's gardens where red, yellow, and purple flowers abound. We are striving to replace exotic plants with native plants to attract Florida's colorful butterflies.

Address: 480 N Indian River Dr, Fort Pierce, FL 34950, United States





The National Navy SEAL Museum

The National Navy UDT-SEAL Museum, also known as the Navy SEAL Museum, is located in St. Lucie County, just outside Fort Pierce, Florida. It houses exhibits to inform and educate on the role of Navy Underwater Demolition Teams and Sea, Air, Land teams. The museum also preserves the history of the SEALs.

Address: 3300 N Hwy A1A, Fort Pierce, FL 34949, United States



O4 SHOPPING

Treasure Coast Square

Address: 3174 NW Federal Hwy, Jensen Beach, FL 34957, United States

Phone: +1 772-692-0100

Treasure Coast Plaza

Address: 401-575 21st St,

Vero Beach, FL 32960, United States

Phone: +1 561-630-2300

Vero Beach Outlets

Address: 1824 94th Dr, Vero Beach, FL

32966, United States

Phone: +1 772-770-6097





Treasure Coast Commons

Address: 2901 NW Federal Hwy, Jensen Beach, FL 34957, United States





JOB OPPORTUNITIES

Treasure Coast is a hub for entrepreneurs, professionals, and freelancers. It has one of the country's most forward-looking job markets that highlights a robust employment center.

As the unfettered globalization and technology led to new job opportunities, businesses, and industries in Treasure Coast, available professions and required skill sets have been reshaped and modernized.

By attracting and keeping a multicultural, inclusive, and non-discriminatory workforce and work environment, Treasure Coast has remained steadfast in various industries.

To discover, create, and apply for employment prospects, go to https://www.indeed.com/jobsq=treasure%20coast&mna=5&aceid&gclid=CjwKCAjwsJ6TBhAIEiwAfl4T
https://www.indeed.com/jobsq=treasure%20coast&mna=5&aceid&gclid=CjwKCAjwsJ6TBhAIEiwAfl4T
https://www.indeed.com/jobsq=treasure%20coast&mna=5&aceid&gclid=CjwKCAjwsJ6TBhAIEiwAfl4T
https://www.indeed.com/jobsq=treasure%20coast&mna=5&aceid&gclid=CjwKCAjwsJ6TBhAIEiwAfl4T
https://www.indeed.com/jobsq=treasure%20coast&mna=5&aceid&gclid=CjwKCAjwsJ6TBhAIEiwAfl4T
https://www.indeed.com/jobsq=treasure%20coast&mna=5&aceid&gclid=CjwKCAjwsJ6TBhAIEiwAfl4T
<a href="https://www.indeed.com/jobsq=treasure%20coast&mna=5&aceid&gclid=CjwKCAjwsJ6TBhAIEiwAfl4T
<a href="https://www.indeed.com/jobsq=treasure%20coast&mna=5&aceid&gclid=CjwKCAjwsJ6TBhAIEiwAfl4T
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<a href="https://www.indeed.com/jobsq=treasure%20coast&mna=5&aceid&gclid=CjwKCAjwsJ6TBhAIEiwAfl4TBhAIEiwA

Freezency CONTACT

St. Lucie County Sheriff's Office

Phone: 772-462-7300

Treasure Coast Disaster Services

Phone: +1772-263-7040

Space Coast Regional Airport Fire & Emergency Services

Phone: +1 321-567-0818

SLCFD Administration Office

Phone: 772-621-3400

Treasure Coast Urgent Care

Phone: +1772-419-0560

TREASURE COAST Hospitals





Treasure Coast Hospital

Address: 3257 SE Salerno Rd, Stuart,

FL 34997, United States Phone: +1772-249-5256

HCA Florida Treasure Coast Medical Specialists - Primary Care

Address: 1713 Highway 441 N, Suite C, Okeechobee,

FL 34972, United States Phone: +1 863-467-2159

Treasure Coast Community Health (TCCH) 787

Address: 787 37th St Suite 140, Vero Beach,

FL 32960, United States Phone: +1772-257-8224

HCA Florida Lawnwood Hospital Emergency Room

Address: Emergency Entrance, 1700 S 23rd St, Fort Pierce,

FL 34950, United States Phone: +1772-461-4000

Treasure Coast Medical Pavilion

Address: 3498 NW Federal Hwy, Jensen Beach,

FL 34957, United States Phone: +1772-219-1080

Treasure Coast Health Services

Address: 622 SE Central Pkwy, Stuart,

FL 34994, United States Phone: +1772-288-1220





Congratulations You're Moving!

O 6 CHECKLIST

Follow this checklist to ensure that you are prepared for your move.

With the excitement of moving, it can also be frustrating and stressful.

Whether you are moving because of a job transfer, downsizing, relocating, or buying your first home.

The act of moving does not have to overwhelm you.
With some planning and a great team by your side, it can be a seamless process.



This guide will help navigate your move.

It's a week-by-week, step-by-step timeline to keep you organized.

Our team can arrange everything you need to prepare for your move. So, rest assured we got your back.

If you have any questions, please don't hesitate to call.

We have resources readily available from moving companies, packers, cleaning companies, lawn care services, painters, contractors, or any other service provider to get your current home ready to sell if you need to.

MOVING Tips REMINDER

- Make sure your banking institution is aware if you are moving out of state so that your credit or debit cards stay on.
- If applicable, get kids' school records and immunization records if you have school-age children.
- Take pictures before you disassemble items, especially electronics. Make notes so you can quickly reconnect them later.
- Tape doors on cabinets or other furniture closed due to moving.
- Use air bubble wrap and shock-absorbing foam to avoid breaking your glass items.



- Make sure medical records are transferred to your New doctor's Office.
 - Keep your valuables; jewelry, wills, financial documents, insurance papers together and personally take those items with you.
 - If you are selling your home Do not turn off Utilities prior to Settlement.
 - Take Inventory, know exactly how many boxes and items the movers are taking.

 Use the inventory checklist.
 - Label and Number the boxes and add what room it will go in.



Moving Time line

Once you have decided to move, the planning process begins. There's a lot that goes into making a move. Whether you are moving in the area or across the country, Your Real Estate Agent is a great resource and can assist you.

8	weeks before you move!
	CREATE A BUDGET
	How much would it cost to move; moving supplies: boxes, tape, bubble wrap, truck, and
	labor.
	BEFORE YOU PACK A SINGLE BOX
	Take inventory of your belongings if you are looking to downsize or need to declutter.
	Consider having a yard sale, donating unwanted items to a local non-profit, salvation
	army, or you can sell your items online using the Facebook marketplace, Craigslist, or
_	you may want to auction collectibles.
	GET THE MOVING TEAM READY: Our team can assist you with this if needed. Call and book your moving Truck and
	arrange for your moving helpers early. Make sure they are licensed and bonded. Booking
	early could avoid paying higher fees, especially during peak seasons.
	LET'S START PACKING:
l	Preparing and starting early is the best option. This way, you are not rushed. Start with
	one room at a time. Label all boxes (see printable labels)
4	weeks before you move!
	CONTACT AND SCHEDULE WITH SERVICE PROVIDERS:
	Call the utility, internet, cable, and security company to transfer service to your new
_	home. Also, contact your current service providers to close out your account.
	CHANGE OF ADDRESS:
	Visit or go online to submit a change of address with your local post office. Contact your
	bank, and all your creditors; car, credit card, insurance companies. Notify your human
	resource office for a change of address for your payroll and or tax documents. NOTIFY AND CANCEL LOCAL NEWSPAPERS AND OTHER
	REGULAR DELIVERY SERVICES:
	Transfer magazine and newspaper subscriptions, water services. If you are changing
	banks, make sure you contact your banking institution to make arrangements to
	remove items from safe deposit boxes.
	PLANNING SCHOOL TRANSFER If you have a head are shildren arrows to their sales also and to be
	If you have school-age children, arrange for their school records to be transferred to their new school district.



Once you have decided to move, the planning process begins. There's a lot that goes into making a move. Whether you are moving in the area or across the country, Your Real Estate Agent is a great resource and can assist you.

	Jeeks before you move!
	CHECK EVERYTHING: Confirm your rental truck and moving labor help. Your agent can make sure the team is ready to go. Ensure you have all your tools and supplies for the movers if needed.
	THE ESSENTIALS -THE MUST HAVE: Once you arrive at your new place, it may not be convenient to go through all your boxes. We highly recommend that you pack a separate box with your essentials like medications, soap, toiletries, toothbrush, change of clothes for a few days, clean sheets, and towel. You can mark this box as The SURVIVAL BOX
	FINAL WALKTHROUGH Do a final inspection and walkthrough to ensure everything is in good working condition for the new buyers if you are selling your current home.
2	Anys before you move!
	LAST-MINUTE CHECK-UP Ensure everything is ready for the movers and put your Essentials aside from what the movers will be taking.
	MAKE SURE YOUR VEHICLE IS OPERABLE If you are driving to your new home, make sure you have checked your vehicle; oil change, tune-up, and air pressure for tires.



Moving Day!

Follow this checklist ahead of moving day to make sure you're ready for the move. Moving can be a long and complicated process, so take it one step at a time and make sure to plan ahead to minimize stress.

RELAX, IT'S THE BIG DAY
Get plenty of rest the night before; relax and rest assured that your
Real Estate Agent will be there with you every step of the way.
YOUR PRECIOUS TREASURES There will be many things going on with the movers going in and out of the house. Ensure that all the boxes and items that the movers will be taking are marked and ready to go. It may be a great idea to ask family, friends, or trusted neighbors to watch the kids and or pets during this time.
FINAL WALKTHROUGH You may want to arrange for a cleaning company to come in to give the house a new shine. Do a final inspection and walkthrough to ensure you have removed everything. Also, make sure everything is working and in good condition for the new buyers if you are selling. You can leave a note for the new buyers and warranties or instruction manuals that may be useful.
SAY GOODBYE Take a moment to say your goodbyes. Your neighbors will miss you and wish you well. Tell them a little about the New Buyers if you have Sold your Home; if they have any questions about the Sale, your Agent can assist them. We love and appreciate your referral.
LET'S STAY CONNECTED Although you will be residing at a new location, we will forever be connected. Your Real Estate Agent is here for you every step away now and forever.



There are many decisions you'll have to make during a move, including the choice to either hire a professional moving company or do it all yourself. Use this form to track the Moving Companies you find. Your Real Estate Agent can assist you in finding a company that is licensed and bonded.

COMPANY N	AME:	Moving	<u>Company</u>	<u>Contact</u>	<u>Information</u>
COMPANY C	ONTACT:				
WEBSITE:					
Are the move	ers employed or co	ntracted o	ut?		
Do they cove	r insurance for da	mages?			
Date of in-ho	use estimate:				
Estimate:					
(N	ote what is included in the	estimate. Is it "n	nandatory" (guaran	nteed price) and	what may incur additional costs.)
References:					

CHANGE OF ADDRESS Check

ou reach out rmation to

When you move, you need to contact a few people and places. Make sure you reach out to all service providers and government agencies who need up-to-date information to serve you better.

PROFESSIONAL SERVICES Doctor, Dentist, Pharmacists, and Other Medical Professionals	PERSONAL CONTACTS Friends and Family Church & other	HOME SERVICE + UTILITIES Gas and Electric
Insurance Company Credit Card Companies	Religious Organizations Periodical Subscriptions Schools Associations	Telephone, Internet, and Cable Services Home Security Company Magazine, Newspaper & Monthly subscriptions
Car/ Mortgage Companies Voter Registration Office	Nonprofit Organizations	All other Home Delivery Services ex: Water Meals, & Supplies Other
IRS/ Social Security Admin, Veterans Administration		
Voters Registration Airline Frequent-Flyer Programs		



Checklist

Prepare a list of all your items before packing; it will help if you have to file a claim of loss items. Also, take pictures of everything, just in case of accidental damages from the movers.

ITEM	Purchase Price	Year of Purchase	Model / Serial #



	ITEM	Quantity	Storage/Room Location	BOX#
Leep a log				
of Everything				

Moving Tags

Copy and print these tags for your shipping boxes



KITCHEN

CONTENTS

BOX # __ OF __

BATHROOM

CONTENTS

BOX # __ OF __

DINING ROOM

CONTENTS

BOX # __ OF __

MASTER'S BEDROOM CONTENTS

BOX # __ OF __

LIVING ROOM

CONTENTS

BOX # __ OF __

BASEMENT

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CONTENTS

BOX # __ OF __

CONTENTS

CONTENTS

BOX # __ OF __



Do you need a Virtual Tours

Just tell us what you are looking for



List of Homes Along the Treasure Coast of Florida

https://connecthomeowners.com/



Let Me! Bring you HOME

CALL NOW! (561) 859-2757



561-859-2757 **REALTOR**®

tamela@connecthomeowners.com https://connecthomeowners.com/

