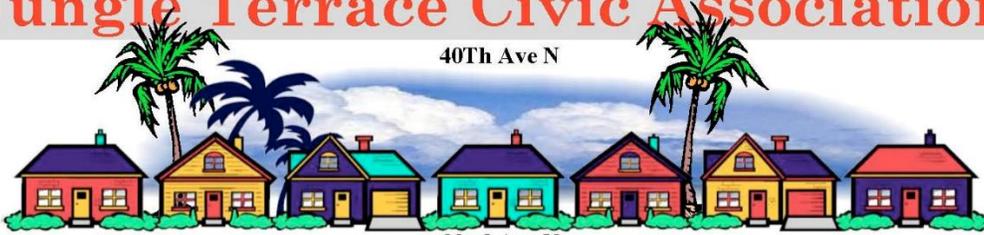


Jungle Terrace Civic Association

40th Ave N

Boca Ciega Bay



66th St. N.

22nd Ave N

72 Years Advocating for Jungle Terrace Neighborhood!

2nd Quarter 2026

www.Jungle-Terrace.org

April 20 Meeting, 7pm

Walter Fuller Center - 7891 26th Av N

CODES Enforcement

New Community Service Officer

GREEN THUMB Festival April 25 and 26



Lani Looker, Chef in charge of Refreshments!



President John Hoke and SOUL Lake Expert Jim Bays

President John Hoke and wife Carolyn with new son Harrison



HARRISON HOBART HOKE

03.8.2026 | 7 LBS 2 OZ | 22 IN

St. Pete Mixed Income Project (Old Raytheon)

Our team has secured its civil permit. Breaks ground on Phase 1 in May of 2026.

PORTER DEVELOPMENT, LLC

PROJECT DATA:

3 + 4 Story Residential

PHASE 1:

Total Units: 288

Parking: 452 Spaces
(1.57 Spaces/Unit)

Amenity: 7,000 sf

PHASE 2:

Total Units: 386

Parking: 658 Spaces
(1.7 Spaces/Unit)

Surface: 612

Track-Linear: 46

Amenity: 5,400 sf

PHASE 3:

Total Units: 330

Parking: 714 Spaces
(2.16 Spaces/Unit)

Surface: 114

Track-Linear: 300

Translucents: 300

Amenity: 8,000 sf



32nd Ave Entrance to Pinellas Trail, After Volunteers Cleanup



Jungle Lake Events ~ Come Help Us Optimize Jungle Lake!!

April 4 + May 4 + June 1, 9am ~ Your opportunity to Volunteer!

January 3, 2026 ~ 25 Volunteers



February 7, 2026 ~ 20+ Volunteers



March 7, 2026 ~ Volunteers



Shorecrest Middle School ~ 75 Students, 6 Chaperons
700 Plants donated by Tampa Bay Estuary~ February 23, 2026



Multi-Neighborhood Garage Sale Weekend

AZALEA • JUNGLE PRADA • JUNGLE TERRACE

Saturday & Sunday, April 25–26

(Suggested hours: 8am–2pm – participants may vary)

Shop Three Neighborhoods in One Weekend!

Residents throughout **Azalea, Jungle Prada, and Jungle Terrace** will be holding individual garage sales throughout the weekend.

The neighborhood associations are sharing information and coordinating dates to make it easy for the community to participate and shop across all three areas.

Want to Participate?

Residents who would like their address included on the shared sale map/list can **sign up here:**

<https://forms.gle/FzxnRDANab7xWsEa7>

(A shared map/list will be published prior to the sale weekend.)

Each household is responsible for its own sale. Neighborhood associations are not involved in transactions or responsible for items, pricing, or activity at individual properties.



Publix closes west St. Pete store, opens new one in March



Publix closed its Eagles Park Retail Center store at store at 5577 Park St. N. on Saturday, March 7. Five days later, it opened a new store on 38th Avenue.

The company's new location at 6605 38th Ave. N., represents an \$11 million investment by Publix, which owns the 38th Avenue property. The company demolished the existing building in September 2024, starting construction on 57,658-square-foot supermarket in November 2024.

The Eagles Park location already 16 vacant storefronts. The vacancy rate will jump from 43% to more than 60%. The only significant remaining tenant will be Truist Bank, one of the last financial institutions operating in west St. Petersburg's 33709 ZIP code.

The new 38th Avenue location is approximately three miles from Eagles Park.



St. Pete Athletic's owners aiming for 'approachable luxury. The "urban country club" is open to its 800 paying members – and to the pickleball-playing public.



St. Pete Athletic has opened its doors! The 50,000-square-foot “paddle and social club” is inside The Factory, in the Warehouse Arts District.

There are eight (indoor, air-conditioned) pickleball courts, with six more to come, club owners insist that the sport – the fastest-growing physical activity in the country – is only part of the appeal they’ve carefully woven into St. Pete Athletic.

“Anyone can come in here and find something they enjoy,” said partner Nathan Stonecipher, the co-founder of Green Bench Brewing. “They don’t have to be avid pickleball players.”

SPA had 800 paid members before the paint was dry, according to the facility’s Operating Manager, entrepreneur Reuben Pressman. “And half our members don’t play. They’ve signed up to be part of the club and the community.” There are several hundred, he said, on the waiting list.



The main bar.

Pressman likes to think of SPA as “more of an urban country club,” with community-building top of mind.

“Pickleball,” he said, “is a very social sport, because you’re closer on a court; people sitting courtside are right there, so you can talk more easily than in something like tennis, where you’re further apart.”

The cavernous club is one of the largest of its kind in Florida. Along with the current eight pickleball courts (six more to come), there’s table tennis, a restaurant, three bars and a members-only area that includes a fitness center, saunas and locker rooms (with showers), a co-working space (with podcast studio), conference room, a members-only lounge (soon to include an outdoor garden for dining), a pro shop, pro lessons and more.

There are 30 flat screen televisions throughout; each pickleball court and table tennis table has its own TV, which keeps and displays the score. There's an instant-replay option, too, in the event of a disputed call.

A cold plunge is coming, two-hour childcare for busy parents who want to get in a quick workout, and two padel courts (padel is a puree of tennis and squash). Yoga and Pilates classes are on the short list.

Ninety percent of the place (including the restaurant and bars) is open to non-members. "It's what we like to call approachable luxury," said Pressman. The courts have bright, indirect lighting to mimic the morning or afternoon sun. Sound wise, the acoustics have been fine-tuned to diminish, in the nearby restaurant and lounge, the echoes of plastic balls being slapped around.



Main pickleball courts.

Members' perks include, among others, unlimited open play and members-only courts, preferred court reservation pricing and early court reservation booking.

"We have a lot of regulars already, and every day we're getting new people that are members coming in to experience it for the first time," explained Pressman. "I think they're coming in when it's convenient for them, getting acquainted and into the flow." The first two weeks, he added, have been "pretty seamless. We're perfectionists, so we're constantly looking at micro-improvements, and tweaks."

Stonecipher agreed. "For us, we're so deep in the weeds, I think it's been hard for us to step back and really appreciate what we've built so far," he said.

"But the look on people's faces when they first walk in here – I think they're genuinely surprised by the level of detail, the flow, the buildout itself, the courts ... it's really exciting to see them experience it for the first time."

It was Pressman's lightbulb idea four years ago, along with Graham D'Amico, co-owner of Major League Pickleball's Florida Smash. "Graham and I met playing pickleball; it was before the sport had really taken off," Pressman said. "We could see the progress of it – it was starting to get some interest – and we thought 'We could really use some more courts.'

“A couple of years later, I sold my last company. And the sport had just blown up. I actually went back to Graham and said ‘Hey, there’s an opportunity here, more than just ‘we need more courts’ but something to build around the social, the accessible and the community aspect of what pickleball is.”

Although ARK Invest founder Cathie Wood and Trevor Burgess, CEO of Neptune Flood, are acknowledged investors in SPA, its operators are keeping the total cost of the facility close to the vest.

Jared Sabatini, founder of Intermezzo Coffee & Cocktails, was next to join the brain trust and plan the menu. Brewmaster Stonecipher wasn’t far behind.

All four contributed to the design of the space.

“When you’ve lived in St. Petersburg for this long a time,” Stonecipher said, “you develop this network of people that you’d like to do a project with, or work with. So knowing who Reuben, Graham and Jared were, we (Green Bench ownership) wanted to be a part of something they were doing.

“Also, as we watch this city march west and branch out in other directions as well from downtown, we’ve always loved the Warehouse Arts District and the potential here. A lot of businesses have already come up and helped lift the area.”



Sculptor Mark Aeling created this 12×12 foot entry gate that, once city permitting is complete, will connect St. Pete Athletic directly to the Pinellas Trail.

An avid bicyclist, Stonecipher was encouraged by how the City of Dunedin had directly connected the Pinellas Trail with local hospitality outlets.

“The Factory’s access to the Pinellas Trail was so exciting. Because we’d always talked about wanting to serve our beers someplace off the trail. And there’s not much on the trail, in St. Pete, that fully engages those to come off the trail and come do something.”

Adam Beckett (formerly of the Birchwood) and Tampa’s Andrew Duncan (of Ash) are the SPA restaurant chefs. Sabatini has created sports club and Old Florida-inspired specialty cocktails. Stonecipher crafted an SPA-centric beer.

The large dining room (between the main bar and the table tennis stations) can be converted into an open community space for events, meetings, seminars and other gatherings. People have inquired about holding their weddings at SPA.

The city got its first look at SPA Dec. 10 when the St. Petersburg Area Chamber of Commerce held its annual Good ‘Burger Awards ceremony there.

There’s more to come: Next June will bring Major League Pickleball to St. Pete Athletic, co-sponsored by Visit St. Pete-Clearwater. The main pickleball courts can be re-configured, with seating for 3,000 people. “That’ll be 15,000 people that come over four days to watch the 80 top pros compete,” Pressman said.

“And the space isn’t complete yet,” added Stonecipher. “We have a whole new building that’s not online yet. Some of the detailing isn’t quite finished. “So it’ll be exciting to see those finishing touches come into play.”

[St. Pete Athletic website.](#)



Members’ Lounge.



Members’ lockers.



... and a quick game of table tennis.

