



Happy 100th anniversary!

2025 represents the centennial anniversary of a number of properties in the Laurel Park neighborhood.

In 2008, the neighborhood was added to the U.S. National Register of Historic Places. Currently there are 17 existing structures in the Laurel Park neighborhood that have the local historic designation from the city of Sarasota.

Of those 17 designated structures, six are among those celebrating 100 years in 2025, including:

- 1920 Laurel Street-the “Hale” house
- 1637 Oak Street-the Spanish Oaks Apartments
- 1911 Oak Street-the “Curtis” house
- 642 Ohio Place-the “Bills” house
- 651 Ohio Place-the “Erte” house
- 540 S. Osprey-the “Meyer” house

Visit the Laurel Park Neighborhood Association’s website at laurelparksarasota.org and click on the “Historic District” link for more on the remaining homes celebrating 100 years along with background and photos on the homes and our neighborhood.

Join Us For:

Laurel Park Neighborhood Association (LPNA)

General Meeting

Monday Nov 17th

Light Bites: 5:15pm

Member Meeting Begins: 6 pm

Tamiami Tap

711 S. Osprey Ave

Open to both Property Owners and Residents

Add This to Your Calendar!

Music in the Park

Saturday, Nov 29th from 6-9 pm

At Laurel Park

Featured Band:

The Al Fuller Group w/ special guest CJ Sterlace

About LPNA & This Newsletter

This newsletter is distributed by the non-profit Laurel Park Neighborhood Association to property owners and residents.

The LPNA is led by a Board of Directors that is elected every two years by membership. The current board members include:

Matt Arcari-President
Steve Fantauzzo-Vice President
Stimson Schantz-Treasurer
Laura Charron
Marc Epstein
Ron Kashden
Juliette Reynolds
Jason Coy Turner

Thanks to the LPNA's communications committee for preparing this issue: Laura Charron, Ron Kashden, Stim Schantz and Ron Watts.

Please thank and support our advertisers when you have the chance!

New To Laurel Park? Consider the Membership Benefits of the LPNA

LPNA membership is available to anyone who lives or owns property within the City's defined boundaries of Laurel Park. While there is no fee to join, donations help pay for events, the website, newsletter, liability insurance, mailing costs and our ever-popular holiday lights along South Osprey Ave.

Ready to sign up? It's simple: scan the QR code below and complete the membership form and return it to LPNA.



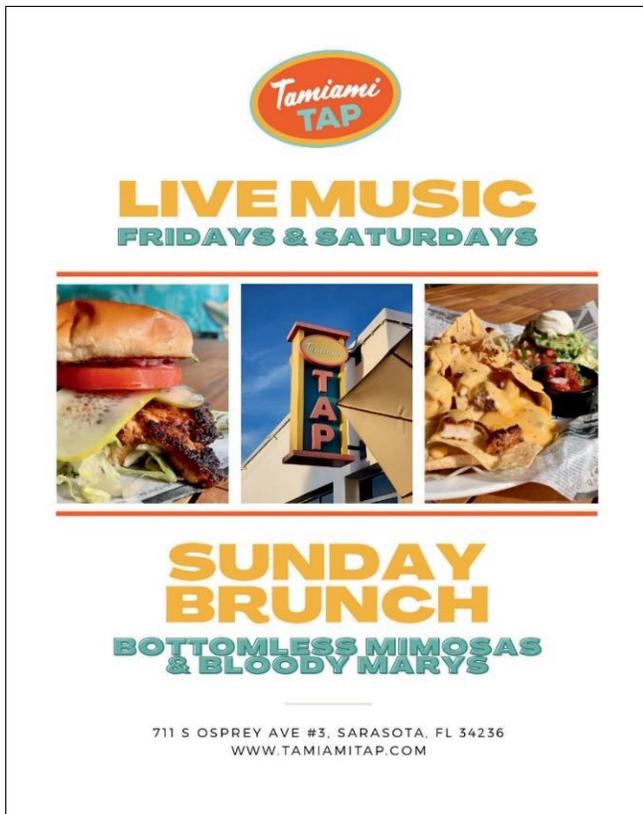
Use this QR code for web access for the LPNA membership form

Interested In Serving Our Neighborhood?

The LPNA Board consists of nine residents. Due to recent turnover, there currently is one opening.

Every two years the LPNA members elect all nine board members at a general meeting-that will occur again this coming February. The Board meets monthly and works on issues of interest to Laurel Park between the meetings. The only qualification to serve is that you are a member of the Laurel Park Neighborhood Association.

Steve Fantauzzo is the current Board Vice President and will serve as the Nominating Committee Chair for the 2026 elections. That group recommends a slate of candidates to the membership for approval at the general meeting. If you would like to learn more or be considered for a position on the Board, please contact Steve in the next month at sfantauzzo1@gmail.com.



Tamiami TAP

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The Process of Renovating a Designated Historic Home

By Ron Watts

Many look at old homes and think it would be fine to tear them down and start over brand new. But be it a historically designated home, or just an old one-a few folks in the neighborhood look at those buildings and have a vision of bringing the structure back to life. That helps make Laurel Park unique in Sarasota.

It's fair to say Michelle and Paul van Deventer both fall into the second category after spending most of the last five years tackling the renovation project that has transformed the two homes at 310 and 300 South Osprey Ave.



Paul and Michelle van Deventer

The van Deventers wanted to downsize while moving from Siesta Key after 21 years near the beach. They put their home on the market in 2020 just weeks before the world slowed down for Covid in early March of that year.

Michelle wanted to live in Laurel Park, though the choices of homes for sale at that time were limited. When they looked at the S. Osprey property, Paul said his first reaction was “No Way!” One home’s foundation was crumbling, access to the property was limited to Morrill Street, and there were two buildings on it that needed major work to be called homes again. One was even a locally designated historic home.

But Michelle had a vision; their home on Siesta Key sold just a few months later, and the renovation efforts began. “The foundation at 310 was in bad shape”, explained Michelle. “But that allowed the opportunity to reposition the home on the lot and raise it.”

Using the recommendation from their realtor, they contacted Brandon Graber to do some work at their Siesta Key home before it sold. They were so happy with the work, they eventually hired his company to serve as the general contractor for the Laurel Park project. “Good contractors are critical-finding a general contractor you can work with is the most important,” explained Paul. “We were fortunate to work with some excellent craftsmen.”

The home at 310 S. Osprey (named The Frederickson House) is one of the 17 buildings in our neighborhood that are locally designated as historic. That brings more effort to the project, starting at the planning stage. Michelle prepared and presented the couple’s renovation plans to the City’s Historic Preservation Board, which ultimately approved those plans as part of the project permitting process.

Though both are highly complimentary about those they worked with at the city level, the project did not come off without some bumps along the way. One came right away when they were told that the Frederickson House was historically designated for both its front exterior and interior. “We were told that

Continued on page 6

2025 LPNA projects & initiatives

By Ron Kashden

Some projects currently being worked on by your LPNA Board for the neighborhood's benefit:

- **Hudson Bayou restoration project (the bay):** Laurel Park has been a key participant in a multiple-neighborhood initiative to dredge Hudson Bayou and the restoration of its banks. Building upon a reserved \$1.2 million in penny tax funds, the LPNA is working to obtain additional funds to perform the work needed on that waterway.
- **Alderman Oaks Rezoning (neighborhood livability):** The landowner has requested for the parcel to be rezoned from residential to downtown mixed use. This would make the lot eligible for much more intensive use in the future-up to an 18-story building with no setback. LPNA reached out to local land-use expert Ron Collins for assistance, who determined that the application's traffic study was incomplete. The application will most likely have to go back to the planning board.
- **Osprey Court Street Vacation (neighborhood charm):** A developer requested vacating the street Osprey Court (on the edge of Laurel Park). Members of the LPNA met with the architects on the project and requested that they maximize the pedestrian experience (shade trees and wide sidewalks). The architects acknowledged the importance that the location has as an entrance to our historic leafy neighborhood.
- **Stormwater (neighborhood resiliency):** Members of Laurel Park are on the Coalition of City Neighborhood's Stormwater Committee, which is working on a city-wide initiative to perform past due maintenance on existing stormwater infrastructure and identify hot-spots for improvements. Oak Street and Ohio Place have been included on this list.

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Renovating a Historic Home in Laurel Park

Continued from page 4

after we bought the house—we couldn't believe it," said Michelle. That could have made the project both more complicated and more restrictive. But



310 S Osprey in 2020

after consulting with the experts at the City and learning regulations were more flexible for a private residence, the first major obstacle was overcome.

The couple got to work—Michelle focused on the vision and design and stepped in to unravel the red tape that came along the way. Paul handled the engineering work conversations and project management. They decided to work on one house at a time—living in one as the other home was renovated. "One of the best things someone can do for a project like this is live on site," recommended Paul. "You see what's taking place each day."

The results of their efforts of both construction and negotiation with the City and County: two renovated homes on separate lots and improved access. Each has a new Accessory Dwelling Unit behind it with garages on the street level and small living quarters above. "Now that the project is done, it is so satisfying to see how it turned out," said Paul. "Michelle's vision came to life."

The couple noted several sources of help aside from the contractors on the project. Former City attorney Robert Fournier; City Commissioner Jen Ahern-Koch, Sarasota Alliance for Historic Preservation's Erin DiFazio, and the Laurel Park

Neighborhood Association's Board of Directors (especially Ron Kashden) all were mentioned as helping along the way.

There are issues at the end of the project that the van Deventers feel still can be addressed for the neighborhood. One was a problem at both the city and county levels with the construction of the new ADUs behind the homes. Apparently when the city changed the code to allow ADUs throughout the city a few years ago, it was to have no impact on the Laurel Park and Gillispie Park neighborhoods where zoning already allowed ADUs. However, the new language for the remainder of the city replaced what was in place for the two neighborhoods and now requires that any new ADU be built to serve as an affordable rental unit. The van Deventers were able to receive a special exemption from the city for their project (the code change occurred after they started the project) after review and recommendation from the City Attorney. But new ADUs in the neighborhood will be reviewed under the new City-wide underlying code which is subject to periodic revisions.



310 S Osprey After Renovations Were Completed

Would they do it again? "My advice is to make a budget and then add 20% to it," Paul sighed. "But now that it's done, we love how it turned out. And we have people go by every week that tell us how much they love what has been done and how it's kept the character of the neighborhood. It brings so much enjoyment to us."

nyōka

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Graham Capital Wealth Management is based on K St in Washington DC, 3 blocks from the White House. But the good news is that we have an Office right next to Laurel Park, at the corner of Washington and Ringling.

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This is how we invest for our clients:

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When a large shareholder believes a company is being mismanaged, has excessive costs or has another problem that must be addressed to add value, the shareholder may voice their dissatisfaction and request specific action. Eventually, shareholders will demand immediate change that will benefit their positions (a sale, for example).

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Merger arbitrage is a market-neutral, event-driven investment strategy that we look to frequently when building our clients' portfolios. Merger arbitrage relies on the successful completion of mergers and acquisitions. Typically, when an acquisition is announced, the target company's stock will trade below the acquisition price due to uncertainty surrounding the deal. We can quantify and qualify those uncertainties to determine whether there is value in the prospective position.

Special Situations

Special situation investing occurs when companies announce corporate actions or specific events that materially impact their value and share price. These are generally short-term-oriented investments (one to two months) that have clear catalysts for share price appreciation and are not dependent on a company's financials or market fundamentals. This type of investment generally comprises a small portion of a given client's account.

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