

FALL



2025

The Broadwater Breeze

www.broadwaterfl.com

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

BROADWATER HALLOWEEN EVENT OCT. 25TH

We will be holding our annual Halloween event at the Canizares Property on October 25th. This year will be a carnival like event for the kids. Look for a flyer at your door in late September. **Volunteers and sponsors are needed, see contact info below!!**



FALL NEIGHBORHOOD GARAGE SALE SEPT 27TH

On September 27th, we will hold a special Fall Broadwater Neighborhood Garage Sale from 8 AM to 2 PM. We will run ads in numerous places so get ready for throngs of shoppers. A map of participating homes will be available at www.broadwaterfl.org on September 26th for shoppers to print. Register your home at www.broadwaterfl.org by Sept. 25th to register. Contact Pam Arnold for more information at pamarnold2001@gmail.com. Pam will be publishing organization tips and tricks on the Broadwater Families Facebook page as well. You may want to place a sign on the end of your street to help direct shoppers 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 September 27th as you drive through the neighborhood.**



HUMP DAY HAPPY HOUR RETURNS

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 monthly now on Wednesdays from 5:30 pm - ?. Locations will be posted at www.broadwaterfl.org and announced via infolink email and Families of Broadwater Facebook page. See you at Marina Club lounge on the 8th floor on September 17th.



HOLIDAY EVENT SCHEDULE

We encourage you to get involved and join in on the fun!

Broadwater Holiday Party Dec 13: Volunteers & sponsors contact Evelyn at 727-415-9291

Broadwater Boat Parade Dec 20: Contact Anthony at 727-237-6180 to inquire.

Broadwater Golf Cart Parade Dec 23: Contact Alicia at 727-501-6899 to inquire.

General Meeting

Thursday Sept 4th 7:00 PM at SPC Allstate 3200 34th St S
Featured Presentation: Developer Jack Dougherty (Marina Club/Marina Walk)

SPRING BEAUTIFICATION AWARD

Congratulations to Bryan & Shawna Nelson 3774 42nd Ave S



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

Debbie Zito
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SCENE IN BROADWATER



Broadwater residents gathered at the July 27th Drone Show. The show got rained out but they had a great time weathering the storm! Share your photos of anything Broadwater via email 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!

Raw Oysters Flatbreads Tacos WE HAVE STONE CRAB *Margarita Specials*

Billy's
STONE CRAB
OLD-FLORIDA SEAFOOD HOUSE



WATERFRONT RESTAURANT
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FRESH GROUPER DINNER w/SIDES

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

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FROM THE BCA BOARD

We are bringing back the Hump Day Happy Hours on a monthly basis on September 17th. Marina Club will host in the 8th floor lounge. If you would like to experience the awesome views and tour the property, don't miss this event! We are happy to see our neighbors who were affected by Hurricane Helene getting back into their homes! We are holding a Fall Garage Sale on September 27th for everyone but especially those who were not able to participate in the Spring. Be sure to register your home for the map. As we head into Fall, we look forward to our Annual Halloween Event at the Canizares property on October 25th!! We are also preparing for our Annual Holiday Events and are looking for volunteers and sponsors. We are taking nominations for the 2026 Board of Directors that will be announced in December at our Annual Meeting. We would love to have some younger residents join as we have several Board Members that have served for many years. We are also seeking new volunteers for our Fall and Holiday events as well as Neighborhood Watch. Everything in Broadwater is accomplished with volunteers so consider stepping up to keep Broadwater fun and safe! Be sure to join your neighbors at the next General Meeting on September 4th where we will hear from developer Jack Dougherty. I hope to see you there!

Tom Ando
BCA President

SAVE THE DATE

Sept 4: General Meeting SPC
Sept 17: Hump Day Happy Hour at Marina Club
5:30-7:30 PM
Sept 20: SMD Quarterly Cleanup
Sept 27: Garage Sale
Oct 7: SP Police National Night Out
Oct 25: SMD Halloween Arts & Crafts Fest
October 25: Broadwater Halloween Event
October 29: Winter Broadwater Breeze Deadline
Oct 30: Board of Directors Meeting



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

- Michael & Michele Kristensen 3875 40th Way S
- Marie & Eugenia Carioni 4191 39th St S
- Benjamin & Mallory Frazee 4255 37th St S
- Robert Estabrook 3807 48th Ave S
- Maria Diaz & Jose Marcano 3931 38th Way S
- Angel & David Noda 3900 38th St S
- Circo Italian Restaurant
- Marina Club Residents



We need a volunteer to manage the care of our common landscape areas. Please contact Tom at tando1@tampabay.rr.com or 727-638-1421 if you would like to manage or if you would like to just volunteer your help. We are also taking nominations for the 2026 Board of Directors. If you are interested in learning more, contact Tom at tando1@tampabay.rr.com or 727-638-1421



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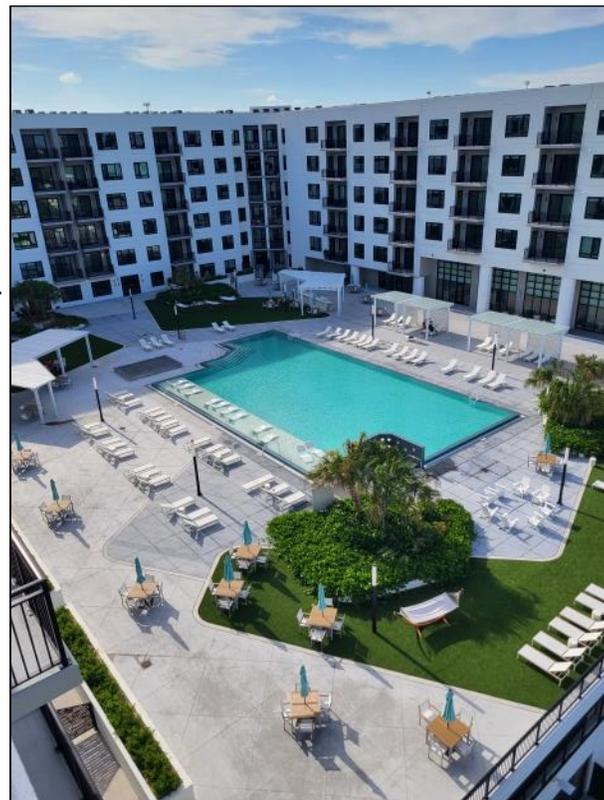
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SKYWAY MARINA DISTRICT

We expect to see Circo Italian Restaurant open soon at the old Portofino location! Marina Club is now fully open and has plenty of units for rent if you know anyone that may be interested in moving to the District. Come check out Marina Club at Hump Day Happy Hour on September 17th and see the wonderful view of Broadwater from the 8th floor lounge! Construction has begun in front of Marina Club and the tenants should be announced by the time you read this. Food Trucks continue every other Thursday and Cornhole should be starting up again in September. On September 20th, show your community spirit to beautify the District at the Quarterly Beautification Clean Up from 9 AM to 11 AM. SMD will provide buckets, garbage bags and pickers and you can volunteer as much time as you wish. **Meet at Maximo Marina any time after 9 AM on the day of the event.** Be sure to check out the **SMD Halloween Arts & Crafts Fest** on October 25th and a classic car show is being planned for November at Marina Club. Jack Dougherty will be at our Sept 4th General Meeting to speak about the new businesses coming in front of Marina Club. Be sure to attend all events and show your support for the SMD. **The Skyway Marina 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**



HALLOWEEN ARTS & CRAFTS FEST
OCTOBER 25TH, 2025
1PM-5PM
FLORIDA MORTUARY
 2200 31ST ST. S
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HOLIDAY CRAFTS, DECORATED BOOTHS, LIVE ENTERTAINMENT, HANDMADE CRAFTS AND ART

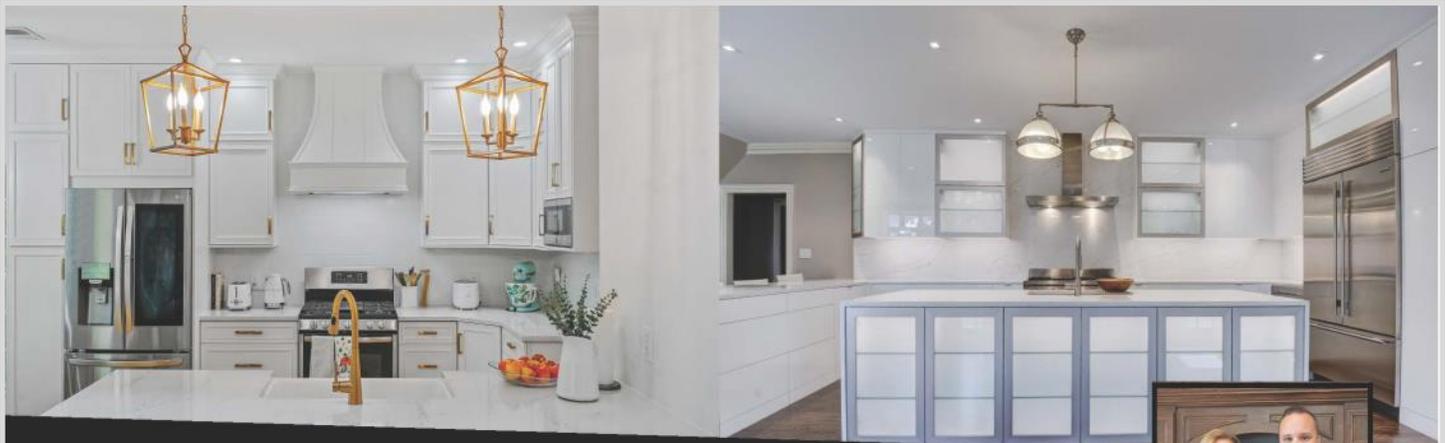
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**CITY OF ST. PETERSBURG
 PRIVATE LATERAL REHABILITATION
 REBATE PROGRAM**

Private sewer laterals, the underground pipes that connect your home to the City's sewer system, can crack or deteriorate over time, allowing rainwater and groundwater to leak in. This added flow can overwhelm the sewer system during heavy rain, causing sewer backups or overflows in neighborhoods. To address this, the City of St Petersburg is offering one-time rebates to help homeowners pay for the inspection and repair of their private lateral lines through this program. **This program is retroactive so you can apply for the rebate for any work done after 1/1/25.** For more information and to check eligibility visit www.stpete.org/LateralLines



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Photos by Meri Light Photography

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



38th St South Before Reconstruction. Let's Keep it Looking Great!!



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.



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://birdsinehelpinghands.org/>

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.

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!!



CONNECTING WITH BROADWATER

Broadwater has several tools to stay informed and also network with neighbors. We encourage you to use these tools to keep up to date with everything going on in Broadwater.

WEBSITE:

www.broadwaterfl.org should be your first stop if you are looking for event information and answers to neighborhood or city questions. **The Resources and Useful Links Tabs is a great place to start when you need answers.**

NEXTDOOR:

Nextdoor is a neighborhood network for area residents. It encompasses most St Petersburg neighborhoods so you will need to adjust your settings to avoid receiving annoying emails and messages from other neighborhoods. If you wish to sell or buy items in Broadwater this is the way to do it. You are able to post just in Broadwater or surrounding neighborhoods. If you have lost or found a pet, Nextdoor is the place to post.

For Nextdoor Help go to https://help.nextdoor.com/s/?language=en_US

To find out more about Nextdoor and subscribe, go to https://nextdoor.com/about_us/.

BROADWATER INFOLINK:

Infolink is an email service used to communicate information to residents of Broadwater usually once or twice a week. Infolink emails are sent via Mailchimp which is a mass email service that allows us to reach over 600 subscribers in one shot. **To subscribe go to www.broadwaterfl.org and click on the Contact Us tab or email your name, address, phone number to infolink@broadwaterfl.org.** Your information will be kept confidential so you will not receive spam or advertising e-mail. **If you have registered for Infolink and have not received any emails recently, please email us at infolink@broadwaterfl.org to let us know.**

FAMILIES OF BROADWATER FACEBOOK PAGE:

Connect with other families in Broadwater by joining this private group on Facebook. This is a great way to communicate and socialize with neighbors who are also raising their kids in Broadwater!



Broadwater What's App Group

We now have a What's App Group for Broadwater. Join your neighbors at

<https://chat.whatsapp.com/HQLxDZMAF4PFdSxUBXoFi9>

Neighbor chat
WhatsApp Group Invite

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



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 299 paid members (56%) so far in 2025. If you have not joined yet, a membership form will be mailed to your Broadwater address. 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 4th. 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.

✓ Report street light issues to the Duke Energy website

✓ Lock your vehicles when unattended and hide valuables, remind contractors to do the same

✓ Be sure your contractors pick up debris that may harm pets or tires

THE Real Estate Report

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

Third Quarter 2025

PROPERTY APPRAISER NOTES & NEWS

As 2025 taxable property values have been posted and we await our annual TRIM notices, there's another thing to look for at www.pcpao.org and that is that the Pinellas County Property Appraiser's office has recently published NEW FEMA letters based on the 2025 assessed value.

According to PCPAO, FEMA letters are published annually after the July 1 preliminary valuation has been completed. The amounts listed on the new FEMA letter are based upon the property's condition as of January 1 of the current year. Properties with substantial damage from last year's storm(s) that were not repaired by January 1 will use the 2024 FEMA letter (both appear on the web site).

This has significant impact on many of you (and future owners), so we encourage you to do your due diligence. Mike Twitty will be giving a presentation to the St. Petersburg City Council on Sept. 4 at 1:30. The recording will be available the next day. Go to www.stpete.org.



MARKET MUSINGS ...

Broadwater Market Update

Activity in Broadwater heated up over the summer. As of August 15, the number of waterfront homes on the market has doubled compared to earlier in the year, and the number of sold waterfront homes has also doubled—two of which closed off-market, outside of the MLS.

Despite this uptick in activity, prices on the waterfront remain soft. The average sale price for waterfront homes has declined 29% since August 2024, with the average price per square foot down 25.3% to \$549. This suggests that while transaction volume is improving, buyer demand has shifted toward more value-conscious pricing.

Non-waterfront properties, however, continue to show strength. Average sale prices are

up 19.6% year-over-year, reaching \$794,800. Price per square foot also inched up to \$320 compared to \$309 last August, a 3.6% increase. This growth reflects continued buyer confidence in the non-waterfront market and a healthier balance between supply and demand.

Financing trends show a clear divide between the two segments: cash continues to dominate waterfront sales (87.5%), while non-waterfront sales are more evenly split, with 60% using some form of financing, signaling broader buyer accessibility and sustained conventional demand.

As we move through the remainder of this hurricane season, we'll be watching to see how the market reacts. As always, we welcome your questions and ideas for what you'd like to know.



The SIMMS Team

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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 8/15/25	9	\$1.15M	\$1.95M	\$1.405M	679	5	515,000	\$1.59M	916,680	404
Pnd 8/15/25	2	849,000	998,000	932,500	397	0				
Sold YTD '25	8*	775,000	\$1.544M	\$1.067M	549	5	647,000	990,000	794,800	320

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.* *Includes two non-MLS sales

Active & Pending as of 8/15/25

Sold YTD 2025

Sold 2024

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	11	849,000	1,950,000	8*	775,000	1,544,000	8	1,025,000	2,000,000
Bayway Isles	7	2,199,900	5,700,000	3	1,040,000	4,125,000	10	2,215,000	6,600,000
Causeway Isles	9	799,000	3,600,000	14	500,000	3,250,000	14	610,000	2,159,000
Pasadena Yacht & CC	7	1,599,000	10,000,000	12	1,825,000	8,800,000	7	1,400,000	3,750,000
Pinellas Point/Bahama Sh	6	1,040,000	3,200,000	4	800,000	4,366,500	3	1,050,000	1,330,000
Snell Isle/Coffee Pot	27	1,599,000	10,000,000	12	1,825,000	8,800,000	12	1,700,000	7,250,000
St. Pete Beach/PAG	53	599,900	4,000,000	46	675,000	4,250,000	90	750,000	11,400,000
Tierra Verde	21	1,749,000	11,500,000	11	2,375,000	5,500,000	12	1,700,000	7,250,000
Treasure Island	61	665,000	10,104,000	59	415,000	3,300,000	85	615,000	4,000,000
Venetian Isles/Arrowh.	28	899,000	6,800,000	23	640,000	5,000,000	25	950,000	1,750,000
Yacht Club Estates	8	1,299,000	5,588,000	7	800,000	4,487,420	17	1,000,000	3,185,000

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BROADWATER NEIGHBORHOOD WATCH CORNER

With all of the construction and storm rehabilitation going on in Broadwater, we have seen a rise in daytime crimes targeting work trucks that are left unsecured. Please let your workers know to secure their vehicles when unattended and do not leave any valuables visible. Our awareness and vigilance helps prevent these crimes of opportunity. Another method of prevention is our Neighborhood Watch Patrol. Volunteers patrol at whatever time is convenient to them on their assigned day. It only takes around 45 minutes to patrol one side of Broadwater and provide a presence that we feel helps the overall security in Broadwater. The police can't be everywhere, so it is up to every one of us to do our part!! Once you join you will be emailed guidelines and receive magnetic signs for your vehicle, and you will be added to the schedule. It's that easy! Don't wait any longer to become involved, contact me and help keep our beautiful Broadwater safe and secure!! Mark Ewin, Broadwater Neighborhood Watch Coordinator 727-804-3828 or ewinml@msn.com.



If you see something unusual call the Police non-emergency line at 727-893-7780 (store this # in your phone) Many crime prevention and reporting tools can be found at www.stpete.org/police

BLOCK CAPTAINS



Broadwater's 23 Block Captains are your street level representatives and are the lifeblood of Broadwater. Each street or area has a Block Captain assigned to be your **first contact for neighborhood questions or concerns**. Block Captains also hand deliver the Broadwater Breeze and can collect your 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 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

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- * 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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CLEANING TIPS

- Remove coffee with baking soda
- Remove red wine with salt



Kent Rodahaver

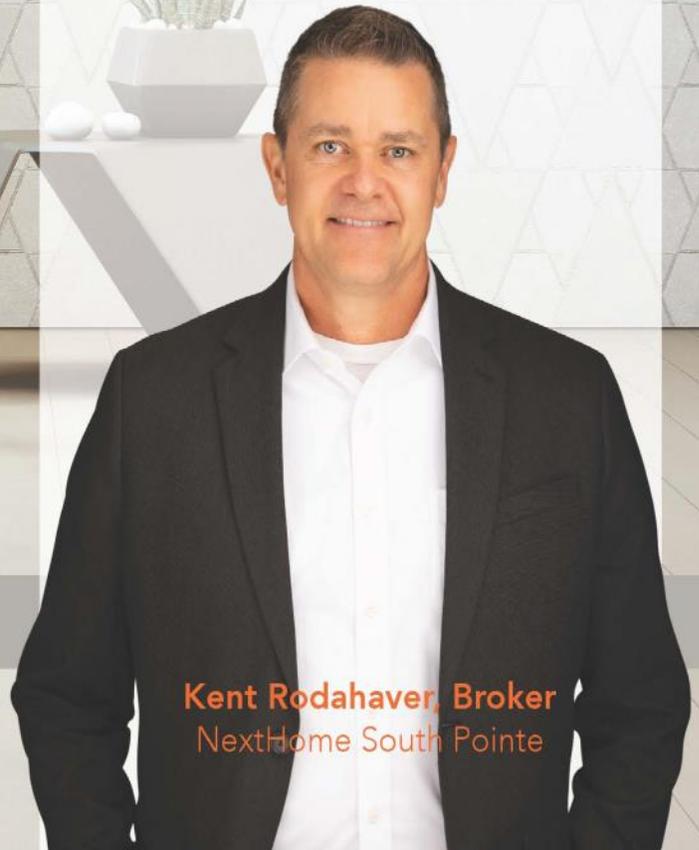
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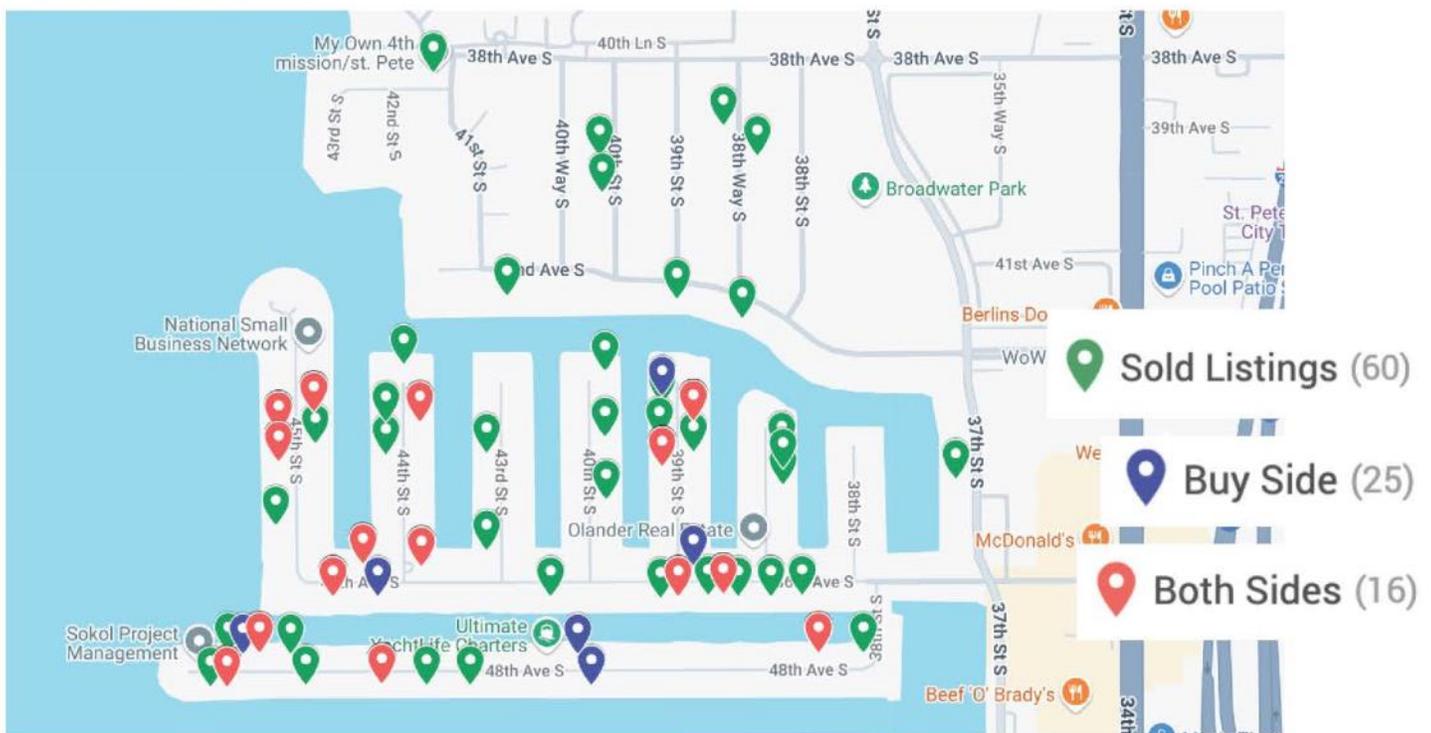
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