



Longboat Key News

May 23, 2025

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InsideLook



Longboat Key hits \$9.5 million ...page 11



Not only light and crisp ...page 15



LBK Library fundraising news ...page 6



Man flexes boat ownership ...page 10

Sarasota hires Longboat's former Manager to lead City

Dave Bullock also served as Sarasota County's Deputy Administrator.

STEVE REID
Editor & Publisher
sreid@lbknews.com

The Sarasota City Commission unanimously appointed former Longboat Key Town Manager Dave Bullock as its next interim city manager at a special meeting last week. Bullock will replace former city public works director Doug Jeffcoat, who has held the role since former city manager Marlon Brown's retirement last October.

Bullock starts May 27 and told the commissioners that he will be



out of the office for two weeks "in the very beginning of June," because of previous commitments. He will return to the office on June 16.

The agreement that the City Commission approved on May 20

calls for Bullock to receive an annual salary of \$228,000.

Bullock told the commissioners that he served on the Sarasota County Government staff from 1994 to 2011 as deputy county

administrator for the majority of that time in which he dealt with all of the county operations. He specifically oversaw the budget development during his last 10 years with the county and helped run an operation of 2,300 employees serving the overall population, which is over 450,000.

In 2011, Bullock was hired as the Town Manager of the Town of Longboat Key where he remained in that position until 2018 when he retired.

In his six years as manager of Longboat Key, Bullock made a strong and lasting impression on residents, the Town Commission and his fellow staff.

"I agreed to three years, and it ended up being six," said Bullock

See Bullock, page 2

Push to preserve Sarasota Mira Mar and develop site earns unanimous approval

The applicant argued that the land use change was essential to fund the rehabilitation of the nearly 100-year-old Mira Mar Plaza. The hotel and plaza was one of Sarasota's earliest luxury accommodations and later served as apartments and commercial space.

STEVE REID
Editor & Publisher
sreid@lbknews.com

A plan to preserve the historic façade of the Mira Mar Plaza in Downtown Sarasota cleared a hurdle last week in Sarasota City Hall.

The Sarasota City Commission voted unanimously last week to approve a comprehensive plan amendment that changes the land use designation for part of the Mira Mar Plaza property from "downtown core" to "downtown bayfront," which will then allow an 18-story redevelopment behind the historic building on Palm Avenue.

The unanimous 5-0 vote followed a hearing that drew hours of public testimony and detailed presentations from the new project's development team.

Proponents of the amendment, including architect Rick Gonzalez and the applicant's legal counsel, argued that the land use change was essential to fund the rehabilitation of the nearly 100-year-old Mira Mar Plaza, which has fallen into disrepair. Gonzalez, who specializes in historic preservation, said that while the building needs new foundations and structural reinforcement, a full restoration is feasible and already underway in the design phase.

As far as the residential units, each tower will have 35 condos,



for a total of 70, as allowable under the current density limits.

The historic Mira Mar Hotel, originally constructed in 1922 and located at 47 South Palm Avenue, was one of Sarasota's earliest luxury accommodations and later served as apartments and commercial space.

The hotel hosted the rich and famous. A Sarasota Times article stated: "It is safe to say that the erection

of the Mira-Mar Hotel has meant as much to the development of Sarasota as any one enterprise that has yet located here."

Seaward Development plans to save the building, but increase the allowable height on the rest of the parcel to make the economics work. The applicant argued that a downtown bayfront land use designation was essential to realizing a finan-

cially viable plan for preserving the Mira Mar. Increasing the height allowance to 18 stories, they said, would allow two residential towers behind the historic structure. Seaward says the condominium units will help fund the estimated cost of rehabilitation.

The applicant agreed that the historic Mira Mar must be rehabilitated. **See Mira Mar, page 2**

We miss you, Pippi!

The Mote Marine Laboratory and Aquarium family is saddened by the loss of Pippi, one of its beloved North American river otters.

Last week, Pippi began demonstrating behavior that was consistent with a medical abnormality. Mote’s expert animal care and veterinary teams responded immediately, providing 24/7 monitoring and medical intervention. Despite their efforts, including resuscitation attempts, Pippi did not survive. Initial findings suggest that her condition may have been related to a urogenital disease, which is commonly seen in female river otters. We hope to learn more once additional diagnostic and histopathologic results become available after her necropsy (animal autopsy).

Pippi was rescued in 2015, as a pup, and rehomed at Mote in 2016. She weighed 7 pounds on arrival at Mote and was both shy and calm. Over the years, she blossomed and became both a guest favorite and an exemplary ambassador of her species. Always playful, sometimes mischievous, Pippi will be forever remembered as a loving member of the Mote family.



Longboat’s Euphemia Haye reopens

Euphemia Haye, the landmark restaurant that closed about three weeks ago on Longboat Key, announced on social media Thursday evening it would be open again for business on Memorial Day weekend.

“We are thrilled to announce that we’re reopening our doors tomorrow, Friday, May 23 – and we’ve missed you more than words can say,” read the opening of the Facebook message posted around 5 p.m. Thursday.

Bullock, from page 1

who described working with the commission and residents as a privilege. Bullock said when he retired from Longboat, “I love because wherever I go on Longboat Key, I’m never the smartest person in the room.” In 2019, Bullock was named the CEO of the Economic Development Corp. of Sarasota County — just for a three-month period.” Bullock’s tenure is uncertain, though a typical city manager search takes anywhere from four to six months. Jeffcoat will return to his public works role and assist with the city manager transition. Though he was set to retire June 1, Jeffcoat indicated he’d stay through September’s budget hearings. Bullock’s appointment comes a week after the commission voted to reboot the troubled search to replace Brown, which faltered as a result of a communication breakdown between the commission and the first executive search firm it brought on to recruit candidates.

Mira Mar, from page 1

tated and issued a certificate of occupancy before the new residential towers can receive one; building podiums must not exceed 60 percent lot coverage; second-floor commercial space in the preserved structure must be offered at no more than 50 percent of the market rental rate for a period of 10 years; and the building’s interstitial space (floor-to-floor gap for mechanical systems) must be minimized to limit overall massing. In addition, the developers said they would forfeit any transfer of development rights from the historic portion of the property and committed to adding pedestrian-friendly ground-floor retail. While Monday’s vote approved only the land use change, the project still requires a rezoning, which will come before the commission at a future public hearing. The first reading for the rezone of the site is expected to come before the Commission in July.



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\$9,975,000 - Under Construction
4 Beds 5 Baths 3,700 Sq. Ft.
Contact: Patrick DiPinto 941-323-0033



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\$9,750,000 - Move-in 120 Days
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Contact: Patrick DiPinto 941-323-0033



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Contact: Patrick DiPinto 941-323-0033



560 SCHOONER LANE | LONGBOAT KEY
\$4,500,000 - Substantially Remodeled
4 Beds 3.5 Baths 3,666 SF- Full Bay Access
Contact: Nicholle DiPinto McKiernan 941-928-2922



585 CUTTER LANE | LONGBOAT KEY
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4 Beds 4 Baths 3,602 Sq. Ft.
Contact: Nicholle DiPinto McKiernan 941-928-2922



549 SLOOP LANE | LONGBOAT KEY
\$2,900,000 - Country Club Shores
4 Beds 5 Baths 4,127 Sq. Ft.
Contact: Tracey Stetler 941-266-9001



3318 BAYOU SOUND | LONGBOAT KEY
\$1,495,000 - Bay Isles
3 Beds 2 Baths 2,675 Sq. Ft.
Contact: Nicholle DiPinto McKiernan 941-928-2922



1540 HILLVIEW DRIVE | SARASOTA
\$8,850,000 - Harbor Acres
4 Beds 6.5 Baths 7,074 Sq. Ft.
Contact: Nicholle DiPinto McKiernan 941-928-2922



131 GARFIELD DRIVE #4D | LIDO BEACH
\$775,000
2 Beds 2 Baths 1,161 Sq. Ft.
Contact: Nicholle DiPinto McKiernan 941-928-2922



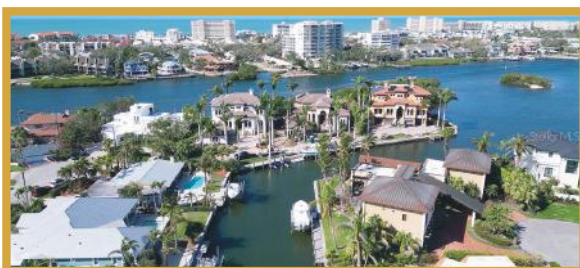
129 TAFT DRIVE #W102 | SARASOTA
\$2,350,000 - Park Res of Lido Key
3 Beds 3 Baths 2,445 Sq. Ft.
Contact: Nicholle DiPinto McKiernan 941-928-2922



3060 GRAND BAY BLVD UNIT 154 | LONGBOAT KEY
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148 NORTH POLK DRIVE | SARASOTA
\$2,995,000 - Walk to Lido Beach
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Contact: Patrick DiPinto 941-323-0033



1633 RIDGEWOOD LANE | SARASOTA
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Contact: Jules Mackie 773-704-1438



3408 FAIR OAKS LANE | LONGBOAT KEY
\$2,999,999 - Bay Isles
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Contact: Nicholle DiPinto McKiernan 941-928-2922

941-388-2021

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EditorLetters



Longboat Key News and Sarasota City News encourages Letters to the Editor on timely issues. Please email to: letters@lbknews.com or mail to PO Box 8001, Longboat Key, FL 34228. We also print letters sent to Town Hall that address Longboat Key issues. We reserve the right to edit.

LBK Rotary meeting

To: Longboat Key Town Manager Howard Tipton
We are looking forward to you and Sarah speaking at our LBK Rotary Club on June 3rd, 2025, 5 p.m. about the “Complete The Green” initiative.
We also welcome any other information you or Sarah might want to provide about Town Happenings, such as how is the permitting process going?, what’s up with the round about at Broadway?, what’s going on with the trees that were cut down along Bay Isles Rd?, etc.
We meet at All Angels by the Sea Episcopal Church, 563 Bay Isles Rd, just down the road from Town Hall.
We usually have 10 minutes of Rotary preamble (just like the Commission Meetings), 30 minute presentation by you and Sarah, 15 minutes Q&A, and 5 minutes final wrap-up.
Tip, we should try to meet in person at 4:30-4:45 p.m., June 3rd, 2025, to work out the logistics of presenting in person and on Zoom. Basically, we will be using my computer as camera and microphone for you to present to Zoom participants, along with a projector for in-person view. If you want, you can provide a Power Point Presentation, and we can connect that my computer for either you to advance. Sarah, if you have a PPT, that is very easy to share via zoom and will be projected on a wall next to Tip for presentation. I will provide the Zoom invite on Sunday, June 1st, 2025. I hope all of this information is helpful. Please feel free to call me if you need additional details.
Terri Driver
Public Image Chair and President
Rotary of LBK

LBK Rotary meeting

To: Longboat Key Rotary President Terri Driver
I’ll plan to be there in person. Just let us know where and when.
Howard N. Tipton
Town Manager
Town of Longboat Key

LBK Rotary meeting

Longboat Key Town Manager Howard Tipton
I’m connecting you to arrange details for Tip’s visit (in person) for the Rotary meeting June 3 at 5 p.m. I will plan to join you on Zoom. Terri, brief info on me per your request: I’m a first-term District 5 Commissioner for Longboat Key and the board president of the Library Foundation for Sarasota County as well as an advisory board member (former president) of WUSF Public Media. I came up in the newspaper business (Chicago, Minneapolis) and pivoted into 30 years of nonprofit fundraising, grantmaking and volunteer leadership in MN before moving to Longboat Key in 2014.
Sarah Karon
Commissioner
Town of Longboat Key

Ringling Bridge Lighting

To: Sarasota City Interim City Manager Doug Jeffcoat
First, I want to convey my apologies for providing approval to a color scheme that is not consistent with our policy. I take responsibility for this oversight. As such, we will be switching to the standard blue color in our policy. Our policy is very clear to promote red, white and blue. We will work with you on the intensity of the color to provide any calming effect

needed for the residents within the immediate vicinity. This change will be effective as soon as possible with the programming that needs to happen.
L. K. Nandam
District Secretary
Florida Department of Transportation District 1

Ringling Bridge Lighting

To: Sarasota City Interim City Manager Doug Jeffcoat
Yes Doug.. however, as we discussed on the phone, we will have to come up with a plan for the direction from Gov office to light up red, white and blue from this Memorial Day to July 4 next year. I’ll be in touch.
L. K. Nandam
District Secretary
Florida Department of Transportation District 1

Ringling Bridge Lighting

To: FDOT District Secretary L. K. Nandam
So that I understand moving forward, the bridge will still be lit completely in blue, just not the aqua blue, except for those state holidays such as the upcoming Memorial Day which will be Red/White/Blue?
Douglas Jeffcoat
Interim City Manager
City of Sarasota

Ringling Bridge Lighting

To: Sarasota City Interim Manager Doug Jeffcoat
First I want to convey my apologies for providing approval to a color scheme that is not consistent with our policy. I take responsibility for this oversight. As such, we will be switching to the standard blue color in our policy. Our policy is very clear to promote red, white and blue. We will work with you on the intensity of the color to provide any calming effect needed for the residents within the immediate vicinity. This change will be effective as soon as possible with the programming that needs to happen.
L. K. Nandam
District Secretary
Florida Department of Transportation District 1

Ringling Bridge Lighting

To: Sarasota City Interim Manager Doug Jeffcoat
As you know, Aqua Blue was the color that was used to light the bridge when bridge lighting was installed. We will be changing the lighting to aqua blue as a standard and red/white/blue for designated holidays. This change will address the commitment to the community when the lighting was installed and consistent with our policy since blue is reflected in the policy.
L. K. Nandam
District Secretary
Florida Department of Transportation District 1

See Letters, page 5

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Letters, from page 4
Town Grants

To: Longboat Key Town Manager Howard Tipton
Many thanks Kalee for all of your hard work and creativity. Earlier in my career, I did that job for county government and know how demanding this work can be. As Tip pointed out, it's not just researching sources and developing applications, but also the oversight, management and reporting. Thank you for all that you do for LBK.
Penny Gold
Commissioner
Town of Longboat Key

Current Town Grants

To: Longboat Key Commission
During this week's budget workshop, there was a question around how effective our Grants Coordinator has been since she started in July of 2023 (not 2024 as I stated on Monday). As you can see, Kalee has applied for \$25.7 million in grants and has received \$7.68 million. In addition to writing the grants and working them through various processes at the county, state or federal levels, she also manages all of the grants. This means that she's working with the departments on implementation, ensuring that all grant requirements are being met, and also is responsible for all of the grant reporting (back to the granting agencies) which can be quite an undertaking and can last for years. In her spare time she has started a grant coordinator network of area local governments and is also part of our communications team.
Kalee's total compensation package is approximately \$125,000/year which includes both wages and benefits. In 22 months, she has cost the Town \$230,000 or about 3% of the grant amount she has secured. Put another way, she has brought in grant revenue that is 33 times her cost to the Town. I have worked with grants folks in the past and would put in a minimum of 10 times their annual salary and a stretch goal of 20 times their annual compensation. Kalee is at 33 times. By any metric I'm familiar with, as a one person shop, she has performed in an outstanding manner and I thank the Commission for the opportunity to bring this type of resource in-house.
Additionally, as to workspace considerations since that was also a brief discussion point on Monday, when Kalee was hired it was with the understanding that she would work from home as well as the office, which allows her to share office space with our Payroll Coordinator who works remotely most days. Please let me know if you have any questions.
Howard N. Tipton
Town Manager
Town of Longboat Key

Current Town Grants

To: Longboat Key Town Manager Howard Tipton
For forwarding to the Commission, attached is our grant tracker. In the grant world, they define the award amount a little differently than us accountants.
So that there is no confusion, I added a column at the very far right which is the actual grant dollars, removing the Town match.
The Status column also provides items in progress and submitted waiting approval.
As you can see this is very impressive. Let me know if you have any questions.

Sue Smith
Finance Director
Town of Longboat Key

Current Town Grants

To: Longboat Key Grants Coordinator Kalee Shaberts

See Letters, page 6



Town of Longboat Key
ATTENTION VOLUNTEERS

The Town of Longboat Key is accepting applications for appointment to the following board:

Consolidated Retirement System
Board of Trustees

All applications must be submitted to the Office of the Town Clerk **by 12:00 p.m. on June 11, 2025**. All applicants must be registered voters of the Town of Longboat Key. Late applications will be held for one year for any future board/committee vacancies that may arise.

All appointed individuals are required to file a financial disclosure form within 30 days after appointment and annually thereafter for the duration of the appointment as required by Florida Statutes Chapter 112.

The Town Commission may schedule a Meet and Greet with applicants at a later date. Please call the Office of the Town Clerk at 941-316-1999 for an application or if you have any questions. Applications are also available online at: www.longboatkey.org. Completed applications may be submitted to:

Town of Longboat Key – Office of the Town Clerk
501 Bay Isles Road
Longboat Key FL 34228

Stephanie Garcia, Deputy Town Clerk II
Published: 05-23-2025, 05-30-2025

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Letters, from page 5

As we enter budget season, let me add to the congratulations for your great work in securing grants for our town projects. With storm recovery in addition to all our capital improvements already in the works, realizing those third party funds is essential to our ability to maintain the high quality experience expected by our residents and guests. Thanks.
Ken Schneier
Mayor
Town of Longboat Key

Emergency Management Bill Seeks to Eliminate More Home Rule on Development

To: U.S. Rep. Andrew Parker
Thanks for reaching out. I believe the issues I raised are contained in amendments introduced by Representative MacFarland to SB 180 which, if I'm not mistaken, was passed but not yet signed by the Governor. While some wide ranging objections have been posed by others to the moratoria on development changes called for by the amended bill, we on Longboat Key have struggled with the perhaps unintended and undesirable consequences of the initial versions of these restrictions, enacted after Hurricane Ian.
I would be happy to share these thoughts with the Representative, by phone or otherwise, whenever she has a free moment. Next week works for me, especially if there is a chance of blunting the effect of some of the unintended consequences of S 180 mentioned above before this session ends.
Ken Schnier
Mayor
Town of Longboat Key

Emergency Management Bill Seeks to Eliminate More Home Rule on Development

To: Longboat Key Mayor Ken Schneier
I can try to set some time up for y'all and the Rep to chat if you would like. I know we do have to plan her visit to the Commission for a post session update. Maybe both can serve as one.
Session is of course still going on but it is solely about the budget now as the presiding officers are negotiating and then the full chambers will hopefully go into budget conference soon. Let me know what y'all would like to do. Have a great weekend, sir!
Andrew Parker
Legislative Aide to Representative Fiona McFarland
District 73

Emergency Management Bill Seeks to Eliminate More Home Rule on Development

To: Longboat Key Town Manager Howard Tipton
I had read about this bill, which seemed like a further/permanent extension of the already

extended moratorium for any development restrictions on Longboat. Since this has blocked us in the past from instituting safety and resilience measures (such as the boat/dock width limit and the freeboard height requirement to improve flood control), can we try for exceptions to changes like these that don't impede reconstruction but are positive developments? Especially as the sponsor is our Fiona?
Ken Schneier
Mayor
Town of Longboat Key

Current Town Grants

To: Longboat Key Town Manager Howard Tipton
Sounds like a home run hire! As we all know, and have learned, without competent and productive employee's we will not be able to provide "exceptional service". Great job to Kalee.
Gary Coffin
Commissioner
Town of Longboat Key

Emergency Management Bill Seeks to Eliminate More Home Rule on Development

To: Longboat Key Town Manager Howard Tipton
As you know, the moratoria imposed after Hurricane Ian on new laws tightening development regulations within 100 miles of a hurricane caused us to shelve our proposed ordinances (1) limiting the size of boats kept in canals when the boat plus its dock exceeded a certain width, and (2) mandating additional freeboard on reconstruction of properties in flood risk areas, especially in view of the FEMA reduction in flood zone height regulations. These moratoria were extended and could now be made permanent per an amendment to SB 180 added by Representative MacFarland this term.
As we may have an audience with the Representative soon to discuss our concerns, I wonder if staff could prepare a very short description of the terms and intended purpose of the boat width and freeboard ordinances, so that we can show why they fall outside the rationale for the development moratoria in SB 180 and its predecessors. The boat regulation was completely unrelated to storm matters and the freeboard rule, I believe, maintained the status quo after the peculiar flood map revisions and was designed purely as a safety matter in our most flood prone neighborhoods. Thanks.
Ken Schneier
Mayor
Town of Longboat Key

We're 90% to Our Goal—Help Us Complete the Green

To: Longboat Key Town Commission
Thanks to the incredible generosity of Longboat Key residents and those who believe in the magic of our island community, we've reached 90% of our \$3.5 million fundraising goal for the Community Hall at the Town Center Green! That's \$3.2 million pledged so far—amazing!
This exciting new Community Hall will be the perfect complement to the \$11 million
See Letters, page 8

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Going east on Fruitville Rd. make a U-Turn at light (Lakewood Ranch Blvd.), then make a right on to Coburn Rd. Go around the circle to Fruitville Commons Blvd., pass Cooper's Hawk and you will see Clive Daniel Home on the right.



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Letters, from page 6

Sarasota County Library already planned for Longboat Key. With indoor space for up to 200 people and a beautiful outdoor terrace connecting the Library and the Green, the Hall will be the heart of community life—hosting lifelong learning programs, cultural events, and even serving as a vital resiliency hub during storms.

We’re calling this vision “Complete the Green,” and it will be the crowning jewel of Longboat Key’s newest public space—right between Publix and the Tennis Center.

But we’re not done yet. We’re so close—and we need you!

We’re launching a final two-week push to raise the last \$300,000. This is the moment to rally! If every friend of Longboat Key contributes, we can blow past the goal and bring this dream to life.

Will you help us cross the finish line? We’re encouraging gifts of \$1,000 or more, but every dollar gets us closer to completing this transformational community space.

Let’s break the fundraising thermometer and Complete the Green—together!

Make your pledge today and be part of Longboat Key history.

With heartfelt thanks and excitement,

Howard N. Tipton
Town Manager
Town of Longboat Key

Permits

To: Longboat Key Town Manager Howard Tipton

I wanted to provide an update on this: PZB staff have followed up with the emailer. The permits were submitted last Thursday and are anticipated to be issued this week.

Savannah Cobb
Assistant to Town Manager
Town of Longboat Key

Reach out to us before you show up in mass

To: Longboat Key Commissioner BJ Bishop

I watched the 2/18 commissioners meeting and am hopeful after listening to you speak. I want to provide an update.

We purchased Gulfshore G-26 through a realtor. The timeframe of our purchase was after the hurricane, and leveling (raising) had already begun. Part of the pitch from the realtor before the purchase was to get on the leveling list as soon as possible to have your mobile home leveled. We listened, purchased, and began preparations for leveling. From our down payment until our closing, we learned of many changes. The building department had stopped leveling, and leveling would be more expensive, essentially a 60 percent increase in cost. We were undeterred, as Elle and I listened and replayed the 2/18 commissioners meeting, we were happy to hear that it sounded like at least the process of leveling in Gulfshore would move faster, and completed leveling would be more structurally sound.

We’ve continued to remain steadfast in our approach following purchase to make the repairs and pursue the leveling so that our mobile home is safe during the next potential storm in a quickly approaching, hopefully less impactful, hurricane season. However, after having our paperwork sent in and following up with our Gulfshore contact, this was the response

“No, I have no timeframe. I gave your packet with 7 others to the contractor’s foreman on Thursday, as he now has to input applications through LBK’s new application process and be registered in the system. We think, although it should possible streamline the process I won’t have the personal relationship as before the change in the system. It’s taking weeks from start to finish. I will still gather info but not able to take apps in personally as before. I will keep you posted as best as possible.”

Our follow-up question was, Is ‘LBK’s new application process’ taking longer?

“Yes, taking longer. The contractor will be in touch.”

We’ve been told not to contact anyone, the contractor or building department, on our own,

“that that would only slow the process.”

It seems that since the 2/18 meeting, in which a department head agreed with the commissioners’ suggestions regarding timeliness and streamlining, our experience on the leveling list thus far, with hurricane season approaching, does not feel as positive as it did at the end of the 2/18 meeting.

Layne Hollander
Longboat Key

Broadway St Roundabout Project

To: Larry Nevins

I’m sorry the plans for the new Broadway roundabout are disagreeable to you. As you know, this project has been in the works for years and FDOT is now ready to proceed. On May 1, the FDOT team came to LBK Town Hall to share plans and answer questions with many residents in attendance. It was a positive meeting.

While I can understand your concerns, I’m also writing to reassure you the plan is well-founded and comes together with all of the neighborhood’s drainage and planting concerns in mind. Primary roadway concerns are safety and traffic flow, which will (and can only) be answered by the roundabout design, per FDOT’s analysis of the intersection. Safety issues have been analyzed according to FDOT standards. Funding has been approved along their guidelines, thus we can trust the plan passes muster in terms of community needs and appropriate expenditures. I believe current timing calls for a project start in late spring 2026, but that may change as things progress.

The Town will be partnering closely with FDOT throughout this project, so neighborhood residents will always have a way to make their voices heard. Together, FDOT and LBK will do our utmost to create a new North End “gateway” that improves safety, better manages traffic flow and protects/restores plant barriers and ecosystems while upgrading aging utilities infrastructure. The new roundabout will also Be LBK’s first stretch of roadway that conforms to the Complete Streets design (improving pedestrian and bicycle safety), which will ultimately characterize the entire 10-mile length of Gulf of Mexico Drive.

I hope this information helps with some of your concerns. As a commissioner and a North Ender, I have been in many meetings and discussions about this project and sincerely believe it is the right way forward. It is my hopeful prediction that you will see more benefits and fewer concerns as the project commences.

Sarah Karon
Commissioner
Town of Longboat Key

Broadway St Roundabout Project

To: Longboat Key Commissioner Sarah Karon

I am a Longboat Key resident who has significant concerns about the proposed roundabout project at Broadway St. in the north end. Many residents, like myself, thought that this project had been cancelled, but recently learned that it is apparently back for consideration. This project does not solve any problems, does not provide any true enhancements and will cause significant new issues for many residents if it is completed. I have reviewed renderings on-line and have many concerns. I am an avid walker and cyclist and am very familiar with the flow of this intersection.

Pedestrian safety

There is minimal pedestrian activity at the intersection of Broadway St. and Gulf of Mexico Drive (GMD). Pedestrians that want to cross GMD can currently do so safely at the current striped safety light crossings. This currently works well and does not need any improvement. Additional striping can be placed at any of the four corners to provide for additional crosswalks.

Bicycle Safety

In the renderings, the bicycle lanes terminate before the circle and will force the cyclists to move into traffic in order to ride through or around the circle. This will create unsafe conditions for cyclists. The bike lane does not resume on the north side of the circle, leaving the cyclist to continue to ride with vehicles until the shoulder can again accommodate a cyclist for the approach to riding over the Longboat Key Pass Bridge.

Vehicle Passage and Traffic

In the rendering, it shows that in the northbound lane, the right turn lane will be eliminated and the left hand turn lane will be eliminated. This will cause significant problems for the local residents.

I am sure that you are aware of the traffic issues on GMD during peak times in season. Northbound traffic is frequently backed up starting at the Bridge Street Roundabout, past Coquina Beach, across the bridge and on to Longboat Key. It is very common to have a backup of standstill traffic for three to five miles every day. This is a cause of much stress for us who live in the local area, where we have to manage our schedule and lifestyle to try to avoid the chronic traffic problems.

Currently, when the northbound traffic is backed up from the bridge and south past Broadway St., we can get some relief in being able to use the right hand turning lane to make a

See Letters, page 12

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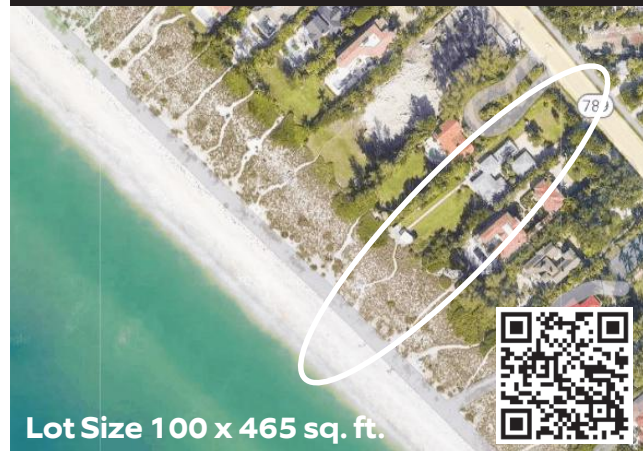
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5941GulfOfMexicoDr.com

Promenade



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Sanctuary



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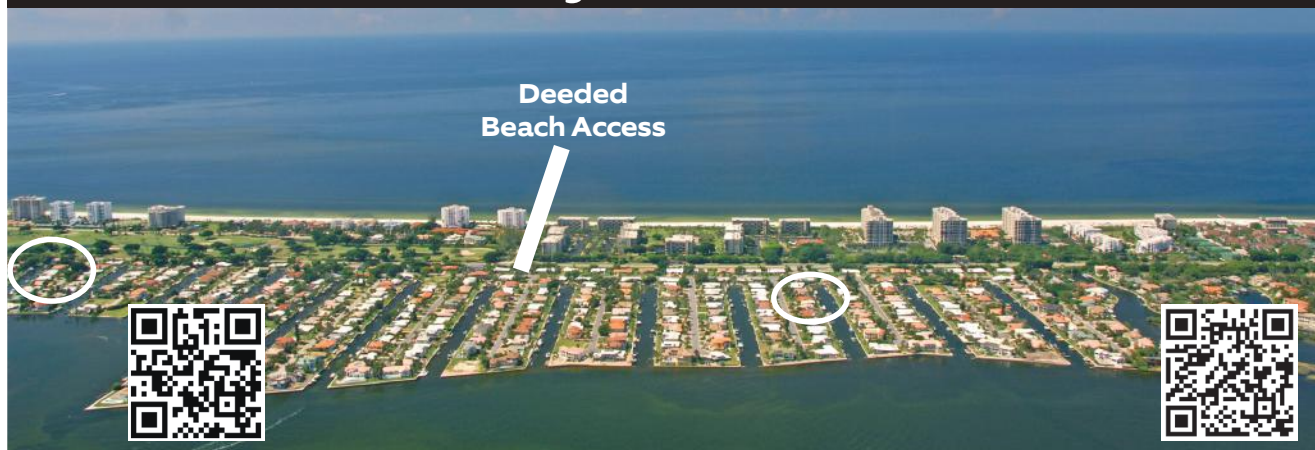


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6011EmeraldHarborDr.com

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537GunwaleLn.com

521 Wedge Lane
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521WedgeLn.com

Inn on the Beach



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\$1,198,000
InnOnTheBeach4201.com

230 Sands Point Rd #3501
\$1,150,000
InnOnTheBeach3501.com

Tangerine Bay Club



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\$998,000
Tangerine211.com

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OnPatrol

The following are actual police reports as written by Longboat Key Police Officers. They are edited for length, punctuation and to protect privacy.

May 16 Noise

6:52 a.m.
Officer Nazareno was dispatched to Broadway and Lois Avenue for a noise complaint regarding a leaf blower being used in the area prior to 8 a.m. Upon arrival, Officer Nazareno observed the landscape employees at the restaurant parking lot using leaf blowers. Officer Nazareno made contact with the manager of the lawn care company and told him his company was in violation of Longboat Key Town Noise Ordinance. The landscape manager immediately stopped the use of the landscaping equipment and was issued a written warning. The caller did not wish to be seen or contacted. Case clear.



residence, Officer Maple canvassed the area and observed three vehicles outside. Officer Maple did not observe any signs of criminal activity or unusual circumstances at the location. Officer Maple knocked on the front door and made contact with the homeowner. Officer Maple verified she was the homeowner and she said she does not have a security service subscription and has lived at the location for several years. The woman explained she activated the alarm accidentally while cleaning the alarm panel. The entry-exit alarm triggered when she walked through the garage door. Officer Maple found no signs of criminal activity or unusual circumstances at the residence. Case clear.

Property

1:25 a.m.
Officer Maple responded to a call of property damage on Sands Point Road. The caller was a property manager at the condominium and wanted to report property damage. Upon arrival, Officer Maple met with the caller who showed him two large broken windows in one of the units. Officer Maple canvassed the area around the broken windows and did not observe any signs of criminal activity in the area. Officer Maple observed numerous large black crows in the area. The office manager indicated the window damage could have resulted from bird strikes. A downstairs neighbor reported hearing a loud crash at midnight and another crash at 6 a.m. while drinking coffee in his recliner near the rear sliding door. Officer Maple did not observe any personnel in the area during his investigation and did not witness any bird strikes to the windows. There were no security cameras observed in the area that could have captured the incidents. Complainant will contact the condominium owner to inform of damage and commence repairs. Case clear.

Vehicle

10:21 a.m.
Officer Maple received a traffic alert for an expired registration on a Dodge Ram. Officer Maple performed an FCIC/NCIC query and it was confirmed that there was no valid registration and the registered owner showed an active bench warrant from Sarasota Sheriff's Office. The vehicle was located at the 2300 block of Gulf of Mexico Drive and conducted a vehicle stop and made contact with the driver after he turned onto Bay Isle Road. Officer Maple made contact with the driver and explained the reason for the stop. The driver said that he had just renewed his registration and showed proof of payment but had not received updated registration. Officer Maple arrested the driver for the bench warrant for failure to appear and took him to Sarasota County jail. Case clear.

Marine Rescue

2:11 p.m.
Officer Mathis while on marine patrol in the area of Jewfish Key, received a Pulse Point activation of a Marine Rescue in the Gulf of America near the 2600 block of Gulf Drive in Bradenton Beach. Officer Mathis responded to the area and met with the Bradenton Beach Rescue units that advised a passing boater observed an empty vessel and a man overboard some distance from his boat and worried an accident had taken place. Officer Mathis then made contact with the man in the water whom was snorkeling and advised everything was fine and that he appreciated the response of emergency personnel. The vessel was anchored with the appropriate dive flag signifying a swimmer or diver in the water. It is to be assumed that the passing boater did not see the dive flag or that the boat was anchored. All emergency service personnel were updated and all other responding units were cancelled. Case clear.

May 17 Alarm

3:18 p.m.
Officer Maple responded to Emerald Harbor Drive for an alarm call. Upon arrival at the

May 19 Owl

9:09 a.m.
Officer Troyer responded to Longboat Club Road on a report of a small owl stuck at the side of a home. The caller said she did not believe the owl was in any trouble or injured. Upon arrival, Sgt. Montfort contacted Save Our Seabirds and spoke with an employee. Sgt. Montfort took photos and sent them to the employee and he said to leave the owl alone until nighttime and then the owl should leave. The owl was identified as a Screech Owl. Case clear.

May 20 Burglary

7:55 p.m.
Officer Martinson was dispatched to the 4000 block of Gulf of Mexico Drive on a call of a burglary. Upon arrival, Officers made entry into the business through the front door which was found unlocked. Officers checked the main floor of the business but did not locate anyone. Officers then went upstairs and found a female employee and her son who stated she had stayed late to finish up some work and her son came to pick her up and drive her home. The employee contacted the caller to let them know everything was okay. Case clear.

May 21 Property

1:30 p.m.
Officer Troyer was dispatched to the police department on a report of property damage. The complainant walked into the Police Department lobby and reported that on May 16 he was driving northbound on Gulf of Mexico Drive when his vehicle was struck by a golf ball. Upon arrival, Officer Troyer met with the complainant who stated he was passing the golf course when a golf ball struck the front of his vehicle. The man pulled over, but did not see any damage. He later realized some of the safety features in his vehicle stopped working so he took the vehicle to the dealership. The dealership inspected the vehicle and found the damage from the golf ball. The damage occurred to the front radar detection which would slow the vehicle down if a car stopped suddenly in front of his. The dealership quoted the man approximately \$4,000 to fix. The complainant attempted to speak with resort staff but was told this was not their issue to resolve. The man requested a police report so insurance could fix the vehicle. The man showed Officer Troyer the damage to which he observed slight damage to the front grill area, which appeared to be consistent to the reported issue. Case clear.

Door to door sales

11:00 a.m.
Officer Mathis responded to Ketch Lane near Gulf of Mexico Drive in reference to a suspicious subject in the area attempting to sell cutlery and going door to door soliciting. The complainant contacted police to report that this issue had occurred earlier this day, around 11 a.m. Upon Officer Mathis' arrival to the area of the incident, he attempted to contact the complainant via telephone, each time going to voicemail. The complainant did not provide a description of the subject, direction of travel or company information to the call taker. Officer Mathis then canvassed the area and was unable to locate any suspicious persons going door to door soliciting. Case clear.

Disturbance

11:22 p.m.
Officer Miklos was dispatched to the Longboat Key Bridge in reference to a suspicious person call due to a group of four men throwing and spitting unknown objects into the water. Upon arrival, Officer Miklos came into contact with a group of fishermen that he spoke to on a previous time. The group advised that they were still fishing and not throwing objects off the bridge. Officer Miklos did not observe any objects floating in the water under the bridge. The group advised that a small boat with no light approached them from the water and started to yell at them. The group showed a video on a phone that showed a blacked out boat shining a flashlight towards the fishermen yelling at the group and stating they could not afford a boat. The group attempted to show where the boat was located but was unable to locate the boat. At the time, Officer Miklos did not observe or believe any criminal activity was being conducted by the fishermen and updated the call to a disturbance. Case clear.

LBK

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1560 HARBOR SOUND DR	4,213	\$3,495,000	3	4	1	80	\$3,000,000
3580 FAIR OAKS LN	4,167	\$3,295,000	5	5	1	75	\$2,900,000
3310 SABAL COVE LN	4,465	\$2,500,000	4	4	0	112	\$2,200,000
2525 GULF OF MEXICO DR Unit#5A	1,460	\$1,500,000	2	2	0	16	\$1,400,000
100 SANDS POINT RD Unit#305	1,941	\$1,349,000	2	2	0	169	\$1,210,000
610 RUSSELL ST	1,832	\$1,199,000	3	2	0	7	\$1,149,000
1000 LONGBOAT CLUB RD Unit#304	1,409	\$724,750	2	2	0	88	\$690,000
2089 GULF OF MEXICO DR Unit#G1-205	933	\$610,000	2	2	0	69	\$548,200
2800 HARBOURSIDE DR Unit#E-15		\$325,000				380	\$275,000
773 SPANISH DR N	1,393	\$275,000	2	2	0	0	\$229,000



1580 HARBOR CAY LN



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BIRD KEY

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Editor Letters

Letters, from page 8

right onto Broadway St, or making a right on to Cedar St and continuing to Palm Drive to Broadway St. Residents making a left onto Broadway St are able to use the left turning lane. Under this proposal, both turning lanes will be eliminated, forcing all traffic to move into the roundabout. Residents turning to the right will have to stay on GMD and move into the circle in order to make the right turn. Residents making a left will have to stay on GMD and travel completely around the circle in order to make the left on Broadway St.

Obviously the traffic will just back up into the roundabout and increase the traffic on the northbound lanes. Local residents would have no other option but to sit in the standstill and travel into the roundabout. Our options to make a right or a left will have been eliminated. This will worsen the traffic and the experience for local residents with no benefit. The current 3-5 mile backup from Bridge St will likely grow to 5-7 miles.

Water Runoff and Drainage
Water drainage is a serious issue for us on the north end, especially west of GMD. Currently, the water plan is effective. We fear that the construction of the roundabout and the additional area that is required will disrupt the current effective drainage and will lead to water flooding the streets and backing up the retention ponds. I understand that there is a drainage plan that is part of the roundabout construction, but there is a risk that it will not be as effective.

Overall:

Pedestrian Safety - minimal activity: No improvement
Bicycle Safety: Conditions will become less safe
Vehicle Traffic: No improvement, conditions will become much worse
Water Drainage: Risk to disrupting the current effective drainage

This is a very expensive project that will not solve any problems and will create additional issues. I don't know what led to the desire to build this roundabout, but there are better things to do with our taxpayer money.

Larry Nevins
Longboat Key

Broadway Roundabout project - Longboat Key

To: Ted Bookstaver
I'm sorry the plans for the new Broadway roundabout are disagreeable to you. As you know, this project has been in the works for years and FDOT is now ready to proceed. On May 1, the FDOT team came to LBK Town Hall to share plans and answer questions with many residents in attendance. It was a positive meeting.

While I can understand your concerns, I'm also writing to reassure you the plan is well-founded and comes together with all of the neighborhood's drainage and planting concerns in mind. Primary roadway concerns are safety and traffic flow,

which will (and can only) be answered by the roundabout design, per FDOT's analysis of the intersection. Safety issues have been analyzed according to FDOT standards. Funding has been approved along their guidelines, thus we can trust the plan passes muster in terms of community needs and appropriate expenditures. I believe current timing calls for a project start in late spring 2026, but that may change as things progress.

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I hope this information helps with some of your concerns. As a commissioner and a North Ender, I have been in many meetings and discussions about this project and sincerely believe it is the right way forward. Hopefully, in time, you and your neighbors see more benefits than drawbacks as the project becomes reality.

Sarah Karon
Commissioner
Town of Longboat Key

Broadway Roundabout project - Longboat Key

To: Longboat Key Town Commission
I hope that this email finds you all well. I am contacting you all to register my disagreement to the proposed Broadway Roundabout project on Longboat Key.

My house is located at 7030 Firehouse Road, just a bit northwest of the intersection in question, Broadway and Gulf of Mexico Drive. My property is part of the Conrad Beach Homeowners Association.

The first thought that comes to mind is whether this project is really necessary from a safety standpoint. When we first got

See Letters, page 13

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Editor Letters



Letters, from page 12

word of the project, some members of our Homeowner’s Association spent their time monitoring activity at the intersection and collecting data. Long story short, they observed nothing that was perilous or atypical of any intersection on the island. On that note, it would be beneficial for all, before moving forward, if more light can be shed on exactly what the safety issues are/have been at the intersection vis-à-vis the size and scope of this project.

From a practical standpoint, we are also concerned about the potential loss and destruction of the expanse of vegetation on the west side of GMD just north of the intersection. This vegetation provides both a visual and noise barrier to the activity on GMD for many of the houses in our HOA, in addition to our community pool area. Not only do we feel that this is necessary, but that it will be very disruptive and unpleasant.

From a timing standpoint, it is not clear as to when the proposed work would start. Most important is when during the year would it start and how long would it take to complete? Certainly it would not be wise to undertake such a project in a time frame that would impact the busy season. Please clarify.

Finally, there is the issue of cost. Is this really something that the various state and local agencies should be spending in excess of \$6 million on? I’m no expert on the costs of construction, but that does seem excessive, and a questionable use of taxpayer money.

We assume that the primary purpose of the roundabout is to minimize the speed at which vehicles enter and exit the island on GMD. With that in mind (and not the beautification of an intersection), perhaps there is a way to accomplish the goals of this project in a simpler, less disruptive, and more economic way. Please note that I have sent a similar email to Joel Hobbs at the Florida DOT. I can be reached at the number below should you have any questions.

Ted Bookstaver
Longboat Key

Accela and Spanish Main

To: Longboat Key Mayor Ken Schneier
Thank you Mayor for this and it is accurate to say that we are working in both the old BS&A system (older permits) and the Accela system (newer permits). I have not heard of the concern you’re presenting but know that Allen will be prepared to address.
Howard N. Tipton
Town Manager
Town of Longboat Key

Accela and Spanish Main

To: Longboat Key Planning and Zoning Director Allen Parsons
A subject that may come up in your discussion on Monday of the Accela system introduction regards a hopefully unique problem facing Spanish Main residents. I am told that FEMA studies and permits were issued through the community’s original contractor (who has now filed a substantial lien against the entire complex). Since then, a new contractor has been retained for the community and some/many residents have also retained their own contractors. Apparently, pre-Accela studies and permits remain under the old system while those materials prepared by new contractors are coming in under Accela, creating a problem of which filings control and freezing inspections, permits and work.
Spanish Main residents seem to understand that P and Z is doing its best to remedy this problem, but the frustration is mounting, especially for those for whom Spanish Main is their only home. As I may not have described this matter accurately, I would appreciate any clarification you can give Monday as well as any solutions that may be in the works.
Ken Schneier
Mayor
Town of Logboat Key

Downtown Master Plan Ad Hoc Committee

To: Sarasota City Clerk Shayla Griggs
I am writing to express my concern regarding what I believe to be a significant procedural irregularity involving the Chair of the Downtown Master Plan Update Ad-Hoc Committee.
On the morning of May 21st, I received an email from one of my clients that included what appeared to be a preliminary agenda for our upcoming committee meeting. This document, based on the formatting and content, appears to have been authored by the Chair and was circulated to members of the public before the official agenda was made available to committee members or posted to the City’s public meeting website. I have attached a screenshot

confirming that the official agenda was not yet published at the time I received the forwarded communication.

This incident is deeply troubling for several reasons. First, it appears that the Chair is unilaterally disseminating information under the guise of committee action, despite the fact that the committee has not formally discussed, let alone approved, the content of the proposed agenda or the list of speakers referenced therein. I do not recall any such discussion or vote taking place during our last meeting.

Second, I have learned that the Chair appeared before the City Commission on Monday, May 19th, to present an update “on behalf of the committee.” During that appearance, the Chair not only characterized certain initiatives as being those of the committee but also presented a list of upcoming speakers as if it were endorsed by the committee. I was not consulted on these matters and had no prior knowledge of this presentation or the speaker list. To be informed of such developments by members of the public rather than through the appropriate committee channels is, frankly, both inappropriate and embarrassing.

As volunteers, we are all equal members of this committee. No one member, regardless of title, should unilaterally speak or act on behalf of the entire group without prior discussion, consensus, and documented approval. The current approach undermines transparency, disrupts internal balance, and creates a false perception of unanimity where none exists.

- To that end, I respectfully request the following:
1. Clarification on Speaker Selection: Who determined the list of upcoming speakers? Was this done with input or direction from City staff, or was it the unilateral decision of the Chair?
 2. Guidance on Addressing the Matter Publicly: How may I formally raise this issue during our next meeting to ensure an open and on-the-record discussion of our roles, responsibilities, and expectations as committee members?
 3. Access to Legislative Intent: Can someone please identify or provide access to the drafter(s) of Resolution 24R-3272 under which our committee was formed? I believe understanding the legislative intent behind the resolution is essential to ensuring the committee functions within its proper scope.

At present, the perception is that one individual is acting as both gatekeeper and spokesperson for the entire committee without authority or consensus. This defeats the purpose of collective deliberation and risks delegitimizing our work in the eyes of the public.
I trust that this matter will be handled with the seriousness it deserves, and I appreciate your assistance in restoring proper process and balance to the committee’s operations.
Tiffany Anne Nisbet
Downtown Master Plan Update Committee Member
City of Sarasota



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WineTimes

A Different Take on White Wines

We hope to dispel some of the myths surrounding aged white wines.

S.W. and Rich Hermansen
Guest Writers
wine@lbknews.com

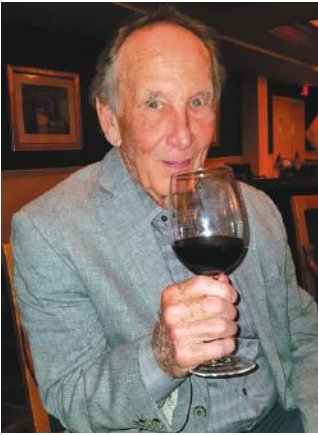
Those of us who have preferred red wines for their complex, nuanced aromas and tastes may have overlooked the virtues of white wines. No doubt the typecasting of white wine as a crisp and clean pairing with spring and summer meals of salads and white finfish and shellfish, or as a buttery, oaky alternative to a cocktail at happy hour, will persist after we learn more about the diversity of white wines; nonetheless, just as surely as we have found exceptions to rules such as “white wine with fish”, suggesting for instance a red Pinot Noir with tuna steaks or fresh bluefish, we should find intriguing new rules for white wines. Most of what we suggest comes from wine regions that have developed wines to complement foods grown and made in those regions. Much should carry over to our settings.

While in Burgundy, we enjoyed the crisp acidity of Chablis made from Chardonnay grapes with Sole Meunière and lobster, or Époisses, a local cheese, but also a more robust Pouilly Fuisse, Chardonnay enriched by soaking in its white grape skins (sur lie) and by light aging in oak, paired with heavier dishes such as partridge. One finds many exceptions to the rule “drink white wine early” in Europe. In Alsace France the off-dry Pinot Gris wine has exceptional aging potential. It pairs particularly well with the sausages, pork dishes, and pâté specials in Alsace restaurants. The 2022 Pfaff Tradition Pinot Gris Alsace AOC (\$12 pre-tariff) has stone fruit aromas and tastes of peaches and apricots and a lightly sweet finish. It will improve with age in the bottle for five years.

White wine producers in the Rhone region of France often blend two or more varieties of white wine. Blends with substantial proportions of Roussanne, Marsanne, or Viognier have good ageing potential. The Condrieu (100% Viognier) from the northerner Rhone Valley ages exceptionally well. As with all white wines, the color darkens with age to a brownish gold. Condrieu aged more than seven years develops caramel tastes with aromatic accents. Spanish Godello and Italian Fiano di Avellino also age gracefully.

Based on what we know about white wines with ageing potential, we decided to hold on to a 2021 Andrew Murray Enchanté (\$32), 55% Roussanne and 45% Grenache Blanc, sourced from the primo Curtis Vineyard in the St. Ynez Valley of California. This last bottle from a case has not only aged in the bottle for longer than the usual rule for white wines, but it has also survived being tossed about in the storm surge of Hurricane Helene during late October of 2024. It endured conditions similar if not worse than casks of Madeira endured when rolled about (Vinho da Ruda) during turbulent voyages from Portugal to England plus variations in temperatures due to hot days and cold nights in ships’ hulls. Madeira buyers in England paid top prices for wine subjected to what wine experts consider the worst possible conditions for storing wine. We had no delusions about the Hurricane treatment improving the Murray Enchanté, only felt curious about its impact on the quality of the wine.

We cleaned the bottle carefully and checked the foil, intact and tight, and the cork underneath, which showed no signs of a breach. Using a standard corkscrew, we removed the cork



and poured a taste in a glass. The gold color of the wine looked as expected and the stone fruit aroma had no hint of oxidation or a “corked” (contaminated) bottle.

We thought the first tastes from the bottle surprising in that the wine had a richer taste than we recalled from tasting bottles in the case in late 2022 and early 2023. Delicate tastes of ripe apricots with a creamy coating of oils from olives at an olive bar (!). Clearly the wine had aged well despite the ordeal it had survived. We drank the bottle with a beef broth Pho with noodles, herbs, bean sprouts, jalapeños, and fresh peeled shrimp from Pho-licious on Ringling in Sarasota. We realize that it would be futile for us, much less others, to try to recreate this mélange of exotic tastes: better perhaps to try this unique wine or a similar aged Rhone white wine and see how it tastes.

In our experience, high quality wine has proven resilient. We hope to dispel some of the myths surrounding aged white wines and introduce some proven exceptions to the old white wine rules.

S. W. Hermansen has used his expertise in econometrics, data science and epidemiology to help develop research databases for the Pentagon, the National Institutes of Health, the Department of Agriculture, and Health Resources and Services. He has visited premier vineyards and taste wines from major appellations in California, Oregon, New York State, and internationally from Tuscany and the Piedmont in Italy, the Ribera del Duero in Spain, the Barossa Valley and McLaren Vale in Australia, and the Otago Valley in New Zealand. Currently he splits time between residences in Chevy Chase, Maryland and St. Armand’s Circle in Florida.

Rich Hermansen selected his first wine list for a restaurant shortly after graduating from college with a degree in Mathematics. He has extensive service and management experience in the food and wine industry. Family and friends rate him as their favorite chef, bartender, and wine steward. He lives in Severna Park, Maryland.

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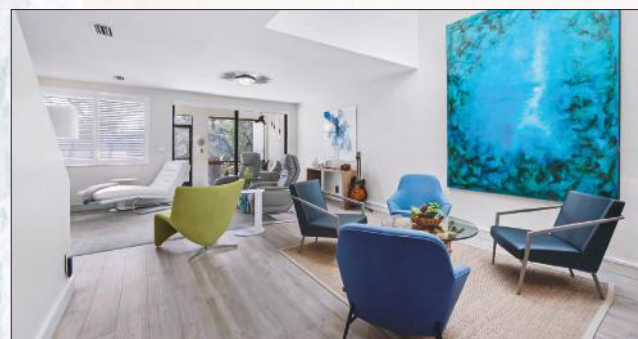
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