



This meeting will be live streamed via the Town's website.

Town of Longboat Key Town Commission

Town Hall, 501 Bay Isles Road

Longboat Key, FL 34228

www.longboatkey.org

Ken Schneier, Mayor; Debra Williams, Vice Mayor;

Gary Coffin, District 1; Penny Gold, District 2;

Sarah Karon, District 5; B.J. Bishop, At-Large

Steve Branham, At-Large

AGENDA REGULAR MEETING MARCH 2, 2026 - 1:00 PM

1. Call to Order and Pledge of Allegiance

2. Pledge of Public Conduct

- We may disagree, but we will be respectful of one another.
- We will direct all comments to issues.
- We will avoid personal attacks.
- Audience members wishing to speak must be recognized by the Chair.
- Speaking without being recognized will be considered "Out of Order."

3. Public to be Heard

Opportunity for the Public to Address the Town Commission

At each meeting, the Town Commission sets aside time for the public to address issues not on the agenda.

4. Reports

A. Committee Reports

B. Citizens Academy of Government Graduation

C. Proclamation - Flood Awareness Week, March 9-15, 2026

5. Consent Agenda

The Consent Agenda is intended to streamline formal action on routine matters. Any Commissioner may remove an item from the Consent Agenda and place it on the Regular Meeting Agenda without the need for a motion, second, or vote. If no items are removed, the Consent Agenda is approved in its entirety through a single motion, second, and vote, and the items are not subject to discussion. An affirmative vote on the Consent Agenda constitutes formal approval of the recommended action identified for each item.

A. Approval of Minutes

To approve the February 2, 2026, Regular Meeting and the February 17, 2026, Regular Workshop minutes.

Recommended Action: Approve the Meeting Minutes.

B. Resolution 2026-04, Annual Beach Funding

The State of Florida Beach Management Funding Assistance Program is a recurring source of funding for the Town's beach nourishment projects. An annual beach funding resolution is required to accompany the Town's Local Government Funding Request application for State cost-sharing grants.

Recommended Action: Pass Resolution 2026-04

C. Resolution 2026-06, Adoption of the 2025 Sarasota County Local Mitigation Strategy (LMS) Plan

Since October 1999, the Town formally adopted both Sarasota and Manatee County Local Mitigation Strategy documents by Resolution, which require updates every 5 years, with the last update completed in 2025. Through participation, the Town is eligible for future pre- and post-disaster mitigation funding opportunities, such as the Hazard Mitigation Grant Program awards.

Recommended Action: Pass Resolution 2026-06.

D. Resolution 2026-07, Florida Department of Transportation Maintenance Agreement for Overlook Park

Resolution 2026-07 corrects an error and repeals Resolution 2026-03, passed by the Commission at the February 2, 2026, Regular Meeting. Resolution 2026-07 authorizes and memorializes the Town's agreement to maintain certain aspects of Overlook Park that the Town has been maintaining and authorizes the Town Manager, or designee, to execute the associated agreement and future amendments with the Florida Department of Transportation (FDOT) when required.

Recommended Action: Pass Resolution 2026-07.

E. 2026 Town Commission Meeting Calendar

To approve the following amendments to the 2026 Commission Meeting Calendar:

- Reschedule: the Town Commission June Special Workshop (Budget) and the June Regular Workshop from June 29, 2026, at 10:00 a.m. and 1:00 p.m., respectively, to June 22, 2026, at 10:00 a.m. and 1:00 p.m.;
- Reclassify: the June 29, 2026, Regular Workshop as a Special Meeting for the purpose of setting the maximum millage rate for Fiscal Year 2026–2027, at 10:00 a.m.;
- Cancel: the July and August Regular and Workshop meetings pursuant to Article II, Section 13, of the Town Charter;
- Add: a Joint Meeting with the Sarasota City Commission on October 7, 2026, at 1:00 p.m., to be held at Town Hall, Longboat Key;
- Add: a Joint Meeting with the Sarasota County Board of County Commissioners on October 14, 2026, at 1:00 p.m., to be held at the Sarasota County facilities on Apex Road, Sarasota.

Recommended Action: Approve the amendments to the 2026 Town Commission Meeting Calendar.

F. Special Litigation Counsel

To approve the engagement of Special Litigation Counsel with the firm of Garcia Dell P.A., involving the enforcement of Unsafe/Unfit Structure pursuant to Town Code 150.21, as to the property located at 6541 Gulfside Road, Longboat Key, Florida, and owned by 6500 Gulfside Road, LLC (6500 Gulfside).

Recommended Action: Approve the execution of the Engagement Agreement.

6. Ordinances, Resolutions, and Public Hearings

A. Ordinance 2026-01 - Amending Chapters 150 and 158 of the Town Code

Second reading and public hearing to consider Ordinance 2026-01, amending Chapters 150 and 158 of the Town Code to remain in compliance with new State mandates relating to required milestone inspection rules and operational limits on charter schools to ensure enforceability of local land use regulations.

Recommended Action: Following the public hearing, adopt Ordinance 2026-01.

B. Ordinance 2026-02, Amending Chapter 158 of the Town Code

First reading and public hearing of Ordinance 2026-02, amending Chapter 158 of the Town Code to add Section 158.120, Solar Energy Systems. At their January 27, 2026, Planning and Zoning (P&Z) Board regular meeting, the P&Z Board recommended approval and forwarded the Ordinance for Town Commission consideration.

Recommended Action: Following the first reading and public hearing, pass Ordinance 2026-02 and forward it to the April 6, 2026, Regular Meeting for second reading and public hearing.

C. Ordinance 2026-04, Amending Chapter 158 of the Town Code

First reading and public hearing of Ordinance 2026-04, amending Chapter 158, Section 158.115, to temporarily suspend the imposition of the Parks and Open Space Land Acquisition Fee. Raftelis Financial Services prepared a technical report recommending replacing the current Land Acquisition Fee with a population/growth-based Parks and Recreation Impact Fee that meets all applicable statutory requirements. Until a replacement impact fee is established, staff recommends temporarily suspending the current Land Acquisition Fee.

Recommended Action: Following the first reading and public hearing, pass Ordinance 2026-04 and forward it to the April 6, 2026, Regular Meeting for second reading and public hearing.

D. Ordinance 2026-06, Amending Chapter 150 of the Town Code

First reading of Ordinance 2026-06, amending Chapter 150, Section 150.18, regarding private provider plan review and inspections. During a review of the Town Code, staff identified a minor inconsistency with Florida Statutes. Ordinance 2026-06 corrects this inconsistency and expands property owners' options to use private provider services for plan review and inspections, in alignment with state law.

Recommended Action: Following the first reading, forward Ordinance 2026-06 to the April 6, 2026, Regular Meeting for second reading and public hearing.

E. Resolution 2026-05, Amending the Fiscal Year 2025 (FY25) Budget

Public hearing to consider Resolution 2026-05 to amend the FY25 Budget. The Emergency Management Department, which tracks storm-related damages, requires an additional budget amendment of \$48,500 to pay an invoice for emergency road clearance services recently received. The work was completed in October 2024 and has been confirmed.

Recommended Action: Following the public hearing, pass Resolution 2026-05.

F. Resolution 2026-08, Submission of a State Revolving Fund Loan Application and Agreement

On March 11, 2025, electors of the Town of Longboat Key approved a Referendum to pursue a loan under the State's Revolving Fund (SRF) Loan Program to finance the construction of a redundant Subaqueous Wastewater Force Main. Resolution 2026-08 authorizes the submission of the SRF loan application and loan agreement and designates the authorized signing authority for the documents.

Recommended Action: Pass Resolution 2026-08.

7. Town Commission Comments

8. Town Attorney Comments

9. Town Manager Comments

10. Adjournment

No verbatim record by a certified court reporter is made of these proceedings. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at these proceedings upon which any appeal is to be based (see Section 286.0105, Fla. Stat.).

In accordance with the Americans with Disabilities Act and Section 286.26, F.S., persons needing a reasonable accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 seventy-two (72) hours in advance of this proceeding. If you are hearing impaired or require an alternative means of communication, utilize Florida Relay Service by dialing 7-1-1 (TTY) or one of the following toll-free numbers:

1-800-955-8770 (Voice), 1-800-955-1339 (ASCII), 1-877-955-8260 (VCO-Direct), or 1-800-955-5334 (STS).