



TOWN OF LONGBOAT KEY

Longboat Harbour Men's Club

March 17, 2026



TOWN OF LONGBOAT KEY

Introduction

Contact info:
dwilliams@longboatkey.org
941-289-1308

- NJ Native
- Served on the Rumson, NJ Planning and Zoning Board
- Moved to Longboat Key 2016
- Appointed to Longboat Key Planning and Zoning Board 2018
- Elected Longboat Key District 4 Commissioner 2021
- Elected vice-mayor 2025



TOWN OF LONGBOAT KEY

Form of Government

Town Commission

- 7 elected commissioners:
 - 5 districts and 2 at-large seats
 - 3-year terms/maximum 6 years in office
 - non-partisan
 - no compensation
- mayor and vice mayor selected annually by the Commission
- Town manager - weak mayor system
- monthly workshop and voting meetings
- Communications subject to Florida Sunshine Laws



2025 Town Commission

- Steve Branham, At-Large
- B.J. Bishop, At-Large
- Gary Coffin, District 1
- Penny Gold, District 2
- Ken Schneier, District 3
- Debra Williams, District 4
- Sarah Karon, District 5



TOWN OF LONGBOAT KEY

Town Leadership Team



Town Manager
Howard Tipton
(since 2023)



TOWN OF LONGBOAT KEY

Town Leadership Team



Assistant Town Manager
Isaac Brownman (since 2024)



Fire Chief
Paul Dezzi (since 2009)



IT Director
Jason Keen (since 2013)



Public Works Director
Charlie Mopps (since 2025)



PZ&B Director
Allen Parsons (since 2017)



Town Clerk
Trish Shinkle (since 2008)



Finance Director
Sue Smith (since 2013)



Police Chief
Russ Mager (since 2025)



TOWN OF LONGBOAT KEY

County Relationships

History

- Originally all within Manatee County
- Creation of Sarasota County in 1921 split the Key
- Incorporation of the Town in 1955
- Our original Town Charter was established in 1957
- All potable water and wastewater treatment is serviced by Manatee County
- Town defaults to Sarasota County Emergency Operations during a declared emergency
- Maintain continuous coordination with Manatee County during same time





TOWN OF LONGBOAT KEY

County Relationships

the Town works to maintain strong, professional relationships with both Counties

- Council of Governments – Sarasota County
- Economic Development Corporation – Bradenton Area and Sarasota County
- Metropolitan Planning Organization – plans & policies regional transportation issues
- Tourist Development Council – Bradenton and Sarasota
- Annual joint meetings with Manatee and Sarasota county commissions
- Manasota League of Cities (regional league of Florida League of Cities)
- Florida League of Cities – “Local voices making local choices”



TOWN OF LONGBOAT KEY

Transportation Projects

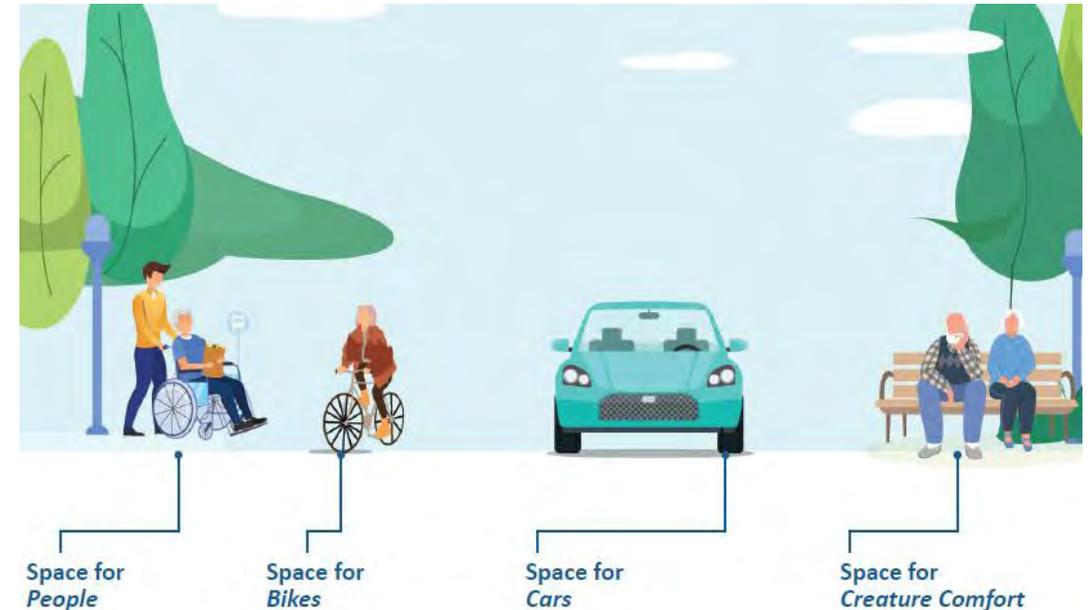
- Gulf of Mexico Drive (S.R. 789) Complete Streets Corridor Plan
- Broadway Street Roundabout
- Longboat Pass Bridge
- Cortez Bridge



TOWN OF LONGBOAT KEY

Gulf of Mexico Drive (S.R. 789) Complete Street Corridor Plan Overview

- Plan completed in December 2022
- **Purpose:** Create a concept plan roadmap for a full 10-mile corridor
- safety enhancements
- improve vehicle movement (turn lanes and curb separators)
- safer pedestrian crossings
- wider trail and bike lanes
- aesthetics





TOWN OF LONGBOAT KEY

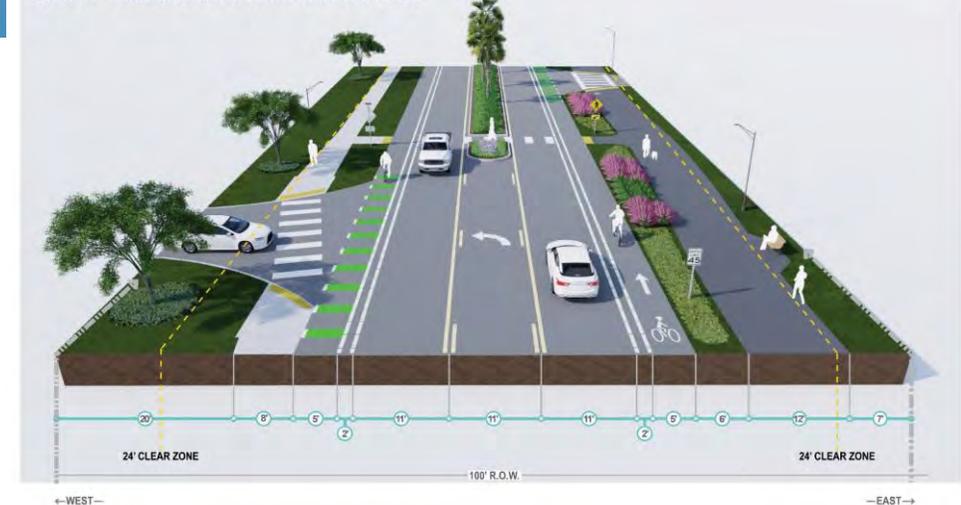
Gulf of Mexico Drive (S.R. 789) Complete Street Corridor Plan Overview

Roadway Typical Section Details:

- 12-foot wide Multi-Use Trail on the east side
- 7-foot wide buffered bicycle lanes along GMD
- Intersection improvements, such as Roundabouts
- Turn lanes into higher volume developments
- Curbed landscape medians where appropriate
- Raising the roadway at key locations
- Filling in 6-foot sidewalk gaps on the west side
- Improve sight distance at intersections
- Enhance pedestrian crossing opportunities (with raised medians)
- Basic aesthetic improvements such as native, resilient landscaping, pavers, and wayfinding.

Recent KHA input: trail and bike lane elements still valid for e-bikes.

45 MPH - RPM BIKE LANE WITH TURNING LANE



GULF OF MEXICO DRIVE COMPLETE STREETS STUDY

LONGBOAT KEY, FLORIDA | CONTACT: COLLEEN MCGUIE, AICP (941) 529-8166 | NOVEMBER 2021



GULF OF MEXICO DRIVE COMPLETE STREETS STUDY

LONGBOAT KEY, FLORIDA | CONTACT: COLLEEN MCGUIE, AICP (941) 529-8166 | NOVEMBER 2021





Why a Broadway Roundabout?

- safer vehicular turning and slower vehicle speed
- safer bicycle and pedestrian crossings
- better aesthetics
- includes 2,000 feet of **Complete Street Improvement**
- FDOT \$8.3 million budgeted for construction and environmental mitigation.
- Anticipated Schedule:
 - FDOT project bid opening: **September 2026**
 - Contractor Notice to Proceed (NTP): **January 2027**
 - 18-Month to Completion: **July 2028**





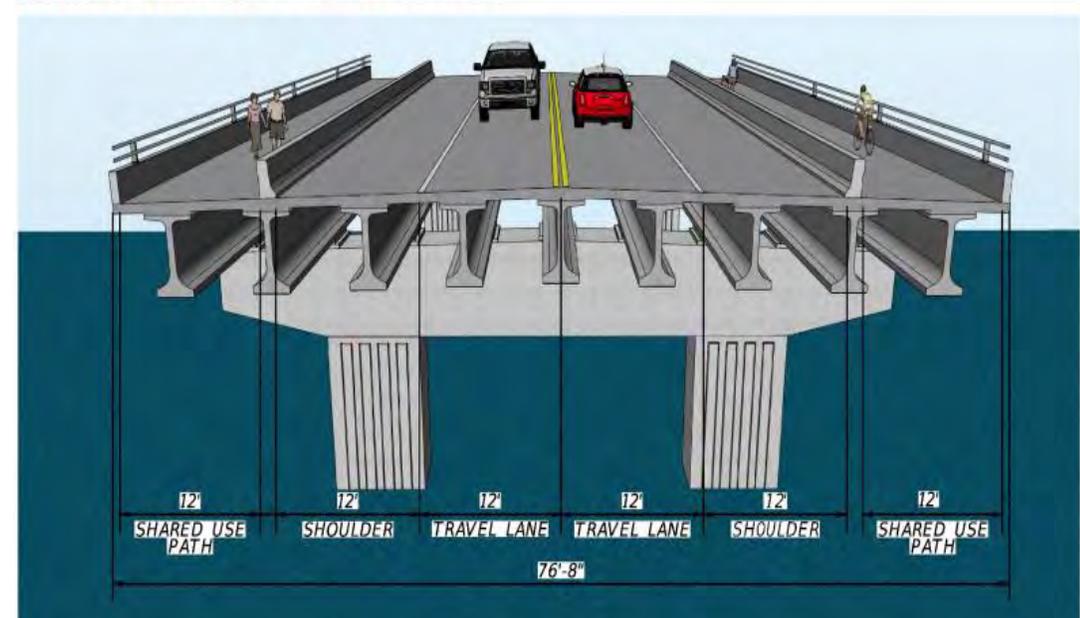
Longboat Pass Bridge Replacement

Background and PD&E Alternatives Analysis Results

- Built in 1957/Typical 50-year service life
- improved in 2005 and 2020
- FDOT began Project Development & Environment Study (“PD&E”) in early 2020 to analyze bridge alternatives.
 - Preliminary construction costs below:
 - Low-Level Single Leaf Bascule: \$176 million
 - Low-Level Double Leaf Bascule: \$185 million
 - Mid-Level Single Leaf Bascule: \$184 million
 - Mid-Level Double Leaf Bascule: \$194 million
 - **High-Span Fixed Bridge: \$138 million**

- **High-Span fixed bridge preferred by FDOT**

PROPOSED BRIDGE TYPICAL SECTION



Bridge Notes:

- **High-Span: No Bridge Openings for Navigation**
- Wider Travel Lane Shoulders for flex and transit
- Wider Shared Use Path/ Multi-Use Trail



TOWN OF LONGBOAT KEY

Cortez Bridge Replacement

- replace the current drawbridge with a fixed span bridge constructed next to the current bridge
- Design expected to be completed early 2026
- bid opening is scheduled for late **March 2026**
- Estimated Construction Cost is \$129.9 million
- Estimated Construction timeline:
 - **Commence September 2026**
 - **1,200 days to construct** (i.e., 3 years and 4 months)
- tentative completion date is late 2029/early 2030



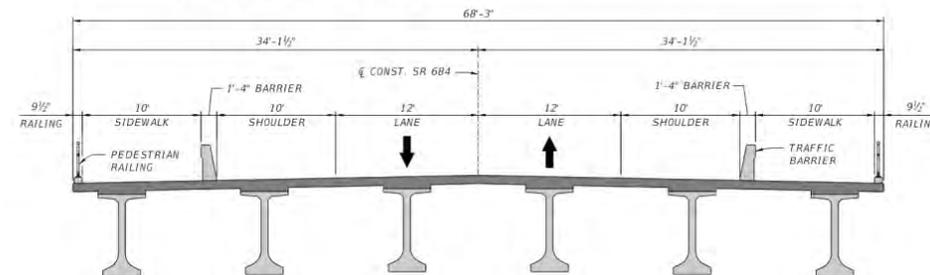
Proposed Typical Section

Bridge

68'-3" Overall Width
Two 12-Foot Travel Lanes
Two 10-Foot Shoulders
Two 10-Foot Sidewalks

Roadway

11-Foot Travel Lanes
6-Foot Bike Lanes
10-Foot Sidewalks





TOWN OF LONGBOAT KEY

Cortez Bridge Replacement



Rendered Images



- Canal Program
- Subaqueous Wastewater Force Main Project
- Property Tax (FLC Info)
- Volunteer Opportunities
- Upcoming Meetings and Events



TOWN OF LONGBOAT KEY

Canal Navigation Maintenance Program (Dredge)

Public Workshops

Come to a public workshop for an in-depth briefing by our canal program team!

Where:
Bayfront Park

When:
March 17th @ 1:30 pm or 4:30 pm
March 18th @ 1:30 pm or 4:30 pm

Questions and Feedback Welcome!



TOWN OF LONGBOAT KEY NAVIGATION MAINTENANCE PROGRAM BRIEFINGS



Come and hear the program benefits and how the proposed funding will affect you!

Residents are invited to attend a meeting to learn more about the proposed Canal Navigational Maintenance Program and how it supports safe and healthy waterways throughout the Town.



Where and When

Bayfront Park
4052 Gulf of Mexico Drive
Longboat Key, FL 34228
March 17th, 1:30pm or 4:30pm
March 18th, 1:30pm or 4:30pm



Community Funding Update

Approved funding would be collected on your property tax bill using ad valorem taxes and/or non-ad valorem assessments, providing a transparent & equitable collection method.



Collaborative Ideas & Sharing

Have an opportunity to ask questions and provide feedback.

1:30PM OR 4:30PM

MARCH 17TH AND 18TH



Contact Us
941-893-1632



Email Us
canaldredging@longboatkey.org



Our Location
Bayfront Park, LBK





TOWN OF LONGBOAT KEY

Subaqueous Wastewater Force Main Project

Overview:

- New Subaqueous Wastewater Force Main pipe to be placed parallel to the existing pipe. Will handle all wastewater flow from LBK to Manatee County.
- Existing pipe in service since 1975.
- Large pipe leak in 2020 on Long Bar property on the eastern side of the Bay.
- Town Commission accelerated the new pipe project.
- Utility rates are used to cover costs, with up-front capital costs handled by grants and low-interest state water loans.
- Design and permitting are about 75% complete.
- Estimated total construction cost is roughly \$33 million at this time.
 - Design and environmental details still being finalized.
- Construction anticipated to start later this year. Pipeline work to take up to 14 months. Mitigation/restoration to follow.





TOWN OF LONGBOAT KEY

Property Tax

KEEPING FLORIDA...
FLORIDA



THE “FLORIDA FORMULA”
Local services support Florida’s
unique quality of life.

Florida’s long-standing formula of low taxes, limited government, and cost-efficient local services contributes to our state’s distinctive character. In fact, Florida ranks among the best in the nation for taxpayer return on investment (ROI), meaning **Floridians get some of the best value in public services for the taxes they pay.**

In Florida, local governments deliver efficient, disciplined spending, even in the face of rising costs. That’s why Florida’s effective property tax rate is about half that of Texas. Preserving this proven “Florida formula” will ensure Florida remains a desirable place to live for our residents.

Unfortunately, plans to upend Florida’s tax system (under the guise of “tax reform”) threatens to disrupt this formula, and will likely benefit snowbirds and special interests at the expense of full-time Florida homeowners.



“Dollars and decisions”
belong close to home.

Florida’s 400+ communities have unique needs. Allowing local leaders, who are directly accountable to residents, to address these needs helps maintain effective, efficient, and responsive community services. **That’s part of the “Florida Formula.”**

Today, most of Florida’s tax dollars are raised and spent locally, not sent off to a distant capital. This local focus leads to better-tailored decisions and greater accountability. That’s why Florida voters approved 89% of local tax referenda in the 2023-24 election cycle—and a total of 177 times between 2010 and 2022—directing funding to priorities like schools, infrastructure, and public safety. When voters see value, they vote “yes.”

Centralizing property tax decisions in Tallahassee would ignore the unique differences between Florida’s communities and erode the accountability that comes when spending is controlled close to home.





TOWN OF LONGBOAT KEY

Property Tax

	FY 2026 Adopted	% of General Fund Budget
Ad Valorem Revenue	\$18,328,665	75.46%
Police	\$4,563,442	18.91%
Fire/Rescue	\$9,512,720	39.43%



TOWN OF LONGBOAT KEY

Property Tax

If all homesteaded properties on Longboat Key were exempt from property taxes:

- 22% decrease in overall valuations
- Loss of \$4,000,000 tax revenue to the general fund



TOWN OF LONGBOAT KEY

Property Tax

STATEWIDE PROPERTY TAX BREAKDOWN

Statewide, here's how a dollar breaks down across core services



34.9 cents go to the county - \$19,256,830,818

38.9 cents to the school district - \$21,481,626,417

15.7 cents to the municipality - \$8,671,955,841

10.5 cents to other & special districts - \$5,765,564,310

Cities deliver a big **“bang for the buck”** with just a small slice of property tax dollars.



2025



TOWN OF LONGBOAT KEY

Property Tax

Protecting Longboat Key: Local Dollars, Local Decisions

Q: WHY ARE LOCAL PROPERTY TAXES IMPORTANT TO LONGBOAT KEY?

A: Local property taxes are the backbone of the services that keep Longboat Key safe, sustainable, and well-managed. They fund police and fire rescue, stormwater systems, beach renourishment, roadway maintenance, parks, and clean water services. These investments are guided by leaders who live in and serve the community, ensuring every dollar is accountable and used for the benefit of residents and visitors.

Q: WHAT HAPPENS IF WE ELIMINATE PROPERTY TAXES?

A: Eliminating property taxes would not erase costs; it only shifts them. Without property taxes, Longboat Key could face higher sales taxes, new service fees, or deep cuts to essential services like police, fire rescue, and beach management. It would also strip away local control, moving important budget decisions to Tallahassee, where priorities may not align with Longboat Key's needs.

Q: WHY NOT REPLACE PROPERTY TAXES WITH SALES TAXES?

A: Sales taxes fluctuate with tourism and the economy, making them an unstable funding source for essential services. Property taxes provide steady, predictable revenue that allows the Town to plan long-term, especially for projects like undergrounding utilities and beach nourishment that require years of commitment.

Q: HOW DO PROPERTY TAXES IMPACT QUALITY OF LIFE?

A: Property taxes make possible the services that define life on Longboat Key: safe streets, clean beaches, storm response, recreational amenities, and infrastructure maintenance. Without them, residents could face reduced services or higher alternative fees. These investments ensure the Town remains a desirable place to live, visit, and retire.

Q: ISN'T FLORIDA ALREADY A LOW-TAX STATE?

A: Yes. Florida is one of the most tax-efficient states in the nation, and Longboat Key reflects this efficiency. Specifically, our property tax burden is lower than that of many other jurisdictions with a millage rate of 1.9600. This allows the Town to provide exceptional services while keeping costs reasonable for homeowners. The Florida Formula, keeping decisions and dollars local, ensures residents enjoy both low taxes and high-quality services.



TOWN OF LONGBOAT KEY

Volunteer Opportunities

The Town currently has established five permanent Advisory Boards/Committees:

- Planning and Zoning Board (*generally meets monthly*)
- Zoning Board of Adjustment (*scheduled for monthly meetings, but meets as needed*)
- Consolidated Retirement System Board of Trustees (*meets quarterly*)
- Investment Advisory/Finance Committee (*meets quarterly*)
- Citizen Tax Oversight Committee (*meets annually*)

Term Expirations and Vacancies in 2026:

- Zoning Board of Adjustment – Two terms expire in May.
- Citizen Tax Oversight Committee – Four terms expire in May.





Volunteer Opportunities

➤ The Town has one citizen (registered voter) representative on each of the following outside Boards/Committees:

- Sarasota County Bicycle/Pedestrian/Trail Advisory Committee
 - *(Term expires 2026)*
- Metropolitan Planning Organization Citizens Advisory Committee
 - *(One Vacancy as of January 14, 2026)*
- Sarasota County Citizens Oversight Committee Public School Facility Planning
 - *(Term expires May 2027)*

Additionally, the Town has a Volunteer Program where residents work directly with an assigned department.



TOWN OF LONGBOAT KEY

Volunteer Program

The Town of Longboat Key Volunteer Program seeks to provide opportunities for volunteers to actively participate in and make a meaningful contribution to the operations of the Town of Longboat Key.

- Eligibility – Any individual (at least 18 years of age) who wishes to contribute personal services to the Town
- Volunteer Opportunities can be found on the Town website
 - General Assistance, answer phones, help with mailings, scanning assistance, etc.
 - Skill-specific, such as Web Designer
- Must complete a Volunteer Application and Background Consent



WE WANT YOU!



TOWN OF LONGBOAT KEY

Upcoming Commission Meetings

- **Statutory Meeting:** March 23rd, 11:00 a.m.
- **Special Meeting:** March 23rd, 1:00 p.m.
- **Regular Workshop:** March 23rd, 2:00 p.m.
- **Special Workshop:** April 6th, 10:00 a.m.
- **Regular Meeting:** April 6th, 1:00 p.m.
- **Special Workshop:** April 20th, 10:00 a.m. (*Seaplace Clubhouse*)

*All meetings take place at Town Hall, 501 Bay Isles Road, Commission Chambers, unless otherwise noted.



TOWN OF LONGBOAT KEY

Other Upcoming Meetings

- **Zoning Board of Adjustment:** Regular Meeting, March 19th, 9:30 a.m.
- **Citizens Tax Oversight Committee:** April 2nd, 8:30 a.m.
- **Planning & Zoning:** Special Workshop, April 13th, 9:15 a.m.
- **Zoning Board of Adjustment:** Regular Meeting, April 16th, 9:30 a.m.
- **Planning & Zoning:** Regular Meeting, April 21st, 9:15 a.m.

*All meetings take place at Town Hall, 501 Bay Isles Road, Commission Chambers, unless otherwise noted.



- **Let's Talk Longboat:**

March 17, April 14 3:00 pm

Bayfront Park Recreation Center (4052 GMD)

- **Fire Rescue Open House:**

March 25th, 11:00 a.m. – 2:00 p.m., South Fire Station (2162 GMD)

- **Buttonwood Neighborhood Improvements:**

April 1st, 5:00 p.m. – 7:00 p.m., Bayfront Park Recreation Center (4052 GMD)

- **Cops, Cars & Coffee:**

April 25th, 8:00 a.m. – 10:00 a.m., Whitney Plaza (6920 GMD)



TOWN OF LONGBOAT KEY

Stay Up To Date!

Stay informed by following the Town via website or social media!

- **Website:** www.longboatkey.org
- **Facebook:** <https://www.facebook.com/TownofLBK>
- **Instagram:** <https://www.instagram.com/townoflbk>
- **X (formerly Twitter):** <https://x.com/TownofLBK>
- **LinkedIn:** <https://www.linkedin.com/company/town-of-longboat-key>