

SPRING

2025



The Broadwater Breeze

www.broadwaterfl.com

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



ANNUAL NEIGHBORHOOD GARAGE SALE MARCH 8TH

On March 8th, we will hold our annual Broadwater Neighborhood Garage Sale starting at 8 AM. We will run ads in several places so get ready for throngs of shoppers. A map of participating homes will be available at www.broadwaterfl.org on March 7th for shoppers to print. Scan the QR Code to add your home to the map. If you are not able to use the QR code, please contact Tom at 727-638-1421 by March 6th to register. You may want to place a sign on the end of your street to help direct folks your way. In order to keep travel lanes clear on 46th Ave. we ask that you inform shoppers not to park on the north side of 46th Ave S. We will be proactive in trying to control the traffic on 46th Ave S but we ask that you be patient on March 8th as you drive through the neighborhood. Goodwill will have a truck parked behind Dollar Tree from 11 AM to 3 PM to accept your leftovers. Visit www.broadwaterfl.org to see what they will and will not accept. **The event will be moved to March 9th if we have inclement weather.**



32ND ANNUAL

SUNCOAST KINGFISH CLASSIC APRIL 10-12

The 2025 tournament will be held at the Sky Beach Hotel and Marina (6800 Sunshine Skway Lane S)

More information can be found at www.suncoastclassicevents.com.



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 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 - ?.** See you March 12th & 26th at Red, White & Booze Stay tuned for more 2025 dates and locations to be announced via the usual information outlets.



BROADWATER BRUNCH AND EASTER EGG HUNT SATURDAY APRIL 19TH 10 AM-1 PM

The 4th Annual Broadwater Easter Egg Hunt will take place on Saturday April 19th at the Canizares property! We will have a brunch this year along with several kid's activities to go along with the Easter Egg Hunt at Noon. More details coming soon along with a flyer with RSVP info. **We are seeking sponsors for this event starting with businesses that reside in Broadwater! If you would like to help with the event or you would like to sponsor or perhaps recommend a sponsor, contact Mel Moss at melmoss@M2Promo.com or 727-276-9345 (text or call).**



NEXTHOME SOUTHPOINTE'S ANNUAL EASTER EVENT

Friday, April 18th
10 AM – Noon 4880 37th St S

This annual event is a great time for families with younger children!! There will be an easter egg hunt, photos with the easter bunny, crafts, and more.



SAVE THE DATE

- Mar 6: General Meeting Thursday March 6th
7:00 PM at SPC 3200 34th St S
We will have an update on the Skyway Marina District
- Mar 8: Neighborhood Garage Sale
- Mar 12 & 26: Hump Day Happy Hour at RWB
- Mar 22: Skyway Marina District Cleanup
- Apr 12-14: Suncoast Kingfish Classic
- Apr 18: NHSP Easter Event
- Apr 19: Easter Egg Hunt & Brunch

SPRING BEAUTIFICATION AWARD

Congratulations to Sam & Tiffany Powell 3836 42nd Ave S!



The Powells will receive a \$50 gift certificate compliments of Debbie & Mike Zito, Realtors® 727-865-TEAM (8326) Homes@StPeteTeam.com



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



BROADWATER BEAUTIFICATION

The Broadwater Board of Directors is reaching out to gather support for an exciting Neighborhood Beautification Initiative that will enhance the appearance and livability of our Broadwater community. This initiative aims to improve green spaces and ensure that all common areas of our neighborhood benefit from a refreshed, well-maintained landscape.

To make this project a success, we are looking for volunteers to:

- ◆ **Manage The Care of Common Areas:** We would like 1 or 2 volunteers to oversee common areas-
- ◆ **Maintain Plantings and Landscaping:** Volunteers to help maintain the common areas including weed-ing, care of shrubs, plantings and other greenery.
- ◆ **Grant Applications:** volunteers to locate, apply for and imple-ment local or community grants to fund projects.
- ◆ **Monetary Donations** to facilitate these efforts.

This effort will not only enhance property values but also foster a stronger sense of community pride and provide a more welcoming environment for residents and visitors alike. The city does not main-tain our common areas so it is up to us to landscape and maintain these areas in Broadwater.

If you are interested in volunteering or have suggestions for re-sources or funding, please contact Tom at tan-do1@tampabay.rr.com. We also welcome any input from you re-garding preferred plantings in areas or guidelines. Thank you for your time and support. Together, we can make a lasting impact on our neighborhood!

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FROM THE BCA BOARD

We closed out 2024 with our Annual Meeting, Holiday Party and Golf Cart Parade. Thanks go out to all of our awesome volunteers and participants who made these events happen! At our Annual Meeting on December 18th, we welcomed **Darryl Wilson** back to the 2025 Board of Directors and we thank departing Board Member Bre Marsalisi for her service to Broadwater! Thanks to your generosity, we raised \$2,293 to benefit our National Guard families at the Holiday Party and Annual Meeting! Be ready to sell or buy at our Annual Garage Sale on March 8th. We will once again hold our Easter Egg Hunt Event on April 19th in Broadwater! Read more about past and upcoming events in this newsletter. Plan to attend the next General Meeting at SPC on March 6th to hear more about what is happening in the Skyway Marina District and how you can be a part of it. I hope to see you there! **Everything we do in Broadwater is made possible by our volunteers, membership dues and advertisers/supporters.** At \$50 per year, Broadwater Membership is the best value out there!! Join today!!! We also need some willing volunteers and fresh ideas to help keep our common areas up to par for the benefit of all in Broadwater. We are in desperate need of some younger volunteers to step up to replace us older folks so we can continue to make Broadwater a great place to live!! **Scan QR Code to view photos from all Broadwater 2024 Events.**

Tom Ando
BCA President



SALT TOLERANT NATIVE FLORIDA PLANTS

It is not uncommon to see over-sheared shrubs in landscapes especially since the saltwater damage due to the 2024 hurricanes. Over-pruning, sculpting, or topping shrubs is detrimental to plant health. If you are interested in learning more about what plants to use in waterfront areas and how to care for them, visit

www.broadwaterfl.org



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21ST ANNUAL BROADWATER HOLIDAY PARTY

Thanks to the 183 folks who attended our Annual Holiday Party on December 13th!! The Armory was very festive thanks to lighting supplied by **Kevin Lampman** (Double Time Characters) and DJ and photo booth entertained us all night. The food was great thanks to [A Fresh Connection](#) and our bartenders **Cody, Zach & Will** kept the spirits flowing all night.

The 50/50 Raffle was won by **Mildred Miller**, and the basket raffle prizes were won by **Pam Arnold, Sean Gottlieb** and **Karlyn Bradshaw**. Thanks to **M2 Promotions, Debbie & Mike Zito** and **Tom & Dana Ando** for donating the gift baskets.

Between the Holiday Party and Annual Meeting, we accepted \$1027 in cash & checks for our National Guard Families. That amount was matched by the Broadwater Civic Association, and with 50/50 proceeds of \$239 added, the grand total donation was **\$2,293!!** This money will be used to fund 2025 family activities for the Guard members and their families. Thank you for your generosity and support, it is greatly appreciated!

Special thanks to **Kelli Lorino** and **Anne Gottlieb** for organizing this great event along with their volunteers: **Anthony Lorino, Sean Gottlieb, Ryan & Shelley DeBerry, Mike Zito, Tom Hobgood, John Rude, Tom & Dana Ando, Paige Riveron, Melissa Webb, Maribeth Rainwater, Luz Sackett, Charlotte Gottlieb, Will Seeley, Jean Sheahen**, and our photographer **Erkki Taada**. We also thank **Sgt Richard Allee, Cameron Wallace** and the **National Guard** for their partnership with Broadwater. We couldn't do this without them!! **View and download pictures at www.broadwaterfl.org**





King Contracting has been remodeling and building in FEMA Flood Zones for nearly two decades and can help you navigate the 50% Rule.

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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 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!



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



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/>

MEMBERSHIP 2025



Your dues support this publication and all activities of the Broadwater Civic Association. **Thanks to our 161 paid members (30%) so far in 2025.** If you have not joined yet, you can 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 March 6th. **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

First Quarter 2025

AN UNUSUAL STATE OF AFFAIRS

As so many waterfront homes were damaged beyond repair - or beyond homeowners' ability or desire to rebuild, there are quite a number of properties being marketed and sold for land value alone. Across the neighborhoods that we analyze for this quarterly report, there are currently 31 such listings, ranging in price from \$625,000 to \$4,995,000.

Since Hurricane Helene, there have been ten such sales reported in the MLS, ranging from \$490,000 to \$1,470,000. Anecdotally, we understand that there are scores more sales that have happened outside of the MLS. This makes tracking data and trends quite challenging, to say the least. We'll do our best to stay abreast of the market conditions and sort out the different scenarios.



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3 Bed / 2 Bath - 2,108 sf

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MARKET MUSINGS ...

So far this year there have been two waterfront sales, at \$901,000 and \$1,050,000. This marks the first waterfront sale under \$1,000,000 since 2021. The same period last year had one sale at \$1,550,000. Both 2025 sales have been cash sales. They sold for 82% and 100% of list. Days from listing to contract were 0 and 139 days, and the sale prices were \$482/sq ft and \$522/sq ft. As of February 15th there were four active waterfront listings, ranging from \$1,000,000 to \$1,599,000. *Of particular note, there is one property listed as land value only, asking \$861,324.* There were none under contract.

This year there have been no non-waterfront sales. The same period last year there was one sale, at \$725,000. It was a financed sale. Days from listing to contract was 158 days. As of February 15th there were four active listings, averaging \$892,200 with a range



TAMI & SHARON SIMMS

of \$799,000 to \$999,900. There were no contracts pending.

In 2024 there were eight waterfront sales, ranging from \$1,025,000 to \$2,000,000, with an average sale price of \$1,515,313. 25% were cash sales. Average time on the market was 72 days, with a range of 0 days to 186 days. Average sale to last listing price was 93%, sale to original listing price was 91%. Average price per square foot was \$747 with a range of \$509/sq ft to \$980/sq ft.

In 2024 there were eight non-waterfront sales, ranging from

See Musings, next page



New to The Market...

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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 2/15/25	4	\$1.0M	\$1.599M	\$1.362M	664	4	799,000	999,900	892,200	382
Pnd 2/15/25						0				
Sold YTD 25	2	901,000	\$1.05M	975,500	502	0				

Here is a look at what’s happening on the waterfront (navigable to the Gulf) in some other popular areas. **This data is for properties marketed as existing single-family homes, and may include homes that were damaged.**

Active & Pending as of 2/15/2025

Sold YTD 2025

Sold 2024

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	4	1,000,000	1,599,000	2	901,000	1,050,000	8	1,025,000	2,000,000
Bayway Isles	7	1,225,000	5,995,000	1	4,125,000		10	2,215,000	6,600,000
Causeway Isles	13	774,000	4,400,000	3	935,000	1,010,000	14	610,000	2,159,000
Pasadena Yacht & CC	4	1,650,000	3,599,000	0			7	1,400,000	3,750,000
Pinellas Point/Bahama Sh	7	2,475,000	4,366,500	0			3	1,050,000	1,330,000
Snell Isle/Coffee Pot	24	1,900,000	11,495,000	1	2,000,000		16	2,000,000	9,651,479
St. Pete Beach/PAG	49	750,000	9,500,000	12	750,000	4,091,850	90	750,000	11.4M
Tierra Verde	18	1,495,000	12,995,000	3	1,795,450	3,550,000	12	1,700,000	7,250,000
Treasure Island	54	750,000	4,500,000	18	530,000	3,300,000	85	615,000	4,000,000
Venetian Isles/Arrowh.	21	849,900	6,795,000	3	900,000	1,375,000	25	950,000	1,750,000
Yacht Club Estates	8	1,125,000	5,800,000	2	1,100,000	9,000,002	17	1,000,000	3,185,000

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

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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)

\$280,000 to \$820,000, with an average of \$667,375. 25% of the sales were cash. Average days on the market was 55, with a range of 1 day to 195 days. Average sale to last listing price was 98%, sale to original listing price was 95%. Average price per square foot was \$316, with a range of \$175/sq ft to \$386/sq ft.

As always, we welcome your questions or comments. Feel free to reach out!



New to The Market...



High & Dry and Gorgeous!
3800 40th Street S
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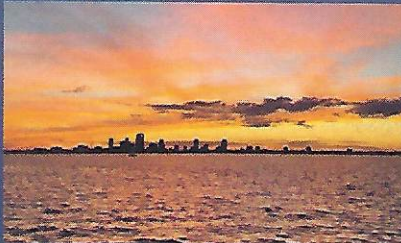
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BROADWATER NEIGHBORHOOD WATCH

OK, the bears are out again. Are you wondering what does this sign really mean?

A few years ago, the Broadwater Neighborhood was experiencing crimes of opportunity as well as other neighborhoods within the city. So, we were looking for a way to convey to our residents and visitors to lock your house and car doors along with keeping your garage door closed. Enter thoughts of camping and being in the great outdoors. If you leave food out (doors unlocked and garages open) the bears (thieves and folks looking for trouble) will come for a visit. Why are the signs reappearing now? Recently, with more contractors in the neighborhood we have seen an uptick in stealing of tools and equipment from service trucks being left unlocked and open. The good news is that the bear has made an impact with our residents, per the Broadwater Neighborhood Watch Patrollers our garage doors are closed. We have seen that vehicle crimes have been lower as well.



Keep up the good work of keeping the car doors locked and garage door closed and please advise contractors or workers to keep their vehicles lock. Let's work together to keep these crimes of opportunity out of our neighborhood. Also, do you want to help keep Broadwater safe? You too can become part of the Broadwater Neighborhood Watch just contact Mark Ewin our watch coordinator by text at 727-804-3828 and he will be glad to get you set up. Always 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 2025 membership dues. If you do not know who your Block Captain is, click on the Contact Us Tab at www.broadwaterfl.org.

We have two new Block Captains on 42nd Ave S. **Laurie Byrne** replaces **Phil & Edit Creter** for the 3700-3796 block and **Tom Hoddinott** replaces **Janice McWilliams** for the 3800-4250 block. Welcome to Laurie and Tom and our thanks go out to Phil & Edie for their 17 years and Janice for her 12 years of dedicated service to Broadwater!! **Thanks to all our Block Captains for making Broadwater a great place to live!!**

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

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



BOARD MEMBERS	PHONE	E-MAIL	ADDRESS
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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

Thankful to be past the 2024 Hurricane Season!
The local real estate market experienced a forced adjustment.
Thinking of making a move? Lets Talk.

*I am a 4th Generation Local Realtor
in South St. Pete and your neighbor in Broadwater!*

Click to see what recent client's have to say!



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COMPASS



6TH ANNUAL BROADWATER HOLIDAY GOLF CART PARADE

December 23rd was a gorgeous night for a holiday parade as 13 carts (including two from Maximo Moorings) and a horse and buggy made their way through the streets of Broadwater to the delight of enthusiastic residents!! There were many great block parties along the route with some treating the parade entrants to some holiday spirits! Thanks to **Sean & Jennifer Nyitray** who had the top bid at the Holiday Party to ride the horse and carriage along with their daughter and grandson! The parade culminated at **Tiki Docks** with the awarding of the trophy and prizes for our top 3 vote getters. Thanks to **Jeff and Alicia Joyner** for organizing another great event, all of our participants for putting on a great show and the folks along the route who voted for their favorite cart. Thanks to **David Smith and Erkki Taada** for sharing some great photos! Email aliciajoyner727@gmail.com to get notified for 2025 parade entry. View and download pictures and videos at www.broadwaterfl.org



1st Place: #4 Let It Snow Tony & Katheryn Wolz



2nd Place: #8 Grinchmas The Zackers



3rd Place: #1 Surfin' Santa The Joyners



SKYWAY MARINA DISTRICT

Marina Club Apartments welcomed their first tenants to the north wing on February 14th! Chipotle in front of The Addison should be open soon. We are still seeking sit down restaurants and other retail for the District. Do you know of any that may be a good fit for the SMD? Please contact Misty with information so she can let them know how being in the SMD can benefit their business. Be sure to attend the March 6th Broadwater General Meeting for more updates. Come help out at the Community Clean Up on March 22nd! **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 or 727-466-7173. Stay connected via the Facebook Page or at skywaymarinadistrict.org**

Spring Forward Daylight Saving Time will begin at 2 a.m. on Sunday March 9th



Kent Rodahaver

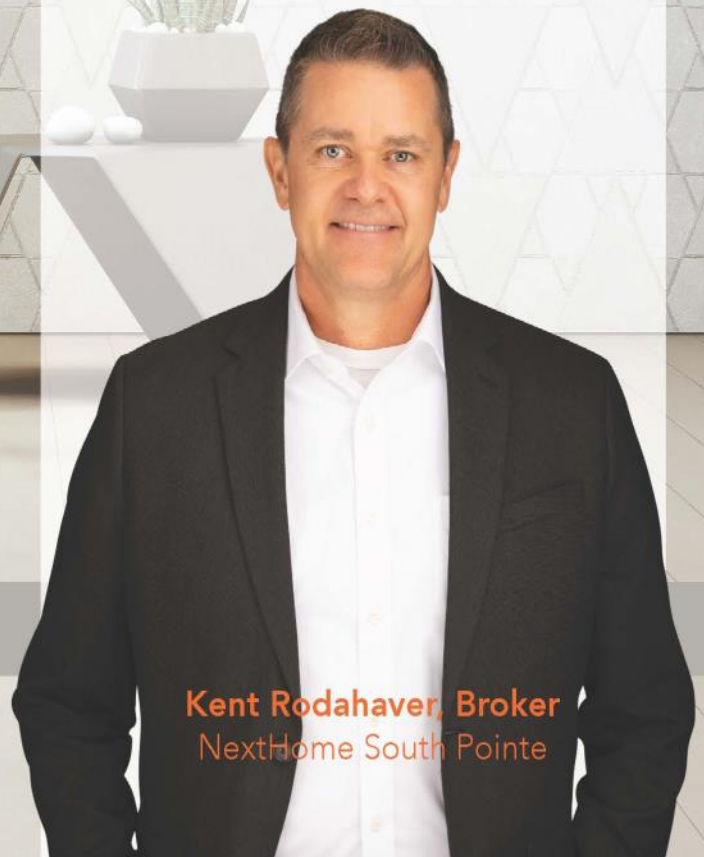
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Broadwater Experts: Elevating Your Waterfront Experience



For Sale

5153 Isla Key Boulevard South, Unit 408
4 BD 4 BA 2504 SF \$1,445,000



FOR SALE - Discover this exceptional 4-bed, 4-bath condo with breathtaking Boca Ciega Bay views! Featuring a gourmet kitchen, two primary suites, and floor-to-ceiling sliders leading to a spacious balcony, this home offers the ultimate in Florida luxury living. Enjoy resort-style amenities, including a heated pool, spa, tennis & pickleball courts, and more.



Just Sold

4710 Dolphin Cay Lane South
4 BD 4 BA 4069 SF \$1,575,000



SOLD - This stunning 4-bed, 5-bath home in the exclusive, guard-gated Dolphin Cay community is officially off the market! With 4,000+ sq. ft. of elegant living space, soaring ceilings, a chef's kitchen, and resort-style amenities, this home was truly one of a kind.



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