


SPRING

2026



The Broadwater Breeze

www.broadwaterfl.org

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

ANNUAL NEIGHBORHOOD GARAGE SALE MARCH 14TH

RELOCATING, RAZING OR RAISING OUR FLOOD DAMAGED HOME



Broadwater

Neighborhood Yard Sale

March 14, 2026

Start cleaning out those cabinets and garages now!

8:00am-2:00pm

Rain date is March 15

Watch the Broadwater Families Facebook Page for more information. Scan the QR code to register!

Save the Date!

DON'T MISS IT!

Spring Edition!!!



A map of participating homes will be available at www.broadwaterfl.org on March 13th for shoppers to print. Register your home by March 11th by scanning the QR Code or at www.broadwaterfl.org. Contact Pam Arnold at pamarnold2001@gmail.com for more information.

33RD ANNUAL SUNCOAST KINGFISH CLASSIC APRIL 9-11

The 2026 tournament will be held at the SkyBeach Hotel and Marina (6800 Sunshine Skway Lane S) **More information can be found at www.suncoastclassicevents.com.**

BROADWATER EASTER EVENT APRIL 4TH

The 5th Annual Broadwater Easter Event will take place on Saturday April 4th at the Canizares property! More details and RSVP can be found on the flyer inserted in this newsletter. **We are seeking sponsors for this event starting with businesses that reside in Broadwater.** If you can volunteer for the event or you would like to sponsor or perhaps recommend a sponsor, contact Tom at 727-638-1421 (text or call) or email tandol@tampabay.rr.com.

Frank and Bre Marsalisi live at 3800 46th Ave S and are sharing their post-Hurricane Helene experience to help neighbors understand the decisions that may need to be made after a flood.

Despite our best efforts of tarping and sandbagging, the storm surge flooded our entire home. Flooring, drywall, cabinetry, electrical components, HVAC systems, and personal property were affected. Like many neighbors, we had to hire a remediation company to professionally address and remediate the damage, which left us with flood cuts throughout the home. The emotional impact was just as significant as the physical damage. This wasn't just a structure; it was our home. It was my grandparents' home before ours, and the memories of them there carry real weight for our family. My wife, Bre, and I had also completed a full renovation just a few years earlier, investing time, energy, and resources to make it our own while preserving its character. I was born and raised in Broadwater, and I am currently President of the Skyway Marina District, so our roots here run deep. Because of that, our focus was not whether to leave, but how to rebuild smarter and stronger. FEMA regulations did not allow us to simply restore the home in place, so we explored several options.



Selling the property at a deep discount would have been the most straightforward short-term solution. It would have allowed us to avoid the stress of construction, permitting, and uncertainty. Selling would have meant walking away from a property with deep roots and long-term upside. It would have converted a temporary setback into a permanent loss, both economically and personally.

Continued on page 2

**General Meeting Thursday March 5th
7:00 PM at SPC 3200 34th St S**
Featured speakers to be announced.

SPRING BEAUTIFICATION AWARD
Congratulations to Jim Smith 4331 38th Way S



*Raw Oysters
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Specials (at-a-carte)*

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COMPASS

RELOCATING, RAZING OR RAISING OUR FLOOD DAMAGED HOME (continued from page 1)

Tear down and rebuilding was a serious and carefully evaluated option. The clear advantage would have been starting fresh with a brand-new structure fully designed to current building codes, elevation requirements, and modern resiliency standards. It would have allowed maximum design flexibility and long-term durability. However, the drawbacks were significant. The cost of demolition and new construction extended permitting timelines, architectural and engineering fees, and inevitable design revisions would have added both expense and delay. Demolition would have meant erasing a structure tied to great memories, which made that option far more difficult than it appeared on paper.

Relocating the home to higher ground was not a realistic option and, frankly, was never seriously considered. The logistics of transporting and resetting an existing structure, coupled with the cost, permitting hurdles, and securing a new spot, make the concept more hypothetical than workable. In our situation, it simply was not a viable path forward.

Elevating the existing structure 12 feet proved to be the most rational and forward-looking solution. It allowed us to preserve the home's structure, character, and history while meaningfully protecting it from future storm surge. Just as importantly, it brings the property into compliance with current floodplain standards and dramatically reduces long-term flood risk. It also means that the same four walls that have held our family's memories for decades will continue to define our home, simply 12 feet higher and far better protected. An added benefit is that the elevation allows us to convert our current garage into livable, air-conditioned space once it is raised above flood level. At the same time, the newly enclosed lower level will provide substantial storage space. In that sense, the project is not just protective; it also improves the property's functionality and usability.

In part 2 we will cover the Insurance and Tax factors involved and the process of raising our home.

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FROM THE BCA BOARD

We closed out 2025 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 10th, we welcomed Eric Blackledge to the 2026 Board of Directors and we thank departing Board Members Tom Vorjohan and Darryl Wilson for their service to Broadwater. Thanks to your generosity, we raised \$2,804 to benefit our National Guard families at the Holiday Party and Annual Meeting! We also raised \$440 for the Bay Pines Veteran's Home! Be ready to sell or buy at our Annual Garage Sale on March 14th. We are planning to hold our Easter Event on April 4th in Broadwater! Read more about past and upcoming events in this newsletter. Plan to attend the next General Meeting at SPC on March 5th to hear more about what is happening in Broadwater and 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!! This is my final year as President and my goal is to hand the reigns to a new leader who will continue to make Broadwater one of the best neighborhoods in St Petersburg!

Tom Ando
BCA President

HOLIDAY DONATIONS

We collected \$1122 in cash and checks for our National Guard Families. Broadwater Civic Association added \$1122 to match. The 50/50 raised \$280 and winner (Alma Parks) donated her \$280 winnings to the National Guard Families who received a total of \$2804!! We also raised a total of \$440 in cash, check and gift cards for the Bay Pines Veterans Home!! Many of these heroes spend the holidays alone, and your generosity showed them they're not forgotten. **Thank you to all who donated!!**



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

- ◆ Richard & Lori Sullivan 4065 38th St S
- ◆ Marco Tiberi & Cheryl Rosa 4000 43rd St S
- ◆ David & Barbara Evans 4464 46th Ave S
- ◆ Kevin Poppenburg 3854 42nd Ave S
- ◆ Brett Miller 4500 38th St S

SAVE THE DATE

Mar 5: General Meeting SPC 7 PM
Mar 7: St Pete Community Fest at Azuela Park
Mar 14: Neighborhood Garage Sale
Apr 4: Easter Event
Apr 9-11: Suncoast Kingfish Classic
Apr 20: District Night at the Trop



Maximo Presbyterian Church

Maximo Presbyterian Church is an inclusive, safe, and affirming community of believers seeking to share the love of God in Jesus Christ our Lord

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St. Petersburg, FL 33712

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www.maximochurch.org

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7TH ANNUAL BROADWATER HOLIDAY GOLF CART PARADE

December 23rd was a beautiful night for the holiday parade as 9 carts made their way through the streets of Broadwater to the delight of festive residents!! There were many great block parties along the route with some holiday spirits handed out to the delight of the parade entrants! 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 the 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!



**1st Place: #1 The Gift Box
The Joyners**



**3rd Place: #9 ICE ICE BA-
BY Tony & Kathryn Wolz**



**2nd Place: #4 NYIT-TRAIN
Sean & Jennifer Nyitray**

View and download pictures and videos at www.broadwaterfl.org Email aliciajoyner727@gmail.com to get notified for 2026 parade entry.



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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 useful links.

Infolink: Infolink is our Broadwater email service, subscribe at www.broadwaterfl.org and click on the Contact Us tab or email your name, address, phone number to infolink@broadwaterfl.org.

Facebook: Families of Broadwater Facebook Page

What's App Broadwater: Join at <https://chat.whatsapp.com/HQLxDZMAF4PFdSxUBXoFi9>

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 2026 membership dues. If you do not know who your Block Captain is, click on the Contact Us Tab at www.broadwaterfl.org.

Thanks to all our Block Captains for making Broadwater a great place to live!!

BROADWATER NEIGHBORHOOD WATCH

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.**



MEMBERSHIP 2026

Your dues support this publication and all activities of the Broadwater Civic Association. **Thanks to our 170 paid members (32%) so far in 2026.** 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 bring it to the General Meeting on March 5th. **If you are not sure if you have paid your dues, email your name and address to infolink@broadwaterfl.org.**

BROADWATER CIVIC ASSOCIATION 2026 BOARD MEMBERS

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.
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Eric Blackledge	541-829-0033	eric@blackledges.com	4286 45th St S
Pam Arnold	615-969-4056	pamarnold2001@yahoo.com	4401 45th St S



THE Real Estate Report

Prepared exclusively for the Broadwater / Maximo neighborhood by The SIMMS Team

First Quarter 2026

Calamity Calculator

According to the **Pinellas County Property Appraiser**, property owners whose buildings are damaged or destroyed by calamity may be eligible for special tax treatment when they repair or replace the damaged structures within the statutory guidelines. That includes both residential and commercial properties, with slightly different rules depending on whether the property is homesteaded or not.

Florida's calamity provision is designed to give property owners tax relief after a natural disaster or other major damaging event. Normally, when a home is voluntarily demolished and replaced with a new structure, its assessed value increases as a result of the new construction, leading to higher property taxes. After a disaster, however, rebuilding is about restoring what was damaged or lost. Without the calamity provision, owners could face higher taxes simply for rebuilding what they previously had.

Visit www.pcpao.gov to see their Calamity Calculator (coming soon) which will allow property owners to run different scenarios during the decision-making process prior to rebuilding.

MARKET MUSINGS ...

There have been three waterfront sales so far this year, averaging \$948,333. In February 2025, Sharon reported two sales with one over \$1,000,000 but one at \$901,000 - noting that it was the first waterfront sale under the million dollar mark since 2021. As it turns out, it wasn't an outlier, it was a trend.

In 2025 more than half of the waterfront sales were for less than one million dollars and so far in 2026, that has turned to 100%. While the average list price of both active and pending waterfront sales is still above the million dollar threshold, we are finding that the accepted offer and final sale prices are significantly lower.

Looking at the price per square foot, in 2026 the average has fallen below the \$500 mark for the first time since 2021. What was already a cooling real estate market in 2024 was then greatly affected by the hurricanes. In 2025 large numbers of available homes in varied conditions gave buyers lots of choices. 17 waterfront homes sold in

2025, bringing the number of sales almost back to pre-storm levels which were already declining to around 20 waterfront home sales per year from its peak in 2019 and 2020 which each saw 27 waterfront homes sold.

Non-waterfront sales remained steady with nine sales in 2025 and none so far in 2026. However, the average sale price and price per square foot were the highest we have seen. The average sale price was a whopping \$938,000 buoyed by two sales of \$1,540,000 and \$1,700,000. The average price per square foot was up to \$369.90 which wasn't as high as the \$400+/per square foot we saw in 2023 but a good showing nonetheless.

2026 is bringing more buyers back into the market after a thankfully uneventful 2025 Hurricane season. It turns out that the experts were correct regarding the short memory of buyers when it comes to Florida hurricanes. We welcome them back!



The SIMMS Team

727-898-2582

info@simmsteam.com

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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 (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

Non-Waterfront

	#	\$Low	\$High	Avg	\$/SF	#	\$Low	\$High	Avg	\$/SF
Avail 2/15/25	10	\$1.19M	\$3.375M	\$1.695M	757	1	825,000	825,000	825,000	357
Pnd 2/15/25	4	\$1.35M	\$2.7M	\$1.787M	632	1	799,000	799,000	799,000	438
Sold YTD '26	3	910,000	985,000	948,333	464	0	N/A	N/A	N/A	N/A

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 2/15/25

Sold YTD 2026

Sold 2025

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	14	1,199,000	3,375,000	3	910,000	985,000	17	700,000	1,550,000
Bayway Isles	11	1,850,000	7,950,000	3	1,600,000	3,100,000	7	1,040,000	4,125,000
Causeway Isles	13	849,000	3,875,000	1	815,000	815,000	19	500,000	3,250,000
Pasadena Yacht & CC	6	1,330,000	3,699,000	2	1,400,000	3,020,333	22	1,800,000	8,800,000
Pinellas Point/Bahama Sh	11	675,000	3,700,000	1	880,000	880,000	7	800,000	2,775,000
Snell Isle/Coffee Pot	19	1,600,000	13,500,000	1	4,850,000	4,850,000	22	1,800,000	8,800,000
St. Pete Beach/PAG	57	699,000	7,500,000	10	825,000	6,995,000	71	490,000	4,250,000
Tierra Verde	19	1,499,900	11,500,000	3	1,350,000	2,850,000	18	1,400,000	9,000,000
Treasure Island	64	785,000	8,499,899	5	800,000	1,500,000	84	415,000	4,650,000
Venetian Isles/Arrowh.	29	775,000	5,950,000	8	868,000	4,350,000	43	555,000	5,000,000
Yacht Club Estates	12	1,500,000	5,750,000	2	1,170,000	1,683,000	12	800,000	4,487,420

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MEET THE TEAM



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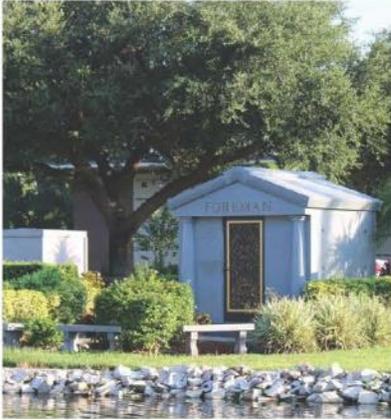
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22ND ANNUAL HOLIDAY PARTY

Thanks to the 139 folks who attended our Annual Holiday Party on December 13th!! The Armory was very festive thanks to lighting supplied by **Kevin Lampman (Double Time Charters)** and wonderful music from members of **The TomKats** who entertained the crowd. The food was great thanks to **Publix at Bay Pointe Plaza** along with great appetizers and desserts brought by Broadwater residents. Our bartenders **Janet Bergeron, Mike Zito, John Deermount and Richard Aaron** made sure nobody went thirsty! Special thanks go out to our Platinum Sponsors **Publix, King Contracting, Gulf & Bay Marine and Legacy Custom Pools** and our Gold Sponsor **Marina Club Apartments**. Please consider patronizing our great sponsors!!

Special thanks to **Evelyn Hill** for organizing this great event along with her wonderful elves: **Karrie Klement, Dana & Tom Ando, Lynn Hobbs, Richard Aaron, Katie Willis, Jon Kind, Karlyn & Kelly Bradshaw, Pam & Tom Vorjohan, Mary Mahoney, Cyndi & John Deermount, Janet Bergeron, Kat Leblanc, Mike Zito, Kristie & Tim Wagner, Eric & Lou Ann Heckman** and our photographers **Erkki Taada, Lisa Mets and Chuck Goes**. We also thank our **National Guard** for their partnership with Broadwater. We couldn't do this without them!! **View and download pictures at www.broadwaterfl.org**



Another Home Listed and Marketed by Jeff in Broadwater

4401 38th St S - Broadwater

Scan to learn more about this home



- Built in 2009
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HOUSEHOLD TIPS

Make a hair rinse. Soak 3-4 used tea bags in warm water and pour it over your head after shampooing as usual. Don't rinse. Pro tip: Chamomile brightens blondes and black tea adds a coppery shimmer to brunettes,!



Kent Rodahaver

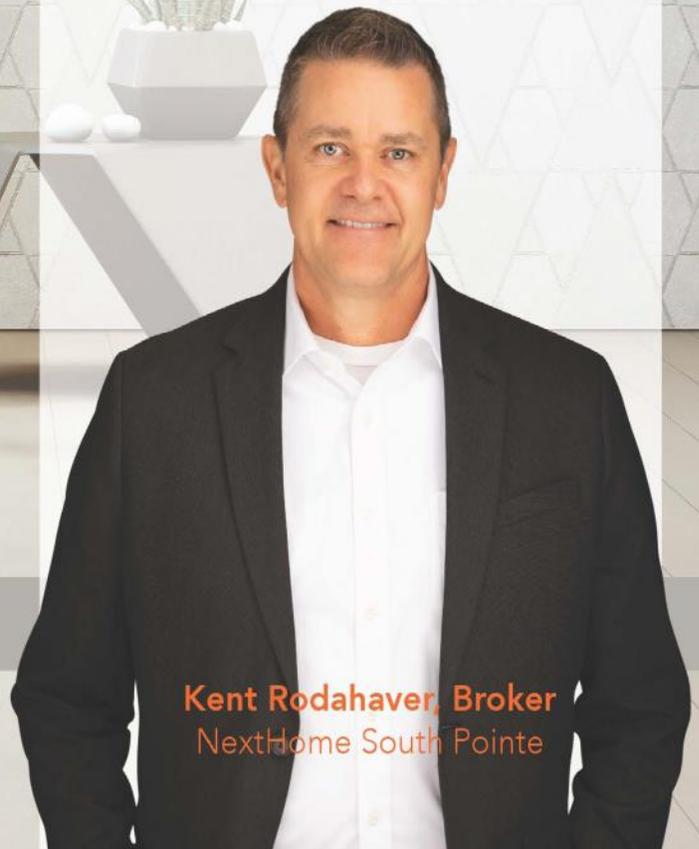
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FOR SALE - NEW LISTING!

3784 42nd Avenue South
3 BD 2 BA 2051 SF \$1,525,000



Great Location! Protected Water for the boat! Beautiful View on a WIDE Open Canal! NEW SEAWALL 2022! OPEN FLOOR PLAN! Seamless flow from Inside to Outside, True Florida Living!

JUST SOLD BY DEBBIE



3854 42nd Avenue South
3 BD 2 BA 2621 SF \$1,550,000

JUST SOLD BY DEBBIE



4328 40th Street South
4 BD 2 BA 2338 SF \$985,000



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