Longboat Key News

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InsideLook



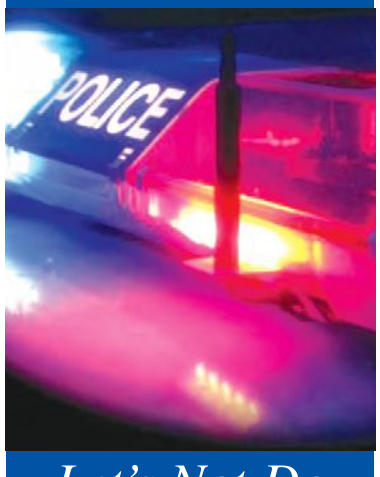
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Let's Not Do 'Hammer Time' ...page 10

Florida's Great Budget Scramble Has Begun

Amendment 3 passed with about 62 percent. Across Florida, towns are freezing jobs, banking cash and lining up new fees, while Tallahassee prepares to decide which escape hatches stay open.

STEVE REID
Editor & Publisher
sreid@lbknews.com

Longboat Key spent the fall telling its residents exactly what Amendment 3 would cost.

Commissioner Gary Coffin wrote homeowners that "the Town anticipates approximately $1.4 million in reduced annual General Fund revenue." Commissioner BJ Bishop, who presides over the ManaSota League of Cities, wrote state Rep. James Buchanan that "much will depend on our ability to defeat Amendment 3 in November." The Town's own Property Tax Facts page warned that the Police Department and Fire Rescue's EMS "can and will be affected."

On Nov. 3, the island voted yes anyway. So did Florida.

Unofficial returns show the amendment passing 4,917,906 to 3,016,273, or 61.98 percent, two points over the constitutional bar. Across New Pass, downtown Sarasota voted no. It got the same result.

See Scramble, page 8

Rose & Ivy: Elizabeth Moore's Boldest Act of Preservation

She saved a Myakka ranch, backed coral reef science and grew a pro tennis tournament. Now Elizabeth Moore is reopening Rose & Ivy, the ivy-draped 1925 landmark beside the Sarasota Opera House, with Japanese flavors, French technique and a century of First Street lore. Doors open to the public Tuesday, Nov. 10.



Elizabeth Moore upstairs at Rose & Ivy, the 1925 landmark beside the Sarasota Opera.

STEVE REID
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Elizabeth Moore has a habit of saving things.

A 1,143-acre cattle ranch on the Myakka River that might otherwise have been carved into subdivisions. The coral reefs of the Florida Keys, through a research center that bears her name. A professional tennis tournament she has backed, grown and moved to a bigger stage. And now Rose & Ivy, the restaurant that fills a two-story, ivy-covered 1925 building at the corner of First Street and Pineapple Avenue, right next door to the Sarasota Opera House.

The building has been hiding in plain sight for most of a century. It wears its ivy like an opera cloak, so thickly that people strolling to the Opera House tend to assume it belongs to the theater. It doesn't. It has its own address, 1296 First Street, its own hundred years of stories, and a talent for reinvention that rivals anything performed on the stage next door.

See Rose & Ivy, page 12

Inside the Survey That Answers City Hall's St. Armands Question

SARA's 2026 member survey lands as Shore's 40-foot plan stalls and City Hall weighs "zoning or code considerations" for the Circle.

STEVE REID
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The City of Sarasota hired a professional facilitator, filled the Keating Center twice with more than 150 people a night, and kept an estimated 20 or more staff members there after hours to ask one question: What should St. Armands Circle become?

The St. Armands Residents Association asked the same question in an email.

The answer came back loud. Leave the Circle the size it is.

Seventy percent of members who answered SARA's 2026 Annual Member Survey want St. Armands

See St. Armands, page 15

Sarasota Sinks $18.1 Million Boatyard plan in 3-2 Reversal

Two commissioners flip, a 1960 federal easement wins, and the county's Siesta Key gateway park goes back to being a vacant private lot.



STEVE REID
Editor & Publisher
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The lighthouse is still standing. Everything else about the Boatyard deal is underwater.

Sarasota County commissioners voted 3-2 on Wednesday, Nov. 4, to terminate the county's $18.1 million contract to buy the Boatyard, the 2.04-acre faux fishing village at 1500 Stickney Point Road that has greeted every driver headed for the south bridge to Siesta Key since

See Boatyard, page 3

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.

Passing the Leash

To: Longboat Key Commissioner Sarah Karon

Yep that's the direction I was aiming for. Unfortunately, I'm a part-time resident there but hopefully if you think the idea is good, and if you don't, that's fine as well hopefully you are somebody that's associated with. You can take up that discussion regardless of whether or not it were to pass and go through in terms of changing the regulations I think it's worth wild of a discussion from a public safety, sanitation standpoint, and just making the beach pleasant because as you will know, the service dog situation has been completely misused by dog owners to a large degree. And to be clear, I'm not anti-service dogs at all.

Pete Dewlaney
Longboat Key

Speak! You Get Three Minutes

To: Pete Dewlaney

Yes indeed, Pete, sanitation and safety are the first concerns. So currently, the Town ordinance restricts all animals from our beaches, other than documented service animals, which must be restrained. If you'd like to request the Town to consider a new ordinance that allows animals on leashes to be present on the beach as long as they are within 200 feet of the shoreline, your first step would be to attend a Town Commission meeting and speak to the group as a member of the public. You will have three minutes to share your thoughts, then the Commission can ask questions and discuss with you before advising any next steps. Our next meeting will be held in Town Hall on Monday, Nov. 9, beginning at 1 p.m. After that, meetings are scheduled for 1 p.m. on Dec. 7 and 14. Thanks for teeing this up, it will be an interesting point to discuss.

Sarah Karon
Commissioner
Town of Longboat Key

Mind the Gap: All 200 Feet of It

To: Longboat Key Sarah Karon

No, not at all. Dogs are the beach are an issue of sanitation and safety. You never commented on my suggestion of restricting dogs to no closer than 200 ft of the shoreline.

Pete Dewlaney
Longboat Key

For the Birds (and the Turtles)

To: Pete Dewlaney

Thanks for writing and sorry for my delayed response (traveling). I, too, am a dog lover and a beach lover and I can relate to your frustration. However, once I learned about the endangered shorebird species who nest in our dunes I had an easier time accepting the dog restrictions. Apparently even the sight of a predator can prompt a nesting shorebird to abandon its vulnerable nest. Beyond birds, our sea turtle nests are also vulnerable to dog excavations.

If you see anyone with a dog off-leash, please call 941-316-1201. We're all trying to educate beachgoers and protect the habitats.

For off-leash dog time, try Bayfront Park (fenced play areas) and Durante Park (nice small bayside beach). My two labs enjoy both! Thank you for being in touch, I hope this alleviates your concerns.

Sarah Karon
Commissioner
Town of Longboat Key

The Leash We Can Do

To: Longboat Key Commissioner Sarah Karon

Hello, I'm a frequent visitor to LBK. We've been coming to your little slice of Paradise for many years. However, you knew something was coming, of course; well, no dogs are allowed on Longboat key while service dogs are allowed and while I recently learned of this and have seen service dogs off leash, which they're not supposed to be and urinating, etc. in the water.

Why not meet the issue halfway in between and while your service dogs are allowed on the beach except for except for emotional support dogs just revise the ordinance to read that dogs while they're allowed on the beach, they must remain 200 feet from the shoreline and on leash.

Thank you for giving me the opportunity to provide some feedback.

Pete Dewlaney
Longboat Key

Love Means Nothing, but 22 Years

See Letters, page 4

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Boatyard, from page 1

1983.

The vote ended a nine-month saga that emptied a working waterfront of its tenants, lined up as much as $20.77 million in borrowing against the county's land-buying tax, and then ran headlong into a federal easement that has been sitting in the public record since the Eisenhower administration.

The twist was who pulled the plug.

Commissioner Tom Knight, the lone no vote when the board approved the purchase in February and again when it authorized the borrowing in May, did not say a word during Wednesday's Boatyard discussion. He didn't need to. This time he had company.

Commissioners Teresa Mast and Ron Cutsinger, both yes votes on those earlier 4-1 decisions, crossed over and joined him. Commissioners Mark Smith and Joe Neunder voted to keep the deal alive.

The timing was almost too neat. Less than a day earlier, county voters had extended the Environmentally Sensitive Lands Protection and Neighborhood Parkland tax through 2049 with roughly 84 percent of the vote. That is the same tax that was set to repay the Boatyard borrowing.

The land program got a 23-year lifeline Tuesday night. By Wednesday morning, its most visible acquisition was dead.

Seventeen minutes

Item 55 on the commission's agenda was billed as a staff update and a request for direction on the seller's latest proposal. From the moment the chair called it until the vote, about 17 minutes passed. No one from the seller's side spoke during the item.

Parks, Recreation and Natural Resources Director Shawn Yeager walked commissioners through the history. The board authorized the purchase on Feb. 10. Due diligence turned up title defects. The seller's window to cure them was extended to Aug. 8, and on Sept. 14 the county attorney's office sent a notice of default to Big Main Street LLC, the entity controlled by Sarasota investor and restaurateur Chris Brown.

Three defects remained uncured, Yeager said: overly broad recorded access easements granted to the neighboring Boatyard Condominium Association, unrecorded utility easements benefiting that same association, and the big one, a federal easement granted to the West Coast Inland Navigation District in 1960 and transferred to the U.S. Army Corps of Engineers in 1962.

That easement runs across the western parcel fronting Little Sarasota Bay, the very piece of the property that made it worth buying.

The letter from the Army Corps

On Oct. 1, the Corps put its position in writing, and it gave the county very little to work with.

According to Yeager's presentation, the Corps confirmed that "the existing restaurant structure encroaches into that federal easement without authorization." The staff slide spelled out what that means: "the encroachment must be resolved through retroactive approval or removal before moving forward with federal review options."

Translation: before the county could even start asking the federal government for relief, somebody would have to get the Corps to bless a building it considers an illegal encroachment, or tear that building down.

After that, the Corps offered two doors. Neither opens quickly.

A full release of the easement would need sign-off at the district, division and headquarters levels of the Corps. The county would supply surveys, title work, environmental documentation and appraisals, and pay all federal costs, starting with a $7,500 fee just to open the file. The Corps has signaled the county could be asked to pay fair market value for what it gives up. Estimated time: one to five years.

The alternative, a consent to easement, keeps the federal interest in place but allows compatible local use. Recreational structures may be permissible, Yeager said, but "four-walled structures generally remain restricted." Estimated time: about a year.

Brown's $700,000 offer

After a Sept. 30 meeting with county staff and attorneys, Brown came back on Oct. 5 with a proposed third amendment to the contract, plus an escrow agreement.

As Smith summarized it from the dais, the seller offered to put $200,000 in escrow to deal with a lift station serving the site and another $500,000 toward curing the remaining problems, chiefly the federal easement.

The catch was everything above that number. According to the county's September memo, Big Main has taken the position that the federal easement isn't a title defect the seller is obligated to cure at all, and that the county should close first and sort out the Army Corps later. The default notice rejected that argument.

Smith asked the obvious question. Would $500,000 be enough?

"So unknown at this point if that would be enough," Yeager answered. "It's something I've not experienced."

County Administrator Jonathan Lewis was blunter.

"The answer Mr. Yeager gave is one hundred percent right. We don't know," Lewis said. Any dollar figure, he added, would still leave the county guessing. "I think the cost will only go up from there."

If federal review turned into "the five year version of things versus the one year version of things," Lewis said, "that's going to be a radically different number."

The flip

Mast spoke next, and she did not take long.

"For me, it's a very clear business decision from a perspective of these are public dollars," Mast said. "And if we don't have a clear title, then I'm not an interested party."

She didn't slam the door forever. If the owner brings back clear title, she said, "then I think we could have a discussion at a different date, whether that's a year from now, five years from now, or whatever."

Then Cutsinger, who chairs the commission, offered what may be the most revealing line of the whole saga. He called his original yes vote a challenging decision. "But we had no idea at the time that this easement existed," he said.

That easement had been in the public record for more than six decades when the board agreed to pay the higher of two appraisals, $18.1 million against a low of $14 million, for a property Brown had bought two years earlier for $8.9 million.

"Unless we have clear title, I don't want to be the one trying to buy something at a price point like this and then still have uncertainties as to the outcome," Cutsinger said. "That easement significantly impairs the value of the property."

It wasn't the waterfront he was walking away from. Without the encumbrances, he said, "that would be a different story for me, because I'm all about waterfront."

Smith's last stand

Smith, the deal's biggest champion, argued for staying the course.

"I'm in favor of the county purchasing the property. I think it'd be a tremendous asset to us all," Smith said, "even if the whole process took five years, considering the use of that property for decades after."

See Boatyard, page 5

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EditorLetters

Letters, from page 2

Means a Lot

To: Longboat Key Commissioner BJ Bishop

Thank you so much BJ, that truly means a lot to me! 22 years have flown by! All of you wonderful members/friends and great co-workers/Kay have made it a wonderful place to work.

Grace Hacket
Tennis Center
Town of Longboat Key

Game, Set, Match: 22 Years

To: Longboat Key Tennis Center Grace Hackett

Grace: Congratulations on your 22 year anniversary with the Town. You have done so much for the tennis center and been such a great friend for everyone there.

BJ Bishop
Commissioner
Town of Longboat Key

It Passed. Now Pass the Calculator.

To: Longboat Key Commission

As you probably already know, Amendment 3 passed. The team will prepare strategies that we will share with you all at an upcoming workshop. We are very blessed to have you all serving as the elected body for LBK!

In addition, we are extremely fortunate to have great employees lead by amazing Directors and Chiefs. Like anything else that comes our way, we will work towards positive solutions and continue to serve the residents of LBK in the manner they deserve. Thank you for serving and for the confidence you all have in this team. Together, we will continue to be an example for other municipalities to learn from!

George Landry
Town Manager
Town of Longboat Key

Scorecard From the Ballot Box

To: Longboat Key Commission

Jen Ahearn Koch and Flo Entler won the City of Sarasota seats in the town election.

Jim Boyd won his State Senate Seat (really good thing since he will be Senate President)

Nick Pachota won State House Seat 74

Jordan Varnadore won State House District 71

Bill Conerly won State House District 72

Fiona McFarland won State House District 73

Danny Nix won State House District 75

Amanda Ballard won District 2 County Commission seat in Manatee Tara Poulton won District 6 (at large) Commission seat in Manatee

District 16 House Seat won by Sydney Gruters

I have written congratulations notes to our state and federal winners.

BJ Bishop
Commissioner
Town of Longboat Key

Tallahassee Takes Note

To: Longboat Key Deputy Clerk Stephanie Garcia

Thank you for forwarding Commissioner Coffin's email. I appreciate him taking the time to share his thoughts and suggestions. I'll make sure this is considered as we continue the committee's discussions on housing and development issues. Please pass along my thanks to Commissioner Coffin.

David Cruz
Deputy General Counsel/Legislative Counsel
Florida League of Cities, Inc.

See Letters, page 6

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Boatyard, from page 3

This was the commissioner who had called the Boatyard the perfect home port for the county's new charter boat medallion program. But even Smith wanted a ceiling. "I want to make sure that we have ourselves covered and that it doesn't cost the taxpayers any more money to purchase it than we had budgeted," he said.

Neunder joined Smith in voting no, without comment.

Lewis forces the question

Lewis explained why the item came back at all.

"If it's not a clear title, we don't go ahead," Lewis said of standard practice. "But this one was a clear direction of the board in the past dealing with access to waterfront property."

He laid out the alternatives. The board could delay the closing and let the seller clean up the title, or set an escrow number large enough to make it comfortable. He floated $1 million as an example.

"If you want me to do something different, give me some broad parameters. I'll go make it happen," Lewis said.

Nobody did. Mast moved to terminate, the motion drew a second, and the board put the decision on the record: 3-2.

Knight's silent told-you-so

For nine months, Knight was the deal's one-man opposition. He argued the price was too high, the demolition and operating costs were unknown, and the purchase could leave the land program unable to buy anything else if voters declined to renew the tax.

On Wednesday, he sat through the entire discussion without speaking and then voted with the majority. In a commission meeting, that is about as close to a mic drop as it gets.

Two ballot questions, one morning after

Tuesday's election pulls on this vote in two directions.

Supporters of the land tax had to ask voters to keep funding the program while its most visible purchase sat publicly stuck in a title fight. Voters renewed it anyway, by a landslide.

But the same ballot carried Amendment 3, the bigger homestead exemption that local governments across Florida spent the fall warning would squeeze their general funds. It passed, and Sarasota County voters backed it with nearly 63 percent.

"I think there was a very clear direction based on the Amendment 3," Mast said during her commissioner comments, less than 40 minutes before she made the motion to kill the Boatyard deal. In the budget conversations ahead, she said, "we're going to have to be very selective on projects and what is going to be able to come to fruition."

Smith called Amendment 3 "challenging." Knight said, "I'm going to treat it as kind of like the recession," adding, "People need relief."

Nobody connected those remarks to the Boatyard, and the purchase itself was to be paid from the dedicated land tax. But a finished waterfront park, with restrooms, docks, boat slips and staff, would have needed money to run every year. Operating costs usually come out of the general fund, the same pot Amendment 3 now shrinks.

And the order of events mattered. Had the board killed the deal in October, it would have handed the land tax's critics a waterfront-view talking point in the final weeks of the campaign. Instead, the contract died the morning after the polls closed, with the program's funding locked in and the commission already talking like a board bracing for leaner years.

Who's left holding what

Brown's Big Main Street LLC keeps a two-acre bayfront parcel at the most visible commercial corner on the approach to Siesta Key. It was battered by Hurricanes Helene and Milton, and thanks to the county's contract, it is now empty of long-term tenants. Its commercial intensive zoning is among the most permissive in the county, broad enough that real estate professionals have long said it could accommodate condominiums or even a hotel.

But the Army Corps finding travels with the deed, and so do the condominium association's claims. Whoever buys the Boatyard next inherits that cloud at the permit counter.

The people who paid the steepest price aren't at the closing table at all.

Siesta Key Watersports, which ran parasailing, wave runner and boat rentals from the site for 20 years, scattered its operations after commissioners said watersports weren't the target use for the future park. Co-owner Shawn Fontana told ABC7 this week the business would love to return to the place it called home for two decades. Florida Fun Rides moved off the tourist corridor entirely. A boat club, a salon and boutiques cleared out too.

They were moved out to make way for a public park. Now there won't be one.

Is it really over?

Legally, the contract is terminated. Practically, Mast left a door cracked.

If the owner can get the Army Corps to approve or remove the encroaching structure, settle the condominium easements and deliver clean title, Mast is willing to talk again. Any new deal would almost certainly come with a new price and a new public vote. And given the Corps' one-to-five-year timeline, nobody should hold their breath.

In the meantime, the clean-title condition the county wrote into the contract from day one did exactly what it was designed to do. It let the county walk away without closing on a problem nobody could measure.

What it couldn't do was undo the evictions or refill the storefronts at the foot of the bridge.

The lighthouse still stands over an empty village. The county spent nine months trying to buy the view.

In the end, it couldn't buy the title.

The full version of this story, with more from the commission's discussion, the Army Corps' options and a complete timeline of the deal, is online at lbknews.com.

How the Boatyard deal died

January 2024: Chris Brown's Big Main Street LLC buys the Boatyard for $8.9 million.

Feb. 10, 2026: Commission votes 4-1 to buy it for $18.1 million. Knight votes no.

May 2026: Commission votes 4-1 to authorize up to $20.77 million in borrowing. Tenants clear out.

Sept. 14: County sends Big Main a notice of default over title defects.

Oct. 1: Army Corps confirms the restaurant structure encroaches on its easement without authorization.

Oct. 5: Brown proposes $700,000 in escrow.

Nov. 3: Voters extend the land program tax through 2049. Amendment 3 also passes.

Nov. 4: Commission votes 3-2 to terminate. Mast, Cutsinger and Knight vote yes; Smith and Neunder vote no.

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EditorLetters

Letters, from page 4

Return to Sender: One Letter Too Many

To: Florida League of Cities Deputy General Counsel David Cruz

Commissioner Coffin meant to send this to you, but unfortunately, he included an extra letter in your name. Please see the information below. Thank you!

Stephanie Garcia
Deputy Town Clerk
Town of Longboat Key

No Island Is One-Size-Fits-All

To: Florida League of Cities Deputy General Counsel David Cruz

The Town's Planning, Zoning and Building Director, Allen Parsons, and I recently discussed an issue that we thought might be worth bringing before the committee for consideration.

As promised, I wanted to share some initial thoughts on the importance of providing barrier island communities with greater local authority to regulate development, particularly when statewide legislative initiatives may not fully account for their unique challenges.

While the State's efforts to increase the supply of affordable housing are important and well-intentioned, these initiatives can unintentionally apply a one-size-fits-all approach to jurisdictions with vastly different circumstances.

Barrier island communities face unique public safety, infrastructure, and development challenges, particularly when it comes to hurricane evacuation. With limited routes on and off the islands, safely evacuating residents ahead of major weather event is a significant concern. Additionally, many barrier island communities are already managing development capacity in increasingly vulnerable coastal areas.

These challenges become even more critical during major weather events, when entire communities may be shut down, inaccessible to emergency assistance, or completely isolated due to damage or closures affecting the limited access routes.

While we recognize the importance of addressing affordable housing needs statewide, we believe there is a strong case for the Legislature to provide barrier island communities with greater flexibility and local authority to determine where, how, and to what extent additional development can safely occur.

My goal would not be to undermine the State's housing objectives, but rather to ensure that public safety, evacuation capacity, and the unique vulnerabilities of barrier island communities are appropriately considered at the local level in development decisions.

This is an initial attempt to frame the issue, but we would welcome the opportunity to explore whether this might be an appropriate topic for future committee discussion.

Thank you for your consideration!

Gary Coffin
Town Commissioner
Longboat Key

Circling Back (Lawnmower Not Included)

To: Longboat Key Commissioner BJ Bishop

The team will look into this and circle back to you.

George Landry
Town Manager
Town of Longboat Key



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Key Real Estate

Bird Key, Lido Key, Longboat Key latest sales

WEEKS ENDING OCTOBER 30 AND NOVEMBER 6, 2026



The top sale of the past two weeks: Unit 1007 at Rosewood Residences Lido Key, 1000 Benjamin Franklin Dr., sold for $8,900,000 after one day on the market. On Longboat Key, Unit 514 at St. Regis Longboat Key, 1591 Gulf of Mexico Dr., sold for $6,600,000.

ADDRESS	SQ. FT.	LIST PRICE	BED/BATH/ HALF BATH	DAYS ON MARKET	SALE PRICE
Longboat Key					
1591 Gulf of Mexico Dr., #514	2,249	$7,195,000	2/2/1	0	**$6,600,000**
2819 Gulf of Mexico Dr.	1,173	$3,000,000	3/2/0	340	**$2,700,000**
415 L'Ambiance Dr., #D306	2,634	$2,950,000	2/2/2	13	**$2,700,000**
2410 Harbourside Dr., #142	3,382	$2,595,000	3/3/1	178	**$2,570,000**
3563 Fair Oaks Ln.	3,544	$2,650,000	4/4/1	20	**$2,465,000**
2165 Gulf of Mexico Dr., #115	2,485	$2,350,000	3/3/0	179	**$2,050,000**
545 Sanctuary Dr., #B305	2,580	$2,100,000	3/2/1	243	**$1,850,000**
783 Marbury Ln.	2,061	$1,549,000	2/3/0	0	**$1,549,000**
2101 Harbourside Dr., #1103	2,204	$1,495,000	3/2/1	19	**$1,495,000**
2425 Gulf of Mexico Dr., #10F	1,513	$1,350,000	2/2/0	419	**$1,251,000**
2089 Gulf of Mexico Dr., #G1-104	1,257	$1,150,000	2/2/0	35	**$1,040,000**
3301 Bayou Rd.	2,827	$1,100,000	4/3/0	94	**$997,500**
1241 Gulf of Mexico Dr., #109	2,000	$989,000	2/2/1	6	**$950,000**
1425 Gulf of Mexico Dr., #408	1,707	$975,000	3/3/0	287	**$925,000**
3459 Byron Ln.	2,474	$755,000	3/2/1	0	**$755,000**
4825 Gulf of Mexico Dr., #504	1,393	$725,000	2/2/0	139	**$650,000**
5841 Gulf of Mexico Dr., #244	520	$505,000	1/1/0	318	**$460,000**
1932 Harbourside Dr., #214	1,192	$449,000	2/2/0	1	**$449,000**
2600 Harbourside Dr., #J-09	—	$380,000	Boat slip	201	**$310,000**
Bird Key, Lido Key					
1000 Benjamin Franklin Dr., #1007	4,482	$8,900,000	4/4/1	1	**$8,900,000**
1300 Benjamin Franklin Dr., #301	2,019	$2,348,000	2/2/1	125	**$2,276,000**
1212 Benjamin Franklin Dr., #604	1,421	$899,000	2/2/0	8	**$905,000**
1001 Benjamin Franklin Dr., #110	1,293	$569,000	2/2/0	199	**$535,000**
1100 Benjamin Franklin Dr., #305	918	$550,000	1/1/1	120	**$515,000**
761 John Ringling Blvd., #31	816	$549,900	2/1/1	172	**$490,000**
Downtown Sarasota					
688 Golden Gate Pt., #401	4,618	$5,888,000	3/3/1	0	**$4,400,000**
1717 Alta Vista St.	3,267	$3,095,000	5/4/1	153	**$2,900,000**
35 Watergate Dr., #1403	2,990	$2,990,000	3/3/0	192	**$2,650,000**
688 Golden Gate Pt., #301	2,088	$2,688,000	3/3/0	92	**$2,488,000**
301 Quay Commons, #1410	2,184	$2,100,000	3/2/1	24	**$1,915,000**
50 Central Ave., #14B	1,671	$1,350,000	2/2/0	289	**$1,250,000**
1771 Ringling Blvd., #1008	1,442	$620,000	2/2/0	34	**$630,000**

Source: Stellar MLS closed sales for ZIP codes 34228 and 34236.

Scramble, from page 1

The question is no longer whether, but what. For five months, local governments from Pensacola to Key Biscayne have been drafting the answer: hiring freezes, banked millage, paused construction, fire assessments, user fees and, in a few places, talk of small cities dissolving altogether. This is what the rest of Florida is doing, what it means here, and why the last word still belongs to Tallahassee.

How the island voted

Amendment 3 carried 64 of Florida's 67 counties; only Leon, Gadsden and Alachua said no. Sarasota County approved it with 62.6 percent, Manatee with about 65. The state certifies the result Nov. 17.

At Longboat Key Town Hall, the Sarasota County precinct that holds roughly two-thirds of the town's voters, it passed 1,930 to 1,206, or 61.5 percent, almost exactly the statewide number. Election Day voters backed it by about 67 percent. The mail ballot, the island's most deliberate vote, was the tightest, at about 55 percent.

There is a structural reason a town that warned against the amendment still passed it. Everyone on Longboat's voter rolls is a Florida resident, and many of the homeowners among them hold a homestead exemption that just got much bigger. The seasonal owners who carry much of the island's tax base, and who will feel the shift, vote somewhere else.

Nor did the island vote a straight ticket. It split almost evenly on Amendment 1, the rainy-day fund measure that failed statewide, 1,545 to 1,500. It also voted 83.7 percent to extend Sarasota County's quarter-mill conservation levy through 2049, and 79.2 percent to authorize up to $250 million in bonds against it. The same island that cut the county's tax base voted five to one to keep paying a dedicated property tax for land.

Downtown told a different story. Across the 13 precincts wholly or mostly inside the City of Sarasota, the amendment lost 10,551 to 9,963, drawing 48.6 percent. Newtown, the North Trail, Arlington Park, Southside Village, the Rosemary District and downtown's largest precinct all voted no. The exception was the barrier islands: St. Armands, Lido Key and Bird Key voted 62.7 percent yes, a shade above Longboat.

What voters actually approved

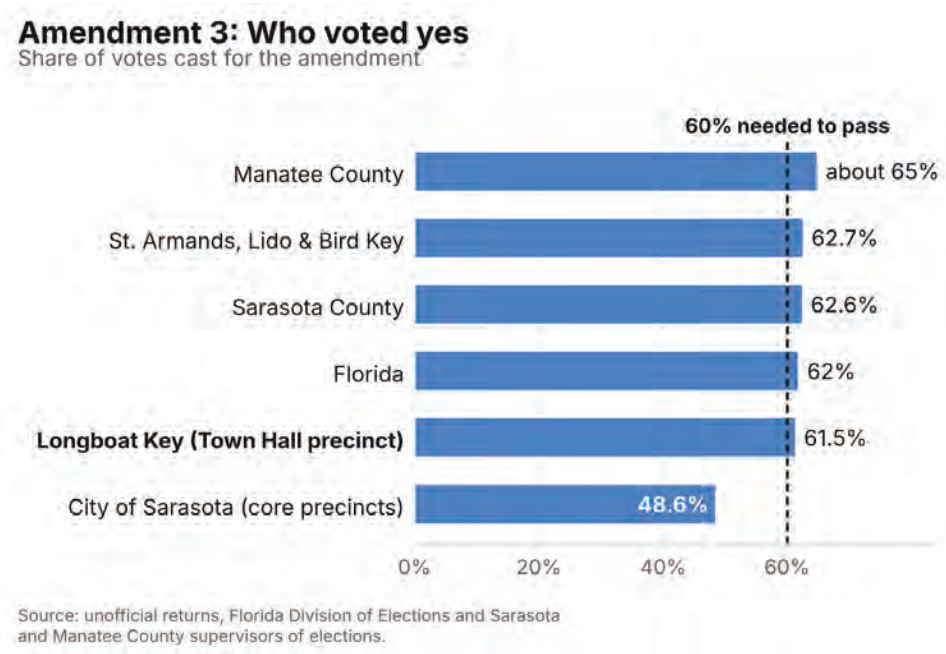
The measure, passed by the Legislature in June as HJR 1F and rewritten for the ballot after a judge found the original summary defective, does less than its loudest backers promised and more than many voters realize.

For county, city and special district taxes, the homestead exemption rises from about $51,400 to $150,000 for 2027 and $250,000 for 2028, then grows with inflation. School taxes keep today's $25,000 exemption. Anyone who was not a Florida resident on Dec. 31, 2026, waits until their fifth year for the bigger exemption, a provision property appraisers say may end up in court.

Second homes, rentals and businesses get something too. Starting in 2027, their assessed values can rise no more than 5 percent a year for non-school taxes, down from 10.

The amendment steers local property taxes toward public safety, infrastructure and a list of other uses broad enough to include operations and administration. It does not schedule the end of homestead taxes; it tells the Legislature to create a procedure letting counties and cities choose to raise their own exemptions as high as full value. And it sends no money back. State economists put the statewide loss at $4.93 billion in 2027-28, rising to about $11.8 billion a year.

Nothing changes on this year's bills. The cut first appears on bills in November 2027, which means the first budgets to absorb it are the ones adopted next September.



Support for Amendment 3, which needed 60 percent to pass. Longboat Key's Town Hall precinct tracked the state almost exactly; the City of Sarasota's core precincts were the lone no. Manatee County figure is approximate. Source: unofficial returns, Florida Division of Elections and the Sarasota and Manatee County supervisors of elections.

What it costs Longboat

The Town's figure has held since June: about $705,000 in the first year, $1.4 million a year once the $250,000 exemption takes effect. Against a General Fund of about $25 million, three of every four dollars of it property taxes, that is between 5 and 6 percent. It lands on a town that spent nearly $30 million on the 2024 storms and is still owed more than $28 million by FEMA.

For a homesteaded owner, the extra exemption is worth roughly $400 a year on the Town's line of the bill, with more coming off the county's and other lines.

The commission's hedge was modest. It nudged the operating rate from 1.96 mills to just under 2, added a canal levy and set out to rebuild storm-drained reserves. That covers part of the first year, not the second. The Town's fact sheet already names its likely next tool: "alternative funding sources, such as special assessments." Remember that. It is exactly what the governor now wants to restrict.

The library on the Green

On Nov. 2, the night before the election, the Town Commission gave unanimous final approval to the Sarasota County library on the Town Center Green. The construction money is in hand: about $11 million in county impact fees and more than $3.5 million in private pledges, led by a $1 million gift.

The operating money is not, and that is a county problem. County staff estimated the branch would cost $740,000 to run in a partial first year in 2028, rising to $1.4 million by 2031, paid from a General Fund the county projects will lose about $87 million by fiscal 2029. Coffin's letter passed along the county's own warning that "significant reductions could affect parks and libraries, including the Sarasota County Longboat Key Branch Library." In September, Assistant Town Manager Isaac Brownman told commissioners the county had made clear it would not build the library at this time if the amendment passed. County officials have said the private gifts would go back to donors if the project dies.

County Commission Chair Ron Cutsinger says the board will start working through the amendment's consequences at its Nov. 17 meeting. That is the date to watch for the Green.

Downtown: the city that said no

The City of Sarasota puts its loss at about $5.6 million a year once the exemption is fully in place, growing with inflation. In the city's own comparison, that is the cost of 37 police officers. "Property taxes comprise 51% of the City's total General Fund revenue sources," the city notes, and "The Sarasota Police Department budget is 53% of total General Fund expenditures."

"Florida voters have spoken, and we respect their decision," City Manager Karie Friling said in a Nov. 4 statement, calling it premature to talk about service cuts before a full financial review. A hiring freeze on certain General Fund positions is already in place. The city's property tax page adds a line that opponents repeated all fall: "Renters would not benefit from a property tax reduction." And in one of the quieter moves of the season, the city declined, for now, Sarasota County's offer to hand it Ted Sperling Park and Nora Patterson Bay Island Park, the kind of transfer that will become common as every government tries to move costs onto someone else's books.

Parking is the first domino. The General Fund has put about $3.9 million into the Parking Division since 2013. The extended hours meant to close that gap were suspended in August after merchants revolted, and the city said the rollback would stay until the vote was known, because "The decision on Amendment 3 will affect the City's future budgets and how the parking program can be funded." On Oct. 28, the division moved under the Police Department's Patrol Division. Now the subsidy is on the table.

The decision falls to a reshaped commission. Jen Ahearn-Koch won a third term with 40.7 percent, and Flo Entler won the seat Mayor Debbie Trice gave up with 35.1 percent, ahead of John Harshman's 24.2. They took the oath Friday, Nov. 6.

The county in the middle

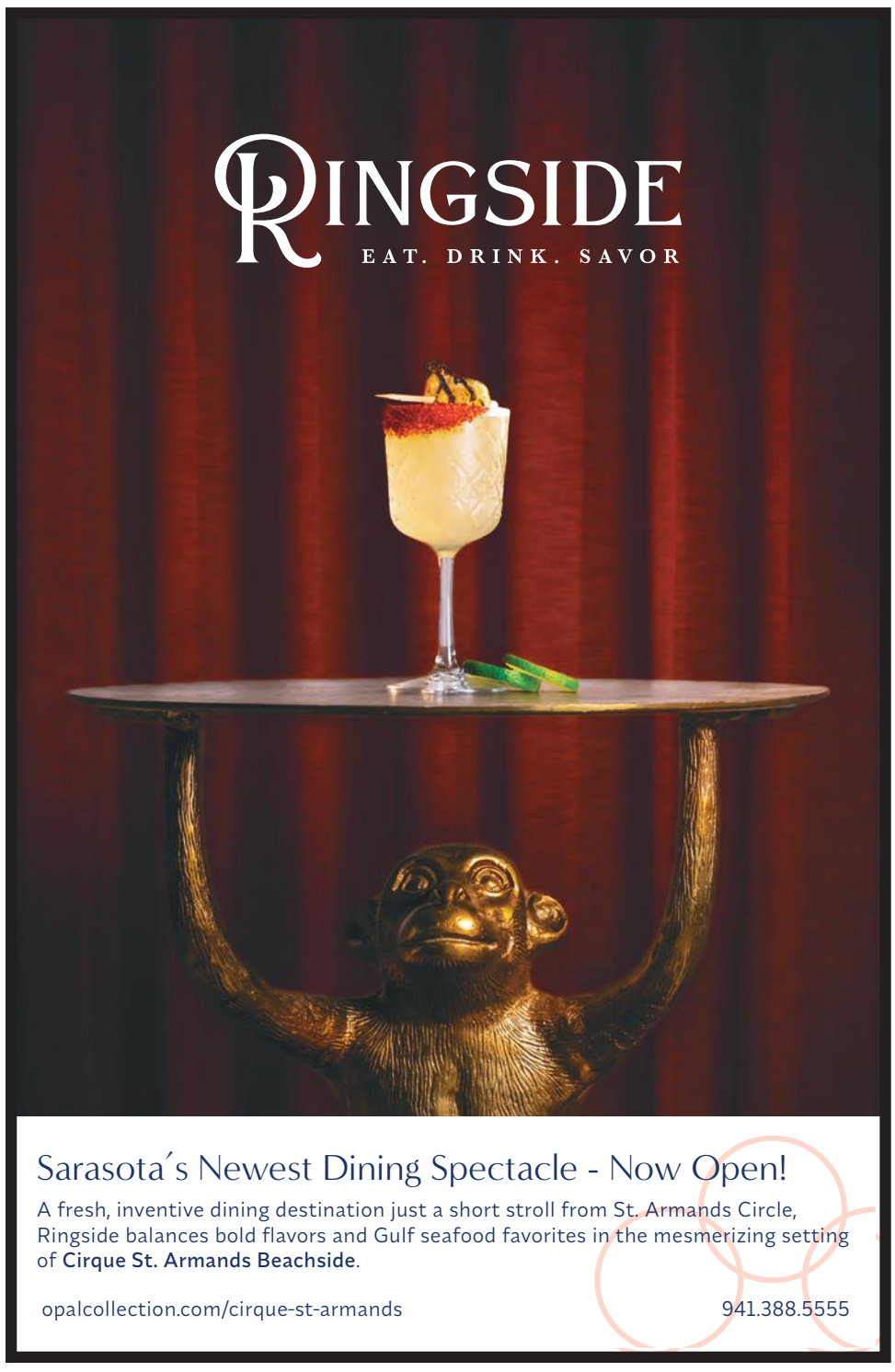
For the island and downtown alike, the bigger exposure may be the county. Sarasota County projects losses of $46.85 million in fiscal 2028 and $87.09 million in 2029, and its Amendment 3 page warned of "park fees, library fees, or increases to the bus system." It has paused recruitment on many vacancies, including 18 library jobs.

Manatee County, which serves the north end, has had a hiring freeze on non-safety jobs since January and cut library hours in August. State economists put its loss at $127.5 million by 2028-29. Manatee Commissioner George Kruse made the point that matters most: nobody is ever going to win 60 percent of a statewide vote to put these taxes back.

The Florida playbook

Across the state, the responses fall into a handful of strategies, and most places are using several at once.

See Scramble, page 9



Scramble, from page 8

Bank it. The Town of Palm Beach, the closest thing Florida has to Longboat, kept its rate at 2.61 mills instead of dropping to the 2.53 its manager proposed, holding about $2.8 million as a cushion. Naples raised its rate to build reserves. St. Johns County added $30 million to reserves and put about $100 million in projects on hold.

Pause and freeze. Jupiter identified more than $20 million in park and community center projects to pause. "A pause does not mean these projects have been canceled, but if Amendment 3 passes, these projects could be canceled," its town page said. It passed. Escambia County is holding more than 250 jobs open. About 200 Tallahassee city employees took buyouts.

Shift it to an assessment. St. Petersburg hired a consultant to design a fire assessment. Cape Coral plans to make its fire assessment cover 100 percent of fire costs. Jacksonville Beach told residents its streetlights could move to a fee, or go dark.

Charge the visitor. Palm Beach County now charges nonresidents $4 an hour at its beach lots. Pinellas County is switching beach parking to hourly rates. Treasure Island has talked about charging for library cards.

Hand it off. Palm Bay voted to negotiate turning its 911 dispatch over to the sheriff. Pinellas County would hand two nature preserves back to the state. Largo has talked about selling or privatizing its performing arts center, and officials in the Panhandle warn that some small cities may have to dissolve into their counties.

Cut what isn't core. Lakeland has weighed canceling its Christmas parade and downgrading fire response to basic life support. Gulf County listed $459,030 in mosquito control among its possible cuts, warning that "Once a service is cut, restoring it would be very unlikely, since future budgets would not have the funding to bring it back."

Sell or sponsor. Miami officials floated selling city waterfront property. Boca Raton's staff listed monetizing city assets. Doral is selling naming rights.

Ask voters for something else. Okaloosa County voters backed Amendment 3 with about 69 percent and approved a half-cent infrastructure sales tax on the same ballot. Miami voters approved a $450 million public safety bond the same night they cut property taxes. Palm Beach County voters approved $460 million in park and library bonds while the county was telling those departments to plan for cuts of up to 50 percent; Commissioner Maria Marino said the county now has to figure out how to keep the new buildings open.

The big numbers dwarf ours. Miami-Dade expects to lose $696.7 million a year by October 2028. Jacksonville's mayor described her city's loss as a full third of its discretionary budget. Leon County, which voted no, says that after state mandates and constitutional officers, "That leaves only about $3.5 million to fund everything else the County provides." Volusia County says "$129.3 million is removed every year," and adds a sentence every commission in Florida could post: "No allocation of a cut this large avoids public safety."

The seasonal-town lesson

Not every place loses the same way. The more value sits in second homes, the smaller the homestead hit. Monroe County's appraiser projects a small first-year gain, because most of the Keys' value is not homesteaded. Sanibel, where only about 30 percent of residential parcels are homesteaded, expects to lose 3.7 to 7.5 percent of its property tax revenue.

But the Town of Palm Beach found the catch Longboat should study. Its figures showed the new 5 percent cap on non-homestead values costing about $1.6 million a year, more than the homestead exemption cost it in the first year. On a seasonal island, the exemption is the headline. The cap is the slow leak, compounding in every year values on second homes would have risen faster than 5 percent.

Add up the rest of the state's experience and the lessons for Longboat are plain. Bank early. Watch the cap. Don't count on assessments surviving Tallahassee. And recognize that the Town's real exposure runs through Sarasota and Manatee counties, starting with the library.

Both sides of the ledger

Supporters never said it would be painless; they said it was overdue. "Local governments are taking in almost twice as much money—far more than inflation and population has increased," the governor's office said in October. On election night DeSantis posted: "Big win on Amendment 3 for Florida homeowners!" Former Longboat Town Manager Dave Bullock, taking the supporting side at a Selby Library forum, told the audience Sarasota and Manatee spending had risen 85 to 100 percent since 2021. And the coalition crossed party lines: Bishop wrote that the Sarasota County Democrats had mailed a yes recommendation. "I was floored," she wrote. Florida Realtors put roughly $19.5 million into a yes campaign that outraised its opponents many times over.

Opponents, led by the Florida League of Cities, sheriffs and firefighters, called it a shift, not a cut. "Amendment 3 is not a tax cut, it's a tax shift," the League said all fall. Senate President Ben Albritton, who voted to put it on the ballot, announced he would vote no, warning it "would eliminate up to 30 percent of resources for Florida's rural counties."

The credit markets are watching, too. In a September survey of 90 rated Florida issuers, S&P found an average revenue loss of 14 percent by the end of 2028, and most said they would raise fees and assessments rather than cut. Analysts have warned of possible downgrades, which would raise borrowing costs for the same governments now losing revenue.

Tallahassee holds the last word

Everything above depends on a law that does not exist yet.

DeSantis says the implementing law must be done by Jan. 1, and he plans a special session before he leaves office. He wants it to stop local governments from making an end run around the amendment with other taxes and fees, and he has promised a pool of state grants for core needs. The Legislature that will write the law is changing hands, and its incoming leaders are in less of a hurry. Before the election, incoming Senate President Jim Boyd said he personally thought the work could wait until January, and incoming House Speaker Sam Garrison said he would rather be right than quick. Sen. Don Gaetz said he wants to see the grant language and warned against playing a cruel joke on taxpayers. No implementing bill has been filed.

That leaves every strategy in this story in limbo. A fire assessment in St. Petersburg, a streetlight fee in Jacksonville Beach, a special assessment on Longboat Key: each could be legal in December and off-limits by spring. Cities that move fast risk building on sand. Cities that wait risk running out of time before their September 2027 budgets.

For Longboat Key, the Town Commission's next meetings are its first chance to say which pages of the playbook it intends to use, and how much it will bet that Tallahassee lets it. For downtown Sarasota, a new commission starts with a parking division, a strategic plan and a $5.6 million hole. Both places said what they thought of Amendment 3. Neither will decide what comes next on its own.

For the complete report, with results and strategies from more than 40 Florida cities and counties, full precinct numbers and additional charts, read the web version at lbknews.com.

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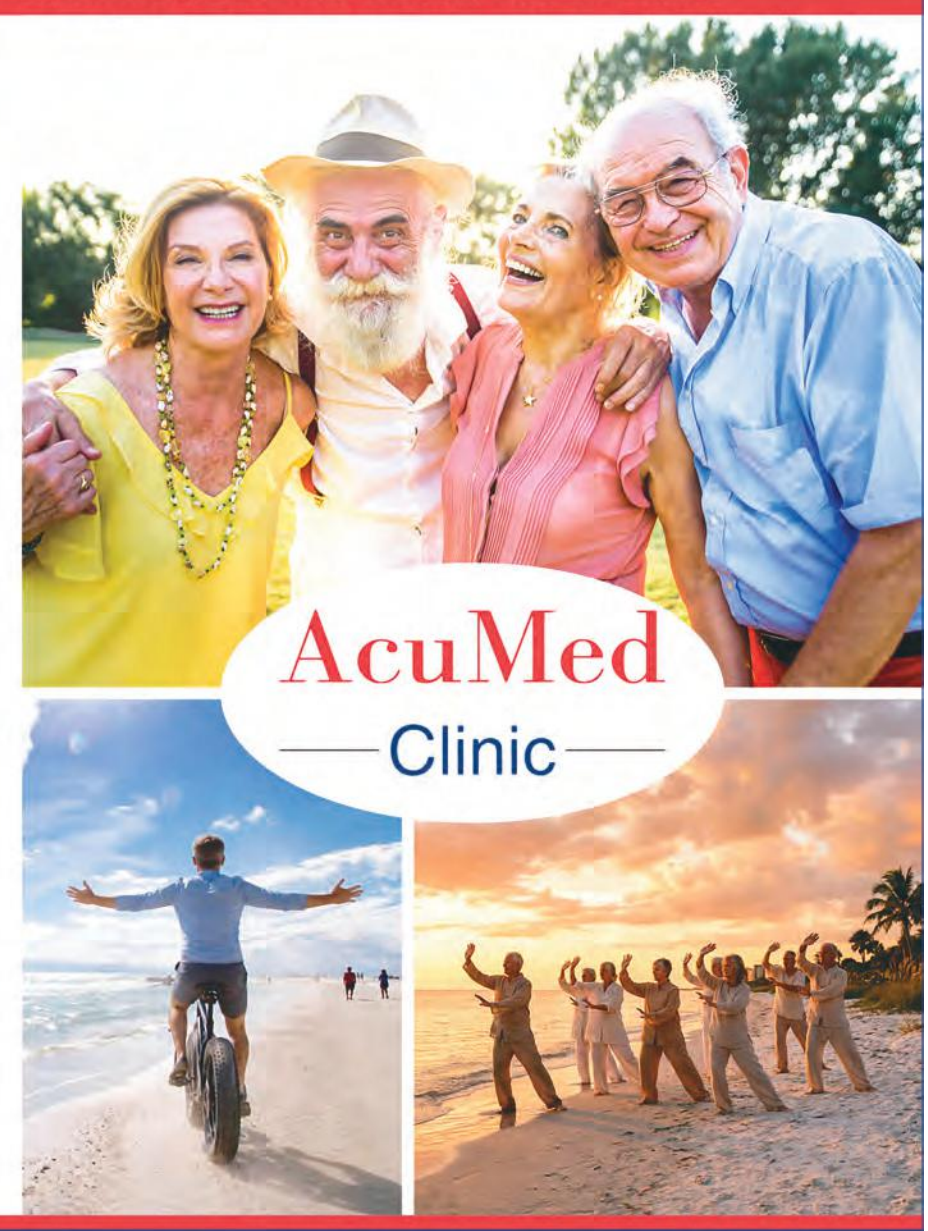
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OnPatrol

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

Oct. 24
Elevated Tensions



9:15 a.m.

Officer Van Dyke responded to the 7000 block of Gulf of Mexico Drive in reference to a trespass warning. Officer Van Dyke spoke with the complainant via phone as he is currently out of state. He advised that his neighbor has entered his property on several occasions without authorization. The complainant provided video footage of the neighbor entering his property with a Planning and Zoning employee at approximately 9:15 a.m. The activity is related to an ongoing civil dispute with the neighbor due to the complainant lifting his home for flood protection. According to the complainant his residence will now have a direct line of sight onto the neighbor's property causing privacy issues. It was determined that the neighbor willfully entered and remained on the property without authorization after being verbally advised by the complainant to stay off the property. Officer Van Dyke responded to speak with the neighbor. The neighbor was advised that he was formally warned to cease trespassing on the property and a signature was obtained and a copy of the trespass warning was provided. Case clear.

Oct. 27
Too Early for Hammer Time

7:51 a.m.

Officer Castro was dispatched to Hideaway Bay Drive in reference to a suspicios incident. The complainant called 911 and reported that an individual was in the roadway, screaming at other people. The caller further advised that the individual was shouting profanities, crying and asking for help. Upon arrival at the address, Officer Castro observed a woman standing in the roadway visibly crying and yelling. Upon contact, the woman said she ws upset about ongoing construction noise from her neighbor. Despite police presence, the woman continued to yell at the contractors working on the neighboring property. While speaking with the woman, Officer Castro detected a strong odor of alcoholic beverages emanating from her person, noted slurred speech and observed that she was unsteady on her feet, all of which were indicative of intoxication. The woman also complained of chest pain and an ambulance was requested to respond to the scene. The woman's husband was at the residence and was asleep during the incident. He later said that he didn't hear the commotion outside. The husband agreed to care for his wife and signed a refusal of medical treatment on her behalf. Based on Officer Castro's observations of the woman's erratic behavior and apparent state of intoxication, he determined there was probable cause to believe she violated Florida Statute for Disorderly Intoxication. Accordingly, Officer Castro issued the woman a Notice to Appear for the offense. The woman signed the notice. As part of the investigation and to address the noise complaint made by the woman, Officer Castro spoke to the owner of the home where the construction noise originated. The homeowner admitted to allowing the construction crew to begin work prior to the permitted hours. He was issued a warning for violation of the town's noise ordinance and advised that a citation would be issued for any further violations. Case clear.

Oct. 28
Packing Light

10:22 a.m.

Officer Miano was dispatched to Sands Point Road for found property. On scene, Officer Miano spoke with the Director of Security. The complainant stated that house cleaning staff observed a beige firearm sitting on the bottom left side shelf of the entertainment center. The complainant was advised by the cleaning staff and responded to the room and took possession of the firearm and unloaded the weapon on scene. The firearm was observed as in a black Tulster SS AXG DH3 holster, a beige 9mm P365 Sig Sauer and a 17-round capacity 9mm magazine with 15 9mm luger rounds in the magazine. Officer Miano took possession of the gun and property for safekeeping. Further investigation revealed that a male guest from Ohio had checked into that room and checked out on Oct. 25. Several attempts were made to contact the man with negative results. While exiting the room, Officer Miano was approached by a man stating his left his firearm in the room. The man was able to properly describe his missing firearm which is the same firearm in Officer Miano's possession. NCIC/FCIC checks concluded negative results for the gun and the man. The gun owner had changed rooms due to refrigerator issues and said he didn't realize he left the firearm in the previous room and noticed it this date. Officer Miano returned the firearm to the man and no further action needed. Case clear.



Storage Wars

11:33 a.m.

Officer Miano was dispatched to Bayou Road for a verbal dispute with a former neighbor. Officer Miano when on scene spoke with the woman at the tennis club where she says she was approached by her former neighbor who began a verbal dispute with her. She said she used to be neighbors with the woman until March of 2025 when the woman moved away after her divorce. She said the woman asked her if she could keep some property at her residence until she got herself situated, and the woman said yes. The complainant stated she hasn't heard from the neighbor in over a year and yesterday was her first contact with her since she left her personal property at her home. The complainant was advised by the tennis club staff to make a police report documenting the incident for future reference. According to the complainant the neighbor wanted to show up randomly to take possession of her property but the complainant advised her not to do that and she would be available next week with at least a day's notice. This started an argument and the complainant advised she was concerned about her former neighbor's mental health. Officer Miano attempted to contact the neighbor via cell phone with negative results and left a voicemail advising her to refrain from visiting her residence without approval. Case clear.

Oct. 29
Plumbing the Depths

9:37 a.m.

Officer Troyer was dispatched to the 3800 block of Gulf of Mexico Drive in reference to a harassment call. Officer Troyer met with the complainant who stated her neighbor was harassing her and putting a camera into her house. The incident started the previous evening when the complainant was in her condominium and heard someone talking outside of the front door. The woman also heard the front doorknob wiggle. The complainant walked out and saw her neighbor walking away. The complainant had been having issues with her neighbor because of some plumbing renovations in the building. The renovations entailed the plumbing company accessing the neighbor's residence to repair plumbing to the complainant's residence. This morning, the complainant was apprised by the plumbers of the neighbor's actions. The complainant said the plumbers told her they saw the neighbor sticking a camera into the access hole they were using for plumbing repairs. The access hole led from the neighbor's residence to the complainant's residence. Officer Troyer met with one of the plumbers who informed him that yesterday while repairing plumbing, he saw the neighbor sticking a camera through the access hole and talking to herself about filing the plumbing. The plumber said they covered the hole with insulation. When they returned this morning, the insulation was moved and at the time Officer Troyer spoke with him, the hole was filled with concrete. The complainant also said she knew the neighbor could see through into her condo from the hole because she looked into the hole and saw blue tile in the neighbor's home. Officer Troyer informed the complainant the incident did not appear to be criminal at this time, due to the access hole being on both ends of the home and lawful access of such said hole. Officer Troyer informed the complainant of her options as obtaining an order for protection if she felt she needed such protection from the neighbor. The complainant completed a sworn statement which was entered into evidence by Officer Martinson, the pictures of the access hole were uploaded to the case files. Case clear.

Oct. 30
Plate Expectations

8:33 a.m.

Officer Castro while on patrol in the 400 block of Gulf of Mexico Drive, received notice from a license plate reader regarding a vehicle whose registered owner had a suspended driver's license. The vehicle was a white Volkswagen Tiguan traveling north on Gulf of Mexico Drive. As the vehicle passed Officer Castro's location, he initiated a traffic stop in the 1000 block of Gulf of Mexico Drive. Upon contact, Officer Castro confirmed that the driver was the registered owner. The owner said that he didn't have his driver's license in his possession because it had recently been seized by law enforcement during a previous traffic stop. He acknowledged that he was aware of the suspension and believed it was due to a parking violation issued by the Longboat Police. Officer Castro later confirmed that the suspension was related to a separate traffic citation. A citation was issued to the driver for knowingly operating a motor vehicle while his license was suspended. The man contacted a coworker who arrived on scene to take the vehicle and drive it from the location. Case clear.

Oct. 30
Hook, Line and Citation

12:49 a.m.

Sgt. Butler while on patrol on Broadway observed three men on the dock located behind the restaurant. Sgt. Butler noted that there has been several complaints by staff of unauthorized persons fishing on their docks after closing without authority or permission. Using the department vehicles overhead spotlight and speaker, Sgt. Butler alerted the individuals to his presence and ordered them to leave the premises. They complied without incident and returned to their vehicle which was parked illegally and had an obscured tag. Sgt. Butler conducted a traffic stop on the vehicle at Broadway and issued a traffic citation for the obscured tag, parked illegally

See On Patrol, page 11

OnPatrol

and an expired Florida temporary tag/registration. Case clear.



Suspended Animation

8:38 a.m.

Officer Castro while on patrol in the 400 block of Gulf of Mexico Drive received a notification from the license plate reader regarding a vehicle whose registered owner had a suspended driver's license. The vehicle was a white Volkswagen Tiguan traveling north on Gulf of Mexico Drive. Upon contact, Officer Castro confirmed that the driver was the registered owner. The owner stated that he didn't have his driver's license in his possession because it had recently been seized by law enforcement during a previous traffic stop. He acknowledged that he was aware of the suspension and believed it was due to a parking violation issued by the Longboat Police. Officer Castro confirmed that the suspension was related to a separate traffic citation. A citation was issued to the driver for knowingly operating a motor vehicle while his license was suspended. The man is scheduled to appear in Sarasota County Court on Nov. 25. The driver contacted a coworker who arrived on scene with a valid driver's license to take custody of the vehicle and drive it from the location. Case clear.

Identity Crisis

11:33 a.m.

Officer Castro responded to the scene of a vehicle crash at the intersection of Buttonwood and Gulf of Mexico Drive. Upon arrival, Officer Castro made contact with a driver involved in a rear-end vehicle collision while operating a gray Honda Civic. The driver didn't have a driver's license and initially identified himself. The crash investigation determined he was not at fault and that he was the vehicle's sole occupant. During the crash investigation, Officer Castro requested his driver's license and he stated that he didn't possess a Florida driver's license and had never been issued one. He could not provide any form of identification, either physical or digital and further stated that he didn't have a passport but was in the process of obtaining one. Due to his inability to properly identify the driver and his admission that he had never been issued a driver's license, Officer Castro informed him that he was not free to leave. The driver was subsequently arrested, handcuffed and transported to the Sarasota County Jail for violating the Florida Statute operating a motor vehicle without ever having been issued a driver's license. While at the jail, the driver was fingerprinted and it was confirmed that his true identity was another person. The man was subsequently charged with violating Florida Statute for providing false identification to a law enforcement officer. The man was also found to have an outstanding arrest warrant from Pinellas County on a charge of obstruction. Sarasota County Sheriff's Office booking personnel confirmed the warrant and handled all required paperwork. Officer Castro completed a Probable Cause Affidavit which was provided to booking personnel. The man's custody was transferred to Sarasota County Sheriff's Office intake deputies without incident. Case clear.

Nov. 1

Forgot Password

10:22 a.m.

Officer Castro while on patrol in the 400 block of Gulf of Mexico Drive, received an alert from a license plate reader indicating the registered owner of a Ford Bronco had a suspended driver's license. As the vehicle was traveling northbound on Gulf of Mexico Drive, Officer Castro conducted a traffic stop. Officer Castro informed the driver the reason for the traffic stop and the driver said he was unaware that his driver's license was suspended or the reason for the suspension. Records indicated that the driver's license was suspended on Oct. 29, and further investigation revealed that there was no proof of valid vehicle insurance on file. The driver stated that his insurance information was available on his phone and that the vehicle was insured, however, he was unable to access his account to provide proof of insurance. A citation was issued to the driver for unknowingly operating a motor vehicle while his license was suspended. An additional citation was issued for failure to provide proof of insurance. Officer Castro seized the man's driver's license and placed it in a secured locker in the police department and evidence room for proper disposal. Officer Castro secured the man's vehicle at the property where the driver was attending an event. Case clear.

Reverse Charges

8:48 p.m.

Officer Miklos was dispatched to a hit and run crash at Bayou Sound Road. Dispatch advised that the caller was an FPL employee and stated the other vehicle was unknown. Upon arrival, Officer Castro came into contact with the caller who stated that his FPL truck was not damaged, however the red cover of a tail light cover was located on the ground. The caller advised he was just looking to have the incident documented for informational purposes instead of a traffic crash as the FPL vehicle was not damaged. Officer Miklos walked across the street and met with the owner of the residence. The female resident advised her friend had just dropped her off. She caller her friend and requested she return to her residence due to the accident. Upon the woman's arrival, she advised she thought she had hit something while backing out of the driveway but had her husband check the vehicle. The caller woman stated her husband did not see any dent or damage and thought she did not hit anything. Due to her vehicle being the only damaged vehicle, the woman requested that an informational report be completed and she will buy a new taillight on her own. Officer Miklos advised the caller that an informational report would be completed in lieu of a traffic crash. The estimated damage to the tail light is approximately $500. Case clear.

Nov. 3

Hot Tub Time Out

1:05 a.m.

Officer Van Dyke responded to Sands Point Road in reference to a disturbance. Upon arrival, Officer Van Dyke spoke with the husband and wife at their residence and the husband advised that he was on a work trip with his wife. Officer Van Dyke was also advised that the husband is an attorney and they have children although they weren't present. It should be noted that both subjects stated they were intoxicated, but the husband was displaying indicators such as sluggish speech and an inability to balance without leaning. It was clear that the wife had the capacity to care for her husband going forward. According to the husband he wanted to take advantage of the night and continue swimming in either the hot tub or the ocean. The wife stated that she was merely worried for his safety because she didn't want him to drown or fall from the balcony. Both subjects stated that no physical contact occurred during the dispute and no visible injuries were observed. Additionally, the husband stated that he initially called police because he was upset that his wife was standing in the doorway pleading with him to go to sleep. It was determined that no crime had occurred. Case clear.

Nov. 5

Paved With Good Intentions

3:34 p.m.

Officer Castro responded to General Harris Street regarding an incident that occurred on Nov. 4. The Director of Public Works spoke with Officer Castro to report a man was observed yelling at the town employees from the street. The Director stated that the individual was a worker involved in constructing a new parking lot for the church. According to the Director, the individual became upset because a delivery truck servicing Public Works had driven through the newly paved parking lot. The individual reportedly attributed responsibility for this incident to Public Works. Officer Castro interviewed a Public Works employee who stated that he was outside operating a forklift when the man engaged in an aggressive verbal exchange and threatened physical harm. The employee stated that he waited for the man to calm down and informed him that he was not aware of the situation. The employee advised that he didn't feel threatened by the man and was not in fear. It was determined that the disturbance resulted from a misunderstanding and that no criminal offense had occurred. Case clear.

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Rose & Ivy, from page 1

Over the summer, the windows went dark again, which on this corner usually means one thing. Downtown regulars have watched a long parade of bars and restaurants come and go here: a pub, a jazz room, a chophouse or two, a sushi lounge, a steak-and-sushi supper club. This time a sign in the glass hinted at something different. It promised a refresh and, borrowing a little vocabulary from the software business, a sequel: Rose & Ivy 2.0.

The sequel opens to the public Monday, Nov. 9, and it may be the most ambitious item on Moore's very long list: a 101-year-old building, a chef who cooks Japanese flavors with French technique, a Las Vegas cocktail man behind the bar, and the Sarasota Opera House on the other side of the wall.

Ranch, Reef, Racquet and Restaurant

Moore is something of a whirlwind in Sarasota, and a restaurant is only the newest of her domains. Laid end to end, they describe an unusually wide orbit: a working cattle ranch, a professional tennis tournament, two downtown restaurants and a philanthropic portfolio that runs from forest canopies to coral reefs.

Look closely and the holdings share a logic. Each is something worth keeping that she has kept alive by making it work. The ranch still runs cattle. The tournament got a bigger purse and a bigger stage. The century-old building gets a new kitchen, a new bar and a new reason to be full on a Tuesday. Preservation, in Moore's hands, is less a museum than a business plan.

Saving Triangle Ranch

Start in the east. In 2016, Moore bought Triangle Ranch, 1,143 acres of pasture, hammock and wetland in Myakka City, just north of Myakka River State Park, where three miles of the Myakka River wind beneath live oaks and cabbage palms. The land had been in one pioneer ranching family's hands for more than a century, and it was exactly the sort of place that, in the fast-filling country east of Interstate 75, tends to end up as rooftops. Moore saw to it that it would not. Working with the Conservation Foundation of the Gulf Coast and the Southwest Florida Water Management District, she placed the vast majority of the ranch under a perpetual conservation easement, protecting a watershed and a habitat used by more than 120 species, from the endangered Florida panther to the crested caracara.

Then she did something conservation buyers rarely bother to do. She kept it a working ranch. There are cattle on Triangle Ranch, including a small herd of longhorned Florida Cracker cattle, the heritage breed descended from animals Spanish explorers brought ashore in the 1500s. Her ranch manager has pointed out that the longhorns don't make any money. Moore keeps them anyway, out of plain affection and a regard for Florida history. She even moved a 1936 Cracker cottage from Siesta Key onto the property, in three pieces, and named it Little Siesta.

Reefs, Trees and Center Court

Head south, all the way to the Keys, and you find her name on Summerland Key, on the Elizabeth Moore International Center for Coral Reef Research & Restoration, which Mote Marine Laboratory opened in 2017 after her seven-figure gift. She has served as president of the TREE Foundation, the Sarasota-based forest research and conservation nonprofit, and sits on the board at Mote.

Head north to Bradenton and you find her at IMG Academy, the new home of the Elizabeth Moore Sarasota Open, the ATP Challenger tournament she has backed as title sponsor since 2017 and now co-owns. It is the region's front porch to professional tennis; she has recalled handing the trophy to a young Frances Tiafoe that first year. In 2023 she put up the extra money to raise the purse to $175,000, the kind of move that draws stronger fields, and this spring she moved the tournament to IMG, which she hopes will become its permanent home.

Five Generations of Foodies

And downtown, she owns Clásico Italian Chophouse, the corner restaurant at Main Street and Palm Avenue, which she describes as part of her expression as a foodie.

That word is not a casual one for her. Moore comes from five generations of caterers and restaurateurs in New England, a lineage she sums up as "five generations of foodies." She has lived on Nantucket, in France and outside Boston. Her Florida roots, as it happens, run through Longboat Key, where her grandparents kept a home in Country Club Shores and where, as a girl, she fished off the dock and named every heron she met Herman. In her downtown kitchen she likes to cook French Provincial food, and when she went out, Rose & Ivy was one of her regular haunts.

In the oldest tradition of the restaurant business, she is the regular who bought the place.



Elizabeth Moore with the monocled, top-hatted frog that stands watch outside Rose & Ivy, beneath the restaurant's neon rose. Photo courtesy of Elizabeth Moore

Behind the Glass

What was going on behind the glass all summer was closer to an excavation. Moore and her team spent the season decorating, rehabbing and refinishing an interior that already had charm and history to spare. The building got a deep clean, and then a makeover. Original tile work that had disappeared under decades of later decisions was uncovered. Wood was repaired where it could be saved and replaced where it couldn't. A bar went in. Alcoves and rooms were opened up and expanded. A whole new patio now greets the street. Upstairs, in a former stockroom that local legend has long assigned to John Ringling himself, a private dining room is taking shape.

The rooms that have emerged mix eras the way the building always has. There is exposed brick and crystal chandeliers, a pressed-tin ceiling burnished gold in one room and painted black in another, a black-and-white checkerboard floor, and a carved wooden back bar framed in arched mirrors and fronted by velvet stools in a shade best described as rose. The often-photographed neon rose from the last incarnation still glows on a brick wall. Vintage black-and-white photographs climb the staircase toward the room where Ringling is said to have kept his office.

In the kitchen, the change is more radical still. The old Rose & Ivy was a steak-and-sushi house with a long cocktail list and a garden-party attitude. The new one, in Moore's words, is "Japanese flavors with French technique," a completely different approach. It is part preservation and part innovation, and in many ways a continuum, which also happens to be a fair description of Moore.



Elizabeth Moore and chef Jason Acevedo, known to his kitchen as Ace. Acevedo calls his approach the omakase method: Japanese flavors built on classical French technique. Photo by Steve Reid

Chef Ace and the Omakase Method

The man at the center of the new Rose & Ivy is chef Jason Acevedo, who answers in the kitchen to Chef Ace, or simply Ace. He calls his approach the omakase method.

Omakase is a Japanese word that translates, roughly, as "I leave it to you." At a sushi counter it means the diner surrenders the menu and the chef decides, course by course, what is best that day, reading the guest nearly as closely as the fish. It is an exercise in trust, and in this country it has become shorthand for a kind of quiet virtuosity: rice seasoned and tempered just so, knife work so exact that each slice seems to have been decided by geometry rather than by hand.

Japanese Flavor, French Grammar

What Acevedo and Moore are building on top of that discipline is the French tradition: the

See Rose & Ivy, page 13



Rose & Ivy, from page 12

saucier's art, the classical techniques French kitchens have been refining since Escoffier, the reductions and emulsions and the patient layering of flavor. Japanese flavor, French technique. The French kitchen constructs; the Japanese kitchen subtracts. One trusts butter and time, the other trusts the knife and the moment. The question every restaurant in this genre must answer, plate after plate, is whether the sauce flatters the fish or smothers it.

From Osaka to Lyon to First Street

The pairing has a distinguished pedigree. In the 1960s, Paul Bocuse traveled to Osaka at the invitation of Shizuo Tsuji, the journalist turned culinary educator, and went home to Lyon carrying lessons from kaiseki, Japan's formal procession of small, intensely seasonal courses. Its exactitude and restraint helped shape nouvelle cuisine, and nouvelle cuisine handed the world the modern tasting menu. Lately the traffic has run the other way, with Japanese chefs leading some of the most admired French kitchens in Paris. The conversation between Paris and Tokyo has been going on for sixty years. It has simply taken its time reaching First Street.

A First Look at the Plates



The French side: a braised lamb shank over mashed potatoes in a deep, glossy braising sauce, flanked by two cocktails from the bar. Photo courtesy of Rose & Ivy

The plates sent out during the preview made the case better than any press release could. One roll came draped in salmon and scattered with edible flowers and microgreens, set beside a frozen pink cocktail in a coupe. Another arrived capped with ruby tuna over avocado, with a tuft of microgreens and dots of orange aioli marching down the plate. A lamb shank, braised to a deep mahogany and set over mashed potatoes in its own glossy sauce, stood with its bone raised like a conductor's baton. A sushi tower came crowned with lobster. At the bar, a violet cocktail wore a cap of silky foam and a small bouquet of edible violets.

This is food built to be looked at before it is eaten, which, in a building that shares a wall with an opera house, seems only fair.

From Party to Performance

Consider what came before. When Rose & Ivy opened in 2024, its owners pitched a Pan-Asian program of sushi, sizzling steaks and dim sum, priced for a Tuesday night as much as a birthday, with a DJ in the garden after dark. That restaurant had its fans, and it filled a niche. But it was a party. The new Rose & Ivy intends to be a performance, which is a fitting ambition for a building that shares a wall with an opera house.

Over the past week, the final stages have been underway: trial runs of the menu, then a soft opening, all leading up to the public opening on Monday, Nov. 9. A proper verdict on any restaurant belongs to a full dining room. A full dining room is exactly what Moore is counting on.

The Overture

If the kitchen is the orchestra, the bar is the overture, and Moore has handed it to Tristan Hibbs, Rose & Ivy's restaurant manager, who arrives by way of the Las Vegas Strip. Hibbs spent years in Las Vegas, most recently as corporate mixologist for 81/82 Group, the hospitality company behind The Venetian's trio of cocktail lounges: Juliet, Electra and Rosina, the last of which was conceived as the group's most mixologist-driven room, built on drinks you couldn't get anywhere else in town. Along the way, he helped open more than half a dozen restaurants and bars.

For Rose & Ivy he has built a precision cocktail menu, which in the current vocabulary of the craft means obsessive attention to the things most guests never consciously notice and always taste: dilution, temperature, clarity, balance. A drink built that way is the natural partner to an omakase kitchen. Both are arguments for exactness. Vegas teaches a bartender to put on a show at volume. Next door to the opera, Hibbs gets to put one on at a whisper.

A Century of Second Acts

The building Moore has taken on has been rehearsing for this role for 101 years. Local businessman I.R. Burns built it in 1925, at the height of the Florida land boom, to anchor the stretch then known as Realtor's Row; Burns and H.H. Bell owned it, and their names are still attached to it. Within a few years the boom had gone bust, and the building had to find other work. Over the decades it was an antiques shop, commercial offices and a home for city operations, including the City of Sarasota's collections office. In the 1950s it sold children's furniture and clothing as Sherwin's Stork Club.

Since the 1980s, it has belonged mostly to the restaurant trade, and the restaurant trade has treated it like a revolving stage. By 1990 it was Limerick Junction Pub & Club. From 1995 to 2004 it was Munroe's, with a jazz band upstairs and, as one former owner recalled, nights so crowded you sometimes couldn't get in the door. Then came DJ's, Arosa, 1st Street Chop House, Maximo's, Roast, Umbrellas 1296, Flirt Sushi Lounge and Azul Steak & Sushi Lounge, before Raffaele Perna, Nicholas Perdue and Kaye Warr rebranded the space as Rose & Ivy in 2024.

They chose the name with care: roses for the bouquets handed to the principal performers at the end of an opera or a ballet, ivy for the walls. Moore has kept it. Some things in an old building don't need restoring.

The Room Upstairs

Then there is the room upstairs. It was an old stockroom, and by local tradition it served as John Ringling's headquarters in town. The hand-painted murals that local lore credits to Ringling himself are still on the walls: scenes of Sarasota that earlier owners believed include his self-portrait and his signature. Moore points to where his office used to be, and to the place where a secret door once led into the Opera House, which adjoins the building. Earlier tenants liked to tell of the gentlemen of Sarasota slipping through it at intermission for a drink, then rejoining their wives before the final curtain. Like most Ringling stories, this one has been polished by a century of retelling, and earlier owners were careful to call it lore. Moore isn't interested in debunking it.

"I want to honor the legacy of John Ringling," she says.

The room is becoming the restaurant's private dining room, which may be the most Ringling thing about it: a place for a few people to eat very well, behind a door, beneath the murals, next to a show.

The Neighbor Turns 100

The Opera House opened on April 10, 1926, as the Edwards Theatre, the dream of A.B. Edwards, the City of Sarasota's first mayor. Over the decades it hosted silent films, vaudeville, Will Rogers and, in 1956, a young Elvis Presley, before closing in 1973 and very nearly disappearing. The company now known as Sarasota Opera bought it in 1979 and restored it, and this spring it marked its centennial. That makes the ivy-covered building on the corner, built in 1925, the slightly older of the two.

Dinner, a Drink and a Night at the Opera

Moore is clear that the relationship with the Opera is central to the plan. It is a neighbor, she says, and the setting is made for a particular kind of evening: fine dining, a drink, and a night at the opera.

That evening is the oldest business model in any theater district, and one of the hardest to execute. A restaurant beside a stage lives by the curtain: a rush before the overture, a lull during the second act, and a second life afterward for anyone who wants a nightcap and an argument about the tenor. Rose & Ivy has the Opera on one side of the wall and the Florida Studio Theatre campus a few steps down First Street. The new patio, the expanded rooms and alcoves, and the private room upstairs give it more ways than ever to play all three acts.

The Michelin Question

The timing is interesting, too. In May, the Michelin Guide published its first statewide Florida selection, and for the first time its inspectors' verdicts reached Sarasota: a Bib Gourmand for Lucky 8, and recommendations for Tralia and Focaccia Sandwich + Bakery. No stars. Stars are not something a sensible restaurateur predicts out loud. But a chef-led, French-trained, Japanese-minded kitchen in a historic room beside a century-old opera house is precisely the kind of ambition a guide like that exists to notice.

Two Corners, One Owner

There is also the matter of geography. With Clásico on Main Street and Rose & Ivy on First, Moore now owns two of downtown's most visible dining rooms, a few minutes' walk apart, in the blocks where Sarasota's theater crowd, office crowd and condo crowd overlap. Both restaurants helped feed the VIP lounge at her tennis tournament this spring. Few owners in town can draw a straight line from a professional tennis event to a conservation ranch with rentable cabins to a pair of downtown restaurants. It is, in its way, a vertically integrated version of the good life.

The Patience Premium

And then there is the ingredient that never appears on a menu: patience. On a corner where nearly a dozen bars and restaurants have come and gone since 1990, the scarcest resource has rarely been talent or location. It has been an owner willing to think in decades rather than seasons. Moore's other investments are measured in watersheds and coral reefs. By her standards, a 101-year-old building is a short-term project.

A New Rose

Moore sums up the whole undertaking in a gardener's phrase. It is, she says, her way of blooming a new rose in an old garden.

Anyone who has kept a garden knows what that takes. You don't rip out what took a century to grow. You clear away what has gone tired, feed the soil, keep the ivy, and give the new thing room and light. Then you open the gate and let people in.

At the end of an opera, tradition says, the principals get roses. On the corner of First and Pineapple, the audience gets one.

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St. Armands, from page 1

Circle kept at its current building size, up to 35 feet, and its current uses. Only 18% would allow larger buildings and expanded uses such as a hotel.

The survey, released Nov. 5 by SARA President Chris Goglia, drew 152 responses from 303 invitations, a 50% response rate. It is not a scientific poll, and Goglia's own report calls the results a "directional indicator." But when strong majorities line up across every corner of the island, the direction is hard to miss.

The timing is not subtle. At the Oct. 7 Development Review Committee hearing, city staff ruled that Shore's proposed redevelopment at 24 and 28 N. Boulevard of the Presidents, roughly 40 feet tall, exceeds the maximum height. Its third floor is drawn as a single eight-bedroom "dwelling unit" around a rooftop pool, and Shore co-founder Tom Leonard has said it could serve as a boutique hotel if the code ever allows. In July, city commissioners told planning staff to write a condo-hotel policy. And at the second visioning session in April, a city business relations coordinator floated a separate meeting with business and development interests to discuss "zoning or code considerations."

So was the city's visioning exercise worth the public money and staff time?

"In my view, the answer is no," Goglia wrote.

Who Answered

Of the 152 respondents, 117 live on St. Armands Key, split across its four quadrants. Another 32 are "Friends of St. Armands" from Lido Key, Lido Shores, Bird Key, Longboat Key and the mainland, which SARA calls its fifth quadrant. Seventy-nine percent are full-time or seasonal residents, 62% vote in Sarasota, and 21% of St. Armands property owners in the survey rent out a property.

The 35-Foot Line

Support for keeping the Circle's scale ran highest in the Northeast Quadrant, home of the parking garage, at 81%, followed by the Northwest at 76%, full-time residents at 75% and Sarasota voters at 73%. Even off-island members backed it at 63%. The softest groups, seasonal residents and occasional visitors, still delivered majorities of 57% and 55%.

This is not a new answer. In 2022, 90% of SARA members opposed a commercial height increase. In 2025, 77% opposed changing the Coastal Islands Overlay to allow taller buildings. And in November 2022, the City Commission voted 5-0 to reject a request to allow hotel use across St. Armands.

Upscale, Not Late Night

Sixty-four percent want more of the Circle's shops and restaurants to become upscale, rising to 84% in the Northwest Quadrant and 75% among full-time residents. Another 29% want some change but a mix similar to today's. Only 4% want later hours and more nightlife.

Goglia writes that longtime residents tell him they miss the more upscale shopping district the Circle once was. One worried it was becoming "one big food court." He also hears repeated complaints about too many T-shirt shops, and too many storefronts left vacant or in disrepair.

"Something clearly needs to change," he wrote.

The storefront picture is mending. In June, the St. Armands Circle Association counted fewer than 20 vacancies among 124 first-floor spaces, many already leased and under renovation. Tommy Bahama left after the 2024 storms, citing pump failures; Armel Jewelers returned in September.

Hungry for a Market

Here is the twist. Asked to pick up to three new businesses, members chose food: a small market with a deli and prepared foods (72%), a new restaurant and bar (49%) and a breakfast-and-lunch café (47%). A boutique hotel of 10 to 30 rooms drew 19%. Write-ins asked for basics: groceries, convenience items and pharmacy needs.

On what kind of restaurant, there was a dead heat: upscale steakhouse 28%, Asian with sushi 28%, casual with reasonably priced entrées 27%.

One Hotel? A Coin Flip

The hotel question split the island almost exactly. Forty-one percent would support one boutique hotel on St. Armands Key, 40% would support none, and 11% weren't sure. Only 7% would support more than one.

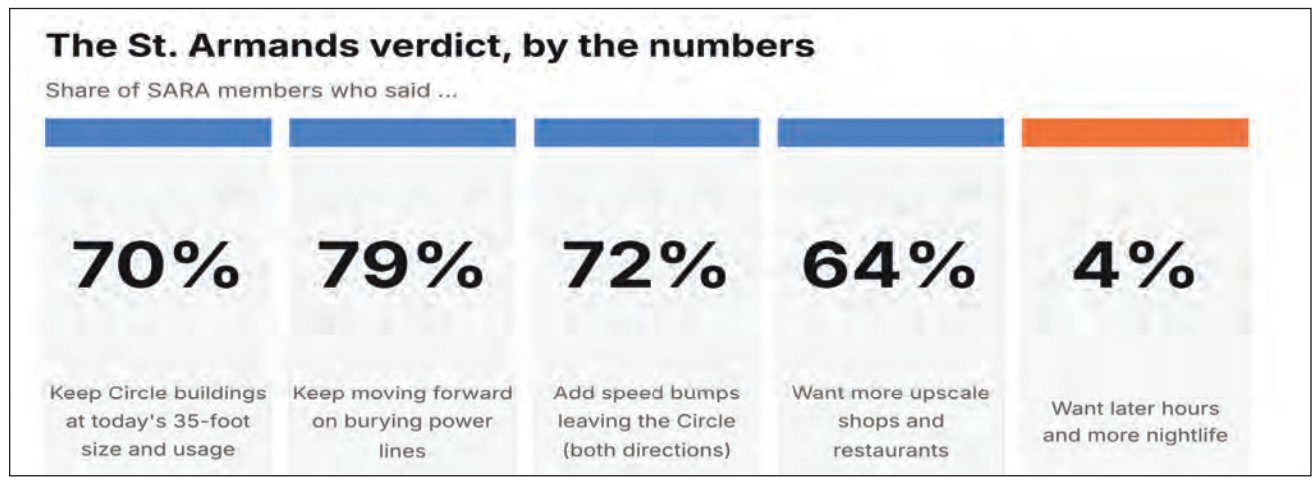
That is softer than SARA's 2025 survey, when 63% opposed a zoning change allowing hotels on the Circle, though the questions were worded differently.

Location matters. Among supporters, 64% chose the Wells Fargo lot, 32% the Fillmore surface parking lot, and only 20% the second and third floors of Circle buildings, which is the model Shore is pursuing.

Goglia calls the Wells Fargo lot "the one commercial parcel currently zoned to allow hotel use."

Not in My Quadrant

The Southeast Quadrant, home of the Fillmore lot, was the most supportive of a boutique hotel at 58%. But only 20% of its hotel supporters wanted one on the Fillmore lot.



That lot has history. In 2021, a development group pitched a 98-room hotel, a 15,000-square-foot gourmet market and townhomes there. Five proposals followed, Leonard's among them. The commission paused the effort in 2022, and the push ended when the St. Armands garage's bond covenants were found to protect the lot's paid parking spaces.

The Northwest Quadrant showed the same reflex. Only 45% of its hotel supporters favored the Wells Fargo lot in their own backyard, versus 60% to 75% everywhere else. The only group where a majority favored hotel rooms on upper floors around the Circle was the Southwest Quadrant, home of the Kingston Arms, at 64%.

Keep the Event Limits

Since 2014, city rules have barred major events in St. Armands Circle Park in February, March and April, allowed three in January and October, and capped every other month at two. Merchants and landlords pushed for the limits, citing season traffic and competition for customers.

Fifty-three percent want those limits kept. Thirty-seven percent would allow one more a month. Only 5% would scrap the limits. Off-island members were the most open to more events at 56%; the Southeast Quadrant the least, at 23%. Members who rent out property were more open than those who don't, 50% to 37%.

What they want is smaller: musical performances (62%) and food and wine events (60%). Large concerts drew 13%.

Free Parking, North vs. South

About 150 free, all-day spaces survived the paid-parking district that arrived with the St. Armands garage in 2019, along the residential ends of North and South Boulevard of the Presidents. Fifty-one percent want them to stay free. Forty percent want a two-hour limit or meters.

Geography decides it. The south side, 67% in the Southwest Quadrant and 69% in the Southeast, wants free parking. The north side leans toward limits. SARA notes the 50-unit Kingston Arms lost free spaces its residents' caregivers, contractors and guests relied on when the district took effect.

Support for free parking ticked up from 45% in 2025, as the city's broader paid-parking fight still simmers.

Slow Them Down

FDOT replaced eight temporary speed humps around the Circle with permanent asphalt speed tables this year. Members want more. Seventy-two percent support one or two additional speed bumps on John Ringling Boulevard heading east toward downtown, and 72% support the same on North Boulevard of the Presidents heading toward Longboat Key, with 88% backing in the Northwest Quadrant.

A traffic light at John Ringling and Adams or Washington Drive split members, 51% to 35%, with the final call belonging to FDOT. Seventy-two percent of the Northeast Quadrant wants it, but only 37% of full-time residents do. The report notes that the left turn onto John Ringling from those streets, one many garage users must make, "can be difficult, if not dangerous."

Bury the Lines

The clearest mandate came on undergrounding utilities: 79% want the city to keep going, with property owners paying a share as on Longboat Key. Every group cleared 75%. That is down from 87% a year ago, before the July 20 votes that launched the consultant study and an $8 million credit line. Parcel-by-parcel cost estimates are due by the end of winter 2027, with first assessments targeted for the November 2027 tax bill and construction in early 2028 if owners approve.

What Residents Wrote In

Flooding topped the write-in comments, even after ordinary rain, with calls for a funded plan, working pumps and clean drains. Goglia says residents want the city to take responsibility for the stormwater system and be accountable for it. Members also flagged e-bikes and Veo scooters on sidewalks, aggressive encounters with people believed to be homeless, fishing on the Little Ringling Bridge despite the signs, and "hotel houses" and rentals shorter than a week, which violate city code.

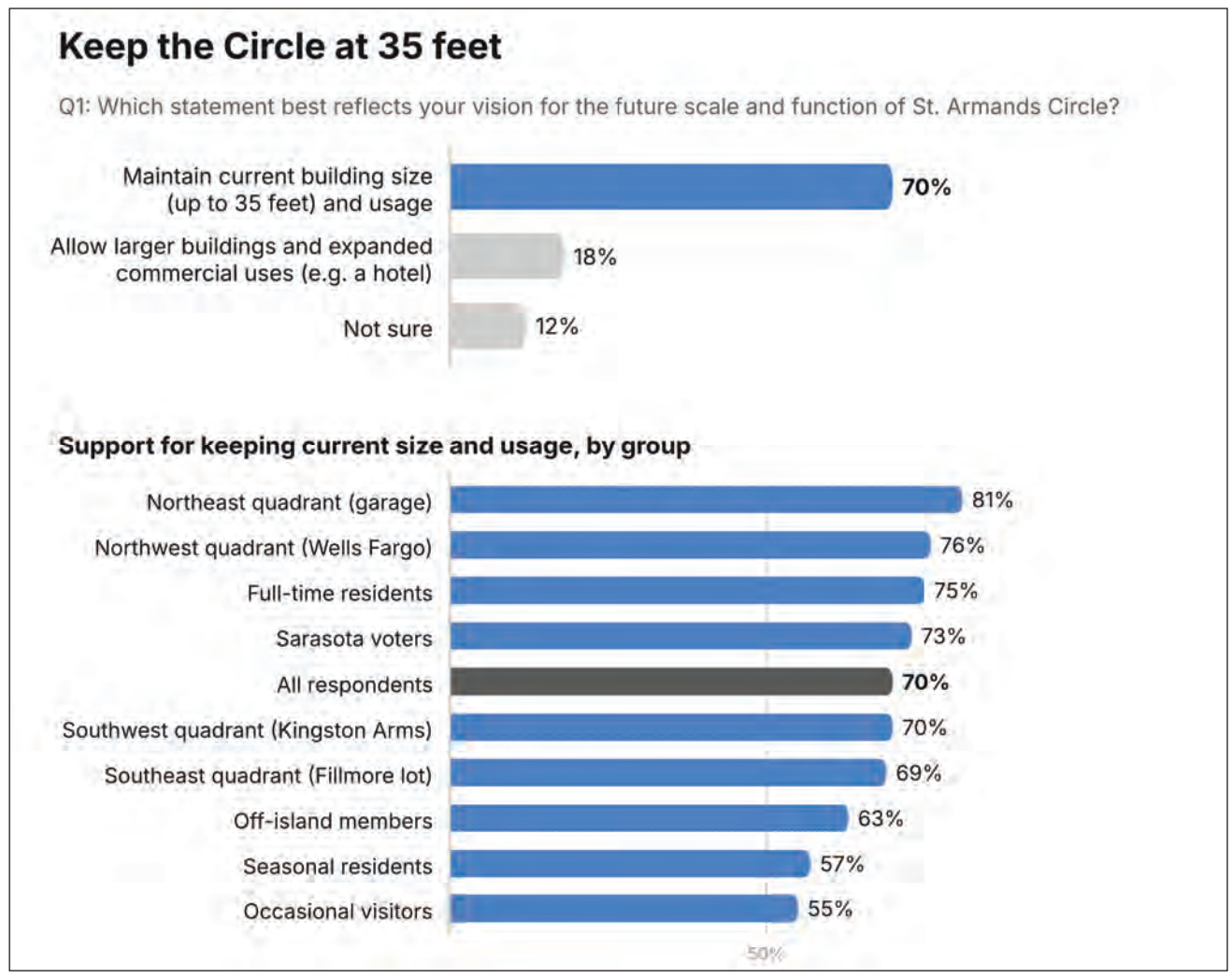
At roughly $15,000 in city property taxes per $1 million of taxable value, Goglia asks whether the barrier islands receive services to match.

The Chokepoint

Goglia closes on traffic. St. Armands is the only direct route from the mainland to Lido Key and Longboat Key, and every delivery, contractor and beachgoer shares its streets with pedestrians.

"Short of building another bridge, there may be no easy solution to this traffic challenge," he wrote.

That, he argues, is why residents resist taller buildings and denser uses. The city asked for a vision. St. Armands just handed it one, in writing.

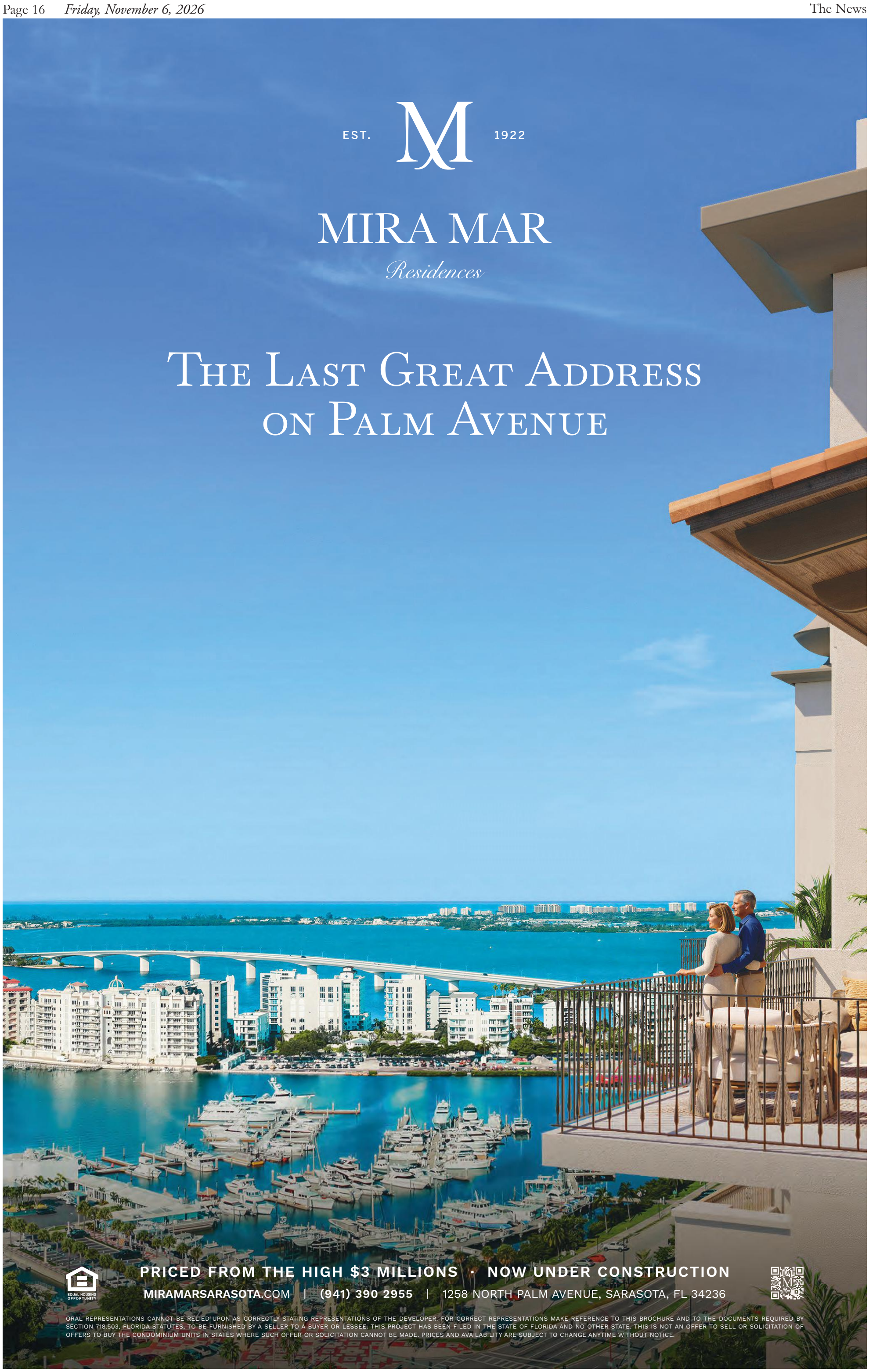


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