



# Longboat Key News

April 3, 2026

Serving Longboat Key, St. Armands, Downtown Sarasota & Anna Maria Island

FREE

## InsideLook



The burden of avoiding wine ...page 4



Paradise costs \$7.9 million ...page 7



How to avoid the "Letdown" ...page 15



"I am allowed to sleep here" ...page 10

## Beyond the Snowbird: Global Cash, Western Wealth and the New Migration Matrix Rewiring Sarasota's Coast

*International buyers — a segment that largely vanished during the pandemic — are back with a vengeance.*



The expanding Downtown Sarasota skyline, where new ultra-luxury builds are drawing attention away from legacy towers.

**STEVE REID**  
Editor & Publisher  
sreid@lbknews.com

Real estate has always been a game of demographics, but the latest data from the REALTOR® Association of Sarasota and Manatee (RASM) paints a picture of a coastline fundamentally transformed. The traditional, predictable pipeline of Midwestern snowbirds has evolved into a permanent, highly calculated, and staggeringly wealthy global migration.

New York remains the undisputed king of the Sarasota migration, leading all domestic states with over 1,400 driver's license exchanges in Sarasota County alone over the past year. They are flanked by the usual suspects from New Jersey, Illinois, Pennsylvania, and Massachusetts. But look closer at the 2025 and early 2026 data, and a new vanguard is arriving on the keys.

International buyers—a segment that largely vanished during the pandemic—are back with a vengeance. **See Market, page 3**

## Is there chance FDOT gives Longboat the bridge it wants?

*There are notable instances across Florida and the rest of the country where community pressure successfully forced a state transportation department to abandon a fixed-span design for a movable one.*

**STEVE REID**  
Editor & Publisher  
sreid@lbknews.com

For the residents of Longboat Key, Florida, the aging 1957 drawbridge spanning Longboat Pass is more than just transportation infrastructure; it is a gateway that physically and symbolically defines their quiet, low-profile barrier island. But for the Florida Department of Transportation (FDOT), it is a structurally deficient liability (with a sufficiency rating of just 42 out of 100) that is long overdue for a cost-effective, low-maintenance replacement.

The resulting standoff has pitted the town against the state. FDOT intends to replace the aging bascule (drawbridge) with a towering, 78-foot-high fixed-span structure stretching nearly a mile. The town of Longboat Key and neighboring Bradenton Beach are fiercely opposing the state's vision, begging instead for a 36-foot mid-level drawbridge.

As FDOT concludes its Project Development and Environment (PD&E) study, the dispute begs the question: Is the state genuinely considering the town's pleas, or just politely absorbing the criticism while marching toward its preferred, cheaper alternative? And looking across Florida and the nation, what does it actually take for a state DOT to change its mind?

### The Standoff: Aesthetics vs. Economics

FDOT's preference for the massive fixed-span bridge comes down to simple math and engineering simplicity. **See Bridge, page 11**

## What Mote's Latest Red Tide Research Means for Sarasota, Lido, and Longboat

*Mote published three studies on why these blooms are getting worse.*

For residents of Sarasota, Lido Key, and Longboat Key, red tide isn't just an abstract scientific phenomenon — it's a deeply personal issue.

When *Karenia brevis* blooms, it means coughing fits while trying to enjoy a sunset at Lido Beach, canceled reservations at St. Armands Circle, and the heart-wrenching sight of dead marine life washing up along the pristine shores of Longboat Key.

Recently, scientists in our backyard at Mote Marine Laboratory on City Island, alongside the University

**See Red Tide, page 2**

## Key Fire Dept. Reports 18% Drop in Calls Following 2024 Storms

*"Behind every number is a resident, a business, or a family in crisis."*

The Longboat Key Fire Rescue Department responded to fewer emergencies in 2025, but their life-saving metrics—particularly an astonishing 67 percent cardiac survivability rate—continue to far outpace national averages.

Those details and more were unveiled in the department's 2025 Annual Review, which Fire Chief Paul Dezzi formally presented to the Town Commission at its March 23 Regular Workshop.

The comprehensive report paints a picture of a highly specialized, Advanced Life Support (ALS) department that successfully navi- **See Fire, page 4**

**Red Tide, from page 1**

of Maryland, published three groundbreaking studies on why these blooms are getting worse. Here is a look at what this research actually means for our rapidly developing coastal community.

**The Red Tide “Season” is Disappearing**

**The Science:** The first study shows a clear shift since the mid-1990s. Blooms are lasting longer, spanning multiple months, and occurring outside of their historical seasonal windows. **The Local Reality:** We can no longer rely on red tide being a brief, late-summer annoyance that clears out before “season” begins. For our local economy—which relies heavily on winter snowbirds, spring breakers, and year-round real estate appeal—this is a serious threat. A bloom that lingers through January or February directly impacts hotel occupancies, restaurant revenues, and the daily quality of life for residents who pay a premium to live on the water.

**Our Local Growing Pains Are Feeding the Beast**

**The Science:** The second study links the increased severity of blooms to climate shifts (warming waters, intense storms) and anthropogenic (human-caused) footprints, specifically nutrient inputs from coastal population growth.

**The Local Reality:** Sarasota and Manatee counties are among the fastest-growing and most heavily developed regions in the state. What this study confirms is that our rapid development is acting as a fertilizer for red tide.

- **The Runoff Effect:** More condos, parking lots, and housing developments mean less natural ground to filter rainwater.
- **Nutrient Overload:** Nitrogen and phosphorus from lawn fertilizers, stormwater runoff, and stressed infrastructure flow directly into Sarasota Bay and out through New Pass and Big Pass into the Gulf.

While we cannot control the ocean’s temperature, this study highlights that our local development practices are directly contributing to the severity of the blooms right off our shores.

**The Algae Has a “Zombie” Survival Strategy**

**The Science:** The third study discovered that *K. brevis* uses “mixotrophy”—a dual nutritional strategy. It can draw nutrients from multiple sources, allowing it to survive and grow even when normal environmental conditions are unfavorable (like low light or low traditional nutrients).



**The Local Reality:** This explains why red tide seems so stubborn once it arrives in local waters. Even if we have a dry spell with less nutrient runoff, the algae can switch up its diet to survive. It is a highly adaptable, chronic stressor that isn’t going to simply wash away easily. It means that once a bloom parks itself off the coast of Longboat Key, it has the biological tools to dig in and stay for months.

**The Bottom Line for the Suncoast**

These studies are a wake-up call for the Sarasota area. The days of treating red tide as an episodic, unpredictable stroke of bad luck are over. The research clearly indicates that red tide is now a chronic, recurring stressor deeply intertwined with how we manage our environment.

Because we live in a development-intensive region, we are actively contributing to the “nutrient footprint” that fuels these toxic blooms. The findings from Dr. Cynthia Heil and her team at Mote Marine underscore an urgent need for our local municipalities to adapt.

To protect the coastal lifestyle and the local economy, Sarasota, Lido, and Longboat Key will need to look closely at:

- Stricter stormwater management and runoff mitigation for new developments.
- More aggressive enforcement of summer fertilizer bans.
- Upgrading aging wastewater infrastructure to prevent nutrient leaks into the bay.

Understanding the science is the first step. The next is recognizing that protecting our local waters is inextricably linked to how we manage our growth on land.



# CREATIVE KITCHENS & BATHS

YOU CREATE THE DREAM — WE CREATE THE REALITY

**LEADING CONDO AND HOME REMODELING SPECIALIST LOCATED ON LONGBOAT KEY!**



**941-925-3723** Transforming your home, one room at a time — bringing your vision to life on Longboat Key.

**Longboat Key Showroom**

By Appointment Only  
5610 Gulf of Mexico Drive | Longboat Key, FL 34228  
State Certified General Contractor CG-C-1531837

Serving Longboat Key, Lido Key, Bird Key and St. Armands

CKB has a team comprised of general contractors, designers, expert carpenters, project management and more. We will bring your vision to life from first conversation to job completion.

- Full Condo & Home Remodeling
- Custom & Semi-Custom Cabinetry | Custom Tile Work
- Hardwood & LVP Floors | Solid Core Doors
- Baseboards & Ceiling Molding/Trim



[www.CreativeKitchenAndBaths.com](http://www.CreativeKitchenAndBaths.com)



## SECUR-ALL INSURANCE AGENCY

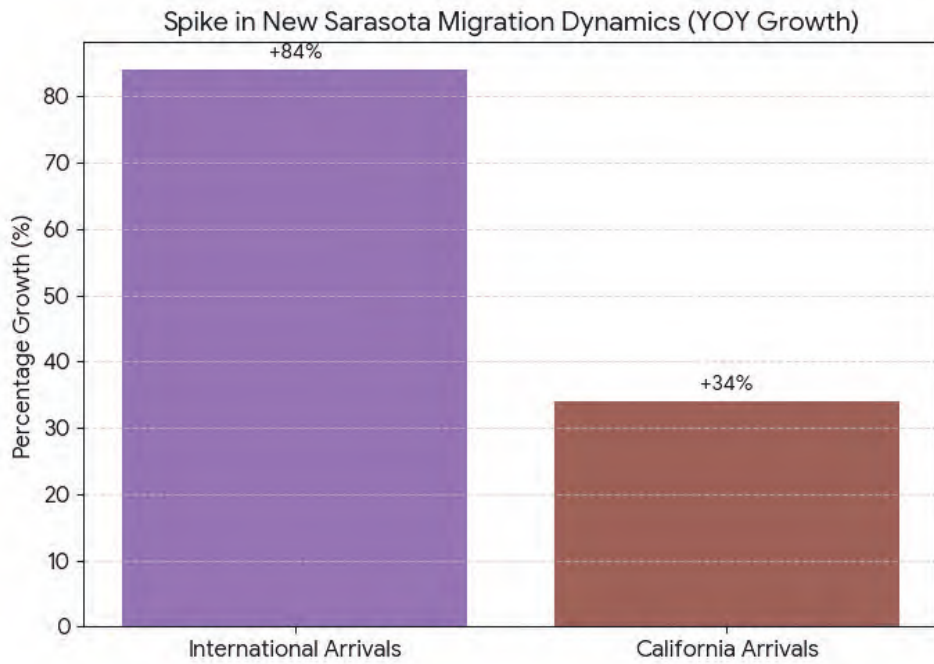
Sandra Smith | 941.383.3388

VISIT US ACROSS FROM TOWN HALL! 510 BAY ISLES ROAD SUITE 1, LONGBOAT KEY, FL 34228

CHUBB, AIG, UNIVERSAL, UNITED, SAFECO, PROGRESSIVE, FRONTLINE, VAULT, FLOOD, WE HAVE YOU COVERED!

**Market, from page 1**

Sarasota County saw over 1,300 new residents arrive from foreign countries and U.S. territories over the past year, an astonishing 84% spike compared to pre-2020 averages. Furthermore, the traditional East Coast monopoly on Gulf Coast real estate is officially cracked. Western wealth is making its way across the country; California migration into Sarasota jumped 34% over the last year, with buyers from Colorado, Washington, and Oregon increasingly trading mountain views for deep-water docks.



These are not the speculative, sight-unseen flippers of 2021. This new breed of buyer is highly analytical, scouting remotely from high-rises in Manhattan or Chicago. They demand 3D tours, exhaustive insurance histories, and structural engineering reports before they ever board a flight. And when they do arrive, they arrive with immense liquidity. While national mortgage rates finally dipped back below 6% in early 2026, on Longboat Key, it was merely a polite footnote. An estimated 65% to 70% of transactions on the barrier islands are closing entirely in cash.

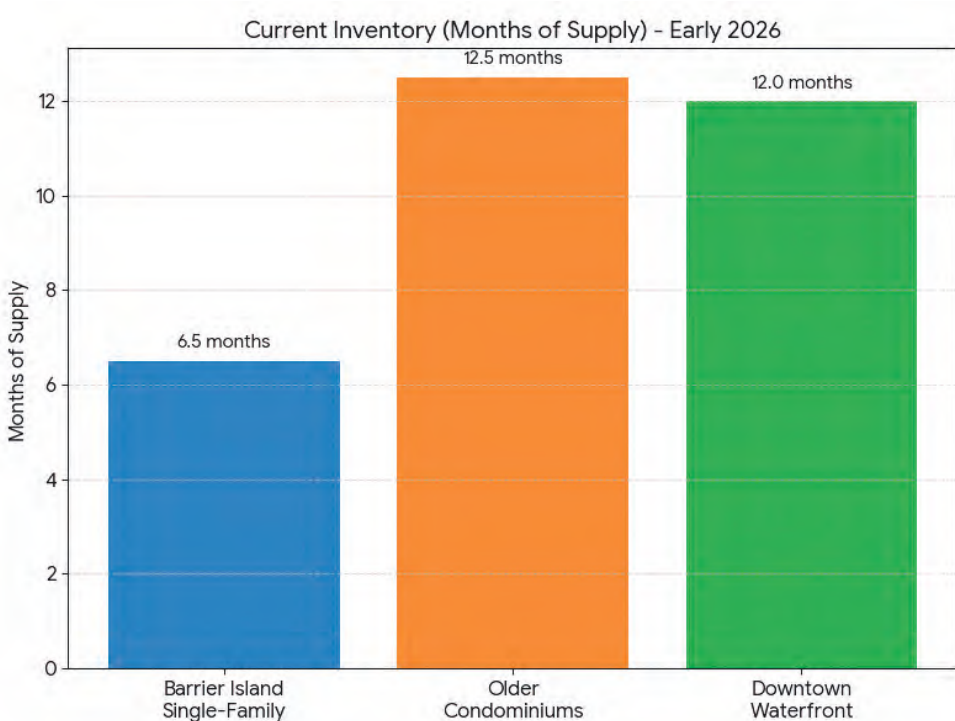
**The Sobering of Paradise**

This new, data-driven migration matrix arrives at a fascinating time for the local market. There is a distinct mood on the barrier islands this spring. It is not a manic gold rush, nor is it the shell-shocked paralysis that followed the catastrophic storms of late 2024. Instead, as the 2026 busy season begins to fold its seasonal tents, a profound, almost surgical sobriety has settled over Longboat Key, Bird Key, Lido Key, and the gleaming waterfront of downtown Sarasota.

The summer of 2025 was mercifully quiet. The Gulf remained a placid turquoise, sparing the coast from the wrath of another Helene or Milton. The landscaping has grown back, and the sunset crowds at St. Armands Circle look exactly as they always have. But beneath the surface, the psychology of the market has been rewired by both the elements and this new class of discerning buyer. They are drawn by the undeniable gravity of the Florida coast, but their rose-colored glasses have been replaced by a magnifying glass. They want elevations, wind ratings, and structural reserves. Paradise is still for sale, but it comes with a new set of terms.

**The Divergence: Single-Family Fortresses vs. The Condo Conundrum**

To understand the market in early 2026, one must stop looking at the housing market as a single organism. The reality is a tale of two distinct asset classes moving in opposite directions.



**The Condominium Reset**

For decades, the luxury condo was the ultimate turnkey dream. Today, it is the epicenter of a structural and financial reckoning. Across the older inventory on Longboat Key and downtown Sarasota, condominium supply has ballooned, sitting at a staggering 11 to 14 months of inventory—firmly entrenched in a buyer’s market.

This isn’t a lack of desire; it is a crisis of carrying costs. The convergence of new Florida laws requiring rigorous milestone inspections, fully funded structural reserves, and skyrocketing coastal insurance premiums has caused monthly HOA fees to double—or even triple—in aging mid-rise buildings along Gulf of Mexico Drive. Buyers hold the leverage, frequently demanding 7% to 8% off the listing price to offset impending special assessments.

However, there is a glaring, ultra-luxury exception to this rule: brand-new, storm-hardened construction. Look no further than the St. Regis Longboat Key Resort. Having completed construction and opened its doors, it remains a gravitational anomaly. Units there are actively

commanding jaw-dropping premiums, with residences in the Armand building currently listed for up to \$13 million. Buyers at this tier are paying for absolute certainty: fresh concrete, cutting-edge wind resistance, and zero deferred maintenance.



**The new St. Regis Longboat Key Resort remains a gravitational anomaly in the luxury market, attracting buyers seeking absolute structural certainty.**

**The Single-Family Moat**

Conversely, the single-family home market on enclaves like Bird Key and the northern stretches of Longboat Key has proven remarkably resilient, albeit slower. Here, the post-hurricane calculus is simple: high-net-worth buyers want dirt, they want elevation, and they want autonomy.

While the days of selling a home in a weekend are dead, well-priced, turnkey estates are moving. Buyers are categorically rejecting “fixer-uppers.” The prospect of managing a massive renovation amid an ongoing post-storm labor shortage is deeply unappealing to this new wave of out-of-state wealth.



**Deep-water canal estates on Bird Key continue to command premium pricing from high-net-worth buyers prioritizing land and elevation.**

- The Bird Key Benchmark: On Bird Key, deep-water canal lots and move-in-ready fortresses rule the day. In late 2025, a sprawling estate on Mourning Dove Drive closed for a commanding \$6.8 million, while more modest, turnkey footprint homes on streets like Pheasant Way and Spoonbill Way have been consistently trading in the \$1.5 million to \$3.7 million range in early 2026.

- The Longboat Key Reality: Longboat Key single-family homes are finding their footing a high baseline. Recent Q1 2026 closings tell the story of a rational market: a four-bedroom on Harrison Drive traded hands for \$2.15 million, while a turnkey pool home on Dream Island Road closed for \$1.75 million.

**Downtown’s Skyward Gaze and the Lido Lag**

Look across the Ringling Bridge toward the downtown Sarasota waterfront, and the skyline has been fundamentally transformed to meet the demands of these new transplants.

The influx of new, branded ultra-luxury construction in the Quay Sarasota district has altered the downtown dynamic. Projects like One Park Sarasota, the Waldorf Astoria Residences, and The Ritz-Carlton Residences, Sarasota Bay (where active listings easily push past \$10 million) are sucking the oxygen out of the room for older downtown towers. Legacy buildings built in the 1990s and early 2000s are struggling to compete with the indoor pickleball courts, private marina slips, and five-star concierge services of these new glass titans.

Meanwhile, Lido Key finds itself in a quiet, high-stakes transition. Its proximity to St. Armands makes it perpetually desirable, but the older, ground-level mid-century homes are increasingly viewed simply as very expensive plots of dirt. Buyers here are acquiring the land, knocking down the history, and building elevated, storm-hardened structures that meet modern FEMA standards. On the beachfront, the conversation is entirely dominated by the Rosewood Residences Lido Key, where sprawling, ultra-exclusive beachfront units are asking anywhere from \$8.5 million to over \$14 million, proving that uncompromised beachfront luxury remains somewhat immune to broader market jitters.

**The Architecture of a New Reality**

As we look toward the summer of 2026, the narrative of the Sarasota coastline is no longer one of unbridled speculation. The “fear of missing out” has been replaced by the fear of over-paying—and the fear of structural liabilities.

Sellers in older Longboat condominiums who price aggressively, holding on to 2022 comps without transparently addressing milestone assessments, will watch their listings languish through the sweltering summer. Conversely, sellers on Bird Key or Lido Key who recognize the new reality—who present a flawless, move-in-ready product with modern wind ratings to a cash-heavy buyer from California or New York—will find success.

The coast has not lost its magic. The draw of the Gulf, the pelicans diving into Sarasota Bay, and the quiet dignity of a Longboat Key morning remain as potent as ever. But the market has matured. It has been sobered by the wind and the water, and energized by a new wave of global wealth, evolving into a landscape where logic, at long last, shares the driver’s seat with emotion.

**Fire, from page 1**

gated the turbulent aftermath of the 2024 hurricane season.

**The “Hurricane Effect” on Call Volume**

One of the most notable statistical shifts in 2025 was a sharp decline in overall emergency responses. The department recorded 1,819 total incidents last year, representing an 18 percent decrease compared to 2024.

According to the Town Manager’s memorandum, this reduction is not a permanent trend, but rather a direct result of the 2024 hurricanes. The impacts and extended recovery conditions associated with the devastating storm season significantly altered seasonal population trends and overall activity levels on the island throughout 2025.

Despite the quieter year, the breakdown of the department’s 1,819 responses highlights the diverse challenges of protecting a barrier island:

- Emergency Medical Services (EMS): 999 incidents (55 percent of total call volume)
- Fire and Other Emergencies: 820 incidents
- Marine Responses: 88 incidents

**Stellar Medical Outcomes**

Because every responder in the department is cross-trained as a firefighter/paramedic, Longboat Key operates with a distinct medical advantage. EMS continues to be the depart-

ment’s primary operational focus, and their 2025 performance metrics reflect exceptional clinical efficiency.

The department maintained response times of under six minutes and hospital turn-around times of under 45 minutes. Of the 999 EMS calls, crews transported 595 patients to local hospitals. The vast majority of these patients—547 individuals, or 93 percent—were transported to Sarasota Memorial Hospital (SMH), while 35 were taken to Blake Medical Center.

However, the department’s crowning achievement lies in its cardiac arrest outcomes. In 2025, Longboat Key Fire Rescue recorded a 67 percent cardiac survivability rate. To put that into perspective, the department’s report notes that the national average for cardiac survivability is less than 10 percent.

The department also maintained high readiness for other critical medical events, conducting quality assurance reviews on severe cases, with stroke alerts making up 43 percent of such tracked incidents, alongside trauma, sepsis, and STEMI (heart attack) alerts.

**Strategic Success and Public Trust**

The 2025 Annual Review also highlighted significant administrative victories. During the reporting period, Longboat Key Fire Rescue successfully completed its five-year strategic plan a full year ahead of schedule.

The department is already preparing its next strategic cycle (spanning 2024-2027), which focuses on elevating service delivery, enhancing marine operations training, developing a replacement plan for aging assets, and exploring a comprehensive wellness and health program for its first responders.

This operational excellence has not gone unnoticed by the community. According to the 2026 Annual Citizens’ Survey, which is also part of the March 23 agenda packet, 81 percent of Longboat Key residents reported being satisfied or very satisfied with the town’s fire and ambulance services. Among residents who actually had to use the fire and EMS services over the past year, satisfaction was nearly universal, with 83.3 percent reporting they were “very satisfied” and an additional 13.2 percent reporting they were “satisfied”.

“Behind every number is a resident, a business, or a family in crisis,” the department’s presentation reads. “This year in review is really the story of how we served and continue to serve them.”

**Transform Your Interior For Less**  
*Save up to 35% All Products Now!*



Call for a Free Quote **941-251-1924**  
Visit our Showroom  
4201 N. Washington Blvd. Sarasota  
Mon-Fri 9 am to 5 pm & Sat 10 am to 2 pm

**Blinds & Designs**  
of Florida

**www.blindsanddesignsofflorida.com**

★2024★ THE OFFICIAL COMMUNITY'S CHOICE AWARDS WINNER Sarasota  
★2025★ THE OFFICIAL COMMUNITY'S CHOICE AWARDS WINNER Sarasota

*Growing in Jesus' Name*

**A Generous & Joyful Community**

Sunday, 10:00 AM  
Dr. Julia Wharff Piermont, Pastor

Watch Our 10:00 AM Service Live:  
[www.christchurchoflbk.org](http://www.christchurchoflbk.org) (follow YouTube link)

**CHRIST CHURCH OF LONGBOAT KEY PRESBYTERIAN (U.S.A.)**

6400 Gulf of Mexico Drive • 941.383.8833 • [www.christchurchoflbk.org](http://www.christchurchoflbk.org)

**THE LAZY LOBSTER**

**NEW HOURS!**  
**NEW MENU!**

Enjoy your favorites all day!  
Great food & drinks served continuously.

◆

**MONDAY - FRIDAY: 11:30 AM - 9:00 PM**

Early Dining & Happy Hour Menu  
11:30 AM – 5:00 PM  
All-Day Dinner Menu  
11:30 AM – 9:00 PM

**SATURDAY: 1:00 - 9:00 PM**

Early Dining & Happy Hour Menu  
1:00 – 5:00 PM  
All-Day Dinner Menu  
1:00 – 9:00 PM

**CLOSED SUNDAYS**

5350 Gulf of Mexico Dr. | In the Centre Shops  
[www.LazyLobsterofLongboat.com](http://www.LazyLobsterofLongboat.com) | 941-383-0440

**Ads that work...**  
[ads@Lbknews.com](mailto:ads@Lbknews.com) or 941.387.2200

BREAKFAST • BRUNCH • LUNCH • DINNER • CATERING • GOURMET DELI & BAKERY • CORNER STORE




**WEEKLY SPECIALS**  
**BEST BRUNCH ON LONGBOAT KEY**  
20% OFF BOTTLES OF WINE DAILY  
**RESTAURANT & DELI**  
**HAPPY HOUR 3-6**  
NIGHTLY DINNER SPECIALS



525 ST. JUDES DRIVE • LONGBOAT KEY, FL 34228 • [HARRYSKITCHEN.COM](http://HARRYSKITCHEN.COM) • (941) 383-0777

**Live in Your Home's Best Light**  
**CALL BRINGLES BLINDS TODAY**

**SALE! \$500 OFF all Custom Interior Shutters & Shades**





Longboat residents and business owners Chris & Dana Bringle

*Bringles Blinds provides affordable blinds, shutters, shades, and master installation services to the Longboat Key, Sarasota, Bradenton, Lakewood Ranch and surrounding areas.*

**CALL FOR A FREE QUOTE — 941-320-7019**  
[BRINGLEBLINDS.LBK@GMAIL.COM](mailto:BRINGLEBLINDS.LBK@GMAIL.COM)  
[BRINGLESBLINDS.COM](http://BRINGLESBLINDS.COM)  
\*Offer valid with minimum purchase of three

A PRIVATE MARINA & UNOBSTRUCTED CITY AND BAY VIEWS FROM EVERY RESIDENCE.



## INTRODUCING AMARA

Step inside to bayfront residences unequalled in Sarasota, perhaps because they open to a panorama of the city’s entire skyline. Here is a stage for expansive living — a breathtaking esplanade, pool terrace, and even, a berth for your boat. This is that once-and-forever moment.

**NOW ACCEPTING CONTRACTS**

Visit Our Sales Gallery | 1819 Main Street, Suite 110 | Sarasota, FL 34236

# AMARA

ON SARASOTA BAY

CONDOMINIUM RESIDENCES FROM \$3.9M | 941.867.7160 | AMARASARASOTA.COM



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

# EditorLetters



Longboat Key News and Sarasota City News encourages Letters to the Editor on timely issues. Please email to: [letters@lbknews.com](mailto: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.

## Longboat Pass Bridge Replacement

To: Longboat Key Commissioner Sarah Karon  
Agreed. I'll put a letter of my own together to send to FDOT in support of alternative options for the bridge. At my next meeting with them I'll bring this up as well.  
Tal Siddique  
County Commissioner, Manatee County

## Longboat Pass Bridge Replacement

To: Jim Haft  
Thank you, Jim. Tal: We are united in our message and look forward to your support. Happy to discuss further details any time.  
Sarah Karon  
Commissioner, Town of Longboat Key

## Longboat Pass Bridge

To: Manatee County Commissioner Tal Siddique  
Thank you again for coming to our LBK North meeting on March 19.  
As we discussed at that meeting, LBK North is staunchly opposed to a high fixed bridge at Longboat Pass. The Longboat Town Commission is also opposed and reiterated its long-standing opposition in a letter to FDOT dated March 25 (see attached). Furthermore, the Bradenton Beach City Commission recently registered their opposition to a fixed bridge.  
We are hopeful that FDOT will heed the unified opposition of the local governments and residents on both sides of the Longboat Pass. In that regard, we would appreciate whatever support the Manatee County Commission can provide to persuade FDOT to pursue a lower bascule bridge.  
Please let us know if you would like a representative of the Town to make a presentation on this topic at an upcoming County Commission meeting.  
Thank you again for your support and service to our community.  
James G. Haft, Co-Chair LBK North

## New Town Clerk

To: Longboat Key Town Manager Howard Tipton  
I did not know this - maybe add to new commissioner orientation.  
BJ Bishop  
Commissioner  
Town of Longboat Key

## New Town Clerk

To: Longboat Key Commissioner BJ Bishop  
Yes, the Commission has to confirm my recommendation for the next Town Clerk. It is the only Director position where this occurs.  
Howard Tipton  
Town Manager, Town of Longboat Key

## New Town Clerk

To: Longboat Key Town Manager Howard Tipton  
Does our Commission have a role in hiring the next Clerk like Deland does? See email from Chris?  
BJ Bishop  
Commissioner, Town of Longboat Key

## Cloudman - FLC 2nd VP Candidate Update

To: Longboat Key Commissioner BJ Bishop  
As I reflect today on a few significant events that have occurred in the last few days of my life as an elected official and a member of the Florida League of Cities, I thought that I would share them with you as a member of the Nominating Committee.  
Thursday marked the conclusion of six years of serving as a Trustee on the Florida Municipal Pension Trust Fund and, as the chair, representing that board on the Florida Municipal Investment Trust for this last year. The opportunity to serve our league in this capacity has given me a better understanding of the true extent of the Florida League of Cities beyond just what we see at conferences and events geared towards elected officials and advocacy. I am grateful for the privilege of being entrusted with stewardship of the fund, the chance to get to know members of the league's dedicated employees and to form stronger relationships with the other trustees and elected leadership.  
On Saturday, the DeLand City Commission conducted an all-day interview process to select our next City Clerk. We reconvened last night to make our final decision and to agree upon the negotiating process moving forward. While the selection of the top candidate was not unanimous, the motion to offer the position to that person was supported by all members of the board. The manner in which we conducted this exercise of civility, compromise and trust in each other brought me a great sense of pride and peace in our decision. The Florida League of Cities also played a role in our success through use of the new FLCity Jobs website, and the guidance and resources provided by Allison Payne, long-serving FLC staff member and Executive Director of the Florida Association of City Clerks.

See Letters, page 11

**MEMBERSHIP:** *Come Test the Waters.*

LONGBOAT•KEY•CLUB

Prospective members can explore several tiers of membership, providing access to various high-end amenities. Contact [membership@longboatkeyclub.com](mailto:membership@longboatkeyclub.com) or (941)387-1661 to learn more.

DIVE IN!

# KeyRealEstate

## Bird Key, Lido Key, Longboat Key latest sales

Address	Sq. Ft.	List Price	Bed/Bath/Half Bath	Days On Market	Sale Price
2251 GULF OF MEXICO DR Unit#203	3,961	\$7,900,000	4 4 1	100	\$7,650,000
675 LONGBOAT CLUB RD Unit#23A	3,564	\$4,195,000	3 3 1	315	\$3,600,000
617 NEPTUNE AVE	2,939	\$2,395,000	3 3 1	7	\$2,285,000
3030 GRAND BAY BLVD Unit#394	2,550	\$1,799,000	3 2 1	33	\$1,700,000
2410 HARBOURSIDE DR Unit#111	3,690	\$2,000,000	3 3 1	46	\$1,700,000
3519 FAIR OAKS LN	3,924	\$1,695,000	5 3 1	5	\$1,675,000
2425 GULF OF MEXICO DR Unit#7D	1,470	\$1,599,000	2 2 0	102	\$1,150,000
1425 GULF OF MEXICO DR Unit#208	1,897	\$1,199,000	3 3 0	101	\$1,150,000
1145 GULF OF MEXICO DR Unit#301	1,172	\$1,195,000	2 2 0	47	\$1,115,000
1050 LONGBOAT CLUB RD Unit#301	1,409	\$995,000	2 2 0	113	\$900,000
4600 GULF OF MEXICO DR Unit#206	1,523	\$750,000	2 2 0	46	\$701,000
4960 GULF OF MEXICO DR Unit#204	1,096	\$599,000	2 2 0	46	\$585,000
1935 GULF OF MEXICO DR Unit#G7-402	1,068	\$625,000	2 2 0	137	\$583,950
6750 GULF OF MEXICO DR Unit#154	1,441	\$499,000	2 2 0	66	\$475,000
2055 GULF OF MEXICO DR Unit#G2-214	1,094	\$399,900	1 1 1	190	\$389,000
488 MEADOW LARK DR	2,970	\$3,600,000	3 3 1	9	\$3,500,000
35 WATERGATE DR Unit#801	3,751	\$2,999,000	3 3 0	447	\$2,850,000
500 S PALM AVE Unit#92	3,315	\$2,999,900	3 4 0	26	\$2,700,000
111 S PINEAPPLE AVE Unit#1205	2,485	\$2,695,000	3 3 1	5	\$2,650,000
2050 BENJAMIN FRANKLIN DR Unit#A601	3,242	\$2,325,000	3 3 1	127	\$2,250,000
1155 N GULFSTREAM AVE Unit#1006	1,770	\$1,999,000	2 2 1	109	\$1,850,000
1155 N GULFSTREAM AVE Unit#907	1,580	\$1,725,000	2 2 1	0	\$1,725,000
1800 BENJAMIN FRANKLIN DR Unit#A205	1,350	\$1,785,000	2 2 0	88	\$1,650,000
129 TAFT DR Unit#W102	2,445	\$1,850,000	3 3 0	375	\$1,650,000
301 QUAY COMMONS Unit#1809	1,869	\$1,699,000	2 3 0	261	\$1,640,000
340 S PALM AVE Unit#44	1,774	\$1,550,000	2 2 0	22	\$1,550,000
37 SUNSET DR Unit#44	1,514	\$1,395,000	3 2 0	24	\$1,395,000
888 BLVD OF THE ARTS Unit#1405	1,729	\$1,299,000	2 2 0	155	\$1,170,000
1212 BENJAMIN FRANKLIN DR Unit#1001	1,532	\$1,199,000	2 2 0	11	\$1,150,000
652 OHIO PL	1,072	\$885,000	2 2 0	346	\$842,500
1771 RINGLING BLVD Unit#1212	1,483	\$755,000	2 2 0	121	\$695,000
1542 OAK ST Unit#102	944	\$649,000	2 2 0	98	\$585,000
1350 MAIN ST Unit#1407	1,165	\$550,000	2 2 0	0	\$500,000
101 S GULFSTREAM AVE Unit#5J	963	\$399,000	1 2 0	77	\$380,000



**JEFF  
RHINELANDER**  
941-685-3590  
Jeff@jeffrhineland.com



**COURTNEY  
TARANTINO**  
941-893-7203  
courtney.tarantino@floridamoves.com



443F John Ringling Blvd. • Sarasota, FL 34236



**BIRD KEY • SARASOTA**  
247 Robin Drive  
New Construction • \$13,999,000



**ST. ARMANDS • SARASOTA**  
212 Tremont Lane  
.73 Acre Waterfront Lot • \$6,995,000



**L'AMBIANCE • LONGBOAT KEY**  
435 L'Ambiance Dr #J703  
3BR/2BA/1HB • \$4,495,000



**BIRD KEY • SARASOTA**  
259 Robin Drive  
3BR/3FB/2HB • FULL BAYFRONT • \$7,900,000



**GULF FRONT NEW CONSTRUCTION**  
4005 Casey Key Road, Nokomis  
6BR/6.5BA • \$9,950,000



**BEACHES OF LONGBOAT KEY**  
775 Longboat Club Rd. #203  
3BR/3BA • Full Gulf View • \$1,750,000



**\$3.4 Billion Career Sales**

JUDY  
**KEPECZ**  
HAYS  
*Team*



**Leah George**  
941-780-0597



**Judy Kepez-Hays**  
941-587-1700



**Steven Kepez**  
941-376-6411

**Hideaway Bay**



757 Hideaway Bay Drive  
\$7,488,000  
757HideawayBay.com

**Privateer**



1000 Longboat Club Road #403  
\$974,500 | Furnished  
Privateer403.com

**Casa del Carnevale on St. Armands**



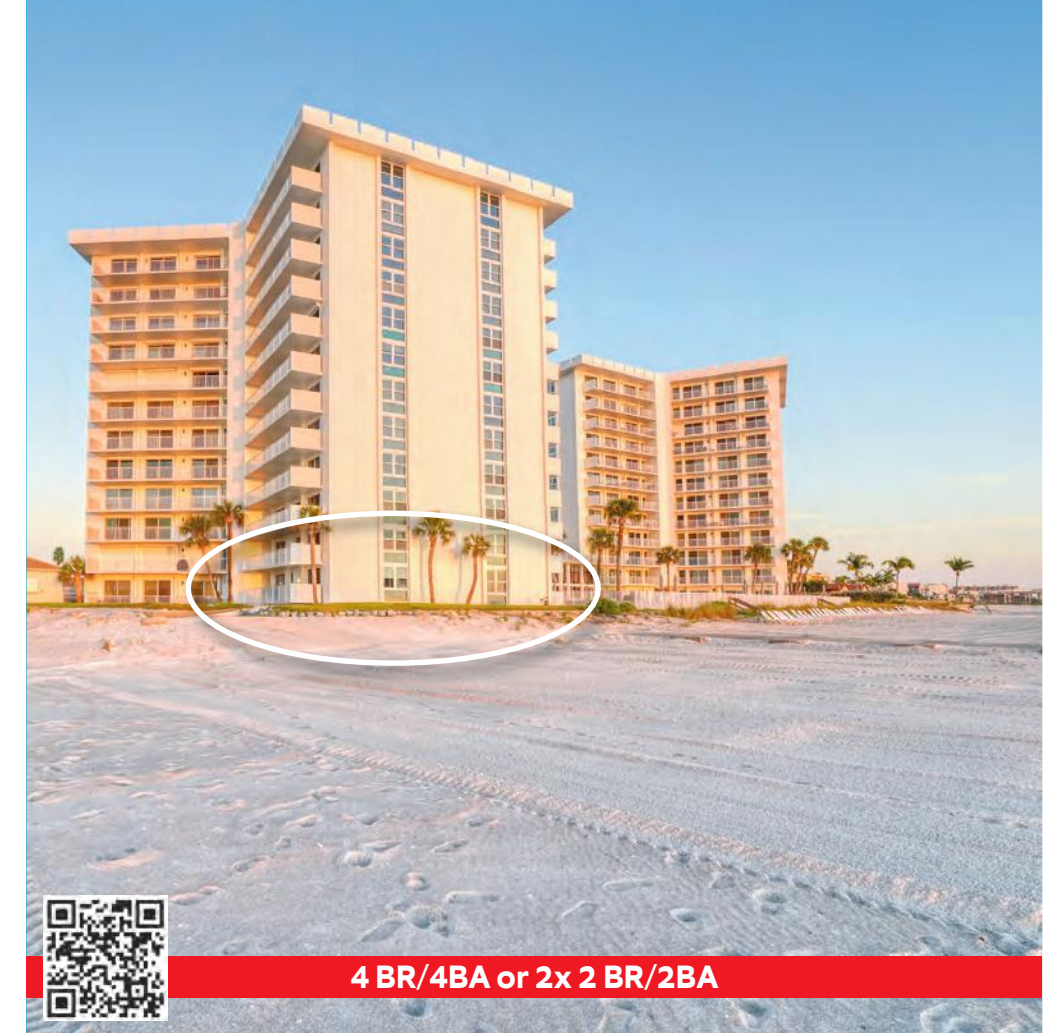
139 S Washington Drive  
\$14,950,000 | Furniture Negotiable  
CasaDelCarnevale.com

**St. Armands Key**



408 Jackson Drive  
\$2,998,000  
408JacksonDr.com

**Islander Club**



4 BR/4BA or 2x 2 BR/2BA

2301 Gulf of Mexico Drive #11N & #12N  
\$2,488,000  
IslanderClub11N-12N.com

Happy Passover!



Happy Easter!



**Villa di Lancia**



2165 Gulf of Mexico Drive #115  
\$2,350,000 | Furnished  
VilladiLancia115.com

**Ritz-Carlton Managed  
The Beach Residences**

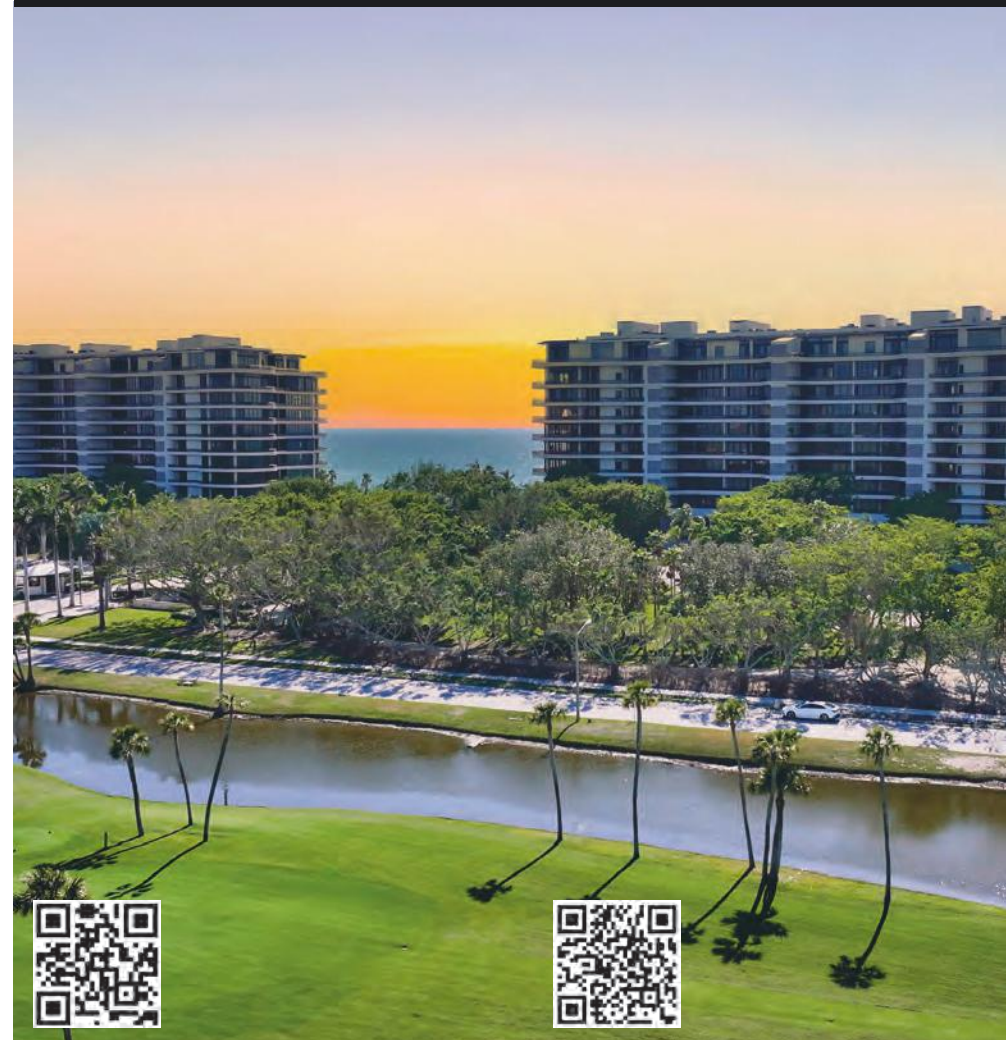


Membership to the Ritz-Carlton Beach Club  
available with this residences immediately!

1300 Benjamin Franklin Drive #809 | \$4,800,000 | Furnished  
BeachResidences809.com  
1300 Benjamin Franklin Drive #709 | \$3,450,000 | Furnished  
BeachResidences709.com  
1300 Benjamin Franklin Drive #303 | \$2,150,000 | Furnished  
BeachResidences303.com

100 North Tamiami Trail | Sarasota, FL 34236 | Kepez@JudyHays.com | www.LongboatKeyLuxury.com

**L'Ambiance**



435 L'Ambiance Drive #L807  
\$3,500,000 | Furnished  
LAmbianceL807.com

415 L'Ambiance Drive #B202  
\$2,150,000 | Furniture Negotiable  
LAmbianceB202.com

**Sanctuary**



Epic Views of Sarasota  
Skyline and Longboat  
Key Golf Course

545 Sanctuary Drive #B506  
\$1,828,000  
SanctuaryB506.com

# OnPatrol



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

## March 27

### Noise

3:44 p.m.

Officer Miklos was dispatched to the 1600 block of Gulf of Mexico Drive in reference to loud music playing toward the beach and houses. The caller did not wish to meet with police. Upon arrival, Officer Miklos met with hotel security staff in the office and provided an escort to the beach, pool and other areas of the hotel. At these locations, music was currently playing, however, not at an unreasonable amount to violate a town ordinance. While checking the area, Officer Miklos met the Director of Security and several other security officers. Security advised they would continue to check areas of the hotel and beach and monitor the music. Case clear.



unknown people talking outside. Officer Mathis checked the exterior of the condo for the complainant before making sure she locked the door before he left the location. Case clear.

### Vehicle

11:51 p.m.

Officer Troyer observed a suspicious vehicle parked in the back parking lot of the Mobil gas station. The man stated he had permission to sleep on the property, however he provided false names of the property owners. Officer Troyer advised him of the town ordinance prohibiting such action of camping as well. The man left without issue. Case clear.

## Family

6:33 p.m.

Officer Troyer responded to the 300 block of Gulf of Mexico Drive in reference to a disturbance. The caller said he wanted to report a verbal disturbance between him and his fiancé. Upon arrival, Officer Troyer was flagged down by the fiancée and she walked to the apartment. Officer Troyer met with the woman and the man. They stated that the whole incident resulted from the man not being able to get a job. The man moved from South Carolina in December to be with the woman and has been turned down from every job he applied for which has caused financial struggles. Due to this, tensions have been high between him and the woman because she has been having to support them financially. The two decided to go for a walk on the beach and the woman ended up not going, but he went alone. When he returned, he decided he wanted to end the relationship and leave the residence for good. This sparked an argument between him and the woman as she did not want to break up with him. He said the woman didn't force him to stay, but she was verbally not letting him leave, so he called police so nothing happened. The man assured the officer there was no physical altercation and he only wished to leave. Officer Pescuma spoke with the woman who was upset because she did not want the man to leave and they needed to speak about their relationship. Officer Troyer had the man and woman come together in the residence and spoke with them together about making amends and having those hard conversations about their relationship. In the end, the two agreed they would talk civilly about their issues and try to mend the relationship. Case clear.

## March 28

### Property

9:00 a.m.

Officer Pescuma was dispatched to 5400 block of Gulf of Mexico Drive for a report of property damage. Upon arrival, contact was made with the complainant who advised that while operating the vehicle northbound on Gulf of Mexico Drive and said an unknown golf ball struck the hood of their vehicle. The complainant stated they did not observe where the golf ball originated from, but believed it may have come from a nearby golf course at Harbourside. As a result of the incident, the vehicle sustained minor damage described as a small dent to the hood. No injuries were reported. At this time, there are no known suspects or witnesses. The incident appears accidental in nature and no criminal intent has been established. Case clear.

## Person

9:03 p.m.

Officer Mathis was dispatched to Chatham Drive in reference to a suspicious person. The caller advised that she heard people talking outside her condo and was worried it was family member who should not be there. Upon arrival, Officer Mathis observed subjects talking at the entrance gate which is right next to the complainant's unit. Officer Mathis then made contact with the complainant who advised she was worried that family from New York was coming unexpectedly. The subjects at the gate were discussing a malfunctioning callbox and were unrelated to the incident. Officer Mathis then provided a courtesy check of the complainant's condo and all was found to be normal. All door and windows appeared secure and the complainant's door locks functioned properly as she tested it. The complainant further advised that since her husband passed away, she is afraid to get unexpected visitors and doesn't like hearing

## March 29

### Person

4:46 p.m.

Officer Van Dyke while on patrol observed an unkempt man about 40 years old appearing to be talking to himself and flailing his arms around while walking northbound on Channel Lane and Gulf of Mexico Drive. Although he was uncooperative and refused to identify himself, he didn't appear to fit the Baker Act criteria. Responding officers stayed on scene until the subject turned around and departed the area towards City of Sarasota Police jurisdiction. Case clear.

## March 30

### Incident

11:24 a.m.

Officer Maple, Officer Nazareno and Sgt. Smith were dispatched to the 6200 block of Gulf of Mexico Drive in reference to a construction crew that were blocking the southbound lane of Gulf of Mexico Drive. The complainant and his female passenger observed a small silver passenger car stopped for a backing water truck. A heated exchange was observed by a complainant between two workers stopping traffic and the male driver in the silver Toyota Camry. Prior to Officer Maple's arrival, the vehicle was located by Sgt. Smith headed southbound at the 400 block of Gulf of Mexico Drive with occupants and vehicle matching the description. Traffic stop was conducted by Sgt. Smith at the entrance to the condominium. Officer Maple spoke to the complainant who had also arrived on scene and confirmed the vehicle and occupants as the ones involved in the incident. The complainant stated he observed the driver get out of his vehicle brandishing a baseball bat but didn't swing at anyone. The driver of the silver Camry stated the two men hit their car with their hands when stopped and in a verbal confrontation and they reacted by brandishing the bat. The complainant was only a witness and no victims reported the incident. Since no victim was identified a crime could not be determined and silver Camry and occupants were released from scene after gathering information and running driver through FCIC/NCIC for wants or warrants. Case clear.

## Disturbance

12:45 p.m.

Sgt. Smith responded to Gulf Bay Road to a civil disturbance complaint. The complainant advised that a former employee who resides across the street has been verbally yelling at employees while they are in the business parking lot. The complainant stated that the former employee, along with her husband, frequently yells comments regarding the condition of the business property. The complainant indicated he has addressed several of the concerns raised by the former employee in an effort to be a good neighbor and maintain the property. He further stated that the comments being made are not threatening in nature and that law enforcement has not previously been contacted regarding the issue. The complainant advised that the frequency of these incidents has increased and believes it may be related to an ongoing unemployment claim filed by the former employee which is pending a hearing. No criminal violations were observed or reported. Case clear.

## March 31

### Incident

6:56 p.m.

Officer Martinson was dispatched to the 2800 block of Gulf of Mexico Drive for a suspicious incident. Remarks in the call stated there was an Amazon truck in the parking lot and it has been sitting there running with no one inside for the past two hours. Upon his arrival, Officer Martinson observed a flatbed tow truck loading the Amazon truck onto the back. It appeared to the officer that the Amazon truck must have had some type of mechanical problem. Officer Martinson called the complainant who stated everything was okay and the officer was no longer needed. Case clear.

## April 1

### Vehicle

2:48 a.m.

While on patrol at Broadway and Gulf of Mexico Drive, Officer Tillman observed a vehicle traveling at a slow speed. The vehicle turned into Whitney Plaza and circled around to Broadway. The vehicle then parked on the street at Broadway. Officer Tillman approached the subject who stated he was looking for a fishing spot behind the restaurant. The man was advised street parking was not allowed and he couldn't trespass on the restaurant piers. The man was seen leaving the area. Case clear.



**LBK  
Liquors**

941.953.1835

The Island's largest selection of Beer, Wine & Spirits  
Come check out our competitive prices!

Discounts on cases of wine | Special orders welcome

Locally owned & operated

Whitney Beach Plaza  
6854 Gulf of Mexico Drive | Longboat Key, FL

**Ads that work...**

ads@Lbknews.com or 941.387.2200

## Bridge, from page 1

high-span fixed bridge will cost approximately \$138 million upfront. Replacing the span with a mid-level drawbridge is estimated to cost between \$184 million and \$194 million. By pushing for a fixed span, FDOT saves between \$38 million and \$56 million in capital construction, completely removes the perpetual salaries of 24/7 bridge tenders, and drastically reduces mechanical maintenance costs for the 75-year life of the bridge.

However, residents argue the true cost will be paid by the community. Local resident James G. Haft summarizes the island's frustration, noting that the state's plan "would destroy the character of the Longboat Key Inlet," and that "the primary (and perhaps only) reason for a fixed bridge is cost."

Longboat Key leaders and residents argue that a 78-foot mega-structure will fundamentally ruin the island's character. Town Commissioner BJ Bishop has been highly critical of the design, warning her colleagues and state representatives that the proposed span "will look like a black diamond hill at a ski resort. It will not be pedestrian or bicycle friendly and quite unsightly."

Beyond aesthetics, residents fear for safety and utility. Maureen Merrigan, a resident who frequently bikes the bridge, expressed deep concerns to FDOT over the physical demands of the structure:

"The taller bridges are much more dangerous due to the natural acceleration of bikes (electric and manual) and scooters going over the bridge... We have an older community and the tallest bridge being proposed is not conducive at all to an older resident's activity and fitness level – and will be less safe."

Furthermore, the engineering itself is under heavy local scrutiny. FDOT claims the fixed-span bridge will have a manageable 4.5% maximum slope. However, residents like Vassyl A. Lonchyna and James G. Haft have challenged these calculations directly to the Town Commission, arguing that the true slope will be much steeper—closer to 6.5%—unless the roadway approaches are extended substantially.

Assistant Town Manager Isaac Brownman has attempted to quell these fears, explaining that because the navigable channel is far to the north, "much of the bridge slope on the Manatee County side will be over land as the grade comes back down," allowing for a longer run-up and a shallower 4.5% grade. Still, skepticism remains high.

## Is FDOT Just Going Through the Motions?

Despite public hearings and strongly worded letters from the Longboat Key Town Commission, many residents feel their input is being ignored. Merrigan's letter to FDOT captured a growing local cynicism: "I know you are only the messenger here, not the final decision maker, but does FDOT really want feedback, as it seems it is falling on deaf ears for this project?"

One only has to look a few miles north to the Cortez Bridge for the answer. For years, the community surrounding the Cortez Bridge fought FDOT over identical issues, pleading for a drawbridge to replace their functionally obsolete 1956 span. FDOT absorbed the criticism, outlasted legal challenges, and recently finalized the design for a 65-foot fixed-span bridge.

FDOT's mandate is statewide efficiency, safety, and hurricane evacuation reliability. Without a legal or structural roadblock, FDOT appears to be engaging the Longboat community to fulfill its statutory public-comment requirements, but the state's engineering documents already refer to the 78-foot fixed span as the "Preferred Alternative."

## The Funding Factor: Will Longboat Key Have to Pay?

If Longboat Key wants its drawbridge, it will likely require an unprecedented financial commitment from the town. State taxpayers are generally unwilling to subsidize an extra \$50 million—plus decades of operational costs—solely to preserve a single affluent community's aesthetic preferences.

## Letters, from page 6

I continue to find further value in the services and resources provided by the Florida League of Cities and the network of peers and professionals that comes from being an active member of the organization. I look forward to the next couple of months of the nomination process and welcome any questions and conversations as we go through this together.

Chris Cloudman  
Mayor  
City of DeLand

## To: Longboat Key Mayor Debra Williams

Congratulations on your recent election as the new Mayor of Longboat Key. I would like to introduce myself to you as the Executive Director of the Mayors' Feed the Hungry Program. The Town of Longboat Key has been a great endorser of our program for over 20 years. I look forward to serving the community along with you to help those in need.

As you may know, the Mayors' Feed the Hungry Program is composed of volunteers from non-profit organizations, religious institutions, and concerned citizens serving Sarasota and Manatee Counties. We work together to schedule food drives, fund raising events and other activities that benefit our participating members that have food pantries.

If you would like to learn more about our program, I will be happy to meet with you to share all the great things we are doing. Or you can visit our website at <https://mayorsfeedthehungry.org/>

Once again, congratulations on your new position as Mayor.  
N. Scott Biehler  
Executive Director  
Mayor's Feed the Hungry Program

## New Longboat Key website

To: Longboat Key Commission

We are excited to announce that the Town's brand-new website has officially launched, and we invite you to check it out for yourself. Head over to the new site, <https://www.longboatkey.org/> to enjoy a fresh new design, discover up-to-date department information, and stay in the loop with important Town updates, all right at your fingertips.

If you haven't signed up for Town e-notifications yet, now's the perfect time! By subscribing, you can stay informed about Town events, Commission and board meetings, public notices, and much more. Notifications are available via email, text, or both, giving you the flexibility to choose what works best for you. Just scroll down to "Helpful Links" at the bottom of any page on the website and click "Email Notifications" to get started.

For those already receiving e-notifications by email and would like to add text alerts, simply visit the website, and follow the same process. Select both email and text options to expand how you receive updates. And don't forget, after signing up, make sure to confirm your sub-

Town Commissioner Steve Branham recently reaffirmed the town's unified front, noting that a bascule bridge "would better suit our needs and valued aesthetics," and promised to explore lobbying options in Washington D.C. However, without a financial contribution from the town, lobbying alone rarely closes a \$50 million infrastructure gap. Unless the Town of Longboat Key volunteers to bond or tax itself to offset the deficit, FDOT has no fiduciary incentive to choose the bascule option.

## Precedents for Change: When Community Pressure Wins

While FDOT rarely backs down on bridge designs, there are notable instances across Florida and the rest of the country where community pressure successfully forced a state transportation department to abandon a fixed-span design for a movable one. However, these victories usually hinge on unique leverage:

### • St. Augustine, Florida (The Bridge of Lions):

In the early 2000s, FDOT wanted to replace the historic, structurally deficient Bridge of Lions. The community launched a ferocious campaign. Because the bridge was heavily protected by historical registers, FDOT agreed to a highly complex, multi-year \$77 million rehabilitation of the existing historic drawbridge instead of a modern replacement.

### • New Castle-Rye Bridge, New Hampshire:

In 2014, NHDOT proposed replacing a deteriorating coastal bridge with a fixed structure to save roughly \$10 million. The community and local mariners pushed back aggressively. NHDOT reversed course and opted to absorb the additional cost to build a new bascule bridge, conceding that the environmental and maritime impacts of a fixed span were too high.

### • Norwalk, Connecticut (The Walk Bridge):

Connecticut DOT initially explored fixed-span options to replace the 120-year-old Walk Bridge. Local pressure and feasibility studies showed that a fixed bridge would require massive elevation grades that would decimate adjacent properties and the downtown corridor. The state yielded and went with a massive vertical lift replacement.

### • The Venetian Causeway, Miami, Florida:

Currently undergoing a PD&E study, Miami's historic Venetian Causeway is slated for bridge replacements. FDOT, recognizing the fierce historical and local protections of the causeway, has already committed to maintaining low-level bascule bridges rather than forcing high-level fixed spans.

## The Verdict for Longboat Key

The chances of FDOT adapting and changing its mind for Longboat Pass remain incredibly slim. Unlike St. Augustine's Bridge of Lions or Miami's Venetian Causeway, the 1957 Longboat Pass bridge lacks the elite historic designation that forces federal and state planners to compromise.

FDOT's primary driver is the efficient use of public funds and structural resiliency. While the community's concerns about localized traffic snarls, safety for seniors on bicycles, and the visual disruption of a "black diamond hill" are valid, the state has already shown its playbook. Unless the Town of Longboat Key can introduce new environmental roadblocks, or more likely, commit heavy local municipal funding to subsidize the \$50 million price gap, FDOT is expected to absorb the local criticism and build the tower.

## What Happens Next?

Looking ahead, the new Longboat Pass Bridge is still years away from breaking ground. Once the current Project Development and Environment (PD&E) study wraps up, the project will move into a \$4.5 million design phase scheduled for fiscal year 2026. However, actual construction remains entirely unfunded and unscheduled by the state. If residents feel strongly about the bridge and want FDOT to know their opinion as the project moves forward, they can email FDOT District 1 Interim Secretary James Driggers directly at [James.Driggersjr@dot.state.fl.us](mailto:James.Driggersjr@dot.state.fl.us) or submit official public comments through the project website at [swfroads.com](http://swfroads.com).

scriptions by clicking the link in the confirmation email that will be sent to you.

We hope you find the new website user-friendly and helpful, and we look forward to keeping you connected with everything happening around town!

Tina Adams  
Fire Administration & Communications Manager/PIO  
Town of Longboat Key

## Meet and Greet

To: Longboat Key Commissioner Sarah Karon

As part of the national search for the next President & CEO of the Bradenton Area Economic Development Corporation, the Search Committee has identified exceptional finalist candidates who will be visiting Bradenton for the final stage of the process.

Members of the business and community leadership network are invited to attend a Meet & Greet Reception to connect with the finalists and help welcome them to the community. This informal gathering provides an opportunity to introduce candidates to Bradenton's leaders and for attendees to learn more about the individuals being considered to lead the organization's next chapter of economic growth and regional collaboration.

Meet & Greet Reception

- Date: Monday, April 13
- Time: 4 – 7 p.m. ET
- Location: SCF, 26 West Center, 5840 26th Street, W., Bradenton, FL, 34205, Suite 214

This will be an in-person event, and the identities of the finalists will be shared at the event rather than in advance.

Candidates will be introduced individually at the start of each hour, with no overlap between candidates. We encourage you to attend the full event to meet all candidates; however, if you are unable to do so, please plan to stay as long as your schedule allows.

Attendees will receive a brief bio for each finalist upon arrival along with a feedback form. Participants are encouraged to share their impressions, which will help inform the Search Committee as they move toward a final decision.

Confidentiality Reminder

All candidate information and discussions related to the search should be treated as strictly confidential. Protecting their privacy helps ensure the integrity of the process and the continued ability to attract top leadership talent to the Bradenton Area EDC.

Please keep an eye out for an invitation from Carole to follow. We hope that you will accept, and help provide valuable feedback during this process.

Chris Cianfagione  
Board Chair  
Bradenton Area Economic Development Corporation

# WineTimes



## How to Survive a Dry Lent

*The zero alcohol white wines tend to be flaccid and either too sweet or bland.*

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

We heard our most trusted advisor on food and beverages say that she was abstaining from alcoholic beverage during Lent. Aware of her affection for a well-turned cocktail before dinner, her devotion to the just right pairing of great food with fine wine, and her passion for exploring tiny sips of whiskies, wines, and beer from the ends of the Earth, we doubted her resolve. Sure, a short hiatus from alcoholic beverages would be a healthy thing to do, but forty days would require a minor miracle.

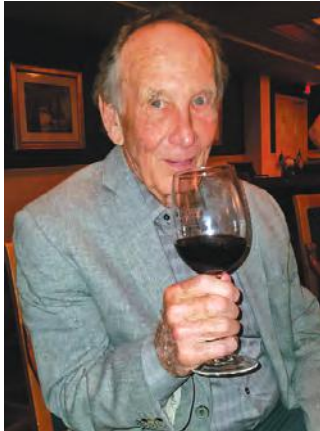
Now, on the eve of Maundy Thursday before Easter Sunday, we are seeing the verge of a miracle. We have observed her discipline with awe and a bit of envy, much as we admire a person who is finishing a marathon in style. We recognize the temptation to give up after the first few miles, as we surely would have done, and wonder how the runner keeps moving ahead to the finish line.

A person who doesn't savor the taste of a craft cocktail or a fine California Pinot Noir with a medium rare strip sirloin may not see a dry January or a dry Lent as that much of a sacrifice. Our trusted advisor certainly did feel the burden and learned to shoulder it.

She missed the pleasant acidic and bitter tastes of spirits, wine, and beer and the little buzz that took the edge off a difficult day, so she raised the craft of a cocktail to new heights. She mulled herbs and spices with citrus slices, berries, and stone fruit. Her mocktails filled tall glasses with complementary flavors and textures. She used mixers with bitter tastes to offset sweet grapes, and blended agave nectar into plain seltzer and exotic dried oranges and lemons. The scents of flowers and mint leaves elevated the senses much as would an ounce of Cointreau.

A huge variety of non-alcoholic mixes offer reminders of favorite cocktails and new tastes to explore. The Fever Tree Sparkling Pink Grapefruit soda and the Master of Mixes Paloma or Passion Fruit Cocktail made refreshing drinks, as did the Topo Chico Mineral Water infused with lime. Pro-biotic sodas such as the Poppi Cherry Limeade and Raspberry Rose or the unsweetened Sprout's or Pomm Pomegranate Juice add distinctive flavors to a mocktail. Hibiscus, lavender, and other herbal teas and leftover Capitol Teas Sailor's Delight add a little kick to a mocktail.

The few widely available non-alcoholic wines and beers do not stand as well on their own as when mixed into spritzes or mocktails. The zero alcohol white wines tend to be flaccid and either too sweet or bland. The dry Serena Mode Rosé from Spain (\$11) and the Appalina Rosé



(\$8) from France have a more appealing fruit taste, though improved after adding seltzer.

In the USA, the selection of non-alcoholic beers far exceeds the selection of non-alcoholic wines. Familiar brands such as Dos Equis from Mexico, Sam Adams from Boston, and Lagunitas from California passed our advisors taste tests. Each has interesting tastes not found in their alcohol versions. Dos Equis added to a mock Bloody Mary improved that drink enough to deserve special mention.

Our advisor's strictly sober evaluations of craft cocktail mixes and the nuances of virgin wines and beers will end at brunch on April 5th. She will not let us forget her sacrifice. Pray for us,

*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.*

**Come Find Your Joy...**

**18 South Blvd. of the Presidents**  
**St. Armands Circle**  
 (941) 388-6402

**GARDEN ARGOSY**

**THE EDUCATION CENTER**  
**AT TEMPLE BETH ISRAEL**  
*Like College, Only Better!*

**2025-2026**

**LECTURE SERIES**  
 PAINTING CURRENT EVENTS  
 QIGONG YOGA **MEDITATION**  
 BRIDGE MAH JONGG CANASTA  
**SUPREME COURT** AMERICAN HISTORY  
 LITERATURE & POETRY **MOVIE & BOOK GROUPS**  
 MUSIC & ART APPRECIATION JAZZ NIGHTS  
 MORNING FORUMS THEOLOGY **WORLD POLITICS**  
**FILM FESTIVALS** THEATRICAL PERFORMANCES  
 AUTOBIOGRAPHY **IPHONE & IPAD** BIRDING  
**NATURE WALKS** WELLNESS NORDIC WALKING  
 LANGUAGES **PIANO LESSONS**  
**SUNDAY CONCERTS** BROADWAY BIOS  
**CRAFTS** SPECIAL ONE-TIME EVENTS  
**& MUCH MORE!**

*Everything Under The Sun To Learn & Enjoy*

Many Programs Available on Zoom.

**THE EDUCATION CENTER AT TEMPLE BETH ISRAEL**  
**567 Bay Isles Road, Longboat Key, FL 34228**  
**VISIT OUR WEBSITE [www.TBleducationcenter.org](http://www.TBleducationcenter.org)**  
**For a brochure or inquiries call: (941) 383-8222**  
**or email [Admin@tbieducationcenter.org](mailto:Admin@tbieducationcenter.org)**

**LONGBOAT KEY TENNIS CENTER**  
*Join the fun!*

10 OPEN COURTS | TOURNAMENT PLAY | LESSONS  
 FULL SERVICE TENNIS PRO SHOP  
 ROUND ROBIN LEAGUE  
 CERTIFIED INSTRUCTORS AND CLINICS

OPEN MON-FRI 7:30 AM - 5:00 PM  
 SAT-SUN 7:30 AM - 1200 PM

**SEASONAL AND ANNUAL PASSES ENJOY**  
**UNLIMITED FREE PLAY!**

590 BAY ISLES ROAD | LONGBOAT KEY, FL  
 941.316.8367

**Ads that work...**  
**[ads@Lbknews.com](mailto:ads@Lbknews.com) or 941.387.2200**

Letters, from page 6

Legislative Wrap Up

To: Longboat Key Commissioner BJ Bishop
Allen, Jason, and Sue have reviewed the legislation that potentially impacts the Town and have provided responses in red below. The good news, and you have to look for it these days coming out of Tallahassee, is that many of these items don't apply to Longboat Key.
Howard N. Tipton
Town Manager
Town of Longboat Key

Legislative Wrap Up

To: Longboat Key Commission
The good news is of the Bills FLC was closely monitoring and lobbying the Legislature 14 went FLC's way. Nine that FLC did not support passed, or FLC supported and failed.
HB1217 - Prohibited government Policies regulating greenhouse Gas emissions. FLC opposed and it passed.
HB1465 SB840- Land Use regulations for local governments (we called it the glitch bill) affected by natural disasters. This bill failed - so we are stuck not being able to amend our code or comp plan on land use issues.
HB1451 - Utility Services - does not affect us dramatically - FLC opposed but it passed.
R: We don't provide utility services outside our boundary, so this has no impact.
HB1389 - Has limited impact on us. FLC opposed and it passed.
HB927 - local land planning & development putting qualified contractors in the system. FLC opposed and it passed. We will need our Planning & Zoning office to give us an opinion of the impact this will have on LBK.
R: Does not apply to the Town, only to municipalities with 10,000+ population.
HB399 - Land use and development regulations. FLC opposed and it passed. Again, need feedback from Planning & Zoning office on impact to LBK
R: Some impact to the Town, including:
Revision of certain building permit fees that have a flat-fee component + a cost per \$1,000 of construction value. The Statute amendment prohibits fees being based on a percentage of construction costs, site costs or project valuation. Affects approx. 13 building permit fees.
Not applicable- allows for administrative minor special exceptions for large destination resorts. Large destination resorts = if it has (1) 5 contiguous acres owned and controlled by the same business entity; (2) 500 guestrooms; and (3) an average occupancy rate of 70% over the past 3 years.
Not applicable- allowance for composting facilities to expand
Limited Impact- Requirements for Comp Plan & LDR's to have measures for mitigating incompatibilities associated with residential development. Mitigating measures are included. In recommendations of denial, will need to include written findings stating why mitigating measures are inadequate & that feasible mitigation measures do not exist.
No impact- requires that manufactured housing may not be denied in a mobile home park.
No impact- requires off-site constructed residential dwelling units to be permitted as of right in any zoning district where single-family detached dwellings are allowed.
No impact- defines what compatibility standards can be adopted in LDRs.

HB925 - Clerks of the Court. FLC opposed and it passed. Clerk's office may provide any impact this has on LBK.
The revenue we receive from court fines is very low. Presuming this revenue is all subject to the reduction, prior year collections were \$29,190. A 22.6% reduction is \$6,597.
FY26 revenue so far is \$10,656 which would be \$2408 reduction.
HB1085 - Local government cyber security - FLC supported and it passed. Jason in IT may be able to provide impact on LBK
We have reviewed HB 1085 and its requirements under the Florida Local Government Cybersecurity Protection Program.
LBK already aligns with the program's key areas, including cybersecurity data-sharing readiness, incident response coordination, and adherence to state-supported security practices.
We maintain compliance with existing Florida cybersecurity statutes (F.S. 282.3185), including employee training, policies, and baseline controls.
Our current cybersecurity currently uses state-provided tools and services, although this year was very limited in what we were awarded.
HB 1085 does not create any operational gaps for us, and we are in compliance with its current requirements.
SB1134 - Official actions of local government. FLC opposed & it passed. Clerk's office may be able to help us understand impact on LBK.
HB145 - Sovereign Immunity. FLC opposed and it passed. We were able to drop the numbers a bit, but Finance will have to give us the dollar figure LBK will be impacted.
R: PRM is aware but we don't have an estimated impact on premiums. We can expect an increase.
We are awaiting the dates of the potential special sessions - Budget, Redistricting and Property Taxes.
BJ Bishop
Commissioner
Town of Longboat Key

ManaSota League of Cities

To: Longboat Key Vice Mayor Penny Gold
The former ManaSota League Executive Director confirmed that the presentation would be at the MSLC meeting on May 14th. The meetings start at 9:30 a.m. and I would presume it will be at the top of the agenda. If I receive more information, I'll let you know.
Trish Shinkle
Town Clerk
Town of Longboat Key

2026 Home Rule Hero Award

To: Florida League of Cities Brenda Jones
Thank you very much for the recognition. I'll do my best to be there for the presentation, once a date is set.
Penny Gold
Commissioner
Town of Longboat Key

Advertisement for Ringside restaurant. Features the logo 'RINGSIDE EAT. DRINK. SAVOR' and an image of a cocktail on a tray held by a monkey statue. Text: 'Sarasota's Newest Dining Spectacle - Now Open! A fresh, inventive dining destination just a short stroll from St. Armands Circle, Ringside balances bold flavors and Gulf seafood favorites in the mesmerizing setting of Cirque St. Armands Beachside. opalcollection.com/cirque-st-armands 941.388.5555'

Advertisement for Drift Kitchen & Bar. Features the logo 'DRIFT KITCHEN & BAR' and an image of a woman smiling over a plate of food. Text: 'Top-Ranked for a Reason Perched on the eighth floor of Lido Beach Resort, Drift ranks #1 among 900 Sarasota restaurants on TripAdvisor for its unrivaled views and unforgettable flavors. opalcollection.com/lido-beach 941.388.2161'

# Business Directory



**MESA**  
PRIMARY & WELLNESS CLINIC

**Dr. Nathalia Mesa, MD**  
Board-Certified Family Medicine Physician  
Your health, held with care

**NOW ACCEPTING NEW PATIENTS!**  
SAME-DAY APPOINTMENTS  
**941-251-0600**

Primary Care • Wellness • Medicare Accepted  
Medical Weight Management  
Hydrafacial • Botox • Skin Care

Email: Hello@MesaPrimaryWellness.com  
3645 Cortez Rd., W I Ste. 110, Bradenton, FL 34210

**MesaPrimaryWellness.com**

**Loved again**  
Boutique  
UPSCALE WOMEN'S CONSIGNMENT STORE



HIGH END CLOTHING, SHOES, AND ACCESSORIES

- JOHNNY WAS
- CHANEL
- HERMES
- JIMMY CHOO

4141 S. Tamiami Trail #8 • Sarasota  
BESIDE TRADER JOE'S  
**941.702.8159**



**GREENWICH INTERIORS, LLC**

*Creating beautiful, functional residential and commercial spaces.*

- New construction
- Remodeling
- Project management

*We bring your vision to life.*

**NANCY O'ROURKE, Principal**  
(941) 279-7500  
nancy@greenwichinteriors.com  
Greenwichinteriors.com

**YOU MAY BE MISSING MEDICARE BENEFITS**

- ★ • Turning 65 Soon?
- Save on Doctor Visits
- Get Grocery Benefits

**CALL NOW**  
**941-225-8411**



**KENNETH ZUMBA**  
Licensed Medicare Specialist

**FREE MEDICARE PLAN REVIEWS**  
Serving Sarasota and the Islands

**Cortez Bait & Seafood**

*Fresher than Fresh!*  
**Local Florida Seafood**  
Oysters • Shrimp • Clams  
Fish Spread • Smoked Mullet



MON - SAT: 10 AM TO 6:30PM | SUN: 10AM TO 5PM  
**941.794.1547** 12110 Cortez Road West  
www.cortezbaitandseafood.com Cortez, FL  
SEE US ON FACEBOOK



**Call for a FREE Evaluation!**

**SERVICES**

- Personal Care
- Respite Care
- Alzheimer's Care
- Light Cleaning
- Med Administration
- Meal Preparation
- Errands & More

**ROSA TORRES, OWNER**  
941-536-6372  
epichomecareprovider@gmail.com

[ads@Lbknews.com](mailto:ads@Lbknews.com)  
**941.387.2200**

**KAREN & ANGELO POMPETTI**  
**Two Generations of Master Barbers**

Traditional & Cutting Edge Barbering  
38 Years in Business



**200 CENTRAL AVE. SUITE 11**  
ACROSS FROM WHOLE FOODS  
**484-889-8991 • menshaircutsarasota.com**

**Steff's Stuff**  
**ANTIQUES AND TREASURES**  
ESTATES & CONSIGNMENTS ARRIVING DAILY

5380 GULF OF MEXICO DRIVE  
IN THE CENTRE SHOPS • 941.383.1901  
**SteffsStuffLBK.com**

PD by CSTF



SCAN HERE TO SUBMIT A TIP OR DOWNLOAD OUR FREE MOBILE APP



**CRIME STOPPERS**  
of Sarasota County

**REWARDS UP TO \$5000**  
FOR ANONYMOUS TIPS THAT LEAD TO AN ARREST

**941-366-TIPS**  
SarasotaCrimeStoppers.com

**DESIGN 2000** Celebrating 27 years on the island!

EXCELLENCE AND EXPERIENCE IN HAIR AND NAIL DESIGN  
**941-387-9807**

Welcoming the clients and stylists after the closing of **David Gregory Salon!**

6840 GULF OF MEXICO DRIVE AT WHITNEY BEACH PLAZA  
[www.design2000longboatkeyfl.com](http://www.design2000longboatkeyfl.com)

**THE FISH HOLE** 18 HOLES  
OPEN 9am-9pm 7 days a week  
COME PLAY A ROUND!

ADVENTURE GOLF

115 BRIDGE STREET  
BRADENTON BEACH, FL 34217  
PHONE: (941) 778-3388 [www.THEFISHHOLE.com](http://www.THEFISHHOLE.com)

**ANTIQUORIENTALRUGS.COM**

FOR OVER 40 YEARS...  
ALL HAND CHOSEN  
ALL ONE-OF-A-KIND  
BOUGHT • SOLD • APPRAISED



Visit our Sarasota Gallery  
**Call Robert Mosby**  
941.925.1025  
By appointment only

**Ads that work...**  
[ads@Lbknews.com](mailto:ads@Lbknews.com) or 941.387.2200

# BreakPoints



## The Second Set Letdown: Why Winning Early Can Cost You the Match (and How to Fix It)

*Next time you find yourself up a set at the club, don't celebrate early. Reset your mind, move your feet, and step on the gas.*

**STEVE REID**  
Editor & Publisher  
sreid@lbknews.com

Picture this: You and your doubles partner are absolutely on fire. You've just cruised through the first set of the Longboat Key Club Championship. Your serves are unreturnable, your poaches are crisp, and the trophy is practically engraving itself.

Then, you switch sides for the second set, and suddenly... the wheels fall off.

You drop a service game. Your partner misses an easy volley. Before you know it, the momentum has completely evaporated, you've lost the second set, and you are staring down the barrel of a 10-point match tiebreaker with zero confidence. You eventually lose the match.

If this sounds like a familiar heartbreak, take a deep breath. You are not alone, and you are not a bad tennis player. You have just fallen victim to one of the most notorious psychological traps in racquet sports: The Second Set Letdown.

Here is a deep dive into the psychology and statistics behind why we lose momentum, how it plagues even the greatest players in the world, and what you can do to ensure it never costs you a championship again.

### The Anatomy of the "Second Set Letdown"

Why does a team that looks unbeatable in the first set suddenly look like they've forgotten how to hold a racquet in the second? Sports psychologists and tennis statisticians point to three main culprits:

#### 1. The Subconscious Exhale

When you win a set, your brain rewards you with a hit of dopamine, which naturally lowers your adrenaline levels. You subconsciously think, "We figured them out. We just need to keep doing what we're doing." This false sense of security causes your intensity to drop by just 5% or 10%—but in tennis, a 5% drop in intensity is the difference between hitting a winner and clipping the tape.

#### 2. The "Cornered Animal" Effect

While you are relaxing, your opponents are experiencing the exact opposite. Having lost the first set, they are cornered. The pressure is off them because they are expected to lose, which allows them to swing freely. Furthermore, they are highly motivated to change their losing tactics. They might start lobbing more, playing two-back, or targeting your weaker partner.

#### 3. The Statistical Slide

Data from collegiate and pro tennis analytics shows that momentum shifts are rarely about hitting fewer winners; they are about unforced errors creeping into the "First 4 Shots." When players relax in the second set, two statistics universally plummet:

- **First-Serve Percentage:** Players take a bit off their serve or lose the kinetic chain in their legs.
- **Return Depth:** Sloppy footwork leads to reaching for returns rather than stepping into them.

### You're in Good Company: When the Pros Lose the Plot

If you feel embarrassed about blowing a lead at the club level, remember that the "letdown" happens constantly under the brightest lights in the world.

- **Serena Williams vs. Victoria Azarenka (2020 US Open Semifinal):** Serena came out breathing fire, demolishing Azarenka 6-1 in the first set. But in the second set, Serena's footwork slowed just a fraction, and Azarenka realized she had nothing to lose. Azarenka stepped inside the baseline, completely flipped the momentum, and won the match 1-6, 6-3, 6-3.

- **Stefanos Tsitsipas vs. Novak Djokovic (2021 French Open Final):** Tsitsipas played flawless tennis to go up two sets to zero. What happened next is a masterclass in momentum theft. Djokovic took a bathroom break, changed his clothes,

and mentally reset. Tsitsipas cooled down, lost his adrenaline, and Djokovic stormed back to win the next three sets.

- **Martina Hingis vs. Steffi Graf (1999 French Open Final):** Hingis won the first set 6-4 and was up 2-0 in the second, totally dominating. But as she got closer to the finish line, she got tight, argued a line call, completely unraveled mentally, and Graf stole the match.

### The Sarasota & Longboat Key Factor

Recreational tennis on the Gulf Coast adds its own unique hurdles to maintaining momentum:

#### • The Humidity Trap: In

Florida, physical fatigue masquerades as mental letdown. You expend massive amounts of energy winning that first set. By set two, the heat and humidity begin to drain your glycogen levels. Your legs get heavy, which means you aren't getting to the ball as early. Your brain tells you, "I'm just missing shots," but your body is actually out of fuel.

- **The Social Dynamics:** At the club level, you are often playing against friends or familiar rivals. When you go up a set, a subconscious sense of empathy or awkwardness can creep in, causing you to take your foot off the gas to avoid "embarrassing" them. In tennis, mercy is a guaranteed way to lose.

### How to Bulletproof Your Second Set: Advice from the Pros

So, how do you prevent the letdown and close out the match? Here is what professional coaches and players do to kill the comeback before it starts:

#### 1. Hit the "Zero-Zero" Mental Reset

**What the Pros Say:** Coach Patrick Mouratoglou frequently emphasizes that the score is an illusion that distracts you from the present point.

**What You Should Do:** Treat the start of the second set like the start of a brand-new match. Wipe the slate clean. Do not carry the expectation that the second set will be as easy as the first. Tell your doubles partner: "It's 0-0. We haven't won anything yet."

#### 2. Anticipate the Tactical Shift (and Preempt It)

**What the Pros Say:** Brad Gilbert, author of *Winning Ugly*, notes that a smart opponent will never play a second set the same way they played a losing first set.

**What You Should Do:** Use the set break to ask your partner, "If you were them, what would you change right now?" If you crushed them at the net in the first set, expect lobs in the second. If you dominated with your forehand, expect them to start picking on your backhand. Be ready for the adjustment.

#### 3. Fuel Up Before the Crash

**What the Pros Say:** Watch Novak Djokovic or Carlos Alcaraz on a changeover—they are constantly consuming diluted electrolytes, gels, or bananas, even when they aren't hungry.

**What You Should Do:** Don't wait until you feel tired in the Longboat Key sun to eat or drink. Consume a carbohydrate source at the end of the first set to ensure your brain and legs have the sugar required to stay sharp for the next 45 minutes.

#### 4. Over-Exaggerate Your Footwork

**What the Pros Say:** When the mind relaxes, the feet get stuck in cement.

**What You Should Do:** In the first two games of the second set, consciously overdo your footwork. Bounce higher on your split steps, take an extra adjustment step to every ball, and actively jump around between points. Force your body to stay in a heightened state of physical arousal; your brain will follow suit.

#### 5. Steal the "Bathroom Break" Tactic

**What the Pros Say:** Pros use breaks to dictate the tempo. If an opponent is gaining confidence, a delay cools them down.



**What You Should Do:** You don't need to leave the court, but take your full allotted time on the set break. Towel off, change your shirt, re-grip your racquet, and physically slow down the transition into the next set. This forces the opponents to sit and stew in their first-set loss a little bit longer.

Winning the first set is proof that your A-game is better than their A-game. Next time you find yourself up a set at the club, don't celebrate early. Reset your mind, move your feet, and step on the gas. The championship is yours to take.

Ads that  
work...

ads@Lbknews.com or  
941.387.2200

Longboat Key News  
Sarasota City News

PO Box 8001  
Longboat Key, FL 34228  
941-387-2200  
www.lbknews.com

Steve Reid, Editor & Publisher  
sreid@lbknews.com

Associate Publisher  
Melissa Reid

Sales  
Lillian Sands  
Steve Reid  
ads@lbknews.com

Graphic Production  
Dottie Rutledge

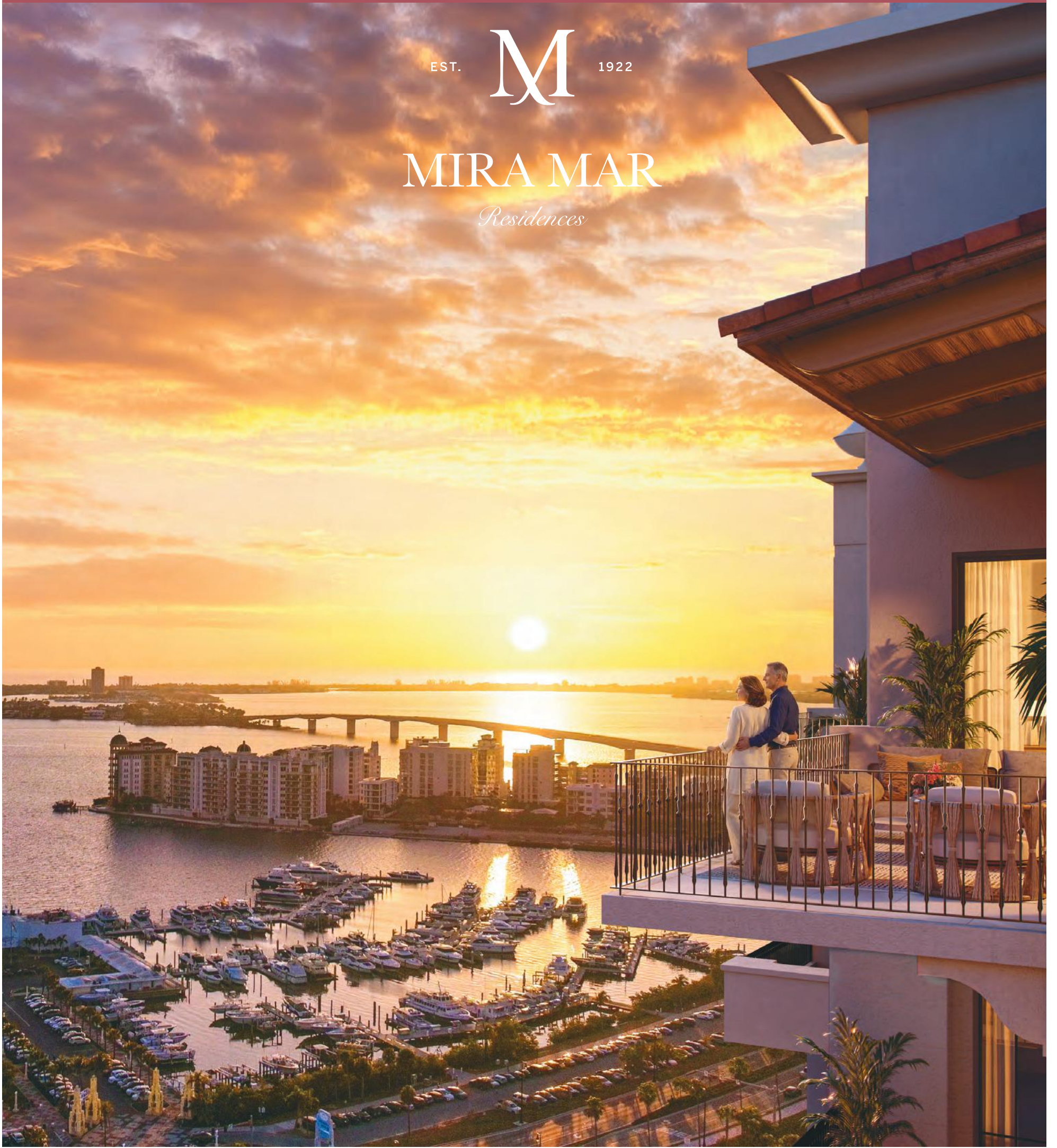
Letters to the Editor  
letters@lbknews.com

STUNNING VIEWS | A STORIED HISTORY | PREMIER LOCATION | SUPERIOR QUALITY | A LOCAL TEAM | OUTSTANDING SERVICES & AMENITIES

EST. **M** 1922

# MIRA MAR

*Residences*



## THE GULF COAST'S MOST ANTICIPATED NEW ADDRESS

PRICED FROM THE HIGH \$3 MILLIONS

*Discover Luxury Living in The Heart of Downtown Sarasota*

MIRAMARSARASOTA.COM | (941) 390 2955 | 1258 NORTH PALM AVENUE, SARASOTA, FL 34236



COLDWELL BANKER  
REALTY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. THIS PROJECT HAS BEEN FILED IN THE STATE OF FLORIDA AND NO OTHER STATE. THIS IS NOT AN OFFER TO SELL OR SOLICITATION OF OFFERS TO BUY THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE ANYTIME WITHOUT NOTICE.