



2025



The Broadwater Breeze

www.broadwaterfl.com

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

Suncoast Ladies' Classic FISHING TOURNAMENT JULY 24-26

Sky Beach Resort will be the new host for the Suncoast Ladies' Classic July 24th-26th. Sponsorship and donation opportunities are available if you would like to get involved. Win some great raffle prizes and bid on auction items at the July 24th captain's meeting or at the Ready for Life Pinellas Bingo, Bubbles and Bites Benefit on July 25th. Weigh-in begins at 3 PM on July 26th with live music and raffles. **You do not have to participate in the tournament to join in on the fun at Sky Beach all 3 days.** There are also ladies fishing seminars held periodically in conjunction with the tournament. **For up to date information visit <https://suncoastladiesclassic.com/> or call (352) 672-5076.**

No FISHING!

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! There are signs posted in this area that prohibit parking, stopping or standing. This means there should be nobody fishing there or even worse loading materials on to a barge. If you see any activity of this type, kindly point out the signs to violators.

If they do not leave, please call the St Petersburg Police non-emergency number (727-893-7780) and ask that they send an officer out. This area was improved at the expense of Broadwater residents and needs to be protected from potential damage.



BROADWATER VOLUNTEERS NEEDED!



We are entering a new era in Broadwater. As some of our long time volunteers are phasing out, we need new blood to keep Broadwater great! By volunteering you are benefiting your neighborhood in several ways and there is a good chance you will meet new folks and develop long term friendships with many of them. Where do we need help?

- Event Organizers: Annual Easter, Halloween & Holiday Events
- Landscape Coordinator: oversee and coordinate common area maintenance
- Neighborhood Watch Organizer & Patrollers
- Promotions Committee: promote Broadwater to sponsors and advertisers

If you are interested in volunteering, please contact Tom at tandol@tampabay.rr.com. We also welcome any input, ideas or sponsor suggestions.

SAFETY REMINDERS

- Be sure to pay attention to No Parking signs on 46th Ave S and be sure to inform contractors
- Report street light issues to the Duke Energy website
- Be sure your contractors pick up debris that may harm pets or tires
- Lock your vehicles when unattended and hide valuables, remind contractors to do the same

SAVE THE DATE

June 5: General Meeting 7:00 PM at
SPC Allstate 3200 34th St S

Featured Presentation: Broadwater
History with Derek Kilborn

July 24-26: Suncoast Ladies Classic Fishing
Tournament

Holiday Events (subject to change)

October 25: Broadwater Halloween Party

December 13: Broadwater Holiday Party

December 20: Broadwater Boat Parade

December 23: Broadwater Golf Cart Parade

SPRING BEAUTIFICATION AWARD

Congratulations to Kristen Maloney & Ron Bevan 4493 38th Way S



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



SCENE IN BROADWATER

Share your photos of anything Broadwater via email infolink@broadwaterfl.org and you may see it in the Broadwater Breeze or on the website.



Thanks for Donating to Daystar Life Center!!



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 Trail, the Pier, and the Pinellas Trail west of 34th St.

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FROM THE BCA BOARD

Our 4th Annual Easter Event on April 19th 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. Our next event is our annual Halloween party scheduled for October 25th at the same location. We are seeking volunteers to replace many that are either leaving Broadwater or just can't devote their time and energy anymore. We need a fresh new group of volunteers to advance Broadwater to the next level. The events committee is looking for one or two volunteers to run the Holiday Party in December. We are looking for organizers in several other areas of Broadwater as well. The time is now to step up and keep our neighborhood moving forward!! We recently accepted the resignation of John Hodges from the Board of Directors. John and Cheryl sold their home in Broadwater and now reside in Patriot Square. Thank you for your service to Broadwater over the years and we are glad you are still close by. We also are sad to report the passing of Sharon Simms on April 30th. Sharon was a long time resident and former Board Member as well as our longest running Broadwater advertiser. She will be missed! I hope to see you at the Broadwater General Meeting on Thursday June 5th where Broadwater resident Derek Kilborn will present more Broadwater and St Petersburg history.

Tom Ando
BCA President



SKYWAY MARINA DISTRICT

On April 27th we celebrated Salsa in the District (See photos). This is one of the many events that the Skyway Marina District holds throughout the year and drew around 600 folks including many who may have never visited our district! We are happy to announce that Marina Club apartments is fully open, Sprouts Market is being built and Circo Italian Restaurant and Craft Café will be opening this summer. Good things are happening here so be sure to support Food Truck Nights, Clean Ups, Cornhole Tournaments and the Halloween Arts & Craft Fest on October 25th. **The 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.**



Mary Lisan, 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

- ♦ Bert & Boni Harrison 4001 40th Way S
- ♦ Brittany Sheehan & Patrick Kincaid 4340 45th St S
- ♦ Lisa Wilkerson 3936 48th Ave S
- ♦ Ashley Armstrong 3800 40TH St S



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BROADWATER BRUNCH AND EASTER EGG HUNT

It was another perfect day and setting for the 4th Annual Broadwater Easter Event on April 19th! Huge thanks go out to the **Canizares Family** for hosting this great family event every year!! 157 adults and 72 children enjoyed the music, face painting, caricature artist and **Fray's Donuts & Coffee**. Chefs **Mike Zito, Don Moss & Mike Compitello** served up pancakes & bacon while our bartenders **Janet & Bill Bergeron** mixed Mimosas & Bloody Mary's. The kids enjoyed the exciting Sack races hosted by **Libby Miller**, the Easter Egg Hunt and of course the Easter Bunny!! Thanks to all of the folks who made this event happen. **Mel Moss** led the volunteer effort with help from **Anne & Sean Gottlieb, Dana & Tom Ando, Kevin Webb, Robert & Dede Buckley, Deann & Ron Feick, Jean Sheahan, The Joyner Family, Jeanne Compitello, Vicki Linkovich** and **John Lampman**. Thanks to **Jeff Trosclair & David Robinson** for providing trash and recycling cans and **Kevin Lampman (Double Time Offshore Fishing Charters)** for providing the audio system and ice.

We also thank our wonderful event sponsors **Mobile Marina Fuel Delivery, Gulf & Bay Dock Works, Primmer Roofing, Divine Dermatology** and **Kitchens by Christina!** Thanks to all who attended, our newsletter advertisers, our paid Association Members who make these events possible, and all who made a donation to defray the cost of the event. Photos taken by **Deann Feick & Erkki Taada** can be viewed and downloaded at www.broadwaterfl.org



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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!



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



MEMBERSHIP 2025



See what can happen if you don't pay your annual membership dues? Just kidding, but for just \$50 per year you get to be a part of one of the best neighborhoods in St Petersburg! Your dues support this publication and all the great social activities of the Broadwater Civic Association. Thanks to our 279 paid members (52%) so far in 2025. If you have not joined yet, a membership form was mailed to your Broadwater address in April. 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 5th. 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 The SIMMS Team

Second Quarter 2025

REMEMBERING

SHARON

For those of you who may not be aware, we are sad to report that Sharon passed away on April 30, at the age of 81. And for those of you who have enjoyed reading our Market Report (many of you for 20+ years), you won't be surprised that she never, ever retired.



SHARON SIMMS
1943 - 2025

So with that in mind, Amy and I will carry on the Team's good work, and continue to provide you with information about the real estate market and conditions that impact the value of your investment and the lifestyle that you've chosen in Broadwater. Sharon was your neighbor for many, many years, and even though she moved downtown when George died, she always remained passionate about Broadwater and its unique character.

Sharon's obituary is published online through the Tampa Bay Times (www.tampabay.com) if you'd like to read it. You might be surprised about the depth of the woman who just shared the facts and never tried to "sell" you a thing.

- Tami Simms



MARKET MUSINGS...

So far this year, all but one of the waterfront and non waterfront sales have been for cash. The one conventionally financed sale happened to also be the highest sale price, and highest sale price per square foot. Two of the four homes that have sold went for 100% of list price, one for 97% of list price and one for 82% of list price. Likewise three of the four that sold were on the market 2 days or less. One of those was not on the market at all and sold off market but was added to the MLS when it closed for statistical purposes.

The average sale price and price per square foot for waterfront homes is down versus this same time period last year significantly. The average sale price of \$1,096,125 is a 29.5% reduction from the same time period last year which showed an average sale price of \$1,556,250. Similarly, the sale price per square foot decreased from \$709/sq ft to \$548/ sq ft, a 22.7% decrease. This is due in part to two of the four

sales being "lot value" sales and one being a highly motivated seller who sold for less than one million as the effects of last year's storms continue to shape the market.

The news isn't all gloomy. Non-waterfront sales are up in Broadwater with the average sale price and sale price per square foot up 33.8% and 36.3% over this same time period last year. We'll continue to monitor the disparity as we enter the summer and report on any trends we see shifting or developing in the coming months.

So how did I do? I've been working with Sharon and reading her Musings for 20 years now. It may take a bit to find my own voice but I've got a tremendous example to follow.

We welcome your input as Tami and I keep The Simms Team moving forward.



Amy Dinovo
Data & Transaction
Manager



The SIMMS Team

727-898-2582

info@simmsteam.com

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 (including hurricane damage) and location, so the \$/sq ft has a tremendous range and is “nice to know” rather than a useful function.

Broadwater: Waterfront

	#	\$Low	\$High	Avg	\$/SF
Avail 5/16/25	4	850,000	\$1.55M	\$1.216M	588
Pnd 5/16/25	1	\$1.29M			768
Sold YTD '25	4	889,500	\$1.544M	\$1.096M	548

Non-Waterfront

	#	\$Low	\$High	Avg	\$/SF
Avail 5/16/25	3	360,000	\$1.85M	\$1.10M	442
Pnd 5/16/25	2	625,000	990,000	807,500	281
Sold YTD '25	2	760,000	850,000	805,000	387

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 5/16/24

Sold YTD 2025

Sold 2024

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	5	861,324	1,599,000	2	901,000	1,050,000	8	1,025,000	2,000,000
Bayway Isles	6	1,225,000	5,395,000	3	2,225,000	4,125,000	10	2,215,000	6,600,000
Causeway Isles	12	725,000	3,930,000	11	500,000	3,250,000	14	610,000	2,159,000
Pasadena Yacht & CC	6	1,475,000	3,999,000	1	1,950,000		7	1,400,000	3,750,000
Pinellas Point/Bahama Sh	11	900,000	3,900,000	2	2,775,000	4,366,500	3	1,050,000	1,330,000
Snell Isle/Coffee Pot	35	1,050,000	10,000,000	5	900,000	5,000,000	12	1,700,000	7,250,000
St. Pete Beach/PAG	61	625,000	7,495,000	29	675,000	4,091,850	90	750,000	11,400,000
Tierra Verde	25	1,900,000	12,995,000	6	1,400,000	5,500,000	12	1,700,000	7,250,000
Treasure Island	55	600,000	11,500,000	41	530,000	3,300,000	85	615,000	4,000,000
Venetian Isles/Arrowh.	25	799,900	7,490,000	7	860,000	1,050,000	25	950,000	1,750,000
Yacht Club Estates	9	1,399,999	5,800,000	4	800,000	3,900,000	17	1,000,000	3,185,000

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MEET THE TEAM

Tami Simms

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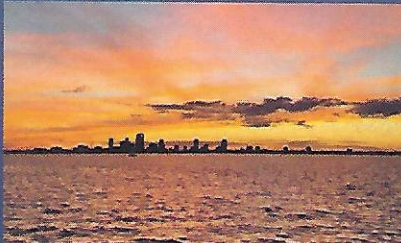


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BROADWATER NEIGHBORHOOD WATCH

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 by contacting Mark Ewin at 727-804-3828 or ewinml@msn.com.** The St Petersburg Police have several resources to help you help them fight crime. **Eagle Eye** is a program that allows you to register your camera with the SPP allowing them to contact you for video that may help them solve a crime occurring nearby. The officers can send a link to your phone where you can upload your video evidence to assist investigators. **Eagle Eye and many other 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 2025 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 23 of our Block Captains for their time and efforts!!

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/>

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

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BOARD MEMBERS	PHONE	E-MAIL	ADDRESS
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Build New, Elevate or Remodel After The Storms

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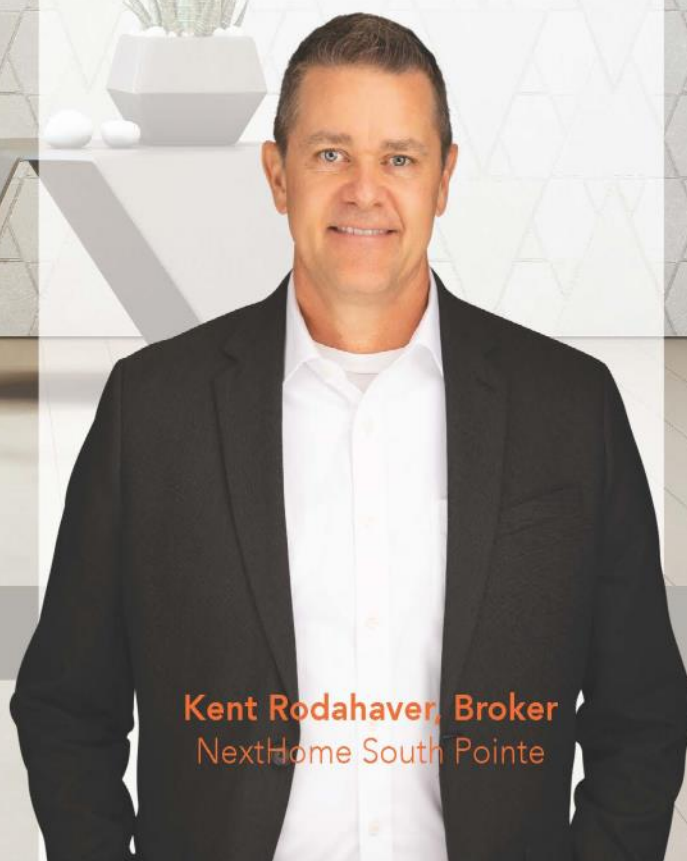
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Kent Rodahaver, Broker
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Working With Our Team

Proven Success: We're the leading team in Broadwater, with a track record that speaks for itself.

Local Expertise: In these challenging times, trust the team that knows the ins and outs of the local market.

Comprehensive Strategies: Whether you need to repair, rebuild, raise, or sell as-is, let us help you develop a personalized strategy.

A Smarter Way to Sell: Traditional home-selling methods can lead to accumulating days on market, public price reductions, and missed buyer opportunities. The Compass 3-Phased Marketing Strategy is a smarter approach, designed to test pricing, generate early demand, and maximize your home's value.

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Don't navigate this journey alone—consult with your local experts and secure your future with confidence!



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