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Volume 5 Issue 72

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137 – Psalm 118:17 (KJV) "I shall not die, but live, and declare the works of the Lord."

SNOWBIRDS & SHORT-TERM RENTALS IN BREVARD COUNTY

Brevard County, Florida, affectionately known as the "Space Coast," is a vibrant mix of sun-soaked beaches, rocket launches, and tourist attractions that make it a prime destination for snowbirds and vacationers alike. The area's growing popularity as a seasonal hotspot offers a wealth of opportunities for short-term rental hosts, but it also requires careful navigation of the local market and its unique dynamics. In this comprehensive guide, we'll explore the influx of snowbirds into Brevard County, analyze traffic patterns during peak seasons, and provide actionable insights for local short-term rental hosts to optimize their success.



Who Are the Snowbirds? - A "snowbird" is a term used to describe individuals, typically retirees or older adults, who migrate to Florida during the winter months to escape colder climates in the northern United States or Canada. These seasonal residents often arrive in late fall and remain in the Sunshine State through early spring. Snowbirds enjoy Florida's warm climate, abundant outdoor activities, and relaxed lifestyle. Brevard County's appeal lies in its unique offerings, including the Kennedy Space Center, pristine beaches, and family-friendly attractions. With affordable housing options and excellent amenities, it has become an increasingly popular destination for snowbirds looking to avoid the high costs and congestion of South Florida.

Snowbirds and Their Impact on Brevard County

Seasonal Traffic Increases - Each year, the arrival of snowbirds causes a notable uptick in traffic across Brevard County. While statewide statistics indicate that Florida sees a 5% population increase during the snowbird season, areas like Cocoa Beach, Melbourne, and Merritt Island experience heightened traffic congestion due to their popularity among seasonal residents. From October through April, main thoroughfares such as US-1, SR 520, and A1A often experience increased activity, as snowbirds settle into their seasonal homes. This influx affects not only roads but also local services, restaurants, and attractions.

Economic Contributions - The economic impact of snowbirds is substantial. These seasonal residents support local businesses by spending on accommodations, dining, shopping, and recreational activities. The total economic effect of tourism in Brevard County reached a staggering \$4.6 billion in 2023, a figure bolstered by the snowbird population. Visitor spending increased from \$1.78 billion in 2021 to \$2.34 billion in 2022, demonstrating the significant role of tourism in the county's economy.

Optimal Times for Buying and Selling Homes - If you're considering entering the Brevard County real estate market as a homeowner or short-term rental investor, timing is everything.

Best Time to Buy - For prospective buyers, October emerges as an ideal time. During this period, the market typically offers reduced competition, increased inventory, and potential price reductions. This aligns with national real estate trends and provides buyers with opportunities to secure properties before the peak snowbird season begins.

Best Time to Sell - Spring and early summer, from March to June, are the best months to sell. This timeframe coincides with snowbirds preparing to return north and families looking to relocate before the next school year. Listings during this period often attract competitive offers and quicker sales.

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THE NUTRITIONAL VALUE OF PEANUT BUTTER

Peanut butter can be found in most households. Peanut butter is a staple for school lunches and it's a common component in everything from savory dishes like pad thai to sweet desserts like peanut butter cookies. Peanut butter is essential in various recipes, and there is some nutritional power behind all of that flavor.

Peanut butter, when eaten in moderation, can be a healthy addition to most diets. It is an ancient food that can be traced to the Incas and Aztecs. Modern peanut butter is attributed to three different individuals: Marcellus Gilmore Edson, Dr. John Harvey Kellogg and Dr. Ambrose Straub.

It is important for anyone with an allergy to peanuts to avoid peanut butter. But most people can eat it on a regular basis without hesitation. The healthiest form of peanut butter is one in which no added ingredients are in the spread. That means only peanuts that are roasted and then processed into a paste. However, many commercial brands of peanut butter are modified with vegetable oils, sugar and sometimes trans fats. Individuals can check the labels on their peanut butter choices and choose peanut butter with only peanuts and a small amount of salt, advises Healthline. This can be found in many natural food stores, or peanut butter can be made at home.

WebMD says peanut butter contains eight grams of protein and seven grams of carbohydrates in a two-tablespoon serving. It also boasts three grams of fiber. Those two tablespoons also contain 190 calories as well as 16 grams of fat. However, the fat in peanut butter is heart-healthy, monounsaturated fat. It's easy to go overboard on peanut butter and consume too many calories since it is calorie-dense, so sticking to a serving or two is best.

Peanut butter also is a good source of vitamin E, niacin, manganese, vitamin B6, magnesium, and copper. Copper is a mineral that helps maintain bone health, immune function and blood vessels. Some research suggests that getting enough copper could be linked to a reduced risk for osteoporosis and heart disease.

Peanut butter fits into most diets because it is gluten-free and also vegan when enjoyed in its natural form. While it may not be as nutritious as some other foods when compared calorie for calorie, peanut butter generally can be included as a delicious component to a well-balanced diet.

Here's how to make peanut butter at home, courtesy of the food blog Love & Lemons.

1. Add salted dry roasted peanuts to the bowl of a food processor. The amount of peanuts will be relative to the size of the processor. For example, use three cups of peanuts in a seven-cup food processor.
2. Let the food processor run for a few minutes to get the peanuts chopping. Then continue to process, stopping every 30 to 60 seconds to scrape down the sides of the bowl and give the motor a rest; otherwise, it can overheat.
3. It can take up to 10 minutes for the food processor to turn the peanuts from chopped to a shaggy ball to the smooth and spreadable peanut butter many people prefer. This peanut butter can be stored in a sealed container for up to one month.



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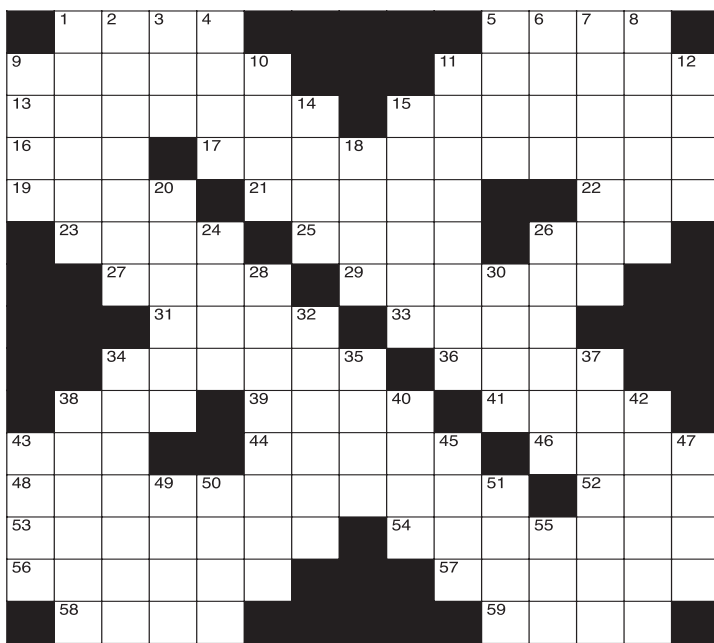
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CROSSWORD PUZZLE



Answer on page 8

CLUES ACROSS

1. "Loser" rocker
5. Partner to relaxation
9. Mixing
11. Winged nut
13. Expression of blame
15. Vast ocean
16. Comedienne Gasteyer
17. Multiply
19. Meat from a pig (French)
21. Related
22. Rocker Stewart
23. Surprise completely
25. Loon
26. Canister
27. Large, deep-bodied fish
29. Takes forcefully
31. Oil cartel
33. Palmer and Hepburn are two
34. More than one
36. Places down purposefully
38. Pitching statistic
39. Type of sword
41. Witnesses
43. Body part
44. Mixes slowly
46. Satisfy
48. Strong belief
52. One's physique (slang)
53. More frightening
54. Soup cracker
56. Teaches
57. One who carries something
58. Actor Sean
59. Changes

CLUES DOWN

1. ___ Aires, city
2. Coarse grass
3. Type of gene
4. Door handle
5. Competition
6. Muslim ruler title
7. Hunting expeditions
8. Large mollusk
9. Bind securely
10. Former U.S. presidential candidate
11. 2-point plays in football
12. Breezed through
14. Type setting
15. Felt for
18. Codified rules
20. Small dome
24. Chevrotain
26. Male reproductive gland
28. Controversial beliefs
30. Z Z Z
32. One who confines another
34. Bishop
35. Garlands
37. Bird that flies by the coast
38. Optical device
40. Greek goddess of discord
42. Some are "Rolling"
43. Formerly (archaic)
45. Thrust a knife into
47. German river
49. Atomic #26
50. Make a grotesque face
51. Primordial matter of the universe
55. Chinese philosophical principle



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7	9						8
					5		4
	3		2	8			7
			1	5		3	
				9			
4			6				5
3			8	5			9
	8						5
		6	9	2			

Fun By The Numbers

Like puzzles? Then you'll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test! Answer on page 8

Level: Advanced

Here's How It Works:

Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!



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CROSSWORD PUZZLE SOLUTION from page 2

B	E	C	K			R	E	S	T					
F	U	S	I	N	G		S	A	M	A	R	A		
R	E	P	R	O	O	F		P	A	C	I	F	I	C
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P	O	R	C		E	N	A	T	E		R	O	D	
S	T	U	N		T	W	I	T		T	I	N		
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T	U	T	O	R	S			B	E	A	R	E	R	
	P	E	N	N					M	O	D	S		

SUDOKU ANSWER KEY from page 2

7	4	9	5	1	6	3	2	8
8	2	1	9	7	3	5	6	4
6	3	5	2	4	8	1	9	7
2	9	7	1	8	5	4	3	6
5	6	3	4	2	9	7	8	1
4	1	8	3	6	7	9	5	2
3	7	2	8	5	4	6	1	9
9	8	4	6	3	1	2	7	5
1	5	6	7	9	2	8	4	3

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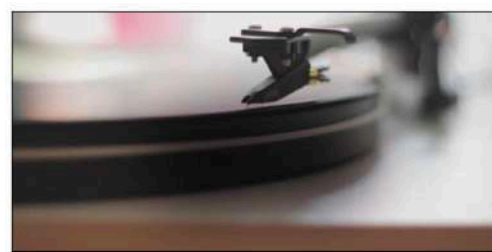
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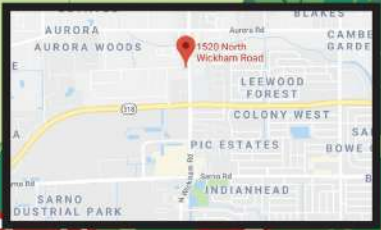
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