

SUMMER



2024

The Broadwater Breeze

www.broadwaterfl.com

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

THE SKYWAY MARINA DISTRICT

We continue to see high interest and new development in the District. Marina Club should start leasing this Summer and the Ceridian site is nearly demolished while the SPC site developer and plans should be known soon. Join your neighbors in supporting all of the things we do in the SMD like Food Truck Nights, Cornhole Tournament and Quarterly Cleanups. Be sure to attend the June 8th SMD Summer Bash at City Theater. The event will include live music and activities for children and pets too! Consider volunteering for the event or the cleanup on June 1. **The District relies on volunteers and your support of local businesses.** To volunteer contact Misty at 727-466-7173 or director@skywaymarina.org. **Keep up with SMD events on Facebook or by subscribing to Broadwater infolink**



BROADWATER STORE OPEN THROUGH JUNE 9TH

Back by popular demand! M2 Promotions has once again partnered with the Broadwater community to create custom merchandise that lets you showcase your neighborhood pride. From May 27th to June 9th, Broadwater residents can visit our specially cultivated online store to order swag from custom tees to custom tumblers. Show your love for our beautiful neighborhood by rocking some summer-friendly customized merch! Merchandise should arrive around June 25th. Find the link at www.broadwaterfl.org or just scan this QR Code.



SKYWAY MARINA DISTRICT PRESENTS

Summer Bash

FREE EVENT

BUSINESS VENDORS · LIVE MUSIC · KIDS GAMES · FOOD TRUCKS · ART & CRAFTS · BEER & WINE TENT · PET COOLING POOLS · SILENT AUCTION

FEATURING
Tripp N Becca

June, 8 2024
2pm-7pm

AT ST PETERSBURG CITY THEATRE
4025 31st St S

HUMP DAY HAPPY HOUR



If you are looking for an opportunity to meet your Broadwater neighbors, please attend Hump Day Happy Hour. This casual group was created by two neighbors that wanted to meet and socially connect with other Broadwater neighbors. This is a great chance to meet new neighbors especially if you are new to Broadwater. The group moves around to support local businesses and meets every other Wednesday from 5:45pm - ?,

Our Summer Happy Hours are listed below.

- May 29: Tiki Docks
- June 12: Red, White & Booze
- June 26: Tiki Docks
- July 10: Portofino
- July 24: Portofino
- Aug 7: Red, White & Booze
- Aug 21: Red, White & Booze

General Meeting
Thursday June 6th 7:00 PM
at SPC Allstate 3200 34th St S
Featured Presentation: Council of Neighborhood Associations (CONA) President Aaron Bryce

BEAUTIFICATION AWARD SUMMER 2024

Congratulations

Kelly & Karlyn Bradshaw 4501 37th St S



Suncoast Ladies' Classic

July 11-13



The Bradshaw's will receive a \$50 gift certificate compliments of

Debbie & Mike Zito, Realtors®
727-865-TEAM (8326)
Homes@StPeteTeam.com



Tiki Docks and Maximo Marina will host the Suncoast Ladies' Classic July 11th –13th. Sponsorship and donation opportunities are available if you would like to get involved. You can win some great raffle prizes and bid on auction items at the July 11th captain's meeting.

You do not have to participate in the tournament to join in on the fun at Tiki Docks all 3 days. There are also ladies fishing seminars held periodically in conjunction with the tournament. **For up to date information visit www.suncoastladiesclassic.com or call (352) 672-5076.**

**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**

SKYWAY TRAIL RULES

The Skyway Trail permits non-motorized vehicles only, with exceptions for EPAMDs, electric bikes meeting Class I, II, or III classifications, electric wheelchairs, maintenance vehicles, law enforcement, and emergency vehicles. E-Bike are classified as bikes under Florida State Statute 316.20655 and are classified in the following way:

Class I: Pedal-assist only, where the pedal-assist cuts off at 20 mph, and the user must physically pedal to go faster.

Class II: Throttle on demand — operates by a throttle, by pedal-assist or both, where the throttle cuts off at 20 mph and the user must pedal to go faster.

Class III: Pedal-assist only, where the pedal-assist cuts off at 28 mph and the user must pedal to go faster.

Per St. Pete Code of Ordinances Sec 26-404(f) e-scooters are also allowed on shared use trails with specific exceptions for the North Bay Tail, the Pier, and the Pinellas Trail west of 34th St.

SAVE THE DATE

June 1: SMD Cleanup at City Theater

June 6: General Meeting 7:00 PM

Featured Presentation: Council of Neighborhood Associations (CONA) President Aaron Bryce

June 8: Skyway Marina District Summer Bash

July 11-13: Suncoast Ladies Classic Fishing Tournament

Holiday Event Dates

October TBD: Broadwater Halloween Party

December 7: Broadwater Boat Parade

December 13: Broadwater Holiday Party

December 23: Broadwater Golf Cart Parade

Smith &
Associates Real Estate

CHRIS LINDEMOEN

REALTOR®, GRI

727.501.6141 | clindemoen@smithandassociates.com

YOUR NEIGHBOR & TRUSTED REAL ESTATE ADVISOR





King Contracting is one of the TOP 25 fastest growing companies in the Tampa Bay area! TBBJ 2023 Fast 50

At King Contracting, our Design-Build team uses a proven process that will help guide you from your conceptual thoughts to the completion of your beautiful dream home makeover!

Call us today or stop by our showroom to start the process!

King Contracting, Inc.
3931 Central Ave., St. Petersburg 33713
dougkingcontracting.com



727-914-6949

CGC# 1520433



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!



FROM THE BCA BOARD

Our 3rd Annual Cookout and Easter Egg Hunt on April 30th was a great time thanks to Mel Moss and her wonderful cast of volunteers as well as the Canizares Family who graciously provide us with this awesome venue. If you are new to Broadwater, check out our Hump Day Happy Hours every other Wednesday. It is a great way to meet and get to know your new neighbors. Be sure to order your Broadwater merchandise at the Broadwater Store open from May 27th to June 9th. We also have dates for our Holiday events listed in the newsletter so please mark your calendars. Your membership dues make our neighborhood events possible so please show your support by joining at \$50 per year. Please support the Skyway Marina District as we celebrate the 10 year anniversary!! Be sure to attend the June 8th SMD Summer Bash, and if you are able to volunteer, your time will be well spent! I hope to see you at the Broadwater General Meeting on Thursday June 6th where we will hear from The Council of Neighborhood Associations (CONA) President Aaron Bryce.

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.



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

- ◆ Kurt Palermo & Jennifer Johnson 3888 38th Way S
- ◆ Sara Delgado & Denise Petitta 4080 39th St S
- ◆ Alexander Demas 4437 46th Ave S
- ◆ Luke Smith 4201 37th St S
- ◆ Walter Kotowski Jr & Francois Verleysen 3778 42nd Ave S



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

PERFECT

COPY AND PRINT

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



visit our website for complete capabilities
www.PCPStPete.com

- | | |
|---------------------------|-------------------------|
| Digital printing | Adhesive labels & tags |
| Flexography | Branded merchandise |
| Full color printing | Corporate stationery |
| Monochrome printing | Educational guides |
| Lithographic printing | Event programs |
| Wide format printing | Instructional handbooks |
| Digitizing documents | Literature |
| Duplication services | Marketing materials |
| Fulfillment services | Periodicals |
| Post-production finishing | Protective lamination |
| Packaging solutions | User manuals |

CAGE Code: 9AFM8

UEI: C1TZPL42NXP1

Overdue for Self-Care?

It's time to indulge

OUR SERVICES:

- Facial Rejuvenation
- Body Contouring
- Laser Hair Removal
- Wellness Therapies
- Cosmetic Injectables
- Skin Rejuvenation
- Weight Loss Program
- IV Therapy Vitamin Injections
- Personalized Consultations

MENTION THIS AD & GET \$25 OFF YOUR NEXT TREATMENT



104 Main St. N, St. Petersburg, FL - 727-362-4101 - ModernMedicalFL.com

**ORDER ONLINE
@ PAPAJOHNS.COM**



PAPA[®] JOHNS

25% OFF

**YOUR ENTIRE ORDER AT
REGULAR MENU PRICE**

Order online & use promo code:

BREEZE25

Valid for carryout or delivery when you order ONLINE @ PAPAJOHNS.COM at the 5000 34th Street S location & use promo code BREEZE25. Not valid at other locations. Expires 4/30/25.



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!

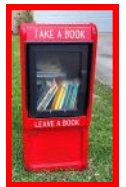


BROADWATER HELPING HANDS

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

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 Castaneda** and **3928 46th Ave S** thanks to **Frank McKinney!!**



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 the great social activities of the Broadwater Civic Association. Thanks to our 251 paid members (47%) so far in 2024. If you have not joined yet, a membership form was mailed to your Broadwater address in May. 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 June 6th. We are now accepting Venmo payments at Broadwater events! If you are not sure if you have paid your dues, email your name and address to infolink@broadwaterfl.org.

THE Real Estate Report

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

Second Quarter 2024

Meet Forbes...

For the last ten years, our brokerage Coastal Properties Group has had the exclusive area affiliation with Christie's International Real Estate. We've now transitioned and have secured an exclusive affiliation with **Forbes Global Properties**. This gives us special tools and audience reach when marketing properties above \$1M. We've also become part of **Luxury Portfolio**, through **Leading Real Estate Companies of the World**. More tools for our sellers!

Have You Heard About Commissions?

You likely have, as the recently announced National Association of Realtors® proposed lawsuit settlement has been hot news. There has been a lot of misinformation, though, and lots of conjecture that isn't based in full reality. If you'd like to talk about what this all might mean for the real estate market, please reach out and let's have a chat. Especially if you're considering buying or selling, it's important that you understand what impacts the settlement may have, if it's approved by the courts.



MARKET MUSINGS ...

So far this year there have been four waterfront sales, averaging \$1,674,500, with a range of \$1,199,000 to \$2,250,000. 75% were cash sales. They sold for an average of 93% of listing price and averaged \$709/sq ft, with a range of \$509/sq ft to \$827/sq ft. Average time to contract was 92 days, with a range of 0 to 186 days. The same period last year had three sales averaging \$1,240,000, with a range of \$1,040,000 to \$1,580,000.. All were cash sales. They sold for an average of 87% of list. Days from listing to contract averaged 117 days. \$548/sq ft. As of May 15th there were four active waterfront listings, ranging from \$1,610,000 to \$2,998,000.

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 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/sq ft to \$386/sq ft. The same period last year there were three sales, 67% of which were cash sales. Days from listing to contract averaged 42 days.



TAMI & SHARON SIMMS

Sale prices averaged 99% of list price. As of May 15th there were two active listings, at \$839,000 and \$840,000.. There were no contracts pending.

In 2023 there were 12 waterfront sales, ranging from \$1,000,000 to \$3,111,143, with an average sale price of \$1,436,304. 67% were cash sales. Average time on the market was 106 days, with a range of 0 days to 292 days.. Average sale to last listing price was 89%, sale to original listing price was 82%. Average price per square foot was \$581 with a range of \$397/sq ft to \$809/sq ft.

In 2023 there were 11 non-waterfront sales, ranging from \$560,000 to \$1,165,000, with an average of \$771,036. 45% of the sales

See Musings, next page



The SIMMS Team

727-898-2582

info@simmsteam.com

www.SimmsTeam.com



THE
SIMMS
TEAM

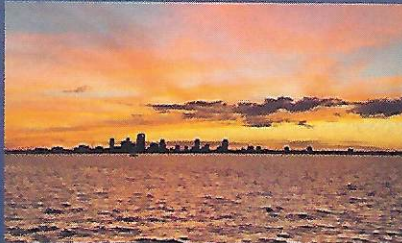


PRIVATE CHARTERS

43-foot Viking Motor
Yacht USCG Certified for
up to 20 Passengers



Open Bow Seating for 20
Covered Aft Deck Seating for 8
Air Conditioned Interior Cabin Seating for 12
Refrigerator and Bar area in Cabin
Private Restroom with Electric Flush Toilet
Includes Captain, Mate and Fuel



Located at The Harborage Marina in Downtown St Petersburg
1110 3rd Street South, St Petersburg, FL 33701
Relocation available throughout the Tampa Bay area



Call 727-776-8199

info@TampaBayYachtCharter.com

www.TampaBayYachtCharter.com

PRIVATE YACHT CHARTERS

US Coast Guard Inspected
Certified for up to 20 Passengers



Available for All Occasions
Corporate Meetings, Client Entertainment,
Birthday Parties, Weddings,
Dolphin Watching, Sunset Cruises,
Special Events and More!



43-foot Classic Viking Motor Yacht



Call 727-776-8199

info@TampaBayYachtCharter.com

www.TampaBayYachtCharter.com



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 5/15/24	4	\$1.610M	\$2.998M	\$2.376M	822	2	838,000	840,000	839,000	363
Pnd 5/15/24	0									
Sold YTD 24	4	\$1.025M	\$2.0M	\$1.56M	709	3	280,000	799,000	601,333	284
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 5/15/24				Sold YTD 2024			Sold 2023	
	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	4	1,610,000	2,998,000	4	1,025,000	2,000,000	12	1,000,000	3,111,143
Bayway Isles	9	1,949,000	6,849,000	3	2,350,000	6,600,000	7	1,240,000	6,300,000
Causeway Isles	8	990,000	2,999,999	8	615,000	2,159,000	11	1,050,000	2,850,000
Pasadena Yacht & CC	4	1,600,000	4,300,000	0			11	1,750,000	5,200,000
Pinellas Point/Bahama Sh	2	2,150,000	4,750,000	8	940,000	2,612,000	8	940,000	2,612,000
Snell Isle/Coffee Pot	17	2,629,000	11,500,000	7	2,600,000	9,600,000	19	1,650,000	9,000,000
St. Pete Beach/PAG	52	999,900	12,400,000	24	1,000,000	3,800,000	48	630,000	6,950,000
Tierra Verde	9	2,975,000	13,000,000	9	1,850,000	7,250,000	17	1,475,000	5,765,000
Treasure Island	60	979,900	9,000,000	24	800,000	3,500,000	55	938,000	5,375,000
Venetian Isles/Arrowh.	12	1,224,999	5,895,000	20	1,050,000	5,800,000	35	915,000	9,200,000
Yacht Club Estates	6	1,575,000	3,399,999	9	1,060,000	3,043,000	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



THE SIMMS TEAM
COASTAL
 PROPERTIES GROUP INTERNATIONAL
Forbes
 GLOBAL PROPERTIES



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

Musings (cont'd from page 1)

were cash. Average days on the market was 51, with a range of 1 day to 256 days. Average sale to last listing price was 98%, sale to original listing price was 95%. Average price per square foot was \$401, with a range of \$340/sq ft to \$499/sq ft.

Happy Spring-Summer!
 - Sharon



The **Saturday Morning Market** moves to its summer location in Williams Park in June, where it will run weekly through the end of August. See details at www.SaturdayMorningMarket.com.

MEET THE TEAM

- Tami Simms**
CIPS, CLHMS, CRS
- Sharon Simms**
CIPS, CLHMS, CRS

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

- Certified International Property Specialist (CIPS)**
- Certified Luxury Home Marketing Specialist (CLHMS)**
- Certified Residential Specialist (CRS)**

and we couldn't do it without

Amy Dinovo
 Team Transaction Manager



BROADWATER NEIGHBORHOOD WATCH

With school out of session we usually see an uptick in criminal activity. Please be alert to your surroundings and report any unusual activity to the police by calling the non-emergency line at 727-893-7780. Keep your garage door down and lock your vehicles and home when unattended. Be sure to let your contractors and guests know to secure their vehicles as well. Crimes of opportunity can happen at any time of the day so if something does not quite seem right report it.

Volunteer to be part of the Broadwater Neighborhood Watch. For more information, contact **Mark Ewin Broadwater Neighborhood Watch Coordinator 727-804-3828, ewinml@msn.com**

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 2024 membership dues. We welcome **Bernie Williams** as the new Block Captain for 38th Way S (North Side) and **Jennifer Seipel** who replaces **Rich & Kristina Burger** on 39th St S (South Side). We thank Rich & Kristina for their 15 years of service to Broadwater and wish them good fortune in their retirement!! If you do not know who your Block Captain is, click on the Contact Us Tab at www.broadwaterfl.org. We thank all 23 of our Block Captains for their time and efforts!!

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



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
BERNIE WILLIAMS	727-515-4293	caphaligan8@gmail.com	3864 38TH WAY S
BREANA MARSALISI	727-282-8988	Bre@MarsalisiLaw.com	3800 46TH AVE S
JEFF JOYNER	727-501-6164	jeff@jggreator.com	4533 38TH ST S
JOHN HODGES	813-310-1552	fkskipper@gmail.com	3822 48TH AVE S
KATIE WILLIS	727-866-3316	kbwillis1219@gmail.com	4127 38TH ST S
KRISTIE WAGNER	614-207-9848	kwagner127@gmail.com	3785 42ND AVE S
MARK EWIN	727-804-3828	ewinml@msn.com	4281 48TH AVE S
MIKE ZITO	813-727-7035	Mikepzito@gmail.com	4369 48TH AVE S
ANTHONY LORINO	727-237-6180	alorino08@gmail.com	4475 44TH ST S.
EDDIE MILLER	913-481-1011	eedward27@yahoo.com	4387 40TH ST S
MELISSA WEBB	901-210-6563	usnmojo1@gmail.com	4301 46TH AVE S
TOM VORJOHAN	865-254-9254	tomvorjohan@gmail.com	4401 45TH ST S
AMANDA LONG	727-403-1218	amandadalelong@gmail.com	4501 44TH ST S

BROADWATER COOKOUT AND EASTER EGG HUNT

The weather could not have been any nicer on Saturday March 30th for the 3rd Annual Broadwater Cookout and Easter Egg Hunt! Huge thanks go out to the **Canizares Family** for allowing us to utilize their amazing property!! 106 adults and 44 children enjoyed the music, inflatables, crafts, food, and drinks. The kids enjoyed the Easter Egg Hunt along with photo ops with the Easter Bunny!!

There were many residents who made this event happen. **Mel Moss** led the volunteer effort with the help of **Anne & Sean Gottlieb, Dana & Tom Ando, Kevin Webb, Jeanne & Mike Compitello, Eva Felix, Jon Kind, Vicki Linkovich, John Lampman, Amanda Long, Chefs Mike Zito, Steve Ando & Mike Roesner, Bartenders Don Moss & Anthony Lorino, Jeff Trosclair & David Robinson** for providing trash and recycling cans and **Kevin Lampman (Molecular Media)** for providing the audio system and ice. Special thanks go out to our Easter Bunny **Paula Briggs and Annika Joyner & Addy Dambeck** for handling the kid's craft table!!

Huge thanks to our wonderful event sponsors **Summit Global Private Wealth, Exhale Wellness Spa & Tea Room, Beauty Secret Esthetics and Modern Medical Aesthetics!** Thanks to our Easter Egg Hunt sponsors **Beef O'Brady's and Tropical Smoothie Cafe** for providing gift cards for the Golden Eggs. Thanks to all who attended, our newsletter advertisers, paid Association Members who make these events possible, and all who participated in the 50/50 raffle. **View and download more photos at www.broadwaterfl.org or scan the QR Code.**



38TH ST S LANDSCAPING

38th St S between 46th Ave S and 48th Ave S was once an ugly area (see before photo). With the help of a matching grant from the City of St Petersburg and private donations from Broadwater residents, we were able to transform the area into a thing of beauty! Under the supervision of John Sokol and Mike Zito, the area is maintained (by Al Mills) with continued donations from residents. If you would like to donate to the fund, please mail your donation to Jon Kind at 4179 38th Way S, 33711 and be sure to write "38th St S Beautification" on the check made out to Broadwater Civic Association.



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.

Raw Oysters
Flatbreads
Tacos

WE HAVE STONE CRAB

Margarita
Specials

Billy's

STONE CRAB

OLD-FLORIDA SEAFOOD HOUSE

WATERFRONT RESTAURANT
SERVING FRESH LOCAL SEAFOOD & MORE!
FRESH GROUPER DINNER W/SIDES

1 1/4lb Maine Lobster
Specials (al-a-carte)

VIEW THE GULF SUNSET FROM OUR OUTDOOR ROOF TOP BAR!

ONE COLLANY ROAD, TIERRA VERDE
On the Road to Fort DeSoto Park
727-866-2115

Visit Patty Fernandez at our new location in St. Petersburg at 4301 34th St. S.

Call: 727.367.4800



FIFTH THIRD BANK

Fifth Third Bank, National Association. Member FDIC



Please clean up after your pet. It is against city ordinance to not pick up their waste so carry a bag and help keep Broadwater Beautiful!

SCENE IN BROADWATER

How about this view of Broadwater from the new Marina Club Apartments on 42nd Ave S!



Book Now
 Tina Yakel, RN
 352-213-1084
 luxuryivsfl@gmail.com



HYDREIGHT



NEW

MIC IM SHOTS

- + METHIONINE
 AMINO ACID FOR
 WEIGHT LOSS SUPPORT
 & MANAGEMENT
- + INOSITOL
 B-VITAMIN TO IMPROVE
 CELLULAR FUNCTION
- + CHOLINE
 LIVER DETOX & HEALTH

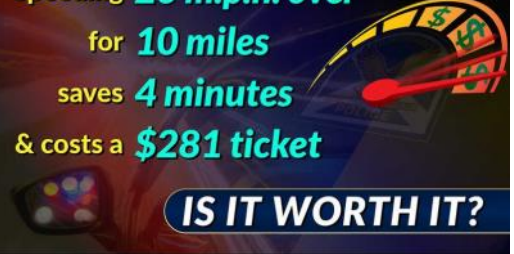
ONLY \$50

SLOW DOWN!

Please do your part by observing the speed limit on the roads and canals in **Broadwater**. There is too much to lose by saving a small amount of time!!

RUNNING LATE FOR WORK?

Speeding **20 m.p.h. over**
 for **10 miles**
 saves **4 minutes**
 & costs a **\$281 ticket**



IS IT WORTH IT?



By city ordinance (Sec. 27-471), customers may place both trash and recycling containers at the curb after 7 PM the night before collection and must move it from the street by 7 PM the day of collection.



THE MARKET IS MOVING...

Don't let bad information (*the media*) stop you from making great decisions. If you have questions about the local Real Estate market, ask me, a hyper-local full time REALTOR that specializes in our area and *your neighbor in Broadwater!*

JEFF JOYNER GROUP
 BUY • SELL • INVEST



Quick **FREE** home valuation, simply scan QR code!



Tech not your thing?
 Don't worry we still answer the phone! I am standing by to talk about your Real Estate.

727-501-6164

Kent Rodahaver

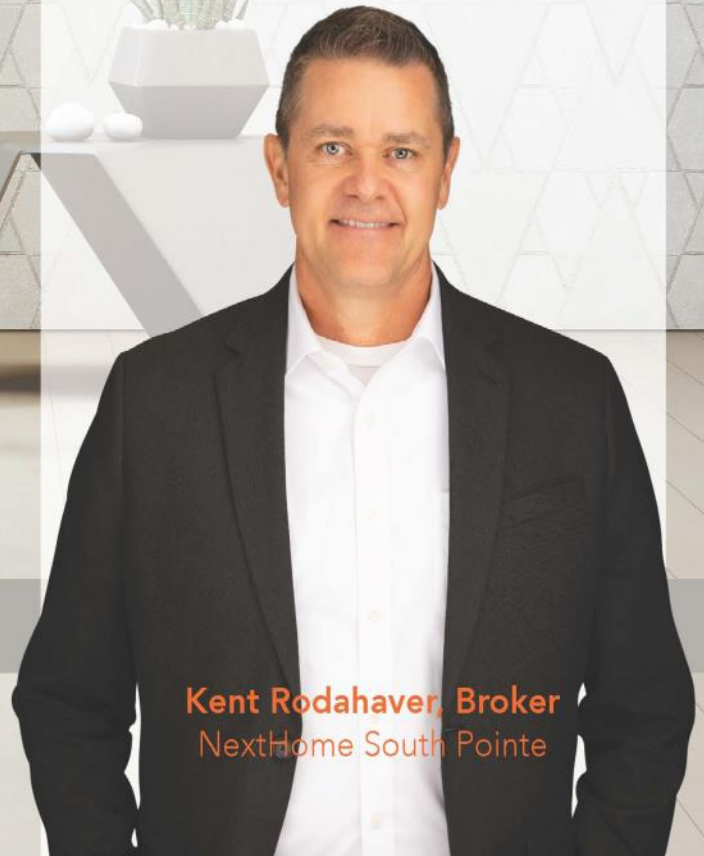
One Of The Best Minds
In Tampa Bay Real Estate



"I know that trust is earned through consistently delivering exceptional results and that my success is defined by your success." Kent

Unparalleled Personal Service

Exceptional Global Reach



Call or Text 727-301-7300

CASAN Collection Luxury Certified
Institute for Luxury Home Marketing
Top 1% Realtor in the Nation

Kent Rodahaver, Broker
NextHome South Pointe

Broadwater Experts: Maximizing Your Waterfront Investment



4363 38th Way South
 3 BD 3 BA 2586 SF \$2,750,000



4300 43rd Street South
 3 BD 3 BA 2624 SF \$2,145,900

When it comes to selling your luxury waterfront home in Broadwater, no one understands the unique value and lifestyle better than Debbie Zito and her team. With unparalleled local expertise and proven track record, they showcase your property's features and attract qualified buyers for maximum exposure and return.



Mike & Debbie Zito
 727.865.8326
 bayshoretobeaches.com

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

Bayshore to the Beaches is a team of real estate agents affiliated with Compass, a licensed real estate broker and abides by Equal Housing Opportunity laws.

COMPASS