



2024

# The Broadwater Breeze

[www.broadwaterfl.com](http://www.broadwaterfl.com)

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



## 21ST BROADWATER ANNUAL HOLIDAY PARTY FRIDAY DECEMBER 13<sup>TH</sup> 6:00 - 10:00 PM

Join in on the Holiday fun at the  
National Guard Armory—3601 38th Ave S.  
Cocktail Party with Heavy Hors d'oeuvres  
DJ & Photo Booth  
50/50 & Gift Basket Raffles

RSVP at [www.broadwaterfl.org](http://www.broadwaterfl.org) or 727-808-1034  
(leave name, address and number of adults attending).

## ANNUAL MEETING WEDNESDAY DECEMBER 18<sup>TH</sup> 7 PM AT SPC 3200 34<sup>TH</sup> ST S

This will be held separate from the Holiday Party again this year. We will be holding our Annual Meeting, announcing our 2025 Board of Directors and taking donations for our National Guard families. Broadwater will match your donation dollar for dollar. We will have an update from Convivial (formerly The Manhattan) and other speakers to be announced.



### NATIONAL GUARD DONATIONS

We are once again showing our support for our local National Guard Families by taking donations for the holidays. Broadwater will match your donation dollar for dollar. **Please bring your cash or check donation (made out to NCO Club) to the Annual Meeting or Holiday Party.** You may also mail or drop off your donation to our Treasurer Jon Kind at 4179 38<sup>th</sup> Way S. prior to December 18<sup>th</sup>. Thanks for supporting our neighbors who have always supported Broadwater!

## 6TH ANNUAL HOLIDAY GOLF CART PARADE DEC. 23<sup>RD</sup> 6:30 PM



The Golf Cart Parade **will not cover every street** in Broadwater again this year in order to avoid streets with low trees. Map and voting information will be posted at [www.broadwaterfl.org](http://www.broadwaterfl.org) and Families of Broadwater FB page and sent out via Infolink email. **This is a great night to organize a block party on your street! If you are interested in decorating your cart and joining, or you would like more info, contact Alicia at [aliciajoyn-er727@gmail.com](mailto:aliciajoyn-er727@gmail.com) or 727-501-6899. Rental carts are available through Blue Dawg Rentals 727-827-2255 (449 49<sup>th</sup> St S). Be sure to mention Broadwater when you call.**

### Time for the 6th Annual Broadwater Golf Cart Parade!



Dec 23rd @ 6:30pm

Starting in the 38th St S Cul-de-sac  
Decorate yours- borrow your friends -  
rent one so you don't miss the fun!

Rent one and join the fun:  
Blue Dawg Rentals 449 49th St S - 727-827-2255  
Will update rental list as companies respond with availability

Contact Alicia 727-501-6899 - [aliciajoyn-er727@gmail.com](mailto:aliciajoyn-er727@gmail.com)

## SAVE THE DATE

Dec 13: Holiday Party at Armory 6 PM  
Dec 18: Annual Meeting at SPC 7 PM  
Dec 23: Holiday Golf Cart Parade 6:30 PM

### 2025 Events (subject of change)

Jan 30: Spring Broadwater Breeze Deadline  
Mar 6: General Meeting  
Mar 8: Neighborhood Garage Sale

## BEAUTIFICATION AWARD

There will not be a Winter Beautification award this year, but we may award two homes in the spring if we receive nominations. **To nominate a home, email [infolink@broadwaterfl.org](mailto:infolink@broadwaterfl.org)**



## HUMP DAY HAPPY HOUR

Check out this photo from our last Hump Day Happy Hour of 2024 at Sky Beach!!

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 - ?.** We will start up again in January 2025 with locations posted at [www.broadwaterfl.org](http://www.broadwaterfl.org) and announced via Infolink and Families of Broadwater Facebook page.

BOOK NOW 727.202.7550 3451 42ND AVENUE SOUTH, C104 ST. PETERSBURG, FL 33713

### Become a Member at Radiant Massage

 <p>REVITALIZE</p> <p><b>\$80</b> a month</p> <ul style="list-style-type: none"><li>(1) 60-minute Half and Half</li><li>(1) Complimentary add-on</li></ul> or <ul style="list-style-type: none"><li>(1) Glowing Facial</li><li>(1) Complimentary add-on</li></ul>	 <p>RELAXATION</p> <p><b>\$75</b> a month</p> <ul style="list-style-type: none"><li>(1) 60-minute Swedish Massage</li><li>(1) Complimentary add-on</li></ul> or <ul style="list-style-type: none"><li>(1) Glowing Facial</li><li>(1) Complimentary add-on</li></ul>	 <p>REJUVENATE</p> <p><b>\$95</b> a month</p> <ul style="list-style-type: none"><li>(1) 60-minute Therapeutic Massage</li><li>(1) Complimentary add-on</li></ul> or <ul style="list-style-type: none"><li>(1) Radiant Vitamin C Hydrating Facial</li><li>(1) Complimentary add-on</li></ul>
--	--	--

#RADIANTMASSAGESPA LIC #MM43762



### SCENE IN BROADWATER

Soon to be opened Marina Club under a full moon! Share your photos of anything Broadwater via email [infolink@broadwaterfl.org](mailto: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.



**BROADWATER STRONG!**

Smith & Associates Real Estate

**CHRIS LINDEMOEN**  
REALTOR®, GRI

727.501.6141 | [clindemoen@smithandassociates.com](mailto:clindemoen@smithandassociates.com)

TOGETHER WE'LL REBUILD STRONGER!



### FROM THE BCA BOARD

Unfortunately, Hurricanes Helene and Milton forced us to cancel two of our more popular events

(Halloween and Boat Parade) and also displaced many of our residents. Our hearts go out to those who suffered damage, and we hope to see you back in Broadwater soon! We will still be able to celebrate the Holidays with our Annual Holiday Party on December 13<sup>th</sup> and our Holiday Golf Cart Parade on December 23<sup>rd</sup>. Be sure to join in on the fun as we close out an interesting year in Broadwater. We will introduce the 2025 Board at our Annual Meeting on December 18<sup>th</sup>. Plan to attend and meet your 2025 Board and hear more about Convivial (formerly The Manhattan). We will collect and match donations for our National Guard families at this event and at the Holiday Party on December 13<sup>th</sup>. See details on all events elsewhere in this newsletter and on the website. Thanks to all of our wonderful volunteers who make things happen in Broadwater and the Skyway Marina District!! Everything we do to make Broadwater great is made possible by volunteers, our dues paying members and our loyal advertisers and sponsors who underwrite our activities and the Broadwater Breeze. The 2025 membership form is enclosed so please fill it out and send in your \$50 (or more if you care to) or bring it to the Annual Meeting or Holiday Party. Here's to a safe Holiday Season and a prosperous 2025.

Tom Ando  
BCA President




• Life Insurance  
• Medicare Supplements  
• Medicare Advantage  
• Annuities  
• Long-Term Care

**Daniel Slyh**  
dslyh@aol.com  
727 - 742 - 6114 | Fax: 727-623-9295



**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](mailto: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](mailto:infolink@broadwaterfl.org)**

### A Warm Welcome to our Newest Neighbors

- ♦ Joseph & Emily Delinks 3924 39th Cir S
- ♦ Jeff Allen 4329 40th St S
- ♦ Glenn & Dawna Anderson 4360 45th St S

**CONTACT INFORMATION**  
2025 Board of Directors will be announced at the December 18th Annual Meeting. Visit [www.broadwaterfl.org](http://www.broadwaterfl.org) for updated list of 2025 Board of Directors

**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**

# PERFECT COPY AND PRINT

Office: 727.329.8745  
Email: [acct@pcpstpete.com](mailto:acct@pcpstpete.com)  
Website: [PCPStPete.com](http://PCPStPete.com)



visit our website for complete capabilities  
[www.PCPStPete.com](http://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

## BROADWATER HALLOWEEN PARTY

Helene and Milton forced us to cancel our Annual Halloween Event, but we were able to salvage some fun on Halloween night thanks to Alicia Joyner and Mel Moss. They put together a fun night of games and treats for Broadwater kids with the 38th St S Carnival. Thanks to all who came by and thanks to the other residents who organized their street to make it a fun and safe night for our trick or treaters! **Photos can be viewed and downloaded at [www.broadwaterfl.org](http://www.broadwaterfl.org)**





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**

Like to re-use small plastic bags? Use an empty clean wipe's container to stuff them into and then pull out easily when needed.

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





## *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](http://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](https://help.nextdoor.com/s/?language=en_US)**

**To find out more about Nextdoor and subscribe, go to [https://nextdoor.com/about\\_us/](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](http://www.broadwaterfl.org) and click on the Contact Us tab or email your name, address, phone number to [infolink@broadwaterfl.org](mailto: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](mailto: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!



Neighbor chat  
WhatsApp Group Invite

### **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](mailto:kristenmory@yahoo.com)



### ***VOLUNTEERS WANTED***

We need a volunteer to manage the care of our common landscape areas.

**We are also accepting nominations for the 2025 Board of Directors.**

Please contact Tom at [tando1@tampabay.rr.com](mailto:tando1@tampabay.rr.com) or 727-638-1421 if you would like to help.

### ***MEMBERSHIP 2024***



Thanks to our **346 paid members in 2024 (65%)** who support the Broadwater Civic Association. **The 2025 membership form is included in this newsletter.** At \$50 per year it is quite a bargain for everything you get throughout the year! Please feel free to add a donation to your membership fee to allow us to do more to improve our already great neighborhood. Please mail it in the envelope provided or pay in person at the Annual Meeting on

December 18<sup>th</sup> or the Holiday Party on December 13<sup>th</sup> **Please be sure to fill out your membership form completely even if your information has not changed. This will ensure that we have your information up to date. Please insert it in the envelope and bring it with you if you choose to pay in person.**

# THE Real Estate Report

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

Fourth Quarter 2024

## TOP NO-DEMO HOME RENOVATIONS

According to *Florida Realtor® Magazine* and Cinch Home Services, these projects will get the most interest:

- Window boxes
- Open shelving
- Painted brick
- Smart lighting
- Outdoor TV
- Outdoor sound system
- Pergola
- Fire pit
- Picket fence

## BUYER NEED...

We are representing buyers who are **STILL** 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



## MARKET MUSINGS ...

So far this year, as was true all of last year, every waterfront sale in Broadwater was over one million dollars! So far this year there have been 8 waterfront sales, averaging \$1,515,313, with a range of \$1,025,000 to \$2,000,000. **75% were cash sales.** They sold for an average of 93% of last listing price (91% of original listing price) and averaged \$747/sf, with a range of \$509/sft to \$984/sf. Average time to contract was 72 days, with a range of 0 to 186 days.

The same period last year had 12 sales averaging \$1,435, with a range of \$1,000,000 to \$3,111,143. 75% were cash sales. They sold for an average of 92% of list. Days from listing to contract averaged 106 days, \$581/sq ft. As of November 15th there were 3 active waterfront listings, ranging from \$1,199,000 to \$1,500,000. There are no contracts pending.

This year there have been 5

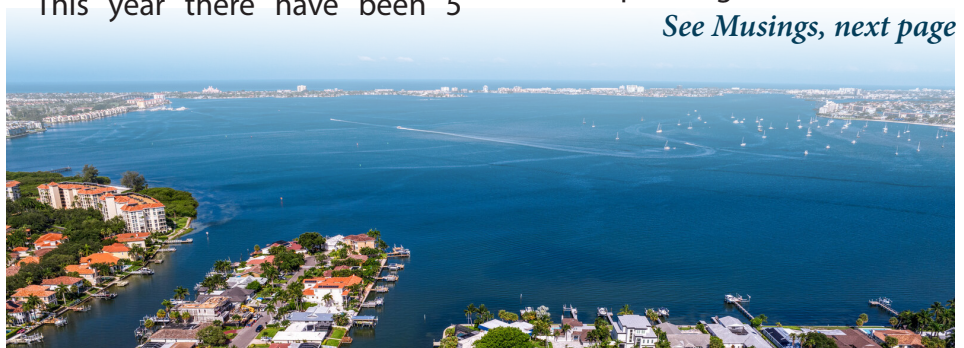


TAMI & SHARON SIMMS

non-waterfront sales, averaging \$697,380, with a range of \$280,000 to \$839,000. 60% were cash sales. Average time to contract was 49 days, with a range of 0 to 158 days. Average sale was 98% of list price (94% of original listing price). Average price per square foot was \$313 with a range of \$175 to \$386.

The same period last year there were 5 sales. 60% were cash sales. Days from listing to contract averaged 106 days. Sale prices averaged 89% of last list price, 82% of original list price. As of November 15th there was 1 active listing, at \$1,099,999. There was 1 contract pending, at \$769,000.

*See Musings, next page*



The SIMMS Team

727-898-2582

info@simmsteam.com

www.SimmsTeam.com



THE  
SIMMS  
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 11/15/24	3	\$1.199M	\$1.5M	\$1.366M	712	1	\$1.09M	1.09M		363
Pnd 11/15/24	0					1	769,000	769,000		306
Sold YTD 24	8	\$1.025M	\$2.0M	\$1.515M	747	5	280,000	820,000	678,800	313
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.

### Active & Pending as of 11/15/24

### Sold YTD 2024

### Sold 2023

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	3	1,199,000	1,500,000	8	1,025,000	2,000,000	12	1,000,000	3,111,143
Bayway Isles	3	1,845,000	6,252,000	9	2,215,000	6,600,000	7	1,240,000	6,300,000
Causeway Isles	10	790,000	3,750,000	12	610,000	2,159,000	11	1,050,000	2,850,000
Pasadena Yacht & CC	2	2,275,000	2,300,000	5	1,400,000	3,750,000	11	1,750,000	5,200,000
Pinellas Point/Bahama Sh	3	2,944,669	4,249,000	10	940,000	2,612,000	8	940,000	2,612,000
Snell Isle/Coffee Pot	16	2,450,000	12,995,000	31	1,650,000	9,651,479	19	1,650,000	9,000,000
St. Pete Beach/PAG	33	825,000	4,500,000	74	750,000	11.4M	48	630,000	6,950,000
Tierra Verde	10	2,100,000	13,000,000	12	1,700,000	7,250,000	17	1,475,000	5,765,000
Treasure Island	47	645,000	4,500,000	60	620,000	4,000,000	55	938,000	5,375,000
Venetian Isles/Arrowh.	21	949,900	6,100,000	70	915,000	9,200,000	35	915,000	9,200,000
Yacht Club Estates	8	1,195,000	4,995,000	13	1,050,000	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](mailto:info@simmsteam.com)



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

## Musings (cont'd from page 1)

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/sf to \$809/sf.

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 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 \$30 to \$499.

-Sharon Shares the Stats



## 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



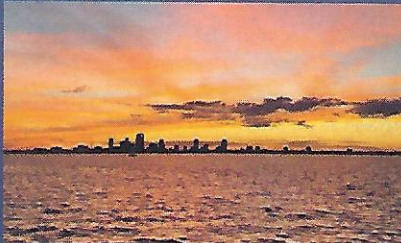
*Smooth* &  
Tampa Bay, Florida

## 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](mailto:info@TampaBayYachtCharter.com)

[www.TampaBayYachtCharter.com](http://www.TampaBayYachtCharter.com)

## PRIVATE YACHT CHARTERS

US Coast Guard Inspected  
Certified for up to 20 Passengers

*Smooth* &  
Tampa Bay, Florida



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](mailto:info@TampaBayYachtCharter.com)

[www.TampaBayYachtCharter.com](http://www.TampaBayYachtCharter.com)

## ***BROADWATER NEIGHBORHOOD WATCH***



The holidays typically bring an uptick in crimes of opportunity. Be sure to secure your vehicles and garage doors when unattended and do not leave valuables visible. Alert your contractors (and other visitors) to do the same as criminals have been known to roam the neighborhood during the day looking for targets. **We ask that you report anything suspicious to the SP Police at 727-893-7780. You can also help by joining the Broadwater Neighborhood Watch by contacting Mark Ewin at 727-804-3828 or [ewinml@msn.com](mailto:ewinml@msn.com).**

We wish to thank our current Broadwater Patrollers for their time and efforts. If you see a neighborhood patroller, please take the time to thank them for their efforts and always remember **“Don’t Feed the Bears”** Many crime prevention and reporting tools can be found at [www.stpete.org/police](http://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 2025 membership dues. If you do not know who your Block Captain is, click on the Contact Us Tab at [www.broadwaterfl.org](http://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.

## ***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](http://www.broadwaterfl.org)

## ***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/>

## ***NEVER MISS A TRASH OR RECYCLING COLLECTION***

**Download the St. Pete Collects Mobile App at Google Play or Apple Apps Store to:**

- \* View the collection schedule specific to your address & receive real-time notifications for collections impacted by holidays or bad weather.
- \* Get personal reminders before collection days
- \* Help support a sustainable St. Pete by using the Waste Wizard to look up accepted recyclable materials
- \* Find out about electronics and chemical drop-off events





## SKYWAY MARINA DISTRICT

With the temporary loss of Tiki Docks due to the storm and the departure of Portofino's, there is now more need than ever for dining and bar options in the District. Jack Dougherty is still working on solutions as Marina Club Apartments is on the verge of opening to tenants. Jack is trying to fill the space in front of Marina Club with a sit down restaurant that will fit our needs. Skytown (former Ceridian property) is also looking for business tenants. **Please contact Tom at [tandol@tampabay.rr.com](mailto:tandol@tampabay.rr.com) or 727-638-1421 if you have any contacts for restaurants or businesses that would benefit our area.** Look for Chipotle to open up soon in front of The Addison. Plan to attend the Arts & Crafts Festival on December 7<sup>th</sup> at St Bartholomew's Church. There will be activities and entertainment for all ages. There will be more events coming up in 2025 so get involved and be sure to attend! **The District relies on volunteers and your support of local businesses. To volunteer for the Board, a committee, or any future events, contact Misty at [director@skywaymarina.org](mailto:director@skywaymarina.org) or 727-466-7173. Stay connected via the Facebook Page or at [skywaymarinadistrict.org](http://skywaymarinadistrict.org)**

### BROADWATER BOAT PARADE

Due to damage in Broadwater canals, we have cancelled the 2024 Holiday Boat Parade scheduled for December 7<sup>th</sup>. We hope to come back bigger and better in 2025!!

### 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.

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!

### 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!!

# Kent Rodahaver

One Of The Best Minds  
In Tampa Bay Real Estate

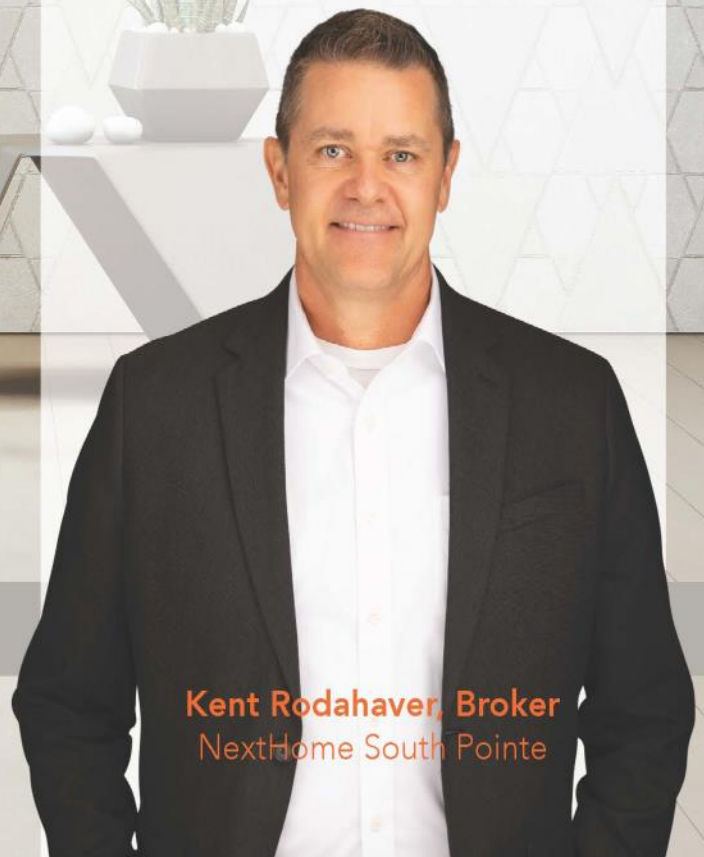


*"I know that trust is earned through consistently delivering exceptional results and that my success is defined by your success." Kent*

**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



# MARINA CLUB APARTMENT HOMES



The Marina Club Apartment Homes, nestled in the vibrant Skyway Marina District of St. Petersburg, Florida, offers a unique living experience with breathtaking views of Boca Ciega Bay to the west and the downtown St. Petersburg skyline to the north.

These apartment homes are a perfect blend of classic elegance and modern comfort, featuring iconic Mid-century Modern architecture that adds a touch of timeless sophistication to the Tampa Bay area.

Contact Us

(727) 870-8439

4341 34th Street South St. Petersburg, FL 33711

*Tear it down?  
Renovate and Enjoy?*

**JEFF JOYNER**  
**GROUP**  
BUY • SELL • INVEST

*Raise my home?  
Renovate and Sell?*

**We are a Top-notch Real Estate Brand,  
Experts in all aspects of Residential Sales and Marketing.**

**We are here to answer all your questions post Helene and Milton:**



Learn what  
past clients  
have said about  
working with  
Jeff

Your neighbor and  
full-time Realtor!

**COMPASS**

c: 727-501-6164

e: jeff@jjgrealtor.com

w: jeffjoynergrouop.com



**ORDER ONLINE  
@ PAPAJOHNS.COM**



**PAPA<sup>®</sup>  
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.**

Broadwater Experts:  
Elevating Your Waterfront Experience



# Just Sold

4360 45th Street South  
3 BD 2 BA 2526 SF \$1,475,000



We recently closed on this incredible waterfront home in the highly desirable Broadwater community.

Contact us to learn more about the market and how we can help with your real estate needs.



**Debbie Zito**

727.865.8326

[bayshoretothebeaches.com](http://bayshoretothebeaches.com)

**COMPASS**

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.