

## President's Message



Hello again Neighbors!

The holiday season is upon us which reminds me that it won't be too long before we turn the page on this year and begin 2025. I am always a little surprised for the first few days after we

put up our Christmas decorations. As I walk from the bedroom to the kitchen I am suddenly dazzled and uplifted by the brilliant lights and sparkly decorations on our tree. Could it be that time again? This is the question that always confronts me.

Somehow the holiday season has become my new marker for the passage of time. When my kids were little, it was always that time at the end of the school year when they were moving up to the next grade. "Gosh, 5<sup>th</sup> grade already," I would always exclaim to my wife in astonishment! Is there a certain time of the year when you feel like it's hard to believe another year has gone by?

Time never changes. There are always 60 seconds in a minute, 60 minutes in an hour and so forth, but I often feel like time goes faster with each passing year. When I mentioned this to a friend of mine who is good at math, he explained it to me like this: When you are 10 years old, one year is a bigger portion of your total life, so when you get older, each year is a smaller portion of your total life, so therefore each year feels faster. Gee, thanks for making me feel OLD, friend!

Perspective always matters. Whether it is time, place, attitude, or some other position, our view can differ depending on where we are. Your Indian Beach Sapphire Shores Association Board of Directors takes pride in working for you and looking at our neighborhood from YOUR perspective. Tell us how you see things. We welcome your involvement, we need your participation, and we need your

membership to continue our goal of making our section of Sarasota the best place to call home.

Best wishes for a happy holiday season and a healthy and prosperous 2025!

*Sincerely, Henry Bausback, President IBSSA*



## Remembering Vald Svekis

One-time neighbor and past president of IBSSA Vald Svekis passed away on November 12th. He and his wife, Sherry, lived in one of our historic Mediterranean homes overlooking Sun Circle Park.

Maybe this is why, during his tenure as Board President, he made it a goal to put a playground in a shaded area of the park. He wanted to see more young families enjoying this small slice of paradise. My youngest daughter was the perfect age to enjoy the swing set from day one. In fact, 15 years later we can still find her in the park many evenings. Thank you, Vald.

Vald was a Harvard MBA, a bookseller and creative marketer. He also loved jazz and had a number of jazz parties in his yard, and also *in* the house when weather dictated the random crowd of neighbors needed to be moved inside. I don't think we ever broke anything but I'm not sure that would have bothered Vald.

Sometimes the term to describe someone of many talents and interests is "Renaissance Man".

With all due respect to pronouns, this is how I will remember Vald.

*David Jennings*

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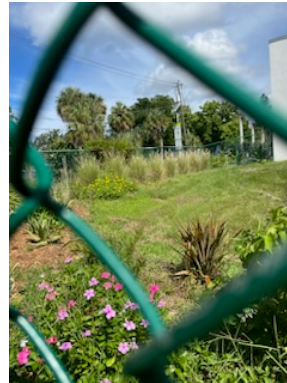
## Green Adventure



There has been a growing beauty at our Bay Haven school on the corner of Tennessee Lane and Bon Aire. It began as an experiment with a few jasmine vines to see if they would take root and hide the industrial-looking backside of Bay Haven. Occasionally new plants were added to the fence area, mostly cuttings and plants from neighbors' yards. When the plantings began to flourish, Susan Trovas, a Tennessee Lane resident, reached out to Bay Haven to inquire about developing the corner as a wild space with native grasses and plants - or anything that would survive in this seemingly inhospitable space. The school had never been fenced in before the new construction happened. It had always felt to be an integral part of the landscape

of the Indian Beach neighborhood. Susan had an idea that if the fencing would have plantings as part of it, the welcoming aspect would return.

For years, Bay Haven school has had a Green Team, a parent-teacher group committed to tending the school grounds, the butterfly garden and a Food Forest. The team, along with Mr. Erickson, the principal, were receptive to neighborhood involvement and the residents were given a Green Light to start growing! Several Indian Beach neighbors now attend the Green Team meetings and other neighbors have been doing plantings at the school. Trees were added to their initiative, with several Gumbo Limbo and Mahogany trees already having reached a respectable height. The biggest challenges have been watering and encroaching lawn grass. So far there have been only a few casualties from hurricanes and mowers, but most things have managed to survive. The plan is to continue to



acquire more trees to create more shade and find new hosts to tend to them. When we have our next spell of rain, you may notice new plants popping up.

Many thanks to Susan Trovas for this generous green adventure.

*Natalie Firnhaber*

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**IBSSA MEMBERSHIP APPLICATION/RENEWAL FORM**

Membership type:  New  Renewal **I would like to volunteer:**

Beautification/Greenspace  Membership  Picnic/Events

Neighborhood Watch  Newsletter (secure ads/write articles)

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

2<sup>nd</sup> Name: \_\_\_\_\_

2<sup>nd</sup> Email: \_\_\_\_\_

2<sup>nd</sup> Phone: \_\_\_\_\_

IBSS Address: \_\_\_\_\_

Membership Year: \_\_\_\_\_

I give permission to IBSSA to email electronic neighborhood communications.

Yes  No

If you have any questions about the status of your membership, please contact John Olenski, Treasurer, at (203) 450-2012 or treasurer@ibssa.ws

Annual Dues Payment -----\$30.00

Voluntary Contribution(s): Greenspace \$ \_\_\_\_\_

Doggie Bags \$ \_\_\_\_\_

Other \$ \_\_\_\_\_

Total Enclosed \$ \_\_\_\_\_

Pay online: <https://www.ibssa.ws/join-ibssa/>

Checks payable to: IBSSA Mail to: PO Box 49673, Sarasota, FL 34230

**THANK YOU FOR SUPPORTING IBSSA!**

This newsletter is published four times a year for all residences in the Indian Beach Sapphire Shores neighborhood. Newsletter will be mailed approximately **mid-March, mid-June, mid-September, and mid-December.**

**NEWSLETTER SUBMISSIONS:** Neighbors are encouraged to submit articles, pictures, or neighborhood news to be considered for inclusion in the newsletter. To submit items, place an advertisement, or for more information contact Kate Bloomquist, Editor at (941) 232-5867 or newsletter-editor@ibssa.ws

**ADVERTISEMENTS:**

	Single issue	Four issues
Business Card (3.5" wide x 2" tall)	\$50.00	\$170.00
Quarter Page (3.5" wide x 4.25" tall)	\$125.00	\$425.00
Banner (7" wide x 2" tall)	\$150.00	\$510.00
Half Page (7" wide x 4.25" tall)	\$250.00	\$850.00
Back Page Half (7.5" wide x 4" tall)	\$362.00	

**PAYMENTS:** Make checks payable to IBSSA and mail to: IBSSA, P.O. Box 49673 Sarasota, FL 34230. For credit card payments, call John Olenski at (203) 450-2012

**February 28th, 2025: DEADLINE for March Issue**

## Lessons learned in 2024

Some storms fade from memory quickly because Florida can be an intoxicating place to live.

Days after Milton, while still in shock, neighbors were commenting on the wonderful cold front and clear blue skies. And, with "Lake Effect Snow" in the northeast headlines again, how many snowbirds will be able to name our succession of weather events this year?

But, if we can't remember the past we will be doomed to making the same mistakes.

This year's 4 punches provided numerous lessons if we are to remain resilient.

Invest 90L in June dumped over a foot of rain on us and was followed by Debby in August, which left up to 18 inches in various parts of town.

1. For me, this means regrading a driveway to keep a garage from flooding. For others, maybe raised sidewalks, berms, and swales around the perimeter of the yard or insuring water runs AWAY from your house not toward your house.

Helene brought a 7-foot surge to Sarasota prompting some to say we've lost our protective Indian Mojo. I believe this was twice the surge anyone has seen in a century. Have we spent our Karmic Equity? The thought crosses my mind on those occasions when I'm east of the Interstate.

2. This one is challenging for those on grade in the flood zone but consider material used in our homes impacted by flood waters. Use something besides drywall (at least up to a chair rail), elevate outlets and exterior appliances like AC compressors, don't underestimate the value of sandbags and old hacks using plastic and duct tape.

Then along came **Milton** with an eye right over our neighborhood. Being in the eye meant we saw winds of more than 100 miles an hour in opposite directions in a matter of minutes. There were multiple examples of downed trees pointing in opposite directions, a tell-tale sign of the eye's location.

3. Where are your trees and what are they? If they come down – in any direction – what will they hit? Power lines, your house, your neighbor's house? Sadly, this means more management of our tree canopy if we are to remain resilient.

Saturated ground is soft, allowing trees to lean and lie down more easily. Surges will harm and sometimes kill non-salt tolerant species. High winds can cause trees to take out our power and damage our houses.

Three named storms, each with a unique characteristic providing 3 distinct lessons. Maybe we are fortunate we did not see all three of these events in a single storm.

This space is typically dedicated to an article about trees, but these 3 lessons from 2024 are all about trees.

*David Jennings*



## Upcoming Events! Save the Date.

### Walk/bike to Mama G's

on New College Campus  
December 14th, 8:30 a.m.

Meet in Sapphire Shores Park  
Dogs welcome!

### IBSSA Annual Yard Sale

January 25, 2025  
8:00-2:00

See full-page flyer in this issue, page 9

### IBSSA Semi-Annual Meeting Report

The turnout for the Semi-Annual meeting at the Light of the World Church was substantial. More chairs had to be set up to accommodate neighbors who kept streaming in. We had a nice bump in membership renewals, which typically account for two thirds of the association's income. We had 36 renewals, 3 new memberships, and \$100 in addition for donations. Those dues pay for neighborhood improvements such as improving greenspaces, keeping doggie bag dispensers full, providing food, beverages and ice cream treats at our 2 social events each year, and producing and mailing this newsletter, once local grant funds are expended. Thanks to all for making sure that your membership dues are paid each year.

Fredrick Piccolo, President and CEO of the Sarasota Bradenton Airport, gave a very informative presentation regarding the airport's current status and future plans.

There will be a link at the end of this article that will take you to a copy of his slideshow. We appreciated him taking time to talk to members and field neighbor's questions, as our proximity to the airport does impact our daily lives.

Don Farr was honored at the meeting with a plaque and much appreciation for his many years (over 30!) of service to the Board of Directors and to the IBSS neighborhood as a whole. We are all sorry to know that he will be moving. We wish him well wherever he lands!

The business portion of the meeting included a summary of our finances by John Olenski, who has held the post of Treasurer for 2 years and has made great strides in updating our accounting platform and record-keeping procedures. Thank you John for all your hard work.

The nominating committee presented this year's slate to members and all were approved. There are still one or two vacancies on the Board.

The Neighborhood Watch report, compiled each month by Debbie Muller, was happily focused on minor infractions. Debbie has been providing her monthly reports and has been keeping our Neighborhood Watch active in IBSS since 1990. We so appreciate Debbie's dedication to all of us in IBSS. Thanks to our alert neighbors, criminal activity in IBSS is down substantially from last year. The complete report is on page 7.

Kevin Spence gave a quick update on the Land Use Committee and CCNA's initiatives. As downtown development moves our way, Kevin keeps us all up to date on important issues that can impact our life in IBSS and advocates for us, along with Richard Parlato, at CCNA meetings.

Rita Mann, who has led the Membership Committee for the past 2 years is handing over the reins to Nancy Platkin, new Board member. (continued next page)



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 Jeff

Rita has initiated quicker response times for contacting new members and has focused on meeting neighbors' needs.

Jacqueline Crouse, who leads the newly formed Events Committee, has made such an impact this year by initiating monthly activities in addition to our semi-annual events. Everyone is enjoying dinners together, walks to get coffee, trivia nights and more!

Returning to his role as Beautification Chair, Jack Wooster dealt with the aftermath of 4 storms this year that made his job extra challenging. In spite of so much disruption, our greenspaces are benefitting from Jack's attention to detail. Thank you, Jack.

Neighbor input is important to us, as we are all united in our desires to keep our neighborhood beautiful and safe. We heard from several neighbors with concerns and suggestions. Jeri Moravitz and her daughter expressed frustration with Jungle Gardens and their lack of good neighborliness regarding dumping on the right of way to Jeri's home. George Zweitzer shared concerns about unruly citizens from Indian Beach Park trespassing on his property in the early morning hours. Kafi Benz updated members on her goal of getting the Clean Water Initiative on the next ballot. Elise Manieri would like to know why FPL is not

continuing to place utilities underground in our neighborhood, especially following this last storm season. The meeting adjourned a little before 9:00.

*Kate Bloomquist,  
Secretary*



Link to SRQ presentation



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# Neighborhood Watch News

During the holidays, and every day, it is wise to take precautions that help to keep us safe. "Awareness" is key to the success in this important endeavor. We can do our part by immediately calling the police, alerting law enforcement or informing security personnel whenever suspicious, criminal, dangerous or concerning situations are observed.

Indian Beach Sapphire Shores is gifted with very caring, observant and responsible residents. Their numerous calls to the police reporting suspicious persons, vehicles and incidents most definitely thwarted criminals and resulted in a significant decrease in crime within our neighborhood so far this year.

Throughout the upcoming years, our continued efforts to deter crime will surely make for an even more wonderful and safe neighborhood, community and life for all. Wishing everyone a Merry Christmas, Joyous Holidays and a very Happy New Year.

*Debbie Muller*

**For more information about your Neighborhood Watch, call Debbie Muller at (941) 355-5743**

**See It! Hear It! Report It!**

- Report all crime and suspicious activity..IMMEDIATELY!
- Call the Police **(941) 316-1199** or **(941) 316-1201** or **911**
- Inform your Watch Coordinators and Alert your neighbors

**Please Don't Speed!**

**15 mph in school zones**

**25 mph throughout neighborhood**

Note: The neighborhood statistics do not include crimes occurring at Tamiami Trail addresses.

IBSS Crime Report	Jan. 1 – Nov. 25	
(Approximate Totals)	<u>2024</u>	<u>2023</u>
Burglary /Structure	3	11
Burglary/Vehicle	1	23
Motor Vehicle Theft	0	4
Robbery	0	1
<u>Citywide Crime Statistics</u>		
(Approximate totals)	<u>2024</u>	<u>2023</u>
Burglary /Structure	133	137
Burglary/Vehicle	124	241
Motor Vehicle Theft	100	127

## HELPFUL NUMBERS

### Sarasota Police Department:

- Non-Emergency.....(941) 316-1199 or (941) 316-1201
- SPD Front Desk.....(941) 263-6025
- Chief Rex Troche..... (941) 263-6001  
[rex.troche@sarasotaf1.gov](mailto:rex.troche@sarasotaf1.gov)
- Deputy Chief Scott Mayforth.....(941) 263-6006  
[scott.mayforth@sarasotaf1.gov](mailto:scott.mayforth@sarasotaf1.gov)
- SPD Directory of Personnel Divisions & Units (941) 263-6773
- SPD Website.....[www.sarasotapd.org](http://www.sarasotapd.org)
- Crime Stoppers**.....(941) 366-TIPS (8477)
- Animal Services**.....(941) 861-9500
- Code Compliance**.....(941)954-4125

### Neighborhood Watch Coordinators

- Sapphire I: (58th Street - 47th Street)**
- Debbie Muller .....(941) 355-5743
- Sapphire II: (47th Street - Myrtle Street)**
- Debbie Muller.....(941) 355-5743  
or [bcherrysrq@gmail.com](mailto:bcherrysrq@gmail.com)
- Sapphire III: (Myrtle Street - Indian Beach Drive)**
- Lisa O'Hara.....(941) 302-1688
- Sapphire IV: (Indian Beach Drive - Whitaker Bayou)**
- Yvonne Lacey.....(941) 365-7063  
or [Lacey.Yvonne@yahoo.com](mailto:Lacey.Yvonne@yahoo.com)

## Eateries Update

Eight years ago, the Gonzales family opened Mirna's Cuban Cuisine up north on the Trail. Moving from that cozy café to a closer location, Mirna's will triple in size and add outdoor dining. The grand opening is slated for January.



Mirna's son, David, who doubles as the dessert specialist, said "You will be greeted by our colorful Cuban murals outside.

And we will have a bigger bar. We will serve lunch and dinner six days a week and have live music on weekends."

The main attraction remains Mirna herself. A master chef, her specialties include Cuban corn tamales, Arroz Con Pollo (chicken with yellow rice), roast pork and skirt steaks. Latin soft drinks attract kids as well as the Cuban rice pudding. Cuban Espresso can top off all meals. Mirna's offers take-out and catering. Their phone is 941-316-9793.



Turmeric is a "peppery and aromatic spice. Turmeric pills, doctors say, can improve memory,

joint mobility, heart and immune health". Turmeric is also a local restaurant which is bountiful in terms of ALL Indian cuisines. After Penelope and I visited Bombay (Mumbai), Calcutta and Delhi, we found that this Indian eatery features several fish, vegetarian, chicken, lamb and pork dishes.

Turmeric also highlights Indian beers and wines plus Lassi's which are yogurt beverages. Advertising itself as "Indo-Chinese", this restaurant encourages groups

that can sample several dishes together. Popular breads are Naan and Puri. Desserts are very sweet and encompass ice creams such as Butter Scotch and Saffron. Alex Cardoz, Managing Partner, states "we have catering and take-out downstairs, we have a main dining room, a TV sports bar and outdoor patio. Upstairs is our banquet hall which can seat 120 people. Turmeric is open seven days a week. There is a daily buffet and happy hour. Their phone is 941-212-2622.



The relatively new proprietor at Captain Brian's is Chris Pineda. The restaurant is now open seven days a week and has a fuller bar. New specials include chicken and shrimp alfredo along with stone crab and bay scallop dinners. Their phone is still 941-351-4492.

Opening next January (just above Curios

## MYMAMMA

by Byron) will be MyMamma, a restaurant whose slogan is "Italian Food/Italian Mood". Owner, Ricardo Magarella (arriving newly from Italy), said, "Yes, the restaurant is named for my mother. Besides lots of pastas and focaccia, we will feature dishes like lasagna and eggplant parmesan. Popular desserts will be cannolis, panna cotta and tiramisu. Offering Italian wines and beers, there will be seating for 40. MyMamma's will be open seven days a week and their website is being developed.

Mack Goode,

Chippewa Place



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# ANNUAL NEIGHBORHOOD YARD SALE

## INDIAN BEACH-SAPPHIRE SHORES



SATURDAY, JAN. 25, 2025 (8:00-2:00)

**The Indian Beach-Sapphire Shores Annual Yard Sale is scheduled on Saturday only this year. Joining together as a neighborhood brings more customers, better advertising, and limits excess traffic to one weekend. Advertising starts right after the holidays and customers wait to be notified of the date. This is a perfect time to clean out items you no longer need or to shop for treasures. Buyers love this event and come every year.**

To cover costs of maps and advertising, each participating household must be a current member of IBSSA.

It's easy to become a member. Go to our website: [www.ibssa.ws](http://www.ibssa.ws) and click the "Join Now" button on the left side of the home page.

Or scan  
this code ↓

**The deadline to be listed on the map is Sunday, January 19, 2025.** Maps listing all participating locations will be provided to shoppers.



To participate and be added to the neighborhood map you need to:

- be an active member (dues paid for this year)
- email your name and address to [yard-sale@ibssa.ws](mailto:yard-sale@ibssa.ws) so that you can be on the map

To go to the IBSSA website, scan this code:



\*For additional questions: contact Jacqueline Crouse at [yard-sale@ibssa.ws](mailto:yard-sale@ibssa.ws)

# Real Estate September 1- November 30, 2024

ML Number	Status	Address	Heated Area	Current Price	Beds	Baths	1/2 Baths	Year
A4611478	ACT	966 32ND ST	470	\$249,900.00	3	2	0	1925
A4611476	ACT	974 32ND ST	732	\$249,900.00	2	1	0	1940
A4629891	ACT	731 42ND ST	816	\$259,900.00	2	1	0	1926
A4609011	ACT	3430 CHAPEL DRIVE	1,363	\$369,000.00	3	2	0	1972
A4602357	ACT	996 VIRGINIA DR	1,260	\$399,000.00	3	1	1	1975
A4618873	ACT	839 40TH ST	831	\$425,000.00	1	1	0	1951
A4631663	ACT	795 40TH ST	1,479	\$448,900.00	3	2	0	1962
A4630748	ACT	836 32ND ST	931	\$485,000.00	2	2	0	1971
A4628264	ACT	4817 SARASOTA AVE	1,352	\$550,000.00	3	2	1	1961
A4619118	ACT	4801 SARASOTA AVE	1,492	\$575,000.00	2	2	0	1959
A4626589	ACT	1057 22ND ST	1,525	\$575,999.00	3	2	0	1952
A4604759	ACT	1050 24TH ST	1,557	\$579,900.00	2	3	0	1953
A4615399	ACT	4956 STEVENS DR	1,326	\$585,000.00	2	2	0	1957
A4629737	ACT	847 MYRTLE ST	1,716	\$589,000.00	4	3	0	1948
A4631318	ACT	3913 CHAPEL DR	2,094	\$649,000.00	3	3	0	1951
A4630460	ACT	2325 IXORA AVE	1,635	\$649,000.00	3	3	0	1925
A4628256	ACT	4820 REMINGTON DR	1,424	\$650,000.00	2	2	0	1955
A4618291	ACT	728 41ST ST	1,435	\$650,000.00	2	2	0	1954
A4625879	ACT	4616 LEETA LN	1,581	\$652,900.00	3	2	0	1956
A4617810	ACT	844 PATTERSON DR	1,348	\$699,000.00	3	2	0	1949
A4629334	ACT	4510 45TH CT	2,202	\$765,000.00	4	3	0	1981
A4584721	ACT	864 41ST ST	1,332	\$849,000.00	3	2	0	1953
A4622362	ACT	875 INDIAN BEACH DR	2,861	\$997,000.00	4	3	1	1925
A4615635	ACT	470 ACACIA DR	2,188	\$1,275,000.00	3	3	0	1956
A4627597	ACT	5246 BAY SHORE RD	2,005	\$1,350,000.00	3	3	0	1960
A4619779	ACT	941 VIRGINIA DR	3,492	\$1,999,000.00	6	4	1	1945
A4631222	ACT	333 N SHORE DR	1,980	\$2,750,000.00	2	2	1	1963
A4631509	ACT	653 40TH ST	3,200	\$3,195,000.00	4	3	0	2021
A4626859	ACT	4014 BAY SHORE RD	3,410	\$3,995,000.00	4	4	1	2025
A4613341	ACT	3301 BAY SHORE RD	2,703	\$4,500,000.00	3	3	0	1914
A4630678	ACT	320 S SHORE DR	2,978	\$5,250,000.00	4	3	0	1966
A4629452	ACT	309 RINGLING POINT DR	6,918	\$7,450,000.00	5	3	2	1999
A4627940	ACT	4511 BAY SHORE RD	6,500	\$7,650,000.00	6	6	2	1928
T3551430	ACT	900 ALAMEDA LN	4,799	\$14,200,000.00	5	5	2	1973
A4623232	PND	3510 IROQUOIS AVE	1,905	\$599,000.00	3	2	0	1956
A4590720	PND	4530 GUAVA CT	1,770	\$650,000.00	3	2	0	1981
TB8307459	PND	659 45TH ST	1,395	\$699,000.00	2	2	0	1981
A4626097	PND	4526 BAY SHORE RD	3,838	\$3,600,000.00	4	4	1	2023
A4611837	PND	4521 BAY SHORE RD	3,801	\$4,000,000.00	4	4	1	1929
T3550914	SLD	3705 NORWOOD CT	1,109	\$425,000.00	2	2	0	1956
A4621021	SLD	1051 INDIAN BEACH DR	1,300	\$425,000.00	3	2	0	1940
A4607286	SLD	1004 22ND ST	800	\$425,000.00	2	1	0	1949
A4615954	SLD	3843 CHAPEL DR	1,168	\$441,400.00	3	1	1	1940
A4616930	SLD	865 32ND ST	1,957	\$512,500.00	3	2	0	1971
A4602061	SLD	3830 SARASOTA AVE	1,776	\$537,000.00	3	2	0	1955
A4620158	SLD	4925 REMINGTON DR	1,605	\$550,000.00	3	3	1	1958
A4611718	SLD	746 47TH ST	1,336	\$550,000.00	2	2	0	1955
A4605855	SLD	4700 BAY SHORE RD	1,807	\$550,000.00	3	2	0	1942
A4601152	SLD	443 SAPPHIRE DR	1,336	\$675,000.00	2	2	0	1953
U8248169	SLD	741 INDIAN BEACH LN	1,610	\$835,000.00	3	2	0	1953
A4613452	SLD	4844 WINCHESTER DR	1,645	\$879,900.00	3	3	0	1951
A4624137	SLD	883 VIRGINIA DR	2,629	\$1,053,407.00	3	3	0	1956
A4601862	SLD	415 S SHORE DR	2,846	\$1,300,000.00	4	3	0	1959
A4608486	SLD	940 CALOOSA DR	2,700	\$1,400,000.00	2	3	0	1957
J977081	SLD	5320 EASTCHESTER DR	2,294	\$1,575,000.00	3	2	1	2017
A4601101	SLD	5151 SUN CIR	3,376	\$2,300,000.00	4	5	1	1988



## Real Estate Summary

Predictions are hard, especially about the future. This quote has been attributed to more than one person, but I think Yogi Berra said it with the most irony.

After a tumultuous 2024 many are asking what will the seasonal Real Estate market be like? As I write this, we are seeing two different categories of Listings emerge. Those which have been storm damaged (mostly in Flood Zones) and those which escaped damage (high and dry!). (Continued next page)

It's possible the storm damaged inventory *will not* negatively impact the value of uncompromised properties. Our median Sale Price is down but this may be due to a "post-election" run on lower priced properties. Conversely, there have been several high dollar deals written in this same period.

Storm damaged properties (mostly flooded by Milton's surge) would seem to be discounted but the market has yet to respond. Many homeowners and prospective Buyers are just now learning about FEMA's 50% rule. If the damaged house is in the Flood Zone and repair is going to cost more than 50% of the value of the structure, renovation permits may be denied. Owners are being told their homes cannot be restored and must be demolished. This is a significant wake up call we have never dealt with on this scale. How many houses are beyond salvage under these terms is still becoming known. Most of these properties are on the barrier islands but some of our neighbors have been affected and I feel tremendous sympathy for them.

Before you think losing 50% of your house value is unlikely, consider this actual IBSS scenario:

Subject Waterfront Property has a Total Value of \$1,800,000. Sarasota County values the house on this parcel at \$80,000. This can be

argued but the Building Department considers this base value from which conversations start. This initial due diligence shows \$40,000 available for restoration/renovation. Assuming there was 3 feet of water in the house, what will it cost for all new insulation, drywall throughout, flooring, cabinetry (kitchen and baths), wiring, AC components and everything else "on grade" which was flooded.

Is this house beyond the 50% Rule?

This FEMA code did not exist until the 1980's and new construction requirements become more stringent every few years. It is the City's Building Department job to enforce these regulations.

Years ago, Harold Bubil, the Sarasota Herald Tribune's Real Estate Editor wrote, "If there is water in the street but not in our houses, the building code is working". "Houses built to *current code*" has been a slow development in our older neighborhoods but 2024 will go down in memory as a transformational year.

*David Jennings,*

*Coldwell Banker Real Estate*

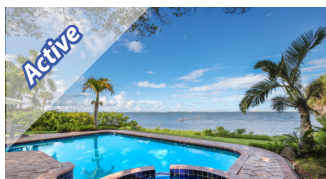
[David.Jennings@FloridaMoves.com](mailto:David.Jennings@FloridaMoves.com)

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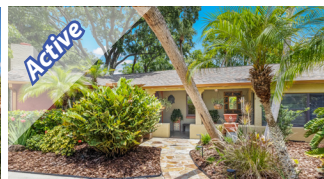
## #1 SALES TEAM in IBSS



309 Ringling Point - \$7,450,000



3301 Bay Shore Rd - \$4,500,000



941 Virginia Dr - \$1,999,000



470 Acacia Dr - \$1,275,000



844 Patterson Dr - \$699,000



5725 Center Point Ln - \$387,500



4925 Remington Dr - \$530,000



4817 Village Gardens Dr - 200,000

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**David Jennings**

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## MARK YOUR CALENDAR!

IBSSA Board Meetings 7:00 PM

January 2, 2025

February 6, 2025

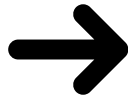
March 6, 2025

At Light of the World Church

**SUBMISSION DEADLINE** for March issue:

February 28, 2025

To join **IBSSA**: Use the form on page 3 of this newsletter or scan this QR code:



# RESULTS. RESULTS. RESULTS.



SAPPHIRE SHORES  
883 Virginia Drive  
**SOLD FOR \$1,045,534**  
Represented Buyer



SAPPHIRE SHORES  
4844 Winchester Drive  
**SOLD FOR \$879,900**  
Represented Buyer



CENTRAL HEIGHTS  
2427 Walker Circle  
**OFFERED FOR \$649,000**  
Representing Seller



SAPPHIRE SHORES  
2325 Ixora Avenue  
**OFFERED FOR \$649,000**  
Representing Seller



SAPPHIRE SHORES  
847 Myrtle Street  
**OFFERED FOR \$589,000**  
Representing Seller

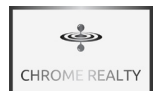


SAPPHIRE SHORES  
671 41st Street  
**OFFERED FOR \$580,000**  
Representing Seller

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