

FALL

2024



The Broadwater Breeze

www.broadwaterfl.com

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

BROADWATER HALLOWEEN EVENT

We will be holding our annual Halloween event at the Canizares Property on October 26th. This year will be a carnival like event for the kids. Look for a flyer at your door in September. Volunteers are needed, see contact info below!!



SKYWAY MARINA DISTRICT QUARTERLY CLEAN-UP SEPT 21ST 9 -11 AM



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.

Be sure to attend all events and show your support for the SMD. The Skyway Marina District relies on volunteers and your support of local businesses. To volunteer contact Misty at director@skywaymarina.org or 727-466-7173.

Keep up with SMD events on Facebook or by subscribing to Broadwater Infolink.

HUMP DAY HAPPY HOUR



Are you new to Broadwater and looking to meet your new neighbors? If so, the Hump Day Happy Hour is the place to be! This casual group was created by two neighbors that wanted to meet and socially connect with other Broadwater neighbors. The group moves around to support local businesses and meets every other Wednesday from 5:45pm - ?. Locations are posted at www.broadwaterfl.org and announced via Infolink and Families of Broadwater Facebook page. See you at Sky Beach on September 4th & 18th.



GENERAL MEETING Thursday Sept 5th 7:00 PM at SPC Allstate 3200 34th St S
Featured Presentation: We plan to invite our City Council Candidates to speak.

BEAUTIFICATION AWARD SUMMER 2024

Congratulations

Nick & Roxanna Price 4460 38th Way S



Nick & Roxanna will receive a \$50 gift certificate compliments of

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BROADWATER NATURAL GAS SURVEY

If you currently do not have access to TECO Natural Gas, please answer a 3 question survey so we can gauge how many residents would want to have lines installed by TECO for your street. Many streets in Broadwater already have access but all of 48th Ave S does not at this time. **The survey information will be commu-**



nicated to TECO and they will propose a per home price to run the main infrastructure along with a price to hook up individual homes. We hope that if enough residents show interest in adding natural gas service, the cost will be reasonable enough to proceed. **You can access the survey at <https://www.surveymonkey.com/r/BWNATGAS> or scan the QR Code above.**

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BROADWATER FILL A TRUCK, FEED A FAMILY

Thank you to all who donated food items and cash to our drive on June 29th. Your donations filled the truck and helped many in need!! If you wish to donate or volunteer visit Daystar Life Center at <https://daystarlife.org/>



Looking for someone reliable to service your yard? Al Mills has maintained Broadwater properties for over 10 years! Planting, Trimming, Weeding, Clean Up, Etc... Give Al a Call at 727-212-7480 References Provided

SAVE THE DATE

- Sept 4: Hump Day Happy Hour at Sky Beach
- Sept 5: General Meeting SPC
- Sept 18: Hump Day Happy Hour at Sky Beach
- Sept 21: SMD Quarterly Cleanup
- Sept 28: Haz Mat Collection at SPC
- Sept 28: CONA West St Pete Community Event
- Oct 24: Board of Directors Meeting
- Oct 26: Broadwater Halloween Event
- Nov 1: Winter Broadwater Breeze Deadline
- Dec 5 or 12: Annual Meeting & Election of Officers SPC

Holiday Event Dates

- December 7: Broadwater Boat Parade
- December 13: Broadwater Holiday Party
- December 23: Broadwater Golf Cart Parade

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FROM THE BCA BOARD

Much of what we do in Broadwater is centered around social events that by nature bring neighbors together. We feel that neighbors knowing neighbors promote a safer and more friendly Broadwater. Last year Hump Day Happy Hours started and continue today on every other Wednesday. We held our inaugural Drinks & Driveways on August 1st thanks to a suggestion from **Tina Yakel**. This is a new monthly event that is very informal and brings neighbors together. If you are a new resident or have not attended an event in a while, these are great opportunities to meet and your neighbors!! On September 28th, CONA (Council of Neighborhood Associations) will hold their 2024 CommUNITY Festival at Azalea Park. This 2nd annual event is a citywide celebration of St Petersburg neighborhoods with activities for all ages!! Event information will be shared via infolink and Families of Broadwater so be sure to join the fun! As we head into Fall, we look forward to our Annual Halloween Event at the Canizares property on October 26th!! We are also preparing for our Annual Holiday Events. We are taking nominations for the 2025 Board of Directors that will be announced in December at our Annual Meeting. We would love to have some younger residents join as we have several Board Members that have served for many years. We are also seeking new volunteers for our Fall and Holiday events as well as Neighborhood Watch. Everything in Broadwater is accomplished with volunteers so consider stepping up to keep Broadwater fun and safe! Be sure to join your neighbors at the next General Meeting on September 5th where we will invite the City Council candidates to speak. I hope to see you there!

Tom Ando
BCA President

Welcome ABOARD!

Mary Lisan, Maria Roesner, Katie Willis, and Evelyn Hill make up the Welcome Aboard Committee. They handle the important task of making sure our new neighbors receive a proper welcome. 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

- ◆ Karen Duda & Ricaldo Cagno Jr 4501 39th St S



Broadwater Board Meeting

PERFECT COPY AND PRINT

Office: 727.329.8745
Email: acct@pcpstpete.com
Website: PCPStPete.com



visit our website for complete capabilities

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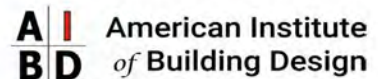
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HOMEOWNER TIPS

Got spiders? Mix in some peppermint oil with water in a squirt bottle and spray where the spiders are

Look for our ad every issue to receive a tip that you might use around your house!



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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:

Nextdoor is a neighborhood network for area residents. It encompasses most St Petersburg neighborhoods so you will need to adjust your settings to avoid receiving annoying emails and messages from other neighborhoods. If you wish to sell or buy items in Broadwater this is the way to do it. You are able to post just in Broadwater or surrounding neighborhoods. If you have lost or found a pet, Nextdoor is the place to post.

For Nextdoor Help go to https://help.nextdoor.com/s/?language=en_US

To find out more about Nextdoor and subscribe, go to https://nextdoor.com/about_us/.

BROADWATER INFOLINK:

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 600 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 FACEBOOK PAGE:

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 What's App Group

We now have a What's App Group for Broadwater. Join your neighbors at <https://chat.whatsapp.com/HQLxDZMAF4PFdSxUBXoFi9>



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

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.

MEMBERSHIP 2024



Your dues support this publication and all activities of the Broadwater Civic Association. Thanks to our 325 paid members (61%) so far in 2024! **We thank the many folks who have added additional contributions with their dues in 2024!** If you have not paid in 2024, a membership form was mailed to your Broadwater address in August. 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 5th. If you are not sure if you have paid your dues, email your name and address to infolink@broadwaterfl.org.

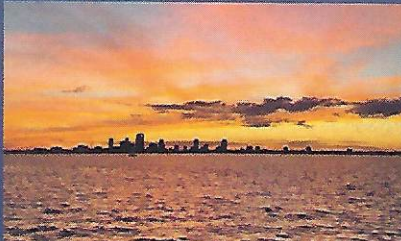


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THE Real Estate Report

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

Third Quarter 2024

New to The Market...



Gorgeous Wide Water Views!
4464 46th Ave S
3 Bed / 2 Bath - 2,108 sf
Screened Pool & Dock
www.BroadwaterWaterfront.com

BUYER NEED...

We are representing buyers who are looking for a new home in non-waterfront **Broadwater, Maximo Moorings, Lakewood Estates, The Pink Streets** or **Bahama Shores**. If you're thinking of selling, or know someone who might be, here's their wish list:

- Not an "A" evacuation zone
- Single story, level interior
- 1,800+ sq ft
- 3 Bedrooms + Office (or 4BR)
- Pool & garage ideal
- Reasonably remodeled
- Up to \$950,000

Thanks in advance!



MARKET MUSINGS ...

So far this year there have been six waterfront sales, averaging \$1,497,500, with a range of \$1,025,000 to \$2,000,000. **83% were cash sales.** They sold for an average of 93% of listing price and averaged \$735/sq ft, with a range of \$509/sq ft to \$984/sq ft. Average time to contract was 66 days, with a range of 0 to 186 days. As of August 15th there were five active waterfront listings, ranging from \$1,610,000 to \$2,998,000. There are no contracts pending.

The same period last year had eight sales averaging \$1,448,205 with a range of \$1,040,000 to \$3,111,143. 88% were cash sales. They sold for an average of 90% of list price. Days from listing to contract averaged 101 days and averaged \$598/sq ft.

This year there have been three non-waterfront sales, averaging \$601,333 with a range of \$280,000 to \$799,000. 67% were cash sales. Average time to contract was 55



TAMI & SHARON SIMMS

days, with a range of 0 to 158 days. Average sale was 97% of list price. Average price per square foot was \$284 with a range of \$175 to \$386/sq ft.

The same period last year there were five sales. 60% were cash sales. Days from listing to contract averaged 101 days. Sale prices averaged 90% of last list price, 80% of original list price. As of August 15th there were 2 active listings, at \$775,000 and \$1,145,000. There were no contracts pending.

Just Market Value

Just Market Value (JMV) is the figure, before exemptions and
See Musings, next page



The SIMMS Team

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www.SimmsTeam.com



THE
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TEAM



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						Non-Waterfront				
	#	\$Low	\$High	Avg	\$/SF	#	\$Low	\$High	Avg	\$/SF
Avail 8/15/24	5	\$1.610M	\$2.998M	\$2.006M	809	2	775,000	1.145M	960,000	357
Pnd 8/15/24	0					0				
Sold YTD 24	6	\$1.025M	\$2.0M	\$1.497M	735	4	280,000	820,000	665,000	309
Sold 2023	12	\$1.0M	\$3.11M	\$1.43M	581	11	560,000	1.165M	771,036	393

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.

Neighborhood	Active & Pending as of 8/15/24			Sold YTD 2024			Sold 2023		
	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	5	1,610,000	2,998,000	6	1,025,000	2,000,000	12	1,000,000	3,111,143
Bayway Isles	6	1,800,000	6,520,000	7	2,350,000	6,600,000	7	1,240,000	6,300,000
Causeway Isles	12	899,900	4,205,000	9	615,000	2,159,000	11	1,050,000	2,850,000
Pasadena Yacht & CC	2	1,900,000	3,800,000	3	1,400,000	3,750,000	11	1,750,000	5,200,000
Pinellas Point/Bahama Sh	3	1,099,900	4,750,000	8	940,000	2,612,000	8	940,000	2,612,000
Snell Isle/Coffee Pot	19	2,575,000	11,500,000	28	1,650,000	9,600,000	19	1,650,000	9,000,000
St. Pete Beach/PAG	47	849,000	6,600,000	51	959,000	11.4M	48	630,000	6,950,000
Tierra Verde	12	1,799,000	13,000,000	10	1,850,000	7,250,000	17	1,475,000	5,765,000
Treasure Island	39	979,900	8,990,000	38	800,000	4,000,000	55	938,000	5,375,000
Venetian Isles/Arrowh.	10	1,200,000	2,549,000	41	1,050,000	7,500,000	35	915,000	9,200,000
Yacht Club Estates	4	1,446,000	4,995,000	11	1,060,000	3,185,000	13	1,350,000	4,310,000

Our family real estate team is committed to providing outstanding service, market knowledge, negotiation skills and discretion.

Contact us today to find out how we can help you sell your home or find you the perfect new one. **727.898.2582** or **info@simmsteam.com**



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Forbes
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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)

Save Our Homes cap, that your property taxes are based on. (It is less than the market value because average costs of sale are deducted - but the ratios are the same)

The Pinellas County Property Appraiser **www.pcpao.gov** issues these figures every August. If you disagree, you can contact the appraiser's office. If that is not straightened out, you can file an appeal before September 15, 2024.

In spot checking the Just Market Values (JMV) from the Pinellas Property Appraiser's office, most homes in Broadwater dropped in value from 1/1/23 to 1/1/24 by 5-6%. The range of those I checked ranged from -7.1% to +8.8%. A drop in JMV does not necessarily mean a drop in property taxes, depending on the accrued savings in Save Our Homes.

-Sharon



MEET THE TEAM

Tami Simms
 CIPS, CLHMS, CRS

Sharon Simms
 CIPS, CLHMS, CRS

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Amy Dinovo
 Team Transaction Manager

BROADWATER NEIGHBORHOOD WATCH



We have seen very little crime in Broadwater and that can attributed to prevention! Your awareness and vigilance is leaving no opportunity for thieves to take advantage of. Another method of prevention is our Neighborhood Watch Patrol. We are down to 35 volunteers who patrol at whatever time is convenient to them on their assigned day. It only takes around 45 minutes to patrol one side of Broadwater and provide a presence that we feel helps the overall security in Broadwater.

The police can't be everywhere, so it is up to every one of us to do our part!! Once you join you will be emailed guidelines and receive magnetic signs for your vehicle, and you will be added to the schedule. It's that easy!

Don't wait any longer to become involved, contact me and help keep our beautiful Broadwater safe and secure!! Mark Ewin, Broadwater Neighborhood Watch Coordinator 727-804-3828 or ewinml@msn.com.

If you see something unusual call the Police non-emergency line at 727-893-7780 (store this # in your phone) Many crime prevention and reporting tools can be found at www.stpete.org/police Remember "DON'T FEED THE BEARS"

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 2024 membership dues. If you do not know who your Block Captain is, click on the Contact

Us Tab at www.broadwaterfl.org. We thank all of our Block Captains for their time and efforts!!



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.



BOARD MEMBERS	PHONE	E-MAIL	ADDRESS
TOM ANDO (PRESIDENT)	727-638-1421	tando1@tampabay.rr.com	4532 38TH ST S.
EVELYN HILL (VICE PRESIDENT)	727-415-9291	hill.evelyn@hotmail.com	4416 46TH AVE S.
VICKI LINKOVICH (SECRETARY)	727-215-0397	mslink@tampabay.rr.com	4316 44TH ST S.
JON KIND (TREASURER)	727-851-6424	treasurer@broadwaterfl.org	4179 38TH WAY S
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TOM VORJOHAN	865-254-9254	tomvorjohan@gmail.com	4401 45TH ST S
AMANDA LONG	727-403-1218	amandadalelong@gmail.com	4501 44TH ST S



VOLUNTEERS WANTED

We need a volunteer to manage the care of our common landscape areas. Please contact Tom at tan-dol@tampabay.rr.com or 727-638-1421 if you would like to manage or if you would like to just volunteer your help. We thank **Mike Zito, Kevin Webb, Bernie Williams, Tim Wagner, Mark Ewin, John & Luz Sackett and Tom & Dana Ando** for their time in sprucing up our common areas.

We are also taking nominations for the 2025 Board of Directors. If you are interested in learning more, contact Tom via email or phone above.



HOUSEHOLD HAZARDOUS WASTE COLLECTION SEPT. 28TH

9 AM – 2 PM at SPC 3200 34th St S

Residents can participate in a crucial community event aimed at the safe disposal of household hazardous waste. This event offers an opportunity for residents to responsibly dispose of items such as oil, antifreeze, household chemicals, lawn and garden products, mercury-containing devices, paint products, pool/spa chemicals, signal flares, and rechargeable batteries. **No electronic items will be collected at this event.**

SCENE IN BROADWATER

Thanks to Eddie & Libby Miller for hosting our first Drinks & Driveways event on August 1st. This event was well attended and easy to set up. **If you would like to host this event in your driveway, text Tina at 352-213-1084.**



STELLA'S CORNER

Stella and Nalo wanted to share some great information for dog owners in Broadwater. There are some great places to walk your best friend in the Skyway Marina District! The Skyway Trail along 37th St S is a great place to meet other dogs and humans. You will find Marina Walk Dog Park and several area businesses that are dog friendly such as 5/3rd Bank, TD Bank, Pet Supermarket and Tiki Docks. Treats can be found at all four spots with Tiki Docks providing the ever popular Pup Cup!! Broadwater Park is another destination that provides large open areas and plenty of shade for you and your dog to explore. Clam Bayou Nature Preserve at the west end of 34th Ave S provides more shade and lots of areas to walk and sniff. Be sure to keep your dog on a leash and pick up after them and during the hot months bring water just in case. Sur Club has a large dog park that is open to the public and accessible from 32nd Ave S east of 34th St S. After 5 PM there is some great shade cast by the building and you are sure to meet some of the awesome dogs that reside there. St Petersburg has several other places that are dog centric such as Dog Bar and Mutts & Martinis that also have breed specific meet ups. The Tampa Bay Rays also hold Dog Days once a month where the party deck is designated for dogs and their owners for select Sunday games. The City of St Peterburg has many great dog parks and also holds dog swim days at



select pools from time to time. The \$5 fee is a great deal for your pup to enjoy some quality swim time with other dogs. Last but not least, Ft. DeSoto Park has a great dog beach where your pup can romp on the beach without a leash and swim in the beautiful Gulf of Mexico. Parking is only \$5 and you can spend the whole day out there. Stella and Nalo hope to see you out and about soon!!

SATURDAY SEPTEMBER 28TH
AZALEA PARK
1400 72ND ST N
2:00 - 9:00 PM

West St. Pete
COMMUNITY Festival
Presented By
CONA
STRANGERS TOGETHER

RSVP HERE!

st.petersburg
www.stpete.org

FREE ADMISSION

This event is made possible thanks to the generous support of our Community Sponsors!

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VENDOR VILLAGE
FOOD TRUCKS
LASER LIGHT SHOW
DONATION DRIVES

CONCERNED ABOUT OUR WATERWAYS?

Early detection of red tide blooms allows researchers at FWC (Florida Fish & Wildlife Conservation Commission) to provide warning to coastal residents in the area, continue research, and predict seasonal events. We have community volunteers in our neighborhood to expand the spatial coverage of the FWC's monitoring program by collecting water samples from areas where red tide or any other water quality issue is suspected. Because of limited state personnel, boats and other limited resources, the program relies on volunteers to help monitor inshore bays and offshore coastal waters off the Gulf of Mexico.

Two water samples can be collected every couple of weeks in two different locations within our neighborhood. If you feel there is an indication of red tide or any other water quality issue, please **text Mel Moss at 727-276-9345**. Additional information can be found at www.broadwaterfl.org

NOISE AND LIGHTS ON THE WATER

Please be considerate of your neighbors while playing music outside if you live on the water. You would be surprised at how sound travels over water. Lighting can also be an issue for your neighbors on the water. Be sure to point your lighting away from the water to avoid causing an annoying reflection.



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 Shelley 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/>



Remind your contractors & guests to lock their vehicles & observe the "No Parking" signs on 46th Ave S.



ELECTION DAY NOV 5TH

Plan to vote in the General Election on November 5th. There are important races at every level with City Council seats in districts 1, 3, 5 and 7 up for grabs. Broadwater is located in District 7 and bordered by District 5 so your vote is very important!! Be sure to have your voice heard. Election information can be found at <https://www.votepinellas.gov/>
<https://www.vote411.org/florida>
<https://www.ballotready.org/us/fl-pinellas-county> where you can have your personalized sample ballot emailed to you. Make sure you are registered and do your homework so you are ready to vote on November 5th.

Raw Oysters Flatbreads Tacos

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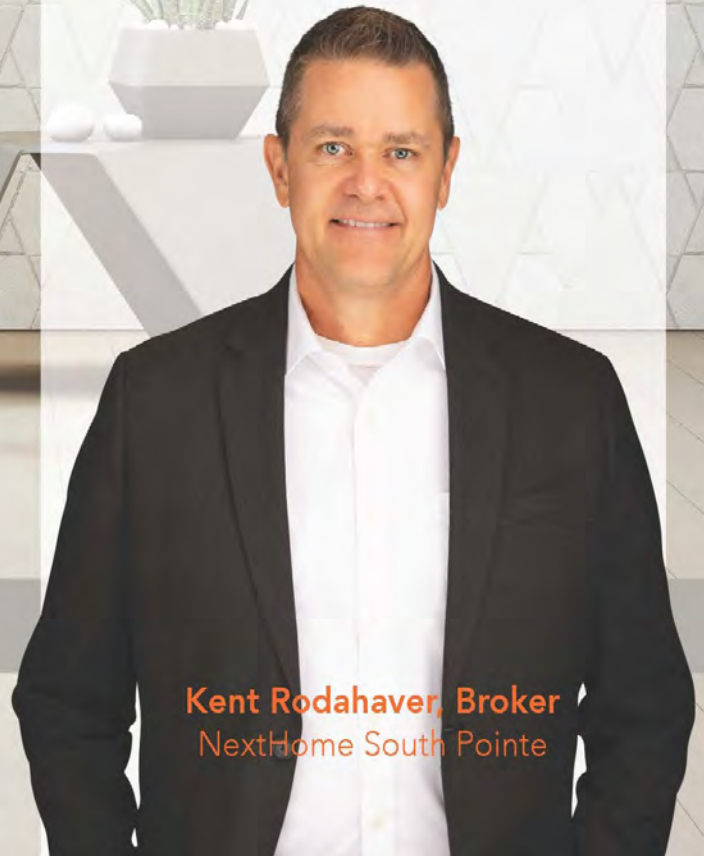
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