



2022



The Broadwater Breeze

www.broadwaterfl.org

News and information for the Broadwater Community in St. Petersburg, Florida

KEN TURNS 100



Colonel Ken Beckman of 40th St S turned 100 years young on August 7th!! Ken is a World War II Air Force veteran who entered the armed services at age 17 and retired in 1972 and served 25 more years in the US Coast Guard Auxiliary. Block Captain Tom Hobgood organized his 40th St neighbors along with a bunch of other Broadwater residents to honor Ken by singing Happy Birthday to him on his front lawn. Ken was also honored by the City of St. Petersburg during the August 18th City Council meeting.



BROADWATER HALLOWEEN PARTY DATE TBD

We are planning our annual Halloween party for a date to be determined in October at the Canizares property. Sean will need some new volunteers to help in the two weeks prior to the event to set up and on the night of the event as well. **Anyone interested in volunteering should contact Jennifer at broadwaterhalloween@gmail.com or 727-560-2324.** The more volunteers we have, the more we can do to make this a memorable event for all ages.

SKYWAY MARINA DISTRICT QUARTERLY CLEAN-UP SEPTEMBER 24TH



SMD will provide buckets, garbage bags and pickers and you can volunteer as much time as you wish. **Meet at Maximo Marina any time after 9 AM on the day of the event.** Come meet your Broadwater neighbors and help beautify our Skyway Marina District! Check Infolink, Nextdoor and the Skyway Marina District Facebook page for future cleanup dates.

SAVE THE DATE

General Meeting Thursday Sept 8th 7:00 PM
at SPC Allstate 3200 34th St S (Florida Room)
Featured Presentation: Learn more about The Manhattan Senior Living Project
Sept 10: Saturday Morning Shoppes at Grand Villa
Sept 17: Skyway Marina District Social
Sept 24: Skyway Marina District Quarterly Clean-up
Oct 1: Vintage Marche (1st weekend of each month)
Oct: Broadwater Halloween Party (date TBD)
Oct 27: Board of Directors Meeting
Oct 31: Winter Broadwater Breeze Deadline
Nov 8: Election Day

HOLIDAY EVENTS

Dec 10: Broadwater Holiday Party & Annual Meeting
Dec 17: Broadwater Holiday Boat Parade
Dec 23: Broadwater Holiday Golf Cart Parade



We thank Ken for his service and plan to celebrate 101 with him next year! **You can view more photos (thanks to Sue Lamoureux) at www.broadwaterfl.org**



BEAUTIFICATION AWARD FALL 2022

Congratulations

Rick & Renee Thomas 4308 39th St S



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FREE 2022 SAFE BOATING KIT

Get your free 2022 US Coast Guard Vessel Safety Check Decal inspection today. Broadwater resident Phillip Creter has retired from doing inspections, but he has arranged for Ron Shouse, certified Vessel Examiner, to continue providing this great service to Broadwater boaters. Thanks go out to Phil for his many years of service, Broadwater appreciates you!! You may contact Ron at rmshouse@gmail.com or 941-400-6211.

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Tacos

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Join us for brunch to learn more!





We welcomed a new event in July. The Dive-in Theater made possible by **Kevin Lampman** was a success that we hope to make a regular event. We also celebrated Ken Beckman's 100th birthday on August 7th. We are planning our annual Halloween Party in October and finish the year with our annual Holiday events in December. Thanks go out to all of our volunteers who make our all of our events possible. This fall is going to be a busy one in the Skyway Marina District! We have several events in September including two events coming to the SMD on a monthly basis. We welcome Vintage Marche and Saturday Morning Shoppes to the district and will also have the Skyway Social and Quarterly Clean-up in September. Be sure to support these events and everything going on in this up and coming part of St. Petersburg. Join your neighbors at the next General Meeting on September 8th and find out more about The Manhattan Senior Living project coming to the Skyway Marina Mall property.

Tom Ando
BCA President

SHORT TERM RENTALS IN BROADWATER

For residential properties within the City of St. Petersburg, short-term rentals (durations of less than 30 days) may only be rented a maximum of three times within any consecutive 365-day period. Short-term rentals exceeding this allowance are a violation of city code. If you are having an issue with a short term rental, it is sometimes best to inform the owner of the code. If that doesn't work, contact the codes department, or submit via SeeClickFix or the Mayor's Action Line.

HELP KEEP DEBRIS OUT OF OUR WATERS

With the rainy season in full swing, we need to be sure to keep trash and yard waste from entering our waterways. Pick up trash as you walk the neighborhood and keep yard waste out of the gutters and canals. Make sure your lawn service knows that you they should not be directing yard waste into the canal or leaving it in the gutter. Yard waste contains chemicals that can lead to algae blooms and fish kills. In order to protect our waters let's be proactive and make sure that all of us and our lawn services are aware of these requirements. **If you observe illegal activity, you should make the person aware and if it continues you should report it to 727-893-7111 or on the SeeClickFix App.** Together we can keep our waters clean!



Katie Root and Evelyn Hill have joined Mary Lisan, and Maria Roesner on the Welcome Aboard Committee. They replace Lynn Hobbs and Kristie Wagner handling the important task of making sure our new neighbors receive a proper welcome. We thank Lynn and Kristie for their service. If you are new to Broadwater and have not been contacted by Welcome Aboard, please email infolink@broadwaterfl.org with your contact information so that we can let you know about all of the things that make Broadwater such a great neighborhood and provide you with some welcome gifts. **Any resident can let our Welcome Aboard ladies know about a new resident via email at infolink@broadwaterfl.org**

A Warm Welcome to our Newest Neighbors

- ♦ Corey Heinz 3801 48th Ave S
- ♦ Binh Tran 4100 40th Way S
- ♦ Gregory & Samantha Broeren 3859 48th Ave S
- ♦ Mike & Jocelyn Chiurco 3896 42nd Ave S
- ♦ Selin Dearborn 3720 42nd Ave S
- ♦ Thomas Beyrer 3820 46th Ave S
- ♦ Mark & Luke Fortin 4200 46th Ave S
- ♦ Olena Turner 3900 42nd St S
- ♦ Emily Kenyon 3893 48th Ave S
- ♦ Brian Mavretich & Beata Podgorski 4385 48th Ave S
- ♦ Christopher Talluto & James Ryer 4001 48th Ave S
- ♦ Bryan Hernandez & Nicolette Parkinson 3825 42nd Ave S



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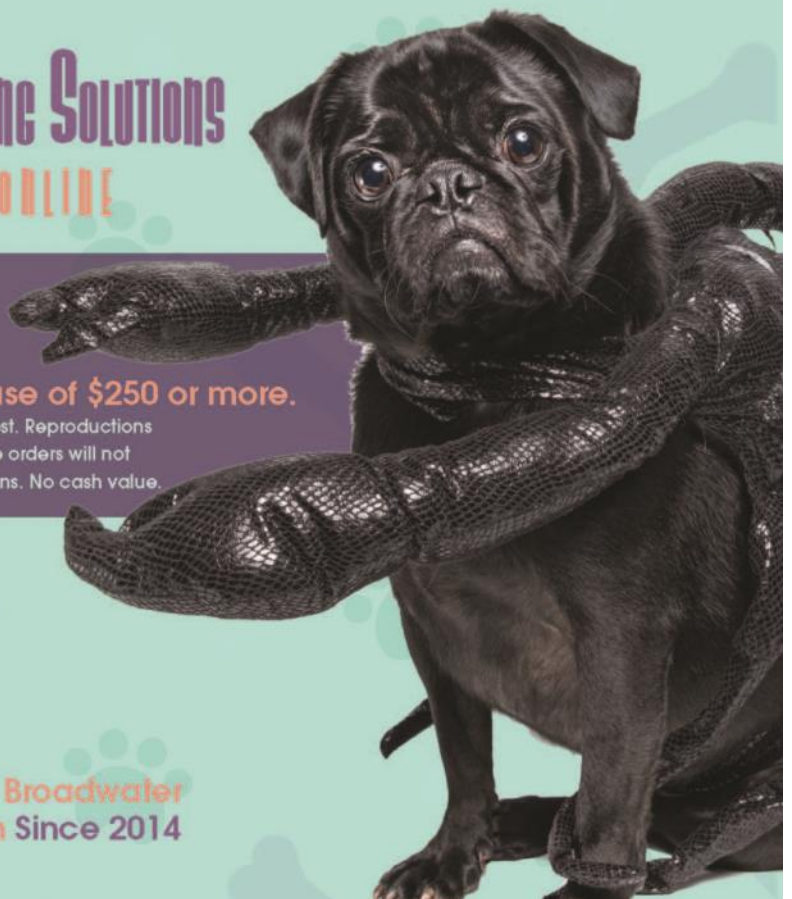
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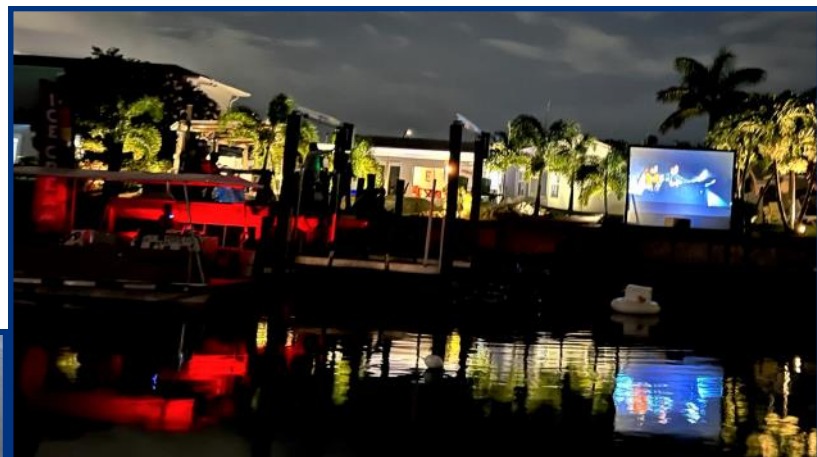
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BROADWATER DIVE-IN THEATER

Thanks to **Kevin Lampman and Amanda** for hosting the first Broadwater Dive-In Theater on July 1st! Thanks to all who joined us by sea and land and thanks to [Nauti Dogs](https://www.broadwaterfl.org) for bringing the hot dogs and ice cream!! We hope to do this event again. **View videos and more photos at www.broadwaterfl.org**



SCENE IN BROADWATER

*"Sunset view from
Marina Walk Sky Lounge"*

Share your photos of anything Broadwater via email infolink@broadwaterfl.org and you may see it in the Broadwater Breeze or on the website for all to see what Broadwater has to offer!



Please remember
to turn your
irrigation off dur-
ing wet weather or
better yet install a
rain sensor.



**We Want You
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Board of Directors
Contact Tom Ando
tando1@tampabay.fl.gov
Or 727-638-1421**

LOST OR FOUND PET?



If you lose or find a pet, we ask that you post a picture on Nextdoor Broadwater and provide as much detail as possible. If you are not on nextdoor please report it to your Block Captain and email infolink@broadwaterfl.org These methods have been very effective tools for re-uniting pets with their owners.



LITTLE FREE LIBRARIES

The Little Free Library is a great place to find a book and also leave a book for someone else to enjoy. We have two Little Free Libraries in Broadwater located at 4148 41st Circle S thanks to Louis & Mary Beth and 3928 46th Ave S thanks

Please be mindful of the speed limit on Broadwater streets and canals



Please leash and clean up after your pet. The city ordinance requires you to have your dog on a leash and pick up their waste so carry a bag and help keep Broadwater Beautiful!



Please support Tampa Bay Watch. Go to www.tampabaywatch.org to see the many programs they have to preserve and restore our waters.

BROADWATER CIVIC ASSOCIATION 2022

TOM ANDO (PRESIDENT)	638-1421	tando1@tampabay.fl.gov	4532 38TH ST S.
EVELYN HILL (VICE PRESIDENT)	415-9291	hill.evelyn@hotmail.com	4416 46TH AVE S.
VICKI LINKOVICH (SECRETARY)	215-0397	mslink@tampabay.fl.gov	4316 44TH ST S.
JONATHAN KIND (TREASURER)	851-6424	Treasurer@broadwaterfl.org	4179 38TH WAY S
BERNIE WILLIAMS	515-4293	caphaligan8@gmail.com	3864 38TH WAY S
BREANA MARSALISI	282-8988	Bre@MarsalisiLaw.com	3800 46TH AVE S
CHARLIE PHILLIPS	420-6149	charlesphillipsjr@live.com	3812 46TH AVE S
JEFF JOYNER	501-6164	jeff@jjgrealtor.com	4533 38TH ST S
JOHN HODGES	813-310-1552	fkskipper@gmail.com	3822 48TH AVE S
GIA OCKULY	440-915-7383	gia0793@aol.com	4016 48TH AVE S
JUDITH SCHLEICHER	866-3720	jpsstpete@gmail.com	4401 48TH AVE S
KATIE WILLIS	866-3316	kbwillis1219@gmail.com	4127 38TH ST S
KRISTIE WAGNER	614-207-9848	kwagner127@gmail.com	3785 42ND AVE S
MARK EWIN	804-3828	ewinml@msn.com	4281 48TH AVE S
MICHAEL COLEMAN	206-349-1660	mkentcoleman@gmail.com	3872 42ND AVE S
MIKE ZITO	813-727-7035	Mikepzito@gmail.com	4369 48TH AVE S
RICHARD AARON	709-2918	donzigo33@gmail.com	4255 48TH AVE S

THE Real Estate Report

Prepared exclusively for the Broadwater / Maximo neighborhood by Sharon Simms, CIPS, CLHMS, CRS

Third Quarter 2022

CURIOUS?

If you're Homesteaded and have owned for a while, are you curious about how much your property taxes would be without the Save-Our-Homes cap? The Pinellas County Property Appraiser's web site has a tax calculator that you can use to see.

Go to **www.pcpao.org**, then click "Tax Estimator" from the left-hand menu bar. Enter the requested information with a ballpark of what you think your home might sell for, and it'll give you an estimation that will likely surprise you!



TREES ADD VALUE?

We were surprised to see a recent report from Real Simple, allaboutgardening.com, that claims trees can add as much as 15% to a home's value. Here are nine Florida-friendly trees that made the report's list:

- Banana
- Citrus
- Mahogany
- Slash Pine
- Loquat
- Maple
- Live Oak
- Magnolia
- Crape Myrtle



MARKET MUSINGS...

So far this year there have been 16 waterfront sales, ranging from \$1,100,000 to \$2,225,000 with an average of \$1,486,316. The same period last year had 10 sales, ranging from \$595,000 to 1,750,000 with an average of \$1,082,180. Wow - an increase of 37%.

Two-thirds of the sales were for cash. Sales ranged from 88% to 114% of last listing price, for an average of 99% of list. Days from listing to contract averaged 13. Of the 16 sales, there were 16 different selling agents. As of August 15th there were 3 active listings, ranging from \$1,649,000 to \$1,850,000.

This year there have been 7 non-waterfront sales, ranging from \$590,000 to \$815,000 with an average of \$699,286. The same period last year there were 5 sales, ranging from \$460,000 to \$600,000 with an average of \$523,000. This is an increase of 34%.

29% of the sales were cash. Sales ranged from 96% to 103% of list price, with an average of 100%. Days from listing

to contract averaged 12 days. Of the 7 sales there were 7 different selling agents. As of August 15th there were 2 active listings, at \$675,000 and \$730,000.

August is when the Pinellas County Property Appraiser shows the new Just Market Values for the year (remember, taxes are paid in arrears). Looking at the values on properties that I sold, the average increase was 44%, with a range of 33% to 56%. This points out the value of homestead exemption - for those who qualify, if you haven't already filed, **do it now!** You don't have to wait until next year, so don't take a chance of

See Musings, next page



SHARON SIMMS
Waterfront Specialist



The SIMMS Team

727-898-2582

info@simmsteam.com

www.SimmsTeam.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



Statistically Speaking

These figures show the current market and the recent **Broadwater** sales history according to the Multiple Listing Service (MLS). Prices vary by size, condition and location, so the \$/sq ft has a tremendous range and is “nice to know” rather than a useful function.

Broadwater: Waterfront

	#	\$Low	\$High	Avg	\$/SF	#	\$Low	\$High	Avg	\$/SF
Avail 8/15/22	3	\$1.649M	\$1.85M	\$1.763M	705-781	2	675,000	730,000	702,500	353-395
Pnd 8/15/22	2	\$1.642M	\$1.899M	\$1.770M	863-1009	0	-	-	-	-
Sold YTD 22	16	\$1.1M	\$2.25M	1,486,313	530-870	7	590,000	815,000	699,286	313-401
Sold 2021	20	595,000	1,800,000	1,070,730	357-696	8	460,000	789,000	600,500	173-412

Non-Waterfront

Many people ask us about market activity in neighboring communities as well. Here is a look at what’s happening on the waterfront (navigable to the Gulf) in some other popular areas.

Active & Pending as of 8/15/22

Sold YTD 2022

Sold 2021

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	5	1,642,000	1,899,000	16	1,100,000	2,225,000	20	595,000	1,800,000
Bayway Isles	2	3,990,000	6,500,000	3	2,125,000	2,425,000	11	1,100,000	4,000,000
Causeway Isles	5	924,999	1,999,000	12	951,000	3,458,955	16	750,000	1,650,000
Pasadena Yacht & CC	2	1,750,000	1,850,000	2	1,490,000	3,380,000	19	949,000	3,999,000
Pinellas Point/Bahama Sh	1	3,499,900	3,499,900	1	1,089,000	1,089,000	8	1,044,500	2,265,000
Snell Isle/Coffee Pot	9	3,800,000	10,000,000	9	1,150,000	4,700,000	32	1,285,000	6,500,000
St. Pete Beach/PAG	17	1,599,000	9,999,000	39	975,000	4,400,000	96	500,000	8,200,000
Tierra Verde	12	1,945,000	12,999,000	12	1,700,000	9,950,000	20	799,900	2,495,000
Treasure Island	20	929,900	4,989,000	35	799,525	4,100,000	68	675,000	4,000,000
Venetian Isles/Arrowh.	11	1,100,000	3,900,000	19	1,050,000	4,500,000	34	685,000	3,900,000
Yacht Club Estates	6	1,595,000	2,999,999	14	966,000	3,200,000	19	800,000	2,950,000

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The Simms Team sells real estate, and they're good at it. Just ask your neighbors!

Musings (cont'd from page 1)

forgetting to do so.

Having that exemption means your taxable value can't go up more than 3% per year. One of our neighbors, for example, has a just market value of \$770,876 but an assessed value (taxable value) of only \$264,622. That's an annual tax savings of nearly \$10,000. What a benefit of the Save Our Home tax cap that comes with a homestead exemption!

Even though inventory is increasing, availability and pricing are still problems for buyers - there's so little inventory. We're doing more counseling and advising than marketing on our listings. With multiple offers it's important to determine which is the most likely to close, and at the offered terms. Highest is not always best.



MEET THE TEAM

Sharon Simms

CIPS, CLHMS, CRS

Tami Simms

CIPS, CLHMS, CRS

We take our profession seriously and are proud to have earned these well-regarded designations:

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Certified Luxury Home Marketing Specialist (CLHMS)

Certified Residential Specialist (CRS)

and we couldn't do it without

Amy Dinovo

Team Transaction Manager



BROADWATER

MEMBERSHIP 2022



Your dues support this publication and all activities of the Broadwater Civic Association. Thanks to our 335 paid members (63%) so far in 2022! If you have not paid in 2022, a membership form was mailed to your Broadwater address in July. You may also download the form by clicking on Membership under the Contact Us Tab at www.broadwaterfl.org. **Please be sure to fill it out completely even if your information has not changed.** This will ensure that we have your information up to date. Please mail or drop it off to our treasurer Jon Kind or bring it to the General Meeting on September 8th. If you are not sure if you have paid your dues, email your name and address to infolink@broadwaterfl.org



CONNECTING WITH BROADWATER



Broadwater has several tools to stay informed and also network with neighbors. We encourage you to use these tools to keep up to date with everything going on in Broadwater.

Website: www.broadwaterfl.org should be your first stop if you are looking for event information and answers to neighborhood or city questions. The Resources and Useful Links Tabs is a great place to start when you need answers.

Nextdoor Broadwater is a free private network, limited to just Broadwater subscribers, that connects Broadwater neighbors. **You are able to post events, items wanted or for sale, crime and safety alerts, recommendations for local businesses and more.** Nextdoor is also a great place to post about lost or found pets and suspicious activity you may see. To join, request invitation by emailing your name and address to infolink@broadwaterfl.org. For tips on how to adjust your Nextdoor settings go to www.broadwaterfl.org and look under the Resources Tab near the top of the home page.

Broadwater Infolink is an email service used to communicate information to residents of Broadwater usually once or twice a week. Infolink emails are sent via Mailchimp which is a mass email service that allows us to reach over 400 subscribers in one shot. **To subscribe go to www.broadwaterfl.org and click on the Contact Us tab or email your name, address, phone number to infolink@broadwaterfl.org** Your information will be kept confidential so you will not receive spam or advertising e-mail. **If you have registered for Infolink and have not received any emails recently, please email us at infolink@broadwaterfl.org to let us know.**



FAMILIES OF BROADWATER

Connect with other families in Broadwater by joining this private group on Facebook. This is a great way to communicate and socialize with neighbors who are also raising their kids in Broadwater!

BROADWATER HELPING HANDS

If you or a neighbor in Broadwater needs a helping hand or you would like to be a Helping Hands volunteer, please contact Kristen Mory at 727-688-9597 or kristenmory@yahoo.com



TRASH & RECYCLING GUIDELINES & TOOLS

By city ordinance, customers may place both trash and recycling containers at the curb as early as 7 PM the night before collection. Containers must be moved from the street and placed by the side or rear of the customer's residence by 7 PM the day of collection. Ever miss your scheduled pick-up due to a holiday? Download a customized trash & recycling schedule at http://www.stpete.org/sanitation/residential/holiday_schedule.php or the St. Pete Collects App. St. Pete Collects provides personal reminders before collection days and automatic notifications when holidays or bad weather impacts your schedule. Make recycling easy with mobile collection events, tips for a greener lifestyle and our Waste Wizard to look up accepted materials. Download it at Google Play or the Apple Store

BROADWATER NEIGHBORHOOD WATCH



The only crimes to report lately is the crime of opportunity. Unlocked vehicles in Broadwater are a potential target at any time of the night or day. Keep your vehicles locked and your garage doors closed when unattended especially during the day. Be sure to let visitors and contractors know to lock their vehicles and do not leave valuables visible at any time. **Report any suspicious activity to the police** non-emergency (727-893-7780) and alert neighbors **right away** on Nextdoor. Notify your neighbors when you are out of town so they can contact you if they see suspicious activity. **Our best defense is neighbors looking out for each other.**

One of the best ways to promote crime awareness and prevention is by participating in Neighborhood Crime Watch. **Contact Mark at 727-804-3828 or ewinml@msn.com to join today!** We recently purchased some new bicycle signs as we have more patrollers electing to bike the neighborhood. Keep an eye out for them and all of our patrollers and be sure to say Hi!! Remember **“Don’t Feed the Bears”**

Many crime prevention and reporting tools can be found at www.stpete.org/police



BLOCK CAPTAINS



Broadwater’s 23 Block Captains are your street level representatives and are the lifeblood of Broadwater. Each street or area has a Block Captain assigned to be your **first contact for neighborhood questions or concerns**. Block Captains also hand deliver the Broadwater Breeze and can collect your 2022 membership dues. If you do not know who your Block Captain is, click on the Contact Us Tab at www.broadwaterfl.org.

Please welcome our newest Block Captain **Jeff Case** who replaces **Annie Lavigne** for 38th Way S north of 42nd Ave S. We thank Annie for serving as Block Captain. We are searching for a new Block Captain to replace **Molly Lopata** for the Bayview area of north Broadwater. If you reside in or near the streets off 39th Ave S, please consider

joining the team. Contact Tom at tandol1@tampabay.rr.com or 727-638-1421. We thank all of our Block Captains for their time and efforts!!

CRIME AND CODES REPORT MONITORING TOOL

Stat Map is an interactive tool that displays the locations of citizen requests submitted to the Mayor’s Action Center and via SeeClickFix, as well the locations of code violations and police calls for service. This tool allows you to view the concerns people in and around your neighborhood have, create alerts for any new reports, and see changes over time. You can also highlight specific activity in council districts and neighborhoods. Under Pins, you can see the trends in reports for Police Calls, Code Violations or SeeClickFix. Create an alert for a particular area by creating an account, typing an address or selecting an area. You can then decide how big you want to make your watch area. Stat Map will give you greater access to the information the city collects, while showing trends within our community. You can download Stat Map and view a tutorial at

www.stpete.org/police

SeeClickFix CITY OF ST. PETERSBURG

Download SeeClickFix on your phone to report any codes issues. You can take a photo of the issue and submit with the location to be handled by the appropriate agency and department. Look for this logo at your app store.



Injured Bird, Who Do You Call?



Birds in Helping Hands are a licensed wildlife rehabilitator located in Seminole providing 24/7 wildlife care. If you find injured or orphaned wildlife on the west central coast of Florida, call Shelly at 727-365-4592. We have a volunteer in Broadwater that Shelly can contact for quick response. More info can be found at <https://birdsinihelpinghands.org/>



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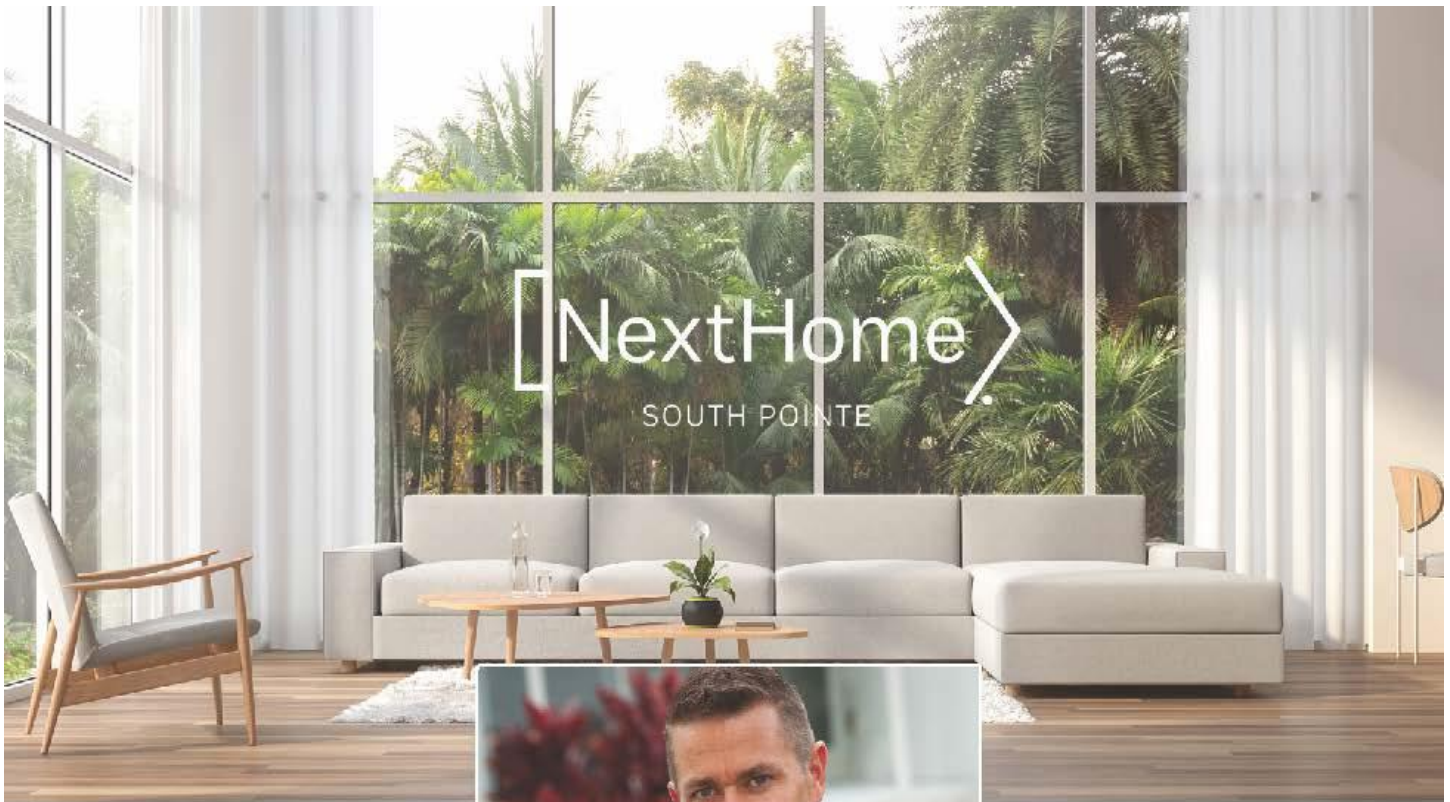


THE SKYWAY MARINA DISTRICT

We are seeing an uptick in new construction in the SMD. The Skyway Marina Mall is demolished making way for The Manhattan on the south end, Marina Beach Apartments, a restaurant, bank and storage facility on the north end. Zaxbys will be coming soon to the old car wash on 38th Ave S and the old Bob Evans site will be a Mavis Tire and Brake store. September is full of events in the Skyway Marina District!! On September 2nd, **Vintage Marche** will be relocating to 2906 34th St S next to Aldi. The market opens the first weekend of each month and features vintage furniture, lighting, home decor, art, jewelry, and clothing. Learn more at <https://vintagemarche727.com/>.

On September 10th, the **Saturday Morning Shoppes** will hold their monthly event at Grand Villa. On September 17th, **The Skyway Social** will be held at NextHome South Pointe. Be sure to attend all events and show your support for the SMD. Join your neighbors for the next **Quarterly Cleanup** on September 24th.

The District relies on volunteers and your support of local businesses. To volunteer for a committee or any future events, contact Misty at director@skywaymarina.org or 727-466-7173. Stay connected via the Facebook Page or at skywaymarinadistrict.org



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² Based on 2021 average store hours, excluding drive-thru, of "major banks" in metropolitan statistical areas in which TD Bank operates (TD MSAs). Major banks are top 20 banks by total deposits across TD MSAs, the top five banks by store share (or by total deposits, if store share is equal) in each TD MSA, and any bank with greater or equal store share compared to TD Bank in any TD MSA. Excludes banks operating in retail stores such as grocery stores.

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Debbie Zito & St. Pete Team

ABR, CRS, SRES, CSP, CNE, CLHMS

727.865.TEAM

Brokered
By:



Thinking of selling your home? Inventory is low and prices are rising like never before, yet there is still a demand for waterfront property. Debbie Zito and her St. Pete Team has specialized in buying and selling Broadwater for 15 years. You can put your trust in Debbie as no one knows and loves Broadwater better than her.



4360 39th St S
3 Bed | 2 Bath | 2,489 SF
Last Listed @ \$1,875,000



3801 48th Ave S
4 Bed | 2 Bath | 1,867 SF
Last Listed @ \$1,450,000



4200 46th Ave S
3 Bed | 2 Bath | 1,715 SF
Last Listed @ \$1,400,000

Broadwater Properties Sold by Debbie & her team in 2022 YTD



4401 45th St S
3 Bed | 2.5 Bath | 2,739 SF
Last Listed @ \$1,830,000



4385 48th Ave S
3 Bed | 3 Bath | 2,739 SF
Last Listed @ \$1,675,000



3820 46th Ave S
4 Bed | 2 Bath | 2,294 SF
Last Listed @ \$1,550,000

BayshoreToTheBeaches.com