M E M O R A N D U M

Date: September 22, 2015

TO: Dave Bullock, Town Manager
FROM: Steve Schield, AICP, ASLA, CFM, Town Planner
James Linkogle, CFM, Public Works Project Manager, CRS Coord.

THROUGH: Alaina Ray, AICP, PZB Director
Juan Florensa, Public Works Director

SUBJECT: Resolution 2015-23, Adopting the 2015 Floodplain Management Plan

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Background

As part of the Community Rating System (CRS) recertification cycle associated with the National Flood Insurance Program (NFIP), the Town must update its Floodplain Management Plan via resolution. In order to maximize credit for maintaining discounts on NFIP Flood Insurance policies, the Town formed a committee that included appropriate departmental staff and the public. At least one-half of the members needed to be representatives of the public or community stakeholders.

The committee was chaired by Steve Schield, Planner (extra credit was given if the committee was chaired by someone with an AICP certification), and committee members were Steve Carr, contractor; George Ceshker, insurance agent; Michael Drake, real estate representative; Neil Fleet, property management representative; and Marge Suarez, property management representative. James Linkogle, Public Works Project Manager, served as staff liaison to the committee. The committee met eight times from April through September.

Recommended Action

The committee reviewed and prepared revisions to the current plan. The committee is recommending Town Commission approval of the updated 2015 Floodplain Management Plan and adoption via Resolution 2015-23.

Attachments:
2015 Floodplain Management Plan
Proposed Resolution 2015-23

TOWN OF LONGBOAT KEY

FLOODPLAIN MANAGEMENT PLANNING

AND THE

Community Rating System (CRS)

NFIP/CRS

FEMA

WHY A FLOODPLAIN MANAGEMENT PLAN ?

A COMPREHENSIVE COMMUNITY PLAN TO MEET THE IDENTIFIED PRIMARY :

CRS OBJECTIVES

CRS RESPONSIBILITIES

CRS ACTIVITIES

FLOODPLAIN MANAGEMENT PLAN

CRS OBJECTIVES

- Reduce flood losses
- Facilitate accurate insurance rating
- Promote the awareness of flood insurance

FLOODPLAIN MANAGEMENT PLAN

CRS RESPONSIBILITIES

- Full Compliance with NFIP
- Coordinate CRS Activities
- **Participate In The 5 year Cycle Verification Process and Annual Recertification**

FLOODPLAIN MANAGEMENT PLAN

CRS ACTIVITIES

- **FOUR MAIN SCORING CATAGORIES**
  - PUBLIC INFORMATION
  - MAPPING & REGULATIONS
  - **FLOOD DAMAGE REDUCTION**
  - FLOOD PREPAREDNESS

FLOODPLAIN MANAGEMENT PLAN

- **FLOOD DAMAGE REDUCTION**

CRS ACTIVITY 510

- **2015 UPDATE OF THE FLOODPLAIN MANGEMENT PLAN**

FLOODPLAIN MANAGEMENT PLAN

Per the 2013 CRS Coordinator's Manual

The Town is classified a Category "C" Community:

A community with 10 or more repetitive loss properties that have not been mitigated.

A Category C community must:

Prepare a floodplain management plan,

WHICH INCLUDES A REPETETIVE LOSS ANALYSIS.

Per the 2013 CRS Coordinator's Manual

- A community must update the plan at least every five years.
- The plan must be an official plan of the community, not an internal staff proposal.
- "Adopted" means that there is a resolution or other formal document that is voted on by the community's governing body.

A note in the minutes or passage via a consent agenda is not credited.

FLOODPLAIN MANAGEMENT

Per the 2013 CRS Coordinator's Manual

- The adoption of the Floodplain Management Plan is required to maintain the Town's CRS rating and flood insurance discounts.
- CRS points are allocated for a plan that follows the CRS manual's 10-step planning process.

FLOODPLAIN MANAGEMENT

- **FLOOD DAMAGE REDUCTION**

CRS ACTIVITY 510

- **COMMITTEE OF LOCAL STAKEHOLDERS**

❖ FLOODPLAIN MANAGEMENT PLAN COMMITTEE

Steve Schield, Town Planner, Chair

Steve Carr, General Contractor

George Ceshker, Insurance

Michael Drake, Real Estate

Neil Fleet, Property Management

Marge Suarez, Property Management

James Linkogle, Town CRS Coordinator, Staff Liaison

TOWN OF LONGBOAT KEY

FLOODPLAIN MANAGEMENT PLAN

QUESTIONS ?

Town of Longboat Key
Floodplain Management Plan

October 5, 2015
Commission Regular Meeting

Town of Longboat Key
Floodplain Management Plan

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TOWN OF LONGBOAT KEY
2015
FLOODPLAIN MANAGEMENT PLAN

Coordinated with Sarasota County Local Mitigation Strategy

INTRODUCTION

The Town of Longboat Key is a Coastal Barrier Island located along the Gulf of Mexico within southwestern portion of Manatee County, and the northwestern portion of Sarasota County. The community occupies approximately 4.92 square miles. The Town of Longboat Key was incorporated as a Township in 1955. The Town has experienced a steady growth rate with the largest occurring between the early 1970's through the early 1990's. The Town's full time population according to the 2013 Census was listed as 7082. The Town of Longboat Key experiences as most coastal communities in Florida, an increase in population during the winter months, and the population can swell to 20,000 plus including resorts, hotels and rental unit population. The Town has, according to the same census, 8814 residential units, with 5224 listed as vacant properties, or rental units.

Situated in a subtropical climate, the Town experiences a distinct wet and dry season. The wet season extends from June through September. During this period, the Town receives approximately two-thirds of its average annual rainfall. Topography in the area is generally flat and low with elevations ranging from sea level to 12 feet National Geodetic Vertical Datum (NGVD). The average island elevation is approximately 7 feet NGVD.

ORGANIZE, INVOLVE PUBLIC, COORDINATE ACTIVITIES

PLANNING

The Town completed the process of updating the Comprehensive Plan in December of 2007 and updates to the Comprehensive Plan were done in 2012 and 2013 to encourage the redevelopment of older pre-firm properties. These processes offered the community with many opportunities to provide input into the new comprehensive plan. The Town also held meetings with representatives from outside agencies related to issues and concerns including long term comprehensive plan goals and objectives. The Comprehensive Plan includes elements of goals and objectives utilized in this Floodplain Management Plan and vice versa.

The Town of Longboat maintains a Hurricane and Emergency Management and Response Plan, which is updated yearly. The Town coordinates its disaster management practices with both Manatee and Sarasota County Emergency Operation Center functions, Comprehensive Emergency Management Plans and Continuity of Government Plans. The Town also participates in both County Local Mitigation Strategy (LMS) working groups. The purpose of the LMS is to coordinate mitigation efforts with participating jurisdictions, identify, score, rank and prioritize projects and initiatives that are mitigating in nature. Since flooding is a risk associated with all participating communities the related elements of the mitigation projects are focused towards reducing natural hazard impacts to the communities. Both Manatee and Sarasota County and all municipalities within the Counties have a participation in the approval process of the LMS plans. The Local Mitigation Strategies were all used as resources for the participating

communities to develop and secure individual local Floodplain Management Plans for accreditation under the Community Rating System.
Current updates of the LMS are underway in both counties to be completed by spring of 2016.

The Town also coordinates planning efforts with the Tampa Bay and Southwest Florida Regional Planning Councils.

In October 2013 the Town had a community study done by the Urban Land Institute (ULI). The ULI Advisory Services Panel report did an analysis of the existing conditions in the Town and its future. The ULI study made the following recommendations in regards to climate adaptation and coastal resiliency:

> "As a coastal community, Longboat Key is faced with the challenge of rising sea levels brought about by climate change. Rising sea levels exacerbate the frequency, intensity, and scope of devastation caused by natural hazards— particularly flooding, wave forces, and storm surges. With Longboat Key being a narrow strip of land surrounded by water, even modest sea-rise projections portend a formidable future, absent an appropriate long-term climate adaptation and coastal resiliency strategy. Seasonal flooding already affects low-lying coastal neighborhoods on the key, and completely washed out a beach on the island's northern end. Thorough implementation of proper adaptation and resiliency strategies will help not only preserve, but also protect the community's economy, habitat, people, and infrastructure. Continued development along the coast exposes the town to more risk and will cause the cost of natural hazards to grow worse. An appropriate climate adaptation and coastal resiliency plan to protect the town minimizes flooding costs, lowers insurance premiums, and drives down the cost of doing business in the city—all while enhancing economic development and improving quality of life. Preservation and protection of the waterfront means future generations can enjoy the town locals take pride in and visitors have come to love. To minimize the impact of sea-level rise, the town must look to strategies focused on flooding, wave forces, and storm surges."
>
> **Recommendations:**
>
> 1. Research and understand new insurance.
> 2. Reestablish, maintain, and promote native vegetation along the coastline.
> 3. Implement planning management tools such as setbacks and buffers, and zoning plus development regulations and incentives.
> 4. Improve access to education and information, particularly through coastal monitoring systems, advisory notice, and evacuation plans.
> 5. Coordinate neighborhood plans with city and regional strategies.
> 6. Link outcomes of site analysis, vulnerability assessment, and resilience enhancement to the waterfront planning process.

A follow-up ULI study committee has discussed the recommendations and how they will be implemented to minimize flooding costs, lower insurance premiums and lowering the cost of doing business in the Town.

To progress the floodplain planning process the Town Manager has staff representatives of the Planning, Zoning, Building, Public Works, Police and Fire Departments which include the Town Planner, Public Works Project Manager, and Building Official. They have expertise in preventive measures, property protection, emergency services, structural flood control projects,

and public information. The staff members also participate with the Sarasota and Manatee County Local Mitigation Strategy (LMS) Working Groups and coordinated effort for Programs for Public Information and Outreach strategies, Early Flood Warning capabilities, flood disaster preparedness, post disaster recovery efforts and potential mitigation grant opportunities.

FLOODPLAIN MANAGEMENT PLAN COMMITTEE (FMP)

In order to improve the effectiveness of floodplain management, the Town Manager appointed a Floodplain Management Plan Committee in March of 2015, to provide a broad spectrum of experience and perspective in order to update the Floodplain Management Plan (FMP). The following members are currently serving on the FMP:

FMP Committee Members:

1. Town of Longboat Key Staff:

    - Planning & Zoning – Steve Schield, AICP, ASLA, CFM, Town Planner
      Mr. Schield is a certified planner, Landscape Architect, Building Plan examiner and Certified Floodplain Manager. He currently chairs the FMP.

    - Public Works - James Linkogle, CFM, Project Manager. Mr. Linkogle is a Certified Floodplain Manager since 2001, serves as the Town's CRS Coordinator and currently serves as the Chairman of the Florida Floodplain Managers Association, a State Chapter of the national Association of State Floodplain Managers. . He serves as staff liaison to the FMP with no voting rights.

    - Building – Darin Cushing, CBO, CFM, Building Official. Mr. Cushing is a Certified Building Official and a Certified Floodplain Manager. He also serves as staff liaison to the FMP with no voting rights.

2. Public Sector Members:

    Flood Insurance – George Ceshker, 220 General Lines License Property and Casualty, Secur-All Insurance Agency. Mr. Ceshker has owned an insurance agency on Longboat Key for the past 7 years, and has been a resident of the Town for over 19 years. He writes flood insurance policies and advises clients on flood insurance related issues.

    Building Industry – Steve Carr, Carr Construction. Mr. Carr is a building contractor and has built numerous high end homes in the Town over the last 37 years. Most of his experience is in the construction of homes within the floodplain and high hazard areas. Mr. Carr is a 36 year resident of the island.

    Business - Neil Fleet, LCAM, CMCA, Advanced Management, Inc. Mr. Fleet manages over 9 Homeowners Associations on Longboat Key. All of which are located within the floodplain. He has been managing properties on Longboat Key for over 9 years.

    Property Owners – Marge Suarez, LCAM, CMCA, AMS. Ms. Suarez manages one of the most expensive condominium projects (The Pierre) on Longboat Key. The condominium

site had a successful LOMR approved in 2013, which greatly reduced the cost of flood insurance.

Real Estate/Business – Michael Drake. Mr. Drake is a licensed Real Estate Agent and has managed existing condominiums and developed new housing projects on the island.

The following is a result of the current Floodplain Management Plan Committee process.

The Committee meeting minutes and exhibits are included in the appendices to this plan.

ASSESS HAZARD - ASSESS PROBLEM

RISK ASSESSMENT

Flooding results from two major sources, rain fall events that exceed the 25 year 24 hour threshold, (especially when coinciding with lunar high tides), and Tropical Storms, especially when they reach Hurricane intensity. Coastal areas are subject to storm surge and tidal action from the Gulf of Mexico. Upland areas and lower, flatter areas, which have tidally influenced drainage systems, are subject to more repetitive flooding. Land development that has increased runoff volume can and occasionally overwhelms the natural influences associated with tides and elevated water tables, limited and manmade drainage systems. Effects of rainfall and storm surge can be dramatic even if the passage of hurricanes or tropical storms are as far as 200 miles of the community.

The Town of Longboat Key's municipal storm water system was initially installed in the mid 1960's as a swale and ditch system with conveyance to inlet boxes with pipe and or culvert conveyance to outfalls in the canals and adjacent bays. As part of the original development, some drainage canals and "Mosquito Ditches" were constructed in the existing lower Mangrove sloughs and outlets to Sarasota Bay. Most of the newer development in mid 1970's through 80's includes curb and gutter systems on Town paved streets, again with conveyance to adjacent canals and bays. During the 1990's, design criteria was based on a 25 year 24 hour level of service and most of the development from the mid 80's to present is privately owned. As the Town grew, the storm-water systems were installed or upgraded to meet the demands of permitting requirements current with the time of application. Although in most areas the systems are successful, localized flooding may occur, especially in the older developments on the northern areas of the island. The majority of the National Flood Insurance Program identified Repetitive Loss Properties are located in the northern half of the island, with the exception of the Mobile Home Parks located at Mid-Key, and are identified in the Local Flood Hazard Map required for Community Rating System review and Documentation also discussed under Property Damages and Repetitive Area Loss Analysis.

The Town of Longboat Key has adopted Ordinances to establish minimum standards and requirements for land management, building standards, and control measures in order to minimize flood damage to public and private property.

Hazards cannot be eliminated, but it is possible to determine what the hazards are, where the hazards are most severe, and identify local actions that can be taken to reduce the severity of the hazard. For example: we know hurricanes are frequent in Florida, that flooding and wind damage are most severe along the coast, that low intensity storms occur more frequently than high intensity storms, and the level of coastal flooding is fairly predictable for a given magnitude

of storm. Given this knowledge, local as well as state and federal construction standards exist to control development along the coast in areas that have been identified as high risk to coastal storms (Coastal High Hazard Areas and Velocity Zones are examples). Furthermore, there are incentives to higher standards to offset insurance rates and mitigate towards potential damages.

1. Costs to Communities:

   Hazards have real costs to businesses and residents. Businesses in high hazard areas can suffer when damaged or isolated by storms. Loss of revenues during recovery periods can have negative and even devastating results. Residents, who build in flood prone areas, are subject to evacuation, damage to their homes, potential higher costs and extended time frames of recovery, as well as higher insurance premiums. Increased costs for design construction and maintenance of critical facilities, utilities and major government buildings placed in high hazard areas become more relevant because the functions these facilities provide are too valuable to be ignored, especially during times of disaster. And of course, community health and safety are beyond price.

2. Costs to Local Government:

   Community infrastructure such as roads, drainage structures, sewer lines, electric lines, telephone lines that are built in high hazard areas are subject to frequent damage and can be extremely costly repair. If a local government belongs to the National Flood Insurance Program (NFIP) and allows development in the floodplain without proper elevation and construction techniques, the federal government can withdraw the community's access to federal flood insurance for both public and private structures. Furthermore, a local government even when eligible for Federal disaster recovery assistance is responsible for as much as 12.5 percent of their local public cost of a of the event and 100 percent of any damage from smaller events that are not declared disasters. These costs, typically not included in budget development, can put a significant strain on the local government finances.

LIFE SAFETY

For Life safety and property protection the Town of Longboat Key utilizes an emergency telephone notification system called CodeRED®. The CodeRED® Emergency Telephone Calling System is an extremely high-speed telephone communication service available for emergency notifications. CodeRED® employs a one-of-a-kind Internet mapping capability for geographic targeting of calls, coupled with a high speed telephone calling system capable of delivering customized pre-recorded emergency messages directly to homes and businesses at the rate of up to 60,000 calls per hour. CodeRED® subscribers control their emergency broadcasts from anywhere in the world via a secure Internet Portal.2. Residents are encouraged to contact the Town via annual public outreach and via the Town's Website to make sure that their phone number is current and correct.

The annually published Town Summer Newsletter contains a section instructing residents of evacuation procedures and how to prepare for a hurricane. How to secure property, develop plans, what to take during an evacuation, and where to go during an evacuation are covered. The newsletter also informs residents of the National Flood Insurance Program and Flood Insurance policy information and how to apply for coverage.

Local evacuation information is broadcast on local cable channels: Government Access TV Channel 19, ABC Channel 7, and SNN Channel 6. Radio broadcasts are on WENG 1530 AM, and Clearchannel 1230 AM. Information can also be received on a weather radio that can be purchased at telecommunication stores.

Additional evacuation information can be found on the Internet through:

Town of Longboat Key	www.Longboatkey.org
With additional Links to:	
Department of Community Affairs	www.dca.state.fl.us
Division of Emergency Management	www.floridadisaster.org
Sarasota County	www.scgov.net
Manatee County	www.mymanatee.org

Those with special needs and health considerations for assistance with evacuations are encouraged to register with the Town at (941) 316-1999, Sarasota County at (941) 861-5000, and Manatee County at (941) 749-3500.

Evacuation maps can be found on the Internet at the above listed web sites, Town Hall, 501 Bay Isles Road, in the local phone book and at the respective County facilities.

CRITICAL FACILITIES

Critical facilities are defined as those structures from which essential services and functions for victim survival, continuation of public safety actions, and disaster recovery are performed or provided.

The Town of Longboat Key critical facilities and infrastructures include and are not limited to:

- Town Hall
- Fire Stations
- Police Station
- Public Works Complex
- Waste Water Lift Stations and system:
  - Lift Station D (the final discharge station to Manatee County)
- Utilities Department Water Storage Tank locations and distribution:
  - Mid-Key Water Plant
  - South Key Water Plant

Privately owned facilities on Longboat Key may be included:

- U.S. Post Office – Fed. Government Facility
- Publix Supermarket – Post event food/water distribution site
- CVS Pharmacy – Post event medical needs
- Mobil Gas Station – Fuels distribution

Commercial Properties: Post event critical offices

- Bank of America – Financial
- SunTrust Bank Complex- Financial, Insurance, Property Management
- First Bank - Financial
- Marinas – Vessel recovery, fuel distribution
- Mediterranean Plaza – Property Management and Insurance

PROPERTY DAMAGES

The Town of Longboat Key is a community that has experienced structural damages and losses due to flooding, some of which have experienced multiple losses and are identified as Repetitive Loss Properties (RLP). The Federal Emergency Management Agency (FEMA) has identified 96 records of such RLP structures within Town limits, those that have had two or more claims paid by the National Flood Insurance Program (NFIP) of $1000 or more within a 10-year period. Of those 96 records, 8 are considered Severe Repetitive Loss, those 1-4 family dwelling properties that have had four or more claims of more than $5000.00 each. 17 properties on the list of records within the Town have been demolished and rebuilt to current code. As a result for Community Rating System reporting purposes the Town has a total of 79 Repetitive Loss Properties. The Town has determined that within the areas reporting repetitive losses there are 574 additional structures of similar construction and are at risk of experiencing damages from floods. These areas are identified in the Local Flood Hazard Map required for Community Rating System review and documentation.

Flood insurance in Florida can be obtained though communities that participate in the National Flood Insurance Program (NFIP). In order to maintain compliance with the Code of Federal Regulations requirements involved with the NFIP, the Town has adopted and implemented a new Flood Control Ordinance, Chapter 154 of the Town Code, effective March 17th, 2014. This floodplain management Ordinance also meets the credit criteria requirements for the Community Rating System (CRS). Participation in the CRS program gives homeowners discounts on flood insurance. The Town of Longboat Key has a current Community Rating of a Category Six (6), with ten being the worst rating, and one being the best. This rating allows residences who purchase flood insurance through the NFIP program to receive a 20% discount if their property meets all of the qualifications of the Homeowners Flood Insurance Affordability Act of 2014.

REPETITIVE LOSS AREA ANALYSIS

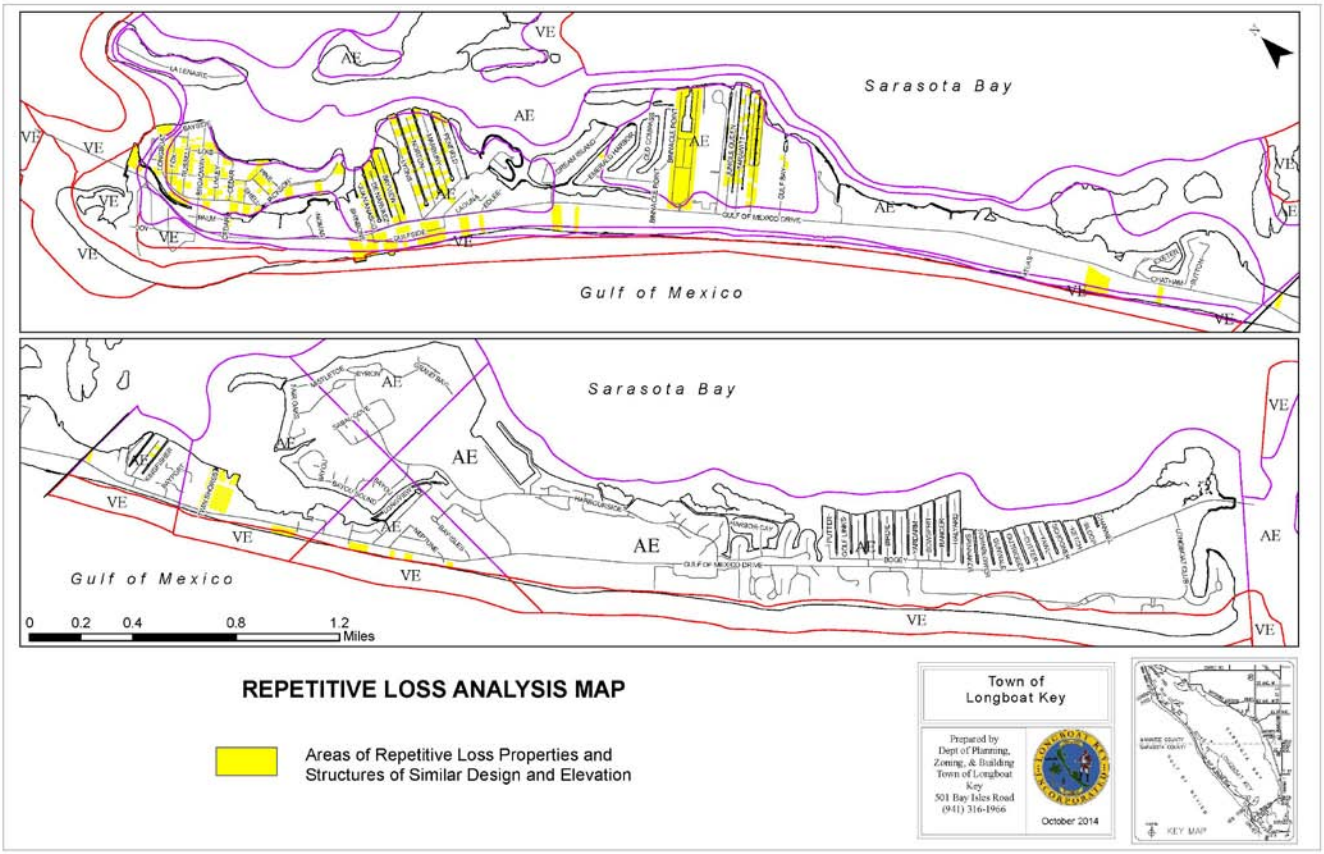
As part of the process for updating and renewing the Floodplain Management Plan, the Floodplain Management Plan Committee has reviewed the flood insurance loss data as listed above and in the table below for the analysis of the respective areas of reported flood losses.

NFIP POLICY TOTALS FOR LONGBOAT KEY 7/14		Policies per FIRM Zones	Number of Losses Paid per FIRM Zones	Percentage of Losses Pre – vs - Post Firm
Policies In Force	10,842			
PRE - FIRM A/AE Zones		5191	561	73%
PRE - FIRM VE Zones		347	169	22%
Sub-totals		5538	730	**95%**
Post-FIRM A/AE Zones		4906	35	4.5%
Post-FIRM VE Zones		398	5	.5%
Sub-totals		5304	40	**5%**
Total Percentage of losses –vs- Policies = 7.1%		10,842	770	100%
Total PREMIUMS	$7,639,563			
AVERAGE PREMIUM	$705			
CRS Class 6 20 % Discount				
Average Discount Per Policy	$176			
Total Discount for Community	**$1,909,905**			

In review of the reported NFIP Flood Insurance policies within the Town it is noted that approximately 51% of active NFIP Policies are for PRE-FIRM structures. Additionally, fully 95% of flood losses suffered are for PRE-FIRM structures. Number of losses paid includes the Repetitive and Severe Repetitive loss properties.

Please find below map of the Repetitive Loss Area Analysis.

Areas highlighted yellow indicate locations of historical flood losses per NFIP Policy data table above, and or areas that have structures of similar construction and elevations as those structures that have suffered flood losses.



Flood losses in the areas identified are typically a result of the natural elevations of the adjacent grades within the development, and the general age of development. Typically most structures within the areas identified in the map were constructed prior to adoption of a Flood Insurance Rate Map (FIRM), and do not meet required Base Flood Elevations (BFE). The majority of the structures in these areas are identified as PRE-FIRM structures.

NATURAL RESOURCE PROTECTION

Wetlands, as defined in Chapter 9J-5.003(149) of the Florida Administrative Code, can be found in a variety of the Towns jurisdictional areas. The Town works in coordination with the Florida Department of Environmental Protection, the Southwest Florida Water Management District and

the Sarasota Bay Estuary Program, to protect the wetlands in Town limits. The Town has categorized areas designated as wetlands identified on land use maps, some of which are permanently protected as Jurisdictional Wetlands by the Florida Department of Environmental Protection agency.

In the Inter-Coastal Waterway, and the adjacent coastal shoreline slow speed areas protect the Florida Manatee. The ICW connects to bays that are important for marine food source, fish habitat, and waterfowl nesting areas.

Mangroves can be found along water areas throughout the Town of Longboat Key. The mangroves provide erosion protection, water buffering, and they also filter upland pollutants. Mangroves are specifically protected though the Florida Department of Environmental Protection and local Ordinances

The Town's beach and sand dune system is very important for the protection of upland infrastructure and buildings, and also to support our tourist economy. These dune and beach areas are also habitat for several varieties of protected Shore Bird and Sea Turtles species very common along our coastal areas. The Town works diligently with the Florida Fish and Wildlife Commission, Mote Marine, and other agencies and non-profit organizations to protect the endangered species, while maintaining a reasonable level of service and access to our residents and visitors through education and code enforcement. The 2008 Comprehensive Beach Management Plan incorporates all of these elements for continued monitoring and preservation.

Along the Intracoastal Waterway (ICW) where the U.S. Army Corps of Engineers performed the original dredging of the waterway system, are a series of dredge material spoil islands. Some of these islands have significant areas of upland habitat, especially on Sister Keys. This island was acquired by the Town in 1990. It includes additional wet lands created as a recent 2 acre wetland mitigation project for development impacts and also includes a gopher tortoise habitat. Also Joan M. Durante Park has over 30 acres of land dedicated and developed as a permanent park, and many segments are visited by endangered species of waterfowl. Educational plaques can be found along the well maintained and marked trails.

Quick Point Nature Preserve, a 34 acre park on the south end of the island adjacent to New Pass is also a prime example of a coastal restoration and wetland protection project. Tidal lagoons, mangrove fringe and recovered coastal fringe provide a premier habitat for varieties of fish and water fowl. This preserve is also an outstanding place for educational and recreational opportunities for visitors.

DEVELOPMENT TRENDS

The Town of Longboat Key is primarily a residential retirement community. According to City-Data.com, the regional economy Estimated median household income in 2012: $94,800, and the median house / condominium vale is $614,000. The Town collects ad valorem taxes through a millage rate and in fiscal year 2014 the total assessed value was estimated at $4,956,422,312.

Relative to other local jurisdictions average rapid growth rates, the Town has not experienced the equivalent category of considerable growth. This is most likely due to over a 90% build out of available land, coupled with a less than average investment market, and also possibly due to higher land values than other adjacent communities.

The population of the Town of Longboat Key is currently 7082. It is expected, that the population may decrease slightly in the future. The Town is relatively densely developed and mostly comprised of residential property. Some residential re-development and commercial development is expected to occur in the next five to ten years. Some projects that were approved for re-developments prior to the recent down turn in the economy and market are have already initiated or have intent of commencing construction in the near future. As this process begins and current plans come in, they will be carefully reviewed for negative impact on the watershed, natural resources and natural floodplain since all of the Town of Longboat Key lies within what is called a, "Special Flood Hazard Area", according to the FEMA Flood Insurance Rate maps, (FIRM).

LOCAL HAZARDS

The Town of Longboat Key's most expected natural hazards are hurricanes, beach erosion, tornadoes, storm surge and flooding. Beach erosion commonly occurs during summer tropical storms and hurricanes, however historical trends also indicate significant erosion and southern transfer of sand is known to occur during winter cold front storms. Beach re-nourishments have been conducted since 1993 on a cyclical basis and were primarily completed and or planned in areas of severe erosion. They are designed to the maximum extent practicable to protect property and resources as well as to protect the safety of citizens at risk. The most recent island wide full beach nourishment project was completed in 2005-2006, with two interim re-nourishments taking place on the North End section in 2011 and 2014. The next re-nourishments are planned for 2015-2016 in the remaining high erosion areas of the Island.

Severe thunderstorms, tropical storms and hurricanes can spawn tornadoes and extremely strong wind bursts. Although shorter in duration these events can produce wind speeds in excess of those expected during hurricanes and tropical storms

HAZARD ANALYSIS

The Town has exposure to several different types of hazards.

I. **Tropical Cyclone Events**
   1. Probability: Low to High
   2. Impact: Low to High
      a. Planning Assumptions:
         1. A gulf coast landfall is one of the three most likely Florida hurricane tracks as based on planning models. Hurricane season is from June through November. Among the hazards analyzed in this section, hurricane activities pose the greatest threat to the broadest population in Longboat Key.
      b. Concerns Include:

1. Injured and/or entrapped persons and the loss of life.
2. Mass traffic congestion and other evacuation related issues, especially due to bridges.
3. Temporary and long term sheltering needs.
4. Personal property loss.
5. Damage to the infrastructure.
6. Lost business revenue, with accompanying unemployment and loss of tax revenue.
7. Fires, hazardous material (HAZMAT) releases, search and rescue operations related to the storm activity.
8. Looting and increased crime due to economic conditions created by long term recovery.
9. Potential loss of water and/or sewer service.
10. Electrical shortage/outages.
11. Fuel shortage/outages.
12. Communications disrupted.

II. Floods

1. Probability: Low to Moderate
2. Impact: Low to Moderate
   a. Planning Assumptions:
      1. The Town's experiences seasonal flooding as do many areas of Florida. Areas located near the coast, adjacent to bays, inlets, or the Intracoastal Waterway are more prone to flooding. The Town as a coastal barrier island is much more susceptible to flooding than the mainland.
   b. Concerns Include:
      1. Possible evacuation of residents in the flooded areas.
      2. Temporary shelter.
      3. Evacuation traffic and traffic related to road closures.
      4. Property and infrastructure damage.
      5. Loss of business revenue.
      6. Possible search and rescue operations.
      7. Possible shutdown of water treatment facilities.
      8. Possible contamination of water systems.
      9. Possible wastewater system overload.

III. Severe Weather (Cold Fronts – Thunderstorms)

1. Probability: Low to Moderate
2. Impact: Low to High
   a. Planning Assumptions:
      1. Heavy rains, winds and other storm action can be common in Florida.
      2. Longboat Key does not have a high incidence of tornado activity.
      3. Tornadoes are common occurrences with thunderstorms. Florida has the second highest record of tornadoes in the United States.

b. Concerns Include:
    1. Possible area evacuation.
    2. Road blockage from debris.
    3. Temporary sheltering of small numbers of persons whose residences became significantly damaged by the storm or winds.
    4. The possible loss of water and/or sewer service.
    5. Power outages.

IV. Critical Infrastructure Disruption

1. Probability: Low to High
2. Impact: Low to High
    a. Planning Assumptions:
        1. All components of infrastructure are vulnerable to damage and/or disruption.
        2. Outages of power, water, communications, and transportation should be anticipated.
    b. Concerns Include:
        1. Lack of mobility due to blockage of streets.
        2. Priorities of repair crews for electric and communications.
        3. Back-up of computer systems.
        4. Call-back of employees for damage control.

V. Environmentally Sensitive Areas:

1. All federal and state lands are considered environmentally sensitive by the Florida Department of Environmental Protection, as are areas continuous with bays, canals, beaches, wetlands, and harbors.

VI. Flood Prone Areas:

1. For planning purposes, all of the Town of Longboat Key is considered flood prone by both Manatee and Sarasota Counties Departments of Emergency Management and lies within a Special Flood Hazard Area designated by FEMA FIRM maps, those areas subject to a 1% chance of a flood in any given year.

POPULATIONS VULNERABLE TO EACH HAZARD

I. Tropical Cyclone Events

1. The entire population of Longboat Key would be at risk. A category 3 hurricane would cause flooding of the most heavily populated portions of the Town. A category 4 or 5 hurricane could cause severe flooding over the entire island and significant impacts from waves and storm surge.

II. Floods

1. The circumstances for Longboat Key are substantially different than mainland communities due to lower natural elevation, finished floor elevations of older pre-FIRM structures, and infrastructure at lower elevations.
2. Excessive flooding and standing water continue to add to the deterioration of Town streets. The Town's original stormwater drainage system was not designed for any particular frequency of flooding. The Town is addressing

existing flooding issues through planned studies as needed for stormwater management.

III. Severe Weather

1. The entire population of Longboat Key is at risk.

KNOWN FLOOD HAZARDS

Storm Surge from Gulf of Mexico is the primary historical flood hazard. Tidal influence can affect areas along the beach, Sarasota Bay, Longboat Pass and New Pass. The Bay, Intracoastal Waterway (ICW) and nearby canals and tidal areas can also be impacted by the higher tide events. Most of the repetitive flood areas are along the northern reaches of the island and impact older slab on grade constructed houses, and especially those constructed prior to the Town entering into the national Flood Insurance Program in 1975. Depth of flooding depends on the strength of the tropical storm or hurricane, the effects of concurrent lunar tides, and the direction the storm as it impacts the region. Recent Tropical Storms of 2008, 2010, and 2012 caused tides recorded in some areas as much as 2 to 3 feet above normal high tide with the eye of the storm over 200 miles away. Along with these higher tides, six to seven foot breaking waves caused over-wash of the beach dune system, and resulted in flooding of some streets on the northern end of the island.

Hurricane and tropical storm watches are issued up to 72 hours in advance allowing residents, visitors and commercial property owners plenty of time to prepare if they take heed of them.

FLOOD HISTORY

October 24, 1921	Storm that originated in the western Caribbean Sea, produced high tides (approximately 7 feet) and wave action resulted in heavy damage throughout Sarasota County.
September 19, 1926	unnamed hurricane resulted in flood damage of more than $1 million. This was a 10-year storm in which it rained 8 inches in 24 hours.
June 26, 1943	7.48 inches of rain fell in 24 hours.
June 23, 1945	10.80 inches of rain fell in 24 hours.
September 10, 1960	Hurricane Donna resulted in flooding throughout the county. Tides ran more than 3 feet above normal, and rains totaled between 5 to 7 inches, and pre-storm rainfall of almost 10 inches contributed to flooding.
September 21, 1962	7.37 inches fell in 24 hours. Total storm rainfall over the three-day period was 13.83 inches. The storm caused flood damage to houses in Sarasota County.
October 1968	Unnamed storm that caused considerable flood damage.

June 18, 1972	Hurricane Agnes caused flood damage due to high tides and 5 inches of rain.
June 18, 1982	The “No Name Storm” brought 6 inches of rain and 60 mph winds to Sarasota County with little warning. The storm created high tides and structural flood damage.
Aug. 28 - Sept. 4, 1985	Hurricane Elena hovered over the west coast of Florida for six days and brought rainfall over 11 inches and required the evacuation of 37,000 people.
October 28, 1985	Hurricane Juan caused 25 to 35 foot swells in the Gulf and subsequent coastal flooding.
November 20, 1988	Tropical Storm Keith created tidal surges 4 feet above normal, rain and strong winds resulting in flood damage.
June 23, 1992	11 to 23 inches of rain fell within a 15-hour period throughout the county causing approximately 3,000 structures to suffer flood damage countywide.
June 23-26, 1993	Rain exceeded the 100-year, 24-hour storm event, 11.82 inches of rain falling in a 24-hour period.
July 18, 1995	Approximately 9 inches of rain fell within a 15-hour period and caused minor flood damage.
September 7, 1995	Rainfall of approximately 2 to 3 inches in one hour caused localized flooding. (NOAA National Climatic Data Center)
Nov./Dec. 1997	El Nino event caused 10 to 12 inches of rain to fall within 24 hours causing flooding throughout Sarasota County
August 12, 2000	Rainfall of 4 to 6 inches over 6 hours caused localized flooding of low roads.
September 15, 2001	Tropical Storm Gabrielle created storm surge and localized street flooding.

2004 season with 4 storms:

August 13, 2004:	Hurricane Charley, a Category 4 storm, strikes Punta Gorda. Due to the compact nature of the storm and the quick course change, the rain and wind impacts to the Town were minimal.

September 5, 2004:	Hurricane Frances, a very large, slow moving Category 2 storm. Although the eye did not impact the Town directly, several inches of rainfall caused some flooding and wind impacts within the island.
September 16, 2004:	Hurricane Ivan, a strong Category 4 storm, made landfall near Gulf Shores, Alabama. Although the storm remained west of the Town of Longboat Key, tidal influence topped several portions of the beach dune berm and beach erosion was experienced.
September 26, 2004:	Hurricane Jeanne caused minor flooding impacts due to rainfall and tidal influence although the landfall was on the East coast near Stuart.
October 24, 2005	Hurricane Wilma made landfall in Florida near Cape Romano and moved across the peninsula in less than 5 hours. The location of the landfall was far south of Longboat Key although due to winds, storm related waves and tidal influence Longboat Key suffered beach severe localized erosion on the southern end of the island.
June 2, 2007	Tropical Storm Barry made landfall near Tampa, dropping a few inches of rain and creating high surf conditions along the west coast of Florida, including Longboat Key.
August 19, 2008	Tropical Storm Fay made landfall in Florida south of Naples and moved northeast with rainfall amounts in excess of 20 inches on the east coast. Because of the path of the storm, there was minimal impact in Longboat Key.
June 26, 2012	Tropical Storm Debbie caused downed trees, localized flooding primarily on the northern end of Longboat Key and due to storm tides and wind driven waves cause significant erosion along major portions of the island.

SET GOALS, REVIEW POSSIBLE ACTIVITIES

GOALS AND OBJECTIVES

◆ **Goals: Operating Principles**

Goals have been established to guide the selection of specific flood protection activities that are recommended in this Plan.

- Protect lives and health
- Protect critical facilities and utilities
- Protect property from the hazards of flood, wind, storm surge, and rainfall.
- Minimize flood insurance costs to Town and property owners
- Flood damage prevention activities should be used to improve the environment, water quality, economic vitality and stability, and aesthetic quality of the Town.
- Protect the Natural and Beneficial Functions of the Town's floodplain.

These Floodplain Management Plan goals are supplemented by relevant goals from the Local Mitigation Strategy (LMS) as well as the Town of Longboat Key Comprehensive Plan, and Emergency Response Plans.

MITIGATION STRATEGY

The Town of Longboat Key participates with both Sarasota and Manatee Counties to prepare a Local Mitigation Strategy (LMS). The purpose of the countywide LMS is to establish a mitigation plan to reduce all types of disaster losses that may impact the Counties and their municipalities. The LMS process includes a working group of staff from various disciplines of each community to form a working group. This group compares scores and rank mitigation projects submitted. This list combines pre-disaster and post-disaster mitigation projects. All types of mitigation projects are covered, and not limited to flooding. For the purpose of the Floodplain Management Plan, only flood related goals and objectives within Town limits will be addressed.

Goal 1: Reduce Structural Flooding

Objective 1.1: The Town will assess repetitive loss areas and find ways to decrease the impact of coastal flooding through public outreach projects.

Goal 2: Reduce Flooding on Major Roadways and streets.

Objective 2.1: The Town will investigate opportunities to consider projects that reduce flooding to streets major roadways and evacuation routes.

Goal 3: Preserve natural habitats

Objective 3.1: The Town will undertake projects that reduce impacts to natural habitats while controlling flooding.

PREVENTIVE ACTIVITIES

The Town adopted a new Flood Control Ordinance, Chapter 154 Town Code on March 17, 2014, that specifies rules for development under the 2010 Florida Building Code. The Ordinance adopts by reference the most current Flood Insurance Rate Maps (FIRM). The Flood Control ordinance enforces permitting, certification and building requirements in order to avoid future repetitive losses and includes provisions for one foot of freeboard in all A Zones with 3 feet of freeboard required in all mapped flood zones seaward of the Coastal Construction Control Line.

All Town areas seaward of the Coastal Construction Control Line (CCCL) as approved by the state on July 18, 1978 are designated as Coastal High Hazard Areas and are required to meet regulations enforced by the Florida Department of Environmental Protection, National Flood Insurance Program (NFIP) as well as those of the new Flood Control Ordinance. The Coastal Zone Protection Act of 1985 and the Town Zoning Code dictates the distance that structures can go based on the established Erosion Control Line. Town Code also requires 3 feet of freeboard for construction within the Coastal Construction Control Line and development in the Coastal High-Hazard Areas, or as established by the "V" zones as defined by the Flood Insurance Rate Map (FIRM). New digital FIRM maps were adopted for Manatee County as part of the new Flood Control Ord. Chapter 154, and the schedule for the Sarasota County portion of island is for adoption of a new digital FIRM in 2015 or 2016 depending on public comment period.

Any construction permits that require an approved Environmental Resource Permit or Stormwater Permit from the Southwest Florida Water Management District (SWFWMD) must have a Stormwater Site Drainage Plan certified by a Professional Engineer. All sites are required by the Town to provide a yearly site inspection report completed and certified by a Professional Engineer. This inspection ensures that the stormwater system being properly maintained. Any site that is neglected or not in compliance are reported to SWFWMD and brought to the Town's code enforcement board.

All construction must conform to the latest adopted Flood Control Ordinance, Florida Building Code Standards, Subdivision Regulations, and Town Code Zoning standards. These regulations include setback requirements, special infrastructure design, and prohibited uses.

Open space preservation is addressed in the Town's 2007 Comprehensive Plan. In the Plan's Goals, Objectives and Policies, it is states that the Town will maintain a minimum amount of open space within developments.

PROPERTY PROTECTION ACTIVITIES

Property protection flood insurance activities are achieved through public information notices. Annually, a Summer Newsletter is mailed to all residents within the Town Zip Code informing them of the flood hazard in the area and encouraging flood insurance purchase. All properties in the repetitive loss areas are also notified via an annual letter of their options for flood

insurance, retrofit, mitigation grant assistance and flood preparation. Individual property assistance is provided upon request.

PROTECT THE NATURAL AND BENEFICIAL FUNCTIONS OF THE FLOODPLAIN

Wetlands are reviewed as part of the construction plan process implemented by the Planning, Zoning and Building Department. The process ensures mitigation and confirms if other agency or Corps of Engineers permits are required and obtained. In 2008-09 the Town exercised an agreement with a local developer to create a two acre wetlands project on Sister Keys and continues to restore the island to a natural state.

EMERGENCY SERVICES

Hurricanes are the most common large-scale emergency situations that the Town must prepare for. The Sarasota and Manatee County Department of Emergency Management are the responsible authorities for developing and administering hurricane preparedness planning through the *Comprehensive Emergency Management Plans*. The plans establish uniform policy and procedures for coordination throughout the counties and all local governments in county limits. Select officials from the Town of Longboat Key are stationed at both Manatee and Sarasota County Emergency Operations Center (EOC) during emergencies. The Manatee and Sarasota County EOC's operate through a variety of technologically advanced systems, have access to on-line meteorological services, are equipped with an emergency satellite communication systems, and can deliver television feeds to area communities.

The Town is partner in a Statewide Mutual Aid Agreement for Catastrophic Disaster Response and Recovery. If mutual aid is deemed necessary, the Town Manager will review, and he or the Town Commission will authorize specific requests. Mutual aid can also include cooperation from Federal entities.

Depending on the seriousness of the emergency, the Town of Longboat Key Incident Commander may chose a site for the Emergency Operations Center. The site may be a Mobile EOC (from where the incident is first managed), Mobile Command Vehicles (command post using VHF radio, cell phones and conference stations), a Primary (Fixed) EOC (at the Police Station), or Alternate (Fixed) EOC (at another critical facility). One of these options would be more likely for a localized rain event rather than a countywide hurricane event.

Prior to the arrival of a storm, the Town of Longboat Key Police Department coordinates with the Sarasota and Manatee County Emergency Operations Centers and are charged with notification and orderly evacuation of citizens and visitors in the affected areas, and with establishing and monitoring evacuation routes. The Town Manager makes the decision whether or not to activate the CodeRED® system at this time as well, notifying residents and visitors of evacuations. Alerts are also sent to and issued by the National Weather Service and NOAA weather radio alerts. Residents and visitors that are told to evacuate are encouraged to find the shortest route to the closest open public shelter.

In the event that there is proper warning time before a storm, the Public Works department stocks sandbags. These sandbags are made available to the public, and depending on the state of emergency, these bags are prefilled by Utilities and Public Works employees and are available at the Broadway Beach Access overflow parking area.

Sarasota County Emergency Management Department utilizes an ARMS System, a virtual weather system that is linked to a satellite system and ultimately provides a picture of how much rain will fall in a specific area. There are 53 gauges in the network. The gauges function as an early warning system for storm related coastal surges and flooding. In 2009 the Town completed installation of a new SCADA system monitoring the Waste Water and Potable Water System. It also includes rainfall monitoring in three locations on the island, north, mid, and south, as well as a tide monitoring station in the mid section on the bayside. This enables Public Works staff to utilize cell based smart phones to access current rainfall amounts with current tide event information in order to activate response procedures and provide earlier response initiatives to these events.

The Town has the capability to interact with our own and other agencies though an 800 MHz Trunk Radio System. With this system in place, communication between Town police, public works utilities, and emergency vehicles are possible. All Town department directors, supervisors and critical staff also carry smart cell phones and are able to communicate via e-mail and text as long as towers are still standing.

PUBLIC OUTREACH

Annually a letter is mailed to all Repetitive Loss Properties and other “like” properties within the areas to educate residents on flooding, the federal flood insurance program, flood safety, and possible grant funding opportunities.

The annual newsletter that is mailed to residents includes hurricane information that explains the evacuation process, flood safety and insurance, emergency numbers, and a list of supplies that should be stocked. This same information is included on the Town web site, and also includes links to other governmental emergency agencies that can provide additional information.

FEMA Flood Insurance Rate Maps (FIRM) are available in the Building Department. The flood zone boundaries can enable property owners, residents, developers, and insurance agents to determine what flood zone a specific property is located in. They can view these maps in person, or call and ask staff for information.

The Town is participating in the FEMA Risk Assessment Mapping and Planning Partners (RAMMP) program. It will include additional new survey, surge modeling data, and information to assist the Town in efforts to identify and reduce additional flood risk. The study will also include updated Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model data. The SLOSH model includes mapping that shows hurricane surge limits for all community residents.

Every year prior to hurricane season, the Town of Longboat Key, along with cooperation from the news media, conducts a free hurricane seminar at Town hall for all residents. The seminar is announced to all residents via telephone as part of the CodeRED® test. This year’s seminar was held June 8, 2015. Presenters included Brian Koon, State of Florida Director of Emergency Management, Julius Halas, Director of the State Fire Marshal’s Office, Ed McCrane Sarasota County Director of Emergency Management, Don Hermey, Manatee County Director of Emergency Management and Town staff.

A presentation of the proposed Floodplain Management Plan and process for public input was addressed at this meeting. Additionally a survey was conducted of attendees in regards to flooding and insurance awareness. Results are attached in Floodplain Management Plan Committee meeting minutes and Appendices.

- **Pre- and Post- Disaster Redevelopment Planning**

  The projections made by the National Oceanic and Atmospheric Administration for hurricane activity through the next decade continue to indicate more activity expected in the eastern and western Gulf of Mexico than in years past. This makes the need for both preparedness and post-disaster redevelopment plans even more critical. As exhibited by the 2004 Hurricane Season through the 2014 Hurricane Season, flooding from both the large amounts of rain generated by the storms and especially storm surge, are recognized as the leading cause of property damages and deaths related to these catastrophic events. In the third week of August 2008, Tropical Storm Fay dumped over 30 inches of rain in several regions of Florida alone.

During the 2012 storm season the Town was impacted by the passing of Tropical Storm Debbie (which struck the northeast as a hurricane) and received significant losses of beach sand erosion and dune over-wash. These types of storm events and rainfall related impacts can add to the quantity of property and infrastructure damages significantly above and beyond those caused by wind.

Additionally, recent data from international studies has suggested that due to Climate Change or other natural cyclical events, sea elevation rise has become a topic of critical concern, especially for long range planning purposes for coastal communities such as Longboat Key.

The Town continues to update all of its departmental policies and procedures for pre- and post-disaster planning and operations. Included in the primary objectives of these procedures is to prepare and respond to flooding events.

The Town annually conducts a complete review and update of all of its Emergency Preparedness and response plans including the Continuity of Operations, Continuity of Government, and incorporates National Incident Management System training of staff required by Presidential Order.

In support of the Town's pre- and post- disaster planning, it submitted revisions to its Comprehensive Plan to the Department of Community Affairs and received notice of compliance of the Plan formally adopted per Ordinance 2008-13 on July 7th, 2008. This notice meets the provisions of Sections 163.3184, 163.3187, and 163.3189 of the Florida Statutes.

Included are the following items from the 2007 Comprehensive Plan, Conservation and Coastal Management Elements that pertain to Floodplain Management Planning:

- Conservation and Coastal Elements

  OBJECTIVE 3.2
  The Town will encourage the reduction of potential damage to structures subject to damage in the Coastal High Hazard Area (CHHA).

  Policy 3.2.1
  The Town will encourage the relocation, removal, or replacement of existing non-compliant structures in V-Zones, or seaward of the CCCL to safer locations.

  Policy 3.2.2
  The Town will encourage owners to take advantage of buy-out programs for structures subject to repetitive damage in the V-Zones.

  Policy 3.2.3
  The Town will encourage residents to retrofit their homes with storm resistant materials.

Policy 3.2.4
The Town will enforce applicable Federal Emergency Management Agency (FEMA), FDEP and the FBC requirements for the safety of structures.

Policy 3.2.5
The Town will require all future building setbacks, fronting the Town's north and south passes, to be equal to or greater than those setbacks required for construction along the Gulf of Mexico.

Policy 3.2.6
Existing structures not conforming to minimum flood elevation that suffer in excess of 50% damage will be demolished. Permits to rebuild will be issued only if the design meets current applicable local, state, and federal regulations.

OBJECTIVE 3.3
The Town will enforce policies related to reconstruction in the designated Coastal High Hazard Area (CHHA) following a catastrophic disaster that will reduce the danger to human life, the exposure of property damage from future natural hazards, as well as eliminate non-conformities to the extent practicable.

Policy 3.3.1
In the event of a hurricane or storm event that requires post-disaster redevelopment actions, the Town will implement its short-term post-disaster redevelopment plan.

Policy 3.3.2
In the event of a hurricane or storm, the short-term recovery effort will be accelerated by emergency permits to repair and clean up damage to private and public structures and utilities that are potential public health, safety or welfare hazards, to the extent allowable by law.

Policy 3.3.3
It is the policy of the Town that during long-term reconstruction following a catastrophic storm event, all reconstructed structures will be brought into compliance with the FBC, FEMA requirements and local flood control regulations to the greatest extent practicable while still allowing original density and building cubic volume as described in Policy 3.3.4.

Policy 3.3.4
Legally nonconforming structures, buildings and uses that are substantially damaged by natural disaster or involuntary action by more than 50% of their structural value in accordance with the Town Code, may be reconstructed to the same building cubic content and number of units in existence prior to the casualty, subject to conditions in the Town Code.

Policy 3.3.5
The Town will monitor the development of Sarasota County's long-term post-disaster redevelopment plan. The Town will also monitor Manatee County's efforts to develop post-disaster redevelopment plans.

OBJECTIVE 3.4
The Town will limit public expenditures and subsidies in the Coastal High Hazard Area (CHHA) to the population capacity established by the permitted density of the adopted Future Land Use Map and direct concentrations of people away from designated V-zones or storm breach areas.

Policy 3.4.1
Use of funds from the recreation and open space acquisition fee will be prioritized to acquire, enhance, or protect properties that serve the public interest, and are adjacent to or in close proximity to existing open space areas or within the FEMA V-Zone and must be consistent with the criteria identified in Recreation and Open Space Policy 1.2.2.

Policy 3.4.2
Public expenditures that subsidize development in the Coastal High Hazard Area (CHHA) will be limited through the implementation of Objective 1.2 (and its associated policies) of the Capital Improvements Element.

Included is the following item from the 2007 Comprehensive Plan, Future Land Use Elements that pertain to Floodplain Management Planning:

- Future Land Use Element

  - Policy 1.2.1 Proposals for development within the floodplains will be approved only if significant alteration of the functions of the floodplain will not occur (i.e., no increase in flood hazards should be permitted) and if the proposed development is consistent with the regulations of the appropriate agencies regulating development within floodplain areas.

ACTION PLAN

The Floodplain Management Plan contains an Action Plan that identifies those mitigation actions appropriate to the community's resources, flood hazards, and vulnerable properties. These are incorporated with the goals and initiatives associated with the Local Mitigation Strategy.

◆ Current Activities

These activities were reported to the Town Commission September 15, 2014 Regular Workshop Meeting and have been updated through the Floodplain Management Plan Committee process in 2015.

Preventive Strategies

- Development Review Planning Zoning Building Department (PZB): The Town continues to enforce FEMA regulations and standards through its building and zoning departments and local ordinances.

  - STATUS: The Town adopted a revised Flood Ordinance recommended by the State of Florida for concurrence with the 2010 Florida Building Code. This Town Ordinance, No. 2013-25 replaced the Town Code Chapter 154, Flood Protection Ordinance in entirety and was adopted taking effect March 17, 2014. This adoption process was concurrent with the NFIP compliance review and formal adoption of the FEMA Digital Flood Insurance Rate Map for the Manatee County portion of the island effective the same date. Per Town Code of Ordinances Chapter 150.01, the current version of the adopted 2010 Florida Building Code includes provisions for National Flood Insurance Program (NFIP).

  - The Town adopted Ordinance 06-09, Reconstruction of Non-conformities, to require that all structures be brought into compliance with the State of Florida Building Code, FEMA requirements, and local flood control regulations.

  - RECOMMENDATIONS: Monitor status of 2014 Florida Building Code (effective July 1, 2015) changes and potential adoption of International Codes. Continue with the annual public outreach and education programs for understanding of all applicable local, state and federal codes as they pertain to floodplain management principals.

Long Range Planning PZB: The Town has adopted by Resolution 2011-13 a Vision Plan. The following are specific goals relating to floodplain management.

- Develop and participate in sustained policy efforts at state and federal levels to develop property and disaster insurance alternatives for coastal communities that help those communities remain economically viable.
- Increase public education and information on public safety, particularly disaster issues
- Maintain the high level of readiness for disaster response
- Continue to participate with other governments in cooperative efforts to protect and restore Sarasota Bay
- Periodically examine the beach management program as needed, including regional cooperation
- Seek opportunities to purchase open space for public use, with public input, as to features, uses, and costs

  - STATUS: The Town's plan is in process, including potential amendments to the Towns Comprehensive Plan.

    In October 2013 the Town had a community study done by the Urban Land Institute (ULI). The ULI Advisory Services Panel report did an analysis of the existing

conditions in the Town and its future. The ULI study made the following specific listed recommendations in regards to climate adaptation and coastal resiliency:

- Research and understand new flood insurance.
- Reestablish, maintain, and promote native vegetation along the coastline.
- Implement planning management tools such as setbacks and buffers, and zoning plus development regulations and incentives.
- Improve access to education and information, particularly through coastal monitoring systems, advisory notice, and evacuation plans.
- Coordinate neighborhood plans with city and regional strategies.
- Link outcomes of site analysis, vulnerability assessment, and resilience enhancement to the waterfront planning process.

➢ RECOMMENDATIONS:
  ➢ Follow through with the adopted Vision Plan and recommendations of the ULI Study.
  ➢ Track progress quarterly on an annual basis. Continue to look for opportunities for conserving open space within the Town's boundaries through its land use and zoning regulations.
  ➢ Adopted revisions to the Comprehensive Plan including Coastal Conservation Elements, Recreational Open Space and new Sustainability Elements to be accomplished by the spring of 2016.

- Local Mitigation Strategy (LMS) All Participating Town Departments: The Town continues to participate in the LMS process for hazard mitigation initiatives and projects.

  ➢ STATUS: Staff continues participation in scheduled meetings with both Sarasota and Manatee counties. The LMS Working Group includes the area jurisdictions of the cities of Sarasota, Northport, Venice, The Town of Longboat Key, Sarasota County, and the Tampa Bay Regional and Southwest Regional Planning Councils. One purpose of the LMS is to provide consistency of flood-plain management issues within participating communities. Additionally the LMS provides participating communities in the Community Rating System, a platform for coordinating the updating of the FEMA Flood Insurance Rate Maps and Risk Map Analysis initiative.

  ➢ RECOMMENDATIONS: Continue Town involvement with coordination between the Town and the two county LMS plans. Continued participation in LMS Working Group with reaching goals and objectives identified by the group. The process of updating each county LMS is anticipated to be completed by the spring of 2016.

- Community Rating System (CRS) PZB- Public Works Dept. (PW): The Town continues to participate in the NFIP/CRS program.

  ➢ STATUS: Staff is in process of the 5-Year CRS Verification process which commenced September 23, 2014.

- As of the October 12, 2010 confirmation letter from FEMA the Town is currently rated a Class 6 community. This provides for a total 20% discount to NFIP flood insurance policy holders.
- RECOMMENDATIONS: Staff continue to work with Insurance Service Office and FEMA Region IV to maintain Town's CRS rating and required activities. A response from FEMA is anticipated in the spring of 2016.

Property Protection

- Education of Repetitive Loss Property Owners PW-PZB: Annual outreach through Town newsletter.

  - STATUS: An educational outreach letter to each repetitive loss property was mailed in August 2014. The mailing for 2015 will be completed by July, 2015. Included are changes in Homeowners Flood Insurance Affordability Reform Act of 2014/15 and notice of funding for Grant programs for Repetitive Loss and Severe Repetitive Loss properties.
    The 2015 Annual Summer Newsletter was mailed the last week of May, 2015 to all addresses within the Town Zip Code. Information included flood awareness, flood safety, property protection methods, and hurricane preparedness and response information.

  - RECOMMENDATIONS: Continue to improve the Town's formal outreach program to inform Repetitive Loss property owners of options for mitigation and funding. Continue to include updated information about the Homeowners Flood Insurance Affordability Reform Act of 2014/15.
  - Changes become effective 4/1/15 and 11/15

- Enforcing New Construction and Renovation Standards - PZB
  Continuously enforce the current 2010 Florida Building Code edition as adopted by State Statute.

  - STATUS: Building inspectors and plans examiners continue their review of the current Florida Building Code (FBC) and any Amendments. Staff attends scheduled opportunities to maintain Continuing Education requirements for Building Officials, Building Inspectors, Plans Examiners, Code Enforcement and Certified Floodplain Managers.

  - RECOMMENDATIONS: Educate contractors and the public as to any changes in the FBC and Amendments with emphasis on flood protection techniques and requirements by including in annual outreach meetings.

- Conduct public outreach programs –PZB-PW.

- STATUS: The Town held a public forum on June 8, 2015, at Town Hall to discuss flood protection at the Hurricane Awareness Seminar. Staff conducted a survey of attendees on the Floodplain Management Plan during this seminar.

- RECOMMENDATIONS: Continue to hold at minimum annual basis public forums and investigate opportunities for additional public outreach and utilize the local press to educate the public. Support the required maintenance of the Floodplain Management Plan Committee (Quarterly).

Natural Resource Protection

- Sarasota Bay Estuary Program – PZB-PW
  The Town is a member and provides financial support to the Sarasota Bay Estuary Program to enhance the preservation and/or creation of the local floodplains and wetlands.

  - STATUS: Continuing to support wetland protection in Sarasota Bay.

  - RECOMMENDATIONS: Continue curent support, investigate opportunity for restoration and protection of wetlands, Natural Beneficial Functions of the floodplains and preservation of Open Space. Continue Town representation at regularly scheduled meetings on the Policy, Technical and Citizen Committees for the Sarasota Bay Estuary Program.

- Town Wetlands Protection and Restoration - PZB-PW

  - Durante Park, Phase Four project
  - Sisters Key Restoration Project
  - Lyons Lane Restoration Project
  - Quick Point Nature Preserve
  - Greer Island

  - STATUS: The wetland mitigation project on Sister Keys Completed in August 2008 has completed the five-year permit required monitoring and maintenance program.

  - RECOMMENDATIONS: Continue to monitor restoration projects efforts in all Parks and on Sisters Key. Investigate additional opportunities for Public Outreach and Education as to Natural and Beneficial Functions of the floodplain and preservation of open space at minimum on an annual basis, or at quarterly Floodplain Management Plan committee meetings.

- Beach Renourishment Projects - PW
  - In the summer of 2006, the Town completed an island-wide major beach renourishment project, which provided additional shoreline and dune protection.

- STATUS:
  - Most recent island wide Beach Restoration was completed in July 2006. Two Permeable Adjustable Groins were constructed at the Islander Club in 2009-10. An Interim renourishment was completed for the North end, Reach 1, of the island in July of 2011.
  - Another interim Emergency Fill project on the North end was completed in June of 2014 as a result of a WCIND Sand Shoal Dredging project in Longboat Pass.
  - A project to construct two Permeable Adjustable Groins and place 9300 cubic yards of sand on the North End for the protection of adjacent beach front properties, public access and marine habitat.
  - The current renourishment FDEP permit modifications have been approved and two inlet pass dredging and one upland sand source via truck haul renourishment and beach protection projects are being considered and tentatively scheduled through 2016/17.

- RECOMMENDATIONS: Continue to maintain and monitor existing beach conditions and plan for future renourishment projects and sand sources. Provide recommendations to update the 2008 Beach Comprehensive Management Plan. Investigate additional opportunities for Public Outreach and Education on Natural and Beneficial Functions of beach renourishment and protection of marine species (Turtles, Shore Birds).

Police and Fire Departments Emergency Services

- <u>Enhance the early-warning systems - Police (PD) and Fire (FD) Departments</u>
  - To provide the earliest warning of weather conditions to all residents, commercial owners, and Town employees.

  - STATUS: Installation was completed in July 2006 of the "Code Red" automatic phone notification system, and the Town is now promoting participation through the Town's website and local newspapers. The Town updates on an annual basis the Town of Longboat Key Hurricane Plan.

  - RECOMMENDATIONS: Investigate further opportunities for improvements to and use of latest technologies for communications and early warning coordination. Coordinate with Sarasota and Manatee Counties' EOC communication systems and insure requirements can be met to provide for opportunity to continue eligibility for CRS Activity 610 reporting. Insure participation on Early Flood Warning during annually scheduled Hurricane Exercises and actual storm events.

- <u>Enhancement of the evacuation program for residents including Special Needs residents. -FD</u>

  - STATUS: The Special Needs Evacuation lists are updated annually on the county and local levels.

- RECOMMENDATIONS: Monitor progress of improvements and maintenance of evacuation routes through participation in the monthly Metropolitan Planning Organization and Fla. Dept. of Transportation. Maintain lists on an annual basis.

- Continued Participation in Manatee County Disaster Preparedness Planning Committee (DPPC) – All participating Town Departments

  - STATUS: Participation is ongoing.

  - RECOMMENDATIONS: Attend regularly scheduled monthly meetings and provide input through the committee process to include available information to improve public outreach and education for floodplain management programs.

■ **Structural Projects/Capital Improvements**

- Town-wide storm water system improvements - PW
  - STATUS: The Town has included in the 2014-15 budget year a review and analysis of storm water system conditions in the Village area. A subsequent report will provide information and recommendations to move forward with design and potential future projects for improved storm water services in the 2015-16/17 budget years.

  - RECOMMENDATIONS: Continue permitted maintenance requirements.

- Continue comprehensive 5-year Public Works projects for Water and Wastewater facilities. - PW

  - STATUS: Construction process underway for improvements to harden water and sewer plants. A new sub-aqueous water main crossing of Longboat Pass for insurance of maintained water supply from Manatee County was completed in April 2015.

  - RECOMMENDATIONS: Complete improvements as identified through the design phase. Continue to fund and complete projects in annual budget cycle process.

Public Information

- Floodplain Management Plan Updates and Evaluations - PZB, PW

  - STATUS: In progress.

  - RECOMMENDATIONS: Complete the process by of the current Floodplain Management Plan Committee review for the required modification and adoption before the end of October, 2015. Complete process for scoring under the current version of the CRS Coordinator Manual implemented in 2013. Continue participation

of the committee for the effective application of the adopted plan for the 5 Year Cycle Verification visit and schedule quarterly meetings in the future to maintain current CRS Classification 6.

- Public Education Program-PW-PZB

  - STATUS: Ongoing.

  - RECOMMENDATIONS: Maintain current activities and investigate other venues for educating the public and construction industry. Continue with the development of a permanent Floodplain Management Plan Committee and schedule quarterly meetings. Include regularly scheduled presentations on a minimum annual basis at various town Homeowners/Condominium Association meetings.

ADOPT, IMPLEMENT, EVALUATE AND REVISE

◆ **Summary: Monitoring and Evaluation**

PLAN MAINTENANCE

The Floodplain Management Plan will be monitored by the Public Works and Planning, Zoning and Building Departments as part of the regular status report procedures. The Departments will also be responsible for overseeing the implementation of the action plan activities in regards to developing and monitoring necessary budgets, developing a monitoring potential structural mitigation projects, and monitoring the progress of the Floodplain Management Plan Committee.

The Floodplain Management Plan Committee will meet quarterly to review, monitor and evaluate implementation of the Plan. As a result the Floodplain Management Plan will be updated annually by the Town Planner, CRS Coordinator, Building official, and the Floodplain Management Plan Committee Members. The Plan will be submitted and reviewed by appropriate Town departments and Local Mitigation Strategy Committee members. The update will include an overview of this original plan, and provide status reports on projects and any revisions to the plan. Any recommendations or changes will be included in an annual update to Town Commission and made available to the public prior to October 1st of each year. The annual report will be available to the public and released to the media. The overall plan will be updated every five years in conjunction with the Community Rating System recertification process.

Town of Longboat Key
Floodplain Management Plan Committee
Appendices Index

1. **Town of Longboat Key 2015 Floodplain Management Plan Committee Meeting Notices and Minutes**
2. **2014 Annual Floodplain Management Plan report to Town Commission**
3. **Existing 2010 Floodplain Management Plan (Submitted to Sarasota County Local Mitigation Strategy)**
4. **Town of Longboat Key Zoning Map**
5. **Town of Longboat Key Land Use Map**
6. **Town of Longboat Key Open Space Map**
7. **Town of Longboat Key Open Space Map Table**
8. **Town Of Longboat Key Repetitive Loss Area Map**
9. **Town of Longboat Key Drainage Maps**
10. **2015 Town of Longboat Key Annual Hurricane Seminar Floodplain Management Plan Survey and Summary**
11. **Town of Longboat Key Flood Insurance Changes and Overview**

Floodplain Management Plan Committee

Town Hall
501 Bay Isles Road
Longboat Key, FL 34228
WWW.LONGBOATKEY.ORG

Public Notice

10:00 a.m.	April 1, 2015

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.

Call to Order

Public notice is hereby given that a meeting of the Floodplain Management Plan Committee is being held on Wednesday, April 1, 2015, at 10:00 A.M. in the Planning, Zoning & Building Department Conference Room, 501 Bay Isles Road, Longboat Key, Florida, for the purpose of discussing the following item:

Members of the Floodplain Management Plan Committee will discuss the organization and coordination in regards to the update of the Longboat Key Floodplain Management Plan.

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 special accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 forty-eight (48) hours in advance of this proceeding. If you are hearing impaired, please call 941-373-7002.

Steve Carr, George Ceshker, Michael Drake, Neil Fleet, Steve Schield and Marge Suarez
Staff Liaison: James Linkogle

Start: 10:10 AM/PM
End: 11:10 AM/PM

TOWN OF LONGBOAT KEY, FLORIDA
PLANNING, ZONING & BUILDING DEPARTMENT

David Bullock
Town Manager

Alaina Ray
Director

MEETING ATTENDANCE

Date: April 1, 2015

Subject Floodplain Committee

Name	Organization/Representing	Phone / Fax
Steve Schield	Town of Longboat Key	941-316-1966
James Linkogle	Town of Longboat Key	941-316-1988
Michael Drake	Longbeach Village	941-383-2727
Marge Suarez	Pierre Assoc.	941-383-8345
GEORGE CESTHER	SECUR-ALL INS. AGENCY	941-383-3388

Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 316-1966 / (941) 316-1970 Fax

TOWN OF LONGBOAT KEY
FLOODPLAIN MANGEMENT PLAN COMMITTEE
MINUTES OF APRIL 1, 2015 MEETING

The meeting of the Floodplain Management Plan Committee was called to order by Chair Steve Schield at 10:00 a.m. on Wednesday, April 1, 2015.

Members Present: Chairman Steve Schield, Members Steve Carr, Marge Suarez, George Ceshker, Neil Fleet, Michael Drake

Also Present: James Linkogle, Staff Liaison

Agenda Item 1. Reviewing possible Committee activities

The committee introduced their selves to each other. They stated their backgrounds, occupations, and interest in flood plain management.

Chairman Steve Schield thanked the committee members for serving on the committee.

Steve stated the committee was appointed by the Town Manager and approved by the Town Commission.

Steve handed out copies of the existing draft updates to the Longboat Key Floodplain Management Plan and the 2013 / 510 Floodplain Management Planning-Summary.

James Linkogle, staff Liaison, provided review comments to the existing Floodplain Plan of 2010 submitted as an Appendices to the Sarasota County Local Mitigation Strategy. He also discussed the requirements that the committee would need to consider under the revised 2013 CRS Coordinator's Manual, Activity 510.

Steve asked the committee to review the existing plan and the 510 summary before the next meeting.

It was decided by the committee to meet every other Wednesday to complete the new plan by the end of June.

Setting Future Meeting Date.
The next meeting was tentatively scheduled for Wednesday, April 8, 2015.

Adjournment.
The meeting was adjourned at 11:10 AM.

Floodplain Management Plan Committee
Town Hall
501 Bay Isles Road
Longboat Key, FL 34228
WWW.LONGBOATKEY.ORG

Public Notice

10:00 a.m. April 8, 2015

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.

Call to Order

Public notice is hereby given that a meeting of the Floodplain Management Plan Committee is being held on Wednesday, April 8, 2015, at 10:00 A.M. in the Planning, Zoning & Building Department Conference Room, 501 Bay Isles Road, Longboat Key, Florida, for the purpose of discussing the following item:

Members of the Floodplain Management Plan Committee will assess the hazards on Longboat Key in regards to the update of the Longboat Key Floodplain Management Plan.

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 special accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 forty-eight (48) hours in advance of this proceeding. If you are hearing impaired, please call 941-373-7002.

Steve Carr, George Ceshker, Michael Drake, Neil Fleet, Steve Schield and Marge Suarez
Staff Liaison: James Linkogle

Start: 10:00 AM/PM
End: 11:20 AM/PM

TOWN OF LONGBOAT KEY, FLORIDA
PLANNING, ZONING & BUILDING DEPARTMENT

David Bullock
Town Manager

Alaina Ray
Director

MEETING ATTENDANCE

Date: April 8, 2015

Subject Floodplain Committee

Name	Organization/Representing	Phone / Fax
Steve Schield	Town of Longboat Key	941-316-1966
James Linkogle	Town of Longboat Key	941-316-1988
Marge Suarez	Pierre Assoc	941-383-8345
GEORGE CESHKER	SECUR-ALL INSURANCE	941-383-3388
STEVE CARR	RESIDENT / BUILDER CARR CONSTR.	941-323-4297
Darin Cushing	Town of LBK	941-243-1326
NEIL FLEET	ADVANCED MANAGEMENT	941-383-3200

Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 316-1966 / (941) 316-1970 Fax

TOWN OF LONGBOAT KEY
FLOODPLAIN MANGEMENT PLAN COMMITTEE
MINUTES OF APRIL 8, 2015 MEETING

The meeting of the Floodplain Management Plan Committee was called to order by Chair Steve Schield at 10:00 a.m. on Wednesday, April 8, 2015.

Members Present: Chairman Steve Schield, Members Steve Carr, Marge Suarez, George Ceshker, Neil Fleet

Also Present: James Linkogle, Staff Liaison, Darin Cushing, Building Official

Agenda Item 1. Assessing the Flood Hazards

Steve Schield presented the Town Zoning and Land Use maps, and discussed the zoning density of the island.

The committee discussed the existing open space areas, but decided it would be difficult to add to the Town owned inventory of open space because of the cost and lack of available vacant properties.

James Linkogle, staff Liaison, presented historical data about past flooding and storm events on Longboat key. James also showed the committee the repetitive loss properties area map. He told the committee that individual addresses could not be publicly disclosed because of Federal Privacy Act and State laws.

The committee noted and commented that most of the repetitive loss areas were located on the north end of the island in lower elevation areas of early island (Pre-FIRM) development.

Marge Suarez discussed the cost benefits of obtaining a LOMR for the Pierre Condominium, (relocating FIRM lines to remove structure from V-Zone), and how much was saved on flood insurance.

The committee discussed potential outreach projects, including the ability or authority to document the requirement that real estate firms provide potential buyers information on floodplain regulations, along with other opportunities to provide flood risk information to the general public.

James Linkogle stated that the Town was having a Hurricane Awareness Seminar on June 9, 2015 and he would be presenting information on the draft Floodplain Management Plan. James also stated that the Town had reverse 911 call phone information systems used during storm events and also Public Works provides sandbag locations for structure protection during pre-storm preperations.

Setting Future Meeting Date.
The next meeting was tentatively scheduled for Wednesday, April 22, 2015.

Adjournment. The meeting was adjourned at 11:20 AM.

Floodplain Management Plan Committee

Town Hall
501 Bay Isles Road
Longboat Key, FL 34228
WWW.LONGBOATKEY.ORG

Public Notice

10:00 a.m. April 22, 2015

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.

Call to Order

Public notice is hereby given that a meeting of the Floodplain Management Plan Committee is being held on Wednesday, April 22, 2015, at 10:00 A.M. in the Planning, Zoning & Building Department Conference Room, 501 Bay Isles Road, Longboat Key, Florida, for the purpose of discussing the following item:

Members of the Floodplain Management Plan Committee will discuss assessing the problem on Longboat Key in regards to the update of the Longboat Key Floodplain Management Plan.

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.).

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Steve Carr, George Ceshker, Michael Drake, Neil Fleet, Steve Schield and Marge Suarez
Staff Liaison: James Linkogle

Start: 10:00 AM/PM
End: 11:23 AM/PM

TOWN OF LONGBOAT KEY, FLORIDA
PLANNING, ZONING & BUILDING DEPARTMENT

David Bullock
Town Manager

Alaina Ray
Director

MEETING ATTENDANCE

Date: April 22, 2015

Subject Floodplain Committee

Name	Organization/Representing	Phone / Fax
Steve Schield	Town of Longboat Key	941-316-1966
James Linkogle	Town of Longboat Key	941-316-1988
STEVE CARR	BUILDER/RESIDENT	920-1950
Marge Suarez	Pierce Assoc	383-8345
GEORGE CESHER	SECUR-ALL INSURANCE	383-3388
NEIL FLEET	AMI	383-3200

Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 316-1966 / (941) 316-1970 Fax

TOWN OF LONGBOAT KEY
FLOODPLAIN MANGEMENT PLAN COMMITTEE
MINUTES OF APRIL 22, 2015 MEETING

The meeting of the Floodplain Management Plan Committee was called to order by Chair Steve Schield at 10:00 a.m. on Wednesday, April 22, 2014.

Members Present: Chairman Steve Schield, Members Steve Carr, Marge Suarez, George Ceshker, Neil Fleet

Also Present: James Linkogle, Staff Liaison

Agenda Item 1. Accessing the Problem

James Linkogle, staff Liaison, provided an overview of the Town Flood Maps, and the areas on the island that were vulnerability to wave action on the beach and the rising waters on the bay. He also showed a list of the public facilities, including critical facilities, with their condition, elevation, flood protection and how they were insured.

The committee discussed hurricane plans for private developments on the island.

Neil Fleet stated that he could provide the hurricane plans and stormwater maintenance records for the Bay Isles and Islandside developments.

James Linkogle discussed historical damage and losses on the island. He showed updated open space maps and repetitive loss area maps. He also discussed grant funding opportunities for repetitive and severe repetitive loss properties.

Steve Schield discussed local ordinances and Beach Management plans that the Town has on dune protection to protect properties from wave action and storm surge.

The committee also discussed alternatives for flood protection including the raising of road heights, pumping of storm water and the potential option of future abandonment of certain areas of the island.

Setting Future Meeting Date.

The next meeting was tentatively scheduled for Thursday, May 13, 2015.

Adjournment.

The meeting was adjourned at 11:23 AM.

Floodplain Management Plan Committee

Town Hall
501 Bay Isles Road
Longboat Key, FL 34228
WWW.LONGBOATKEY.ORG

Public Notice

2:00 p.m. May 13, 2015

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.

Call to Order

Public notice is hereby given that a meeting of the Floodplain Management Plan Committee is being held on Wednesday, May 13, 2015, at 2:00 P.M. in the Planning, Zoning & Building Department Conference Room, 501 Bay Isles Road, Longboat Key, Florida, for the purpose of discussing the following item:

Members of the Floodplain Management Plan Committee will discuss setting goals in regards to the update of the Longboat Key Floodplain Management Plan.

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.).

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Steve Carr, George Ceshker, Michael Drake, Neil Fleet, Steve Schield and Marge Suarez
Staff Liaison: James Linkogle

Start: 2:05 AM/PM
End: 3:13 AM/PM

TOWN OF LONGBOAT KEY, FLORIDA
PLANNING, ZONING & BUILDING DEPARTMENT

David Bullock
Town Manager

Alaina Ray
Director

MEETING ATTENDANCE

Date: May 13, 2015

Subject Floodplain Committee

Name	Organization/Representing	Phone / Fax
Steve Schield	Town of Longboat Key	941-316-1966
James Linkogle	Town of Longboat Key	941-316-1988
STEVE CARR	RESIDENT / BUILDER	920-1950
GEORGE CESHKER	RESILIENS / INSURANCE AGENCY	383-3388
Morgan Sweeper	Pierce Assoc.	383-8345
NEIL FLEET	ADVANCED MANAGEMENT, INC	383-3200
JAMES LINKOGLE		

Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 316-1966 / (941) 316-1970 Fax

TOWN OF LONGBOAT KEY
FLOODPLAIN MANGEMENT PLAN COMMITTEE
MINUTES OF MAY 13, 2015 MEETING

The meeting of the Floodplain Management Plan Committee was called to order by Chair Steve Schield at 2:00 p.m. on Wednesday, May 13, 2015.

Members Present: Chairman Steve Schield, Members Steve Carr, Marge Suarez, George Ceshker, Neil Fleet

Also Present: James Linkogle, Staff Liaison

Agenda Item 1. Setting Goals

James Linkogle, staff Liaison, discussed the overall goals of the Floodplain Management Plan which included protecting lives and property; flood damage prevention activities; environmental improvements; economic stability; and the aesthetic quality of the Town.

The committee discussed how these goals were related to the previous information the committee had been given on the problems and specifics on flood hazards on the island and reviewed and updated those listed within the plan.

Steve Schield requested that each committee member to please check their credentials that were listed in the draft plan. Corrections were made to the member's credentials.

The committee discussed what other opportunities existed to provide information to the public.

James Linkogle stated that the Town was having a Hurricane Awareness Seminar on June 9, 2015 and he would be presenting information on the draft Floodplain Management Plan. James also stated that information would be sent to all residents in their utility bills in June.

Setting Future Meeting Date.
The next meeting was tentatively scheduled for Thursday, May 28, 2015.

Adjournment.
The meeting was adjourned at 3:13 PM.

Floodplain Management Plan Committee

Town Hall
501 Bay Isles Road
Longboat Key, FL 34228
WWW.LONGBOATKEY.ORG

Public Notice

2:00 p.m. May 28, 2015

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.

Call to Order

Public notice is hereby given that a meeting of the Floodplain Management Plan Committee is being held on Thursday, May 28, 2015, at 2:00 P.M. in the Planning, Zoning & Building Department Conference Room, 501 Bay Isles Road, Longboat Key, Florida, for the purpose of discussing the following item:

Members of the Floodplain Management Plan Committee will review possible activities in regards to the update of the Longboat Key Floodplain Management Plan.

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 special accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 forty-eight (48) hours in advance of this proceeding. If you are hearing impaired, please call 941-373-7002.

Steve Carr, George Ceshker, Michael Drake, Neil Fleet, Steve Schield and Marge Suarez
Staff Liaison: James Linkogle

Start: 2:07 AM/PM
End: _____ AM/PM

TOWN OF LONGBOAT KEY, FLORIDA
PLANNING, ZONING & BUILDING DEPARTMENT

David Bullock
Town Manager

Alaina Ray
Director

MEETING ATTENDANCE

Date: May 28, 2015

Subject Floodplain Committee

Name	Organization/Representing	Phone / Fax
Steve Schield	Town of Longboat Key	941-316-1966
James Linkogle	Town of Longboat Key	941-316-1988
Marge Swaby	Piera	383-8345
GEORGE CESHKER	SECUR-ALL INS. AGENCY	383-3388
NEIL FLEET	ADVANCED MANAGEMENT	383-3208
STEVE CAZA		920-1930

Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 316-1966 / (941) 316-1970 Fax

TOWN OF LONGBOAT KEY
FLOODPLAIN MANGEMENT PLAN COMMITTEE
MINUTES OF MAY 28, 2015 MEETING

The meeting of the Floodplain Management Plan Committee was called to order by Chair Steve Schield at 2:00 p.m. on Wednesday, May 28, 2015.

Members Present: Chairman Steve Schield, Members Steve Carr, Marge Suarez, George Ceshker, Neil Fleet

Also Present: James Linkogle, Staff Liaison

Agenda Item 1. Reviewing possible Activities

Steve Schield presented again the Town Zoning and Land Use maps, and discussed the zoning density of the island and overlay with known historical flood areas. The committee discussed the overlay flood areas in relation to existing open space areas, and again decided it would be difficult to add properties to the Publicly owned inventory.

James Linkogle, staff Liaison, discussed the 2010 Florida Building Code including the freeboard level requirements in the new Town Code Chapter 154. James also discussed the different stormwater systems on the island and their effectiveness in controlling flood damages.

Neil Fleet discussed the stormwater maintenance that was being done in the Bay Isles community.

The committee discussed if the stormwater drainage in the village could have additional retrofitting in the future. James stated a current Engineering study is being conducted.

Steve Schield stated that staff was proposing to raise the allowable height of replacement seawall in the future to help to minimize flooding of lawn areas.

The committee discussed potential outreach projects, requesting real estate firms to provide information on floodplain regulations, along with other opportunities to provide information to the public.

James Linkogle reminded everyone that the Town was having a Hurricane Awareness Seminar on June 9, 2015. Committee member attendance is encouraged. A presentation on the draft Floodplain Management Plan including a survey of attendees will conducted.

Setting Future Meeting Date.
The next meeting was tentatively scheduled for Wednesday, June 17, 2015.

Adjournment.
The meeting was adjourned at 3:15 PM.

Floodplain Management Plan Committee
Town Hall
501 Bay Isles Road
Longboat Key, FL 34228
WWW.LONGBOATKEY.ORG

Public Notice

2:00 p.m. June 17, 2015

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.

Call to Order

Public notice is hereby given that a meeting of the Floodplain Management Plan Committee is being held on Wednesday, June 17, 2015, at 2:00 P.M. in the Planning, Zoning & Building Department Conference Room, 501 Bay Isles Road, Longboat Key, Florida, for the purpose of discussing the following item:

Members of the Floodplain Management Plan Committee will review the action plan in regards to the update of the Longboat Key Floodplain Management Plan.

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 special accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 forty-eight (48) hours in advance of this proceeding. If you are hearing impaired, please call 941-373-7002.

Steve Carr, George Ceshker, Michael Drake, Neil Fleet, Steve Schield and Marge Suarez
Staff Liaison: James Linkogle

Start: 2:00 AM/PM
End: 3:10 AM/PM

TOWN OF LONGBOAT KEY, FLORIDA
PLANNING, ZONING & BUILDING DEPARTMENT

David Bullock
Town Manager

Alaina Ray
Director

MEETING ATTENDANCE

Date: June 17, 2015

Subject Floodplain Committee

Name	Organization/Representing	Phone / Fax
Steve Schield	Town of Longboat Key	941-316-1966
James Linkogle	Town of Longboat Key	941-316-1988
NEIL FLEET	ADVANCED MANAGEMENT	941-383-3200
STEVE CARR	OWNER/BUILDER	920-1950

Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 316-1966 / (941) 316-1970 Fax

TOWN OF LONGBOAT KEY
FLOODPLAIN MANGEMENT PLAN COMMITTEE
MINUTES OF JUNE 17, 2015 MEETING

The meeting of the Floodplain Management Plan Committee was called to order by Chair Steve Schield at 2:00 p.m. on Wednesday, June 17, 2015.

Members Present: Chairman Steve Schield, Members Steve Carr, Neil Fleet

Also Present: James Linkogle, Staff Liaison

Agenda Item 1. Reviewing the Action Plan

James Linkogle, staff Liaison, discussed the adoption of the revised Flood Ordinance recommended by the State of Florida for concurrence with the 2010 Florida Building Code. The revised Flood Ordinance exceeds the minimum requirements of the NFIP by requiring an one ft. freeboard in 'A' zones and three ft. freeboard in Coastal 'A' zones. This is to be incorporated into the action plan items along with the adoption of the FEMA Digital Flood Insurance Rate Maps for both Manatee and Sarasota counties.

Steve Schield discussed the setback regulations within the Town Zoning Code and how the coastal 150 ft. on Gulf and Pass yards protects new residences from flood and storm damages. He also discusses how the low density requirements under our Comprehensive Land Use Plan discourages new development and protects natural and beneficial areas.

Neil Fleet discussed how the regular maintenance of the private stormwater systems along with the public maintenance helps lower the impact of flooding and that this was a important part of the action plan.

James spoke about the importance of maintaining a high level of readiness for disaster response in cooperation with the counties and the state.

Steve Schield stated that it was also important to educate new residents about ways to maintain and promote native vegetation along the coastline.

The committee discussed and approved the remaining recommended goals in the draft action plan.

James Linkogle thanked everyone for their attendance at the Town Hurricane Seminar and will provide survey results at the next meeting.

Setting Future Meeting Date.

The next meeting was tentatively scheduled for Wednesday, July 8, 2015.

Adjournment.

The meeting was adjourned at 3:10 PM.

Floodplain Management Plan Committee
Town Hall
501 Bay Isles Road
Longboat Key, FL 34228
WWW.LONGBOATKEY.ORG

Public Notice

2:00 p.m. July 8, 2015

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.

Call to Order

Public notice is hereby given that a meeting of the Floodplain Management Plan Committee is being held on Wednesday, July 8, 2015, at 2:00 P.M. in the Planning, Zoning & Building Department Conference Room, 501 Bay Isles Road, Longboat Key, Florida, for the purpose of discussing the following item:

Members of the Floodplain Management Plan Committee will review the draft Longboat Key Floodplain Management Plan.

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.).

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Steve Carr, George Ceshker, Michael Drake, Neil Fleet, Steve Schield and Marge Suarez
Staff Liaison: James Linkogle

Start: 2:00 AM/PM
End: _____ AM/PM

TOWN OF LONGBOAT KEY, FLORIDA
PLANNING, ZONING & BUILDING DEPARTMENT

David Bullock
Town Manager

Alaina Ray
Director

MEETING ATTENDANCE

Date: July 8, 2015

Subject Floodplain Committee

Name	Organization/Representing	Phone / Fax
Steve Schield	Town of Longboat Key	941-316-1966
James Linkogle	Town of Longboat Key	941-316-1988
Marge Swartz	Preive	383-8345
NEIL FLEET	ADVANCED MANAGEMENT, INC	383-3200
GEORGE CESIKER	SECUR-ALL INSURANCE	383-3388

Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 316-1966 / (941) 316-1970 Fax

TOWN OF LONGBOAT KEY
FLOODPLAIN MANGEMENT PLAN COMMITTEE
MINUTES OF JULY 8, 2015 MEETING

The meeting of the Floodplain Management Plan Committee was called to order by Chair Steve Schield at 2:00 p.m. on Wednesday, July 8, 2015.

Members Present: Chairman Steve Schield, Members Marge Suarez, George Ceshker, Neil Fleet

Also Present: James Linkogle, Staff Liaison

Agenda Item 1. Reviewing Draft Plan and possible activities

James Linkogle, staff Liaison, discussed repetitive loss areas, with the numbers and the area where they are located. James also discussed the April 2015 Program changes will affect flood insurance premiums. He stated that 51% of the insurance policies were for pre-firm properties on the island and that 91% of the losses under the policies were for pre-firm properties. The total insured value of property on the island is $2,335,550,000.00. James handed out a fact sheet on the "April 2015 Program Changes" and "Longboat Key Insurance Overview/Occupancy" to the committee.

James presented results of the Floodplain Management Plan survey obtained at the Town Hurricane Seminar.

George Ceshker discussed the effect of the uninsured in a future flood event and what money would be given out during a emergency.

James commented that most, if not all the money given out to uninsured residents was for loans and not grants.

The committee agreed that a written summary of insurance losses be added to the Floodplain Management Plan.

The committee approved the draft Floodplain Management Plan with the edits submitted. The plan will be reviewed by the committee at a minimum one more time in August before it is submitted to the Town Manager for consideration to include in Commission agenda for their September 21 Regular Workshop.

Setting Future Meeting Date.
The next meeting was tentatively scheduled for Wednesday, August 19, 2015.

Adjournment.
The meeting was adjourned at 3:18 PM.

Floodplain Management Plan Committee
Town Hall
501 Bay Isles Road
Longboat Key, FL 34228
WWW.LONGBOATKEY.ORG

Public Notice

10:00 a.m. September 3, 2015

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.

Call to Order

Public notice is hereby given that a meeting of the Floodplain Management Plan Committee is being held on Thursday, September 3, 2015, at 10:00 A.M. in the Planning, Zoning & Building Department Conference Room, 501 Bay Isles Road, Longboat Key, Florida, for the purpose of discussing the following item:

Members of the Floodplain Management Plan Committee will review the final draft Longboat Key Floodplain Management Plan.

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 special accommodation to participate in this proceeding should contact the Town Clerk's office at 941-316-1999 forty-eight (48) hours in advance of this proceeding. If you are hearing impaired, please call 941-373-7002.

Steve Carr, George Ceshker, Michael Drake, Neil Fleet, Steve Schield and Marge Suarez
Staff Liaison: James Linkogle

Start: 10:05 AM/PM
End: 11:18 AM/PM

TOWN OF LONGBOAT KEY, FLORIDA
PLANNING, ZONING & BUILDING DEPARTMENT

David Bullock
Town Manager

Alaina Ray
Director

MEETING ATTENDANCE

Date: September 3, 2015

Subject Floodplain Committee

Name	Organization/Representing	Phone / Fax
Steve Schield	Town of Longboat Key	941-316-1966
James Linkogle	Town of Longboat Key	941-316-1988
NGIC FLEET	AMI	941-383-3200
GEORGE CESHKER	SECUR ALL INSURANCE	941-383-3388
JAMES LINKOGLE		

Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 316-1966 / (941) 316-1970 Fax

TOWN OF LONGBOAT KEY
FLOODPLAIN MANGEMENT PLAN COMMITTEE
MINUTES OF SEPTEMBER 3, 2015 MEETING

The meeting of the Floodplain Management Plan Committee was called to order by Chairman Steve Schield at 10:05 a.m. on Thursday, September 3, 2015.

Members Present: Chairman Steve Schield, Members, George Ceshker, Neil Fleet

Also Present: James Linkogle, Staff Liaison

Agenda Item 1. Reviewing possible activities

James Linkogle, staff Liaison, stated that the updated Floodplain Management Plan will be on the agenda for the September 21st Town Commission Workshop meeting for discussion and forwarding to the October 5th Regular Meeting for adoption by the Town Commission. He also said the Resolution to adopt the updated Manatee County LMS plan will also be on the Workshop Consent agenda.

Neil Fleet brought up James' suggestion to remove the updated Floodplain Management Plan from the appendices, it would be redundant. The committee agreed to this change.

The committee also discussed the list of critical facilities. Neil Fleet asked that property maintenance and insurance office locations be added to the list. James revised the list to add these offices.

The committee discussed the Comprehensive Plan changes that would be done by the Town over the next year and would like to monitor the changes in regards to Floodplain Management issues.

It was discussed that additional presentations could be done to homeowner associations throughout the year for Public Outreach credits under the CRS program.
Neil Fleet recommended that a presentation to the Bay Isles Homeowner Association Board be done in April, because it was one of the best attended meetings during the year. He also stated that the best time to talk with other homeowner associations was at their November or March meetings because these usually are mandatory meetings with the highest attendance.

The committee agreed that a written summary of insurance losses be added to the Floodplain Management Plan.

Neil made the motion to forward the updated Floodplain Management Plan as revised to the Town of Longboat Key Town Commission for adoption.

George Ceshker seconded the motion.

The committee approved the Floodplain Management Plan with the edits. The plan will submitted to be heard by the Town Commission at their September 21 workshop meeting.

Setting Future Meeting Date.
The next meeting was tentatively scheduled for December. The members will be notified of the exact date.

Adjournment.
The meeting was adjourned at 11:18 PM.

Regular Workshop – September 15, 2014
Agenda Item 8
Consent Item

Agenda Item:	Update on Floodplain Management Plan - 2014 Annual Report & Community Rating System (CRS)
Presenter:	Town Manager and Staff
Summary:	The 2014 Annual Floodplain Management Plan Report is forwarded as a Consent Agenda item to the Town Commission to assist with the Community Rating System requirements.
Attachments:	9-08-14 Memo, Public Works Project Manager, Town Planner to Manager; 2014 Floodplain Management Report
Recommended Action:	Approval of the Consent Agenda will confirm delivery of the required Annual Report and CRS Update to the governing body.

M E M O R A N D U M

Date: September 08, 2014

TO: Dave Bullock, Town Manager

THROUGH: Juan Florensa, Public Works Director

Alaina Ray, Planning, Zoning Building Director

FROM: James Linkogle, Public Works Project Manager

Steve Schield, Town Planner

SUBJECT: Update on Floodplain Management Plan - 2014 Annual Report & Community Rating System (CRS)

The Town of Longboat Key is currently rated as a Class Six community under the Community Rating System (CRS). The Town is due for a Five Year Cycle Verification visit conducted by the Insurance Service Office scheduled for September 23, 2014 and is endeavoring to maintain this classification.

Please find attached the 2014 Floodplain Management Plan Annual Report. To fulfill part of the CRS Manual requirements under the CRS Activity 510 these documents are submitted to the Town Commission. This year the Floodplain Management Plan is being updated to compliment new CRS Coordinator Manual activities, and will be coordinated with the current Sarasota County and Manatee County Local Mitigation Strategy Plan updates.

Additional copies of this Report and Floodplain Management Plan will be distributed to the following agencies by staff:

- Local newspapers
- ISO/CRS
- State of Florida, DCA, NFIP Coordinator's Office
- FEMA Region IV Office
- Southwest Florida Water Management District
- Sarasota County LMS Working Group
- Manatee County LMS Working Group

/jkl

TOWN OF LONGBOAT KEY

FLOODPLAIN MANAGEMENT PLAN

ANNUAL REPORT
September 2014

◆ Introduction and Background

In the year 2000 the Town of Longboat Key initiated its Floodplain Management Plan. These plans are a requirement for participation by communities in the National Flood Insurance Program. They are reviewed annually by the Insurance Services Office (ISO) to meet the requirements of the Community Rating System (CRS) for flood insurance discounts. The Town of Longboat Key adopted the initial Sarasota and Manatee County Local Mitigation Strategies via Resolution 99-13 on October 4, 1999, as a means of pursuing flood mitigation initiatives and activities. The original Floodplain Management Plan was incorporated and adopted by the Town as part of the original Local Mitigation Strategy (LMS) process.

Updating of the Town of Longboat Key Floodplain Management Plan is required by the NFIP/CRS program. The Town formally adopted these plans into the LMS via Resolution 04-26 on October 5, 2004 and during the years following the Manatee and Sarasota County Local Mitigation Strategy Working Groups have continued to meet and developed the most recent versions of the LMS for participating municipalities. The Manatee County 2009 updated version was adopted by the Town in March of 2010 via Resolution 2010-14. The Sarasota County LMS was formally adopted by Resolution 2010-39 on October 4th, 2010. Sarasota County was notified by FEMA on April 4th, 2011 of the final approval for the Sarasota County LMS. The participating LMS municipalities of Longboat Key, the City of Sarasota, the City of Venice, and the City of Northport all included copies of their respective revised Floodplain Management Plans as Appendices to the LMS plan.

The LMS documents are very comprehensive and rather large. Hard copies can be made available upon request by contacting:

Town of Longboat Key, 501 Bay Isles Road, Longboat Key, 34228, or by leaving your request and contact information at 941-316-1999.

Both the Manatee and Sarasota County latest versions are available for review and downloading from the respective county websites.

The current approved Manatee County version is available for viewing at:

http://www.mymanatee.org/home/government/departments/building-and-development-services/planning/comprehensive-planning-section/hazard-mitigation.html

The current Sarasota County draft version is available for viewing at:

https://www.scgov.net/AllHazards/Pages/LocalMitigation.aspx

The Sarasota LMS includes the most recent version of the current Town of Longboat Key Floodplain Management Plan as; Annex, Tab E of the Sarasota County LMS, see table of contents.

Floodplain Management Plans provide for a comprehensive summary, evaluation, and opportunity for input from community stakeholders as to what the community's best management practices are to reduce losses to property and infrastructure due to floods. Flood mitigation activities can be categorized in six areas;

- Prevention;
- Natural Resources Protection;
- Emergency Services;
- Structural;
- Property Protection;
- Education.

Florida leads the nation in the number of flood insurance policies with more than 40 percent of the total number of policies written. Over eighty percent of Florida's population lives in the areas most susceptible to the damaging effects or hurricanes or within 10 miles of the coast. Each community within the State of Florida chooses to voluntarily participate in NFIP programs. Benefits for residents include; availability to purchasing federal flood insurance, receiving federally backed mortgages, providing discounts for residential flood insurance policies based on the quality of protection from flooding through a "flood protection rating program" called the Community Rating System (CRS). Our community has remained NFIP compliant since 1975. The Town is currently rated as a Class Six community and those citizens with NFIP flood insurance policies receive a 20% discount.

◆ Public Involvement

On an annual basis during the hurricane season the Town provides public information to warn about flood hazards, mitigation and preparedness opportunities, evacuation and reentry plans.

On June 19, 2014 the Town held a specific Hurricane Seminar as an educational and information outreach to citizens, and homeowner, condominium associations. A presentation was given by Brian Koons, Director Florida Division of Emergency Management, Ed McCrane and Don Hermey, Directors representing Sarasota and Manatee County Emergency Operations Centers respectively as well as the Town Fire Chief, Police Chief and Director of Public Works. The Town also provided information about flood protection, mitigation techniques the new Town Flood Control Ordinance, and changes in the National Flood Insurance Program as a result of March 21, 2014 passing of the Homeowner Flood Insurance Affordability Act of 2013.

The Town continues to participate with Sarasota and Manatee County with hurricane and flood awareness public outreach programs. The Town in conjunction with Sarasota County held a series of public comment meetings on this past year in June July and August.

The LMS process also provides opportunities for public comment and input.

◆ Agency Coordination

The 2014 Floodplain Management Plan Annual Report will be distributed to the following agencies and local governments for their review and comment:

- Insurance Service Office / Community Rating System Office
- State of Florida, National Flood Insurance Program representative
- FEMA Region IV office
- Southwest Florida Water Management District
- Sarasota County Local Mitigation Strategy Working Group
- Manatee County Local Mitigation Strategy Working Group

◆ Action Plan: Updates- Plan Revisions and Annual Review 2014

The Floodplain Management Plan contains an Action Plan that identifies those mitigation actions appropriate to the community's resources, flood hazards, and vulnerable properties. These will be incorporated with the goals and initiatives associated with the ongoing updates to the Local Mitigation Strategy.

Goals: Operating Principles

Goals have been established to guide the selection of specific flood protection activities that are recommended in this Plan. The primary operating principles in development these goals are:

- Protect lives and property from the hazards of wind, storm surge, and rainfall.
- Where appropriate, flood damage prevention activities should be used to improve the environment, water quality, economic vitality and stability, and aesthetic quality of the Town.

These Floodplain Management Plan goals are supplemented by relevant goals from the Local Mitigation Strategy (LMS) as well as the Town of Longboat Key Comprehensive Plan.

◆ **Pre- and Post- Disaster Redevelopment Planning**

The projections made by the National Oceanic and Atmospheric Administration for hurricane activity through the next decade indicate more activity is expected in the eastern and western Gulf of Mexico than in years past. This makes the need for both preparedness and post-disaster redevelopment plans even more critical. As exhibited by the 2004 through 2013 Hurricane Seasons, flooding from both the large amounts of rain generated by the storms and especially storm surge, are recognized as the leading cause of deaths related to hurricanes. These add to the quantity of property damage above and beyond that caused by wind and floods.

Additionally, recent data from international studies has suggested that due to Global Warming or other natural cyclical events, sea elevation rise has become a topic of critical concern, especially for long range planning purposes for coastal communities such as Longboat Key.

The Town continues to update all of its departmental policies and procedures for pre- and post-disaster planning and operations. One of the primary objectives of this procedure is to prepare and respond to flooding events.

Every year the Town conducts reviews and updates of all of its Emergency Preparedness and response plans including the Continuity of Operations and Continuity of Government. The Town also includes as necessary National Incident Management System training of staff.

In support of the Town's pre- and post- disaster planning, it has included revisions to its Comprehensive Plan approved by the State of Florida.

Included in these revisions are the following that pertain to Floodplain Management Planning:

- Conservation / Coastal Elements

OBJECTIVE 3.2
The Town will encourage the reduction of potential damage to structures subject to damage in the Coastal High Hazard Area (CHHA).

Policy 3.2.1
The Town will encourage the relocation, removal, or replacement of existing non-compliant structures in V-Zones, or seaward of the CCCL to safer locations.

Policy 3.2.2
The Town will encourage owners to take advantage of buy-out programs for structures subject to repetitive damage in the V-Zones.

Policy 3.2.3
The Town will encourage residents to retrofit their homes with storm resistant materials.

Policy 3.2.4
The Town will enforce applicable Federal Emergency Management Agency (FEMA), FDEP and the FBC requirements for the safety of structures.

Policy 3.2.5
The Town will require all future building setbacks, fronting the Town's north and south passes, to be equal to or greater than those setbacks required for construction along the Gulf of Mexico.

Policy 3.2.6
Existing structures not conforming to minimum flood elevation that suffer in excess of 50% damage will be demolished. Permits to rebuild will be issued only if the design meets current applicable local, state, and federal regulations.

OBJECTIVE 3.3
The Town will enforce policies related to reconstruction in the designated Coastal High Hazard Area (CHHA) following a catastrophic disaster that will reduce the danger to human life, the exposure of property damage from future natural hazards, as well as eliminate non-conformities to the extent practicable.

Policy 3.3.1
In the event of a hurricane or storm event that requires post-disaster redevelopment actions, the Town will implement its short-term post-disaster redevelopment plan.

Policy 3.3.2
In the event of a hurricane or storm, the short-term recovery effort will be accelerated by emergency permits to repair and clean up damage to private and public structures and utilities that are potential public health, safety or welfare hazards, to the extent allowable by law.

Policy 3.3.3
It is the policy of the Town that during long-term reconstruction following a catastrophic storm event, all reconstructed structures will be brought into compliance with the Florida Building Code, FEMA requirements and local flood control regulations to the greatest extent practicable while still allowing original density and building cubic volume as described in Policy 3.3.4.

Policy 3.3.4
Legally nonconforming structures, buildings and uses that are substantially damaged by natural disaster or involuntary action by more than 50% in accordance with the Town Code, may be reconstructed to the same building cubic content and number of units in existence prior to the casualty, subject to conditions in the Town Code.

Policy 3.3.5
The Town will monitor the development of Sarasota County's long-term post-disaster redevelopment plan. The Town will also monitor Manatee County's efforts to develop post-disaster redevelopment plans.

OBJECTIVE 3.4
The Town will limit public expenditures and subsidies in the Coastal High Hazard Area (CHHA) to the population capacity established by the permitted density of the adopted Future Land Use Map and direct concentrations of people away from designated V-zones or storm breach areas.

Policy 3.4.1
Use of funds from the recreation and open space acquisition fee will be prioritized to acquire, enhance, or protect properties that serve the public interest, and are adjacent to or in close proximity to existing open space areas or within the FEMA V-Zone and must be consistent with the criteria identified in Recreation and Open Space Policy 1.2.2.

Policy 3.4.2
Public expenditures that subsidize development in the Coastal High Hazard Area (CHHA) will be limited through the implementation of Objective 1.2 (and its associated policies) of the Capital Improvements Element.

- Future Land Use Element

  - Policy 1.2.1 Proposals for development within the floodplains will be approved only if significant alteration of the functions of the floodplain will not occur (i.e., no increase in flood hazards should be permitted) and if the proposed development is consistent with the regulations of the appropriate agencies regulating development within floodplain areas.

Current Activities

Preventive Strategies

- Development Review: The Town continues to enforce FEMA regulations and standards through its building and zoning departments and local ordinances.

  - STATUS: The Town adopted a revised Flood Ordinance recommended by the State of Florida for concurrence with the 2010 Florida Building Code. This Town Ordinance, No. 2013-25 replaced the Town Code Chapter 154, Flood Protection Ordinance in entirety and was adopted taking effect March 17, 2014. This adoption process was concurrent with the NFIP compliance review and formal adoption of the FEMA Digital Flood Insurance Rate Map for the Manatee County portion of the island effective the same date. Per Town Code of Ordinances Chapter 150.01, the current version of the adopted 2010 Florida Building Code includes provisions for National Flood Insurance Program (NFIP).
  -
  - The Town adopted Ordinance 06-09, Reconstruction of Non-conformities, to require that all structures be brought into compliance with the State of Florida Building Code, FEMA requirements, and local flood control regulations.

  - RECOMMENDATIONS: Continue to monitor status of 2010 Florida Building Code changes and potential adoption of International Codes. Continue with the public outreach and education programs for understanding of all applicable local, state and federal codes.

- Long Range Planning: The Town has adopted by Resolution 2011-13 a Vision Plan.

  - STATUS: The Town's plan is in process, including potential amendments to the Towns Comprehensive Plan.

    In October 2013 the Town had a community study done by the Urban Land Institute (ULI). The ULI Advisory Services Panel report did an analysis of the existing conditions in the Town and its future. The ULI

study made the following recommendations in regards to climate adaptation and coastal resiliency:

1. Research and understand new flood insurance.
2. Reestablish, maintain, and promote native vegetation along the coastline.
3. Implement planning management tools such as setbacks and buffers, and zoning plus development regulations and incentives.
4. Improve access to education and information, particularly through coastal monitoring systems, advisory notice, and evacuation plans.
5. Coordinate neighborhood plans with city and regional strategies.
6. Link outcomes of site analysis, vulnerability assessment, and resilience enhancement to the waterfront planning process.

- RECOMMENDATIONS: Follow through with the adopted Vision Plan and recommendations of the ULI Study. Investigate opportunities for establishing a permanent Floodplain Planning Committee. Continue to look for opportunities for conserving open space within the Town's boundaries through its land use and zoning regulations.

- Local Mitigation Strategy (LMS): The Town continues to participate in the LMS process for hazard mitigation initiatives and projects.

  - STATUS: Staff continues participation in scheduled meetings with both Sarasota and Manatee counties. The LMS Working Group includes the area jurisdictions of the cities of Sarasota, Northport, Venice, The Town of Longboat Key, Sarasota County, and the Tampa Bay Regional and Southwest Regional Planning Councils. One purpose of the LMS is to provide consistency of flood-plain management issues within participating communities. Additionally the LMS provides participating communities in the Community Rating System, a platform for coordinating the updating of the FEMA Flood Insurance Rate Maps and Risk Map Analysis initiative.

  - RECOMMENDATIONS: Continue Town involvement with coordination between the Town and the two county LMS plans. Continued participation in LMS Working Group with reaching goals and objectives identified by the group.

- Community Rating System (CRS): The Town continues to participate in the NFIP/CRS program.

  - STATUS: Staff is in process of preparation for the 5-Year CRS Verification process to be conducted commencing September 23,

2014. As of the October 12, 2010 confirmation letter from FEMA the Town is currently rated a Class 6 community. This provides for a total 20% discount to NFIP flood insurance policy holders.

- RECOMMENDATIONS: Staff continue to work with Insurance Service Office and FEMA Region IV to maintain Town's CRS rating and required activities.

- **Property Protection**

  - Education of Repetitive Loss Property owners: Annual outreach through Town newsletter.

    - STATUS: An educational outreach letter to each repetitive loss property was mailed in August 2014. Included were changes in Homeowners Flood Insurance Affordability Reform Act of 2014 authorizing funding of Grant programs for Repetitive Loss and Severe Repetitive Loss properties.
      The 2014 Annual Summer Newsletter was mailed in June to all residents within the Zip Code. Information included flood awareness, flood safety, property protection methods, and hurricane preparedness and response information.

    - RECOMMENDATIONS: Continue to improve the Town's formal outreach program to inform Repetitive Loss property owners of options for mitigation and funding. Continue to include updated information about the Homeowners Flood Insurance Affordability Reform Act of 2014 signed by the President on March 21, 2014.
    -

  - Enforcing New Construction and Renovation Standards
    Continuously enforce the current 2010 Florida Building Code edition as adopted by State Statute.

    - STATUS: Building inspectors and plans examiners continue their review of the current Florida Building Code (FBC) and any Amendments.

    - RECOMMENDATIONS: Educate contractors and the public as to any changes in the FBC and Amendments with emphasis on flood protection techniques and requirements.

  - Conduct public outreach programs.

    - STATUS: The Town held a public forum on June 19, 2014, at Town Hall to discuss Hurricane Awareness Program, including flood protection.

    - RECOMMENDATIONS: Continue to hold public forums and investigate opportunities for additional public outreach and utilize the

local press to educate the public. Consider developing a permanent Floodplain Management Plan Committee.

- **Natural Resource Protection**

  - Sarasota Bay Estuary Program
    The Town is a member and provides financial support to the Sarasota Bay Estuary Program to enhance the preservation and/or creation of the local floodplains and wetlands.

    - STATUS: Continuing to support wetland protection in Sarasota Bay.

    - RECOMMENDATIONS: Continue curent support.

  - Town Wetlands Protection and Restoration

    - Durante Park, Phase Four project
    - Sisters Key Restoration Project
    - Lyons Lane Restoration Project

    - STATUS: The wetland mitigation project on Sister Keys Completed in August 2008 has completed the five-year permit required monitoring and maintenance program.

    - RECOMMENDATIONS: Continue to monitor restoration projects efforts in all Parks and on Sisters Key.

  - Beach Renourishment Projects
    - In the Summer of 2006, the Town completed an island-wide major beach renourishment project, which provides additional shoreline and dune protection.

    - STATUS: Most recent island wide Beach Restoration was completed in July 2006. Two Permeable Adjustable Groins were constructed at the Islander Club in 2009-10. An Interim renourishment was completed for the North end, Reach 1, of the island in July of 2011. Another interim Emergency Fill project on the North end was completed in June of 2014 as a result of a WCIND Sand Shoal Dredging project. A renourishment permit has been approved by FDEP and a variety of renourishment and beach protection projects are being considered and tentatively scheduled for the fall of 2014 through Spring of 2016 including a project to construct two Permeable Adjustable Groins on the North End.

    - RECOMMENDATIONS: Continue to maintain and monitor existing beach conditions and plan for future renourishment projects. Provide recommendations to update the 2008 Beach Comprehensive Management Plan.

- **Police and Fire Departments Emergency Services**

  - Enhance the early-warning systems
    - To provide the earliest warning of weather conditions to all residents, commercial owners, and Town employees.

    - STATUS: Installation was completed in July 2006 of the "Code Red" automatic phone notification system, and the Town is now promoting participation through the Town's website and local newspapers. The Town updates on an annual basis the Town of Longboat Key Hurricane Plan.

    - RECOMMENDATIONS: Investigate further opportunities for improvements to communications and coordination. Coordinate with Sarasota and Manatee Counties' EOC communication systems and insure requirements can be met to provide for opportunity to be eligible for CRS Activity 610 reporting.

  - Enhancement of the evacuation program for Special Needs residents.

    - STATUS: The Special Needs Evacuation lists are updated annually on the county and local levels.

    - RECOMMENDATIONS: Maintain lists on an annual basis.

  - Continued Participation in Manatee County Disaster Preparedness Planning Committee (DPPC)

    - STATUS: Participation is ongoing.

    - RECOMMENDATIONS: None.

- **Structural Projects/Capital Improvements**

  - Town-wide storm water system improvements
    - STATUS: The Town will include in the 2014-15 budget year a review and analysis of storm water system conditions in the Village area.

    - RECOMMENDATIONS: Continue permitted maintenance requirements.

  - Continue comprehensive 5-year Public Works projects for Water and Wastewater facilities.

    - STATUS: Construction process underway for improvements to harden water and sewer plants. Provide for a new sub-aqueous water main crossing of Longboat Pass for insurance of maintained water supply from Manatee County.

- RECOMMENDATIONS: Complete improvements as identified through the design phase. Continue to fund and complete projects.

■ **Public Information**

- Floodplain Management Plan Updates and Evaluations

  - STATUS: In progress.

  - RECOMMENDATIONS: Staff continues to utilize the participation in the LMS as a platform and process for future updates and review of the Town's Plan. Review and plan for the required modification and adoption per new policy under the current version of the CRS Coordinator Manual implemented in 2013 and effective during the current 5 Year Cycle Verification visit.

- Public Education Program-

  - STATUS: Ongoing.

  - RECOMMENDATIONS: Maintain current activities and investigate other venues for educating the public and construction industry. Consider developing a permanent Floodplain Management Plan Committee.

◆ **Summary: Monitoring and Evaluation**

The Floodplain Management Plan will be maintained by personnel from the Planning, Zoning and Building Department and the Public Works Department. In addition, these departments are responsible for maintaining the status of all other activities under the Community Rating System (CRS). Other appropriate Town departments will be contacted on an as-needed basis for input regarding other specific responsibilities related to this plan. The Annual Report will provide an overview of the plan and of progress made toward implementing the identified action items during the previous 12 months.

For credit under CRS, this Annual Report must be distributed to the media and be made available to the public. Copies of the Report will be provided to all local newspapers that cover the Key, and the Report and any current Plan Updates will be made available for review at Town Hall, Town Clerk's Office, 501 Bay Isles Road, Longboat Key. Also, a notice of the Report's availability will be posted on the Town's website.

This Annual Report will be submitted as a Consent Agenda item at the regularly scheduled Town Commission Workshop meeting on September 15, 2014.

TOWN OF LONGBOAT KEY
FLOODPLAIN MANAGEMENT PLAN APPENDIX

Submitted to the Sarasota County Local Mitigation Strategy

2010

INTRODUCTION

The Town of Longboat Key is a Coastal Barrier Island located along the Gulf of Mexico within southwestern portion of Manatee County, and the northwestern portion of Sarasota County. The community occupies approximately 4.92 square miles. The Town of Longboat Key was incorporated as a Township in 1955. The Town has experienced a steady growth rate with the largest occurring between the early 1970's through the early 1990's. The Town's full time population according to the 2000 census was listed as 7603. The Town of Longboat Key experiences as most coastal communities in Florida, an increase in population during the winter months, and the population can swell to 20,000 plus including resorts, hotels and rental unit population. The Town has According to the same census 8834 residential units, with 4554 listed as vacant properties, or rental units.

Situated in a subtropical climate, the Town experiences a distinct wet and dry season. The wet season extends from June through September. During this period, the Town receives approximately two-thirds of its average annual rainfall. Topography in the area is generally flat and low with elevations ranging from sea level to 12 feet NGVD. The average island elevation is approximately 9 feet NGVD.

PLANNING

The Town completed the process of updating the Comprehensive Plan in December of 2007. This process offered the community with many opportunities to provide input into the new comprehensive plan. The Town also held meetings with representatives from outside agencies related to issues and concerns including long term comprehensive plan goals and objectives. The Comprehensive Plan includes elements of goals and objectives utilized in this Floodplain Management Plan and vice versa.

The Town of Longboat maintains a Hurricane and Emergency Management and Response Plan, which is updated yearly. The Town coordinates its disaster management practices with both Manatee and Sarasota County Emergency Operation Center functions, Comprehensive Emergency Management Plans and Continuity of Government Plans. The Town also participates in both County Local Mitigation Strategy (LMS) working groups. The purpose of the LMS is to coordinate mitigation efforts with participating jurisdictions, identify, score, rank and prioritize projects and initiatives that are mitigating in nature. Since flooding is a risk associated with all participating communities the related elements of the mitigation projects are focused towards reducing natural hazard impacts to the communities. Both Manatee and Sarasota County and all municipalities within the Counties have a participation in the approval process of

the LMS plans. The Local Mitigation Strategies were all used as resources for the participating communities to develop and secure individual local Floodplain Management Plans for accreditation under the Community Rating System.

The Town also coordinates planning efforts with the Tampa Bay and Southwest Florida Regional Planning Councils.

In addition to regularly meeting with the two county LMS working groups the Town also participates with the Regional Floodplain Managers Planning and Coordination Committee, a group formed with the local Community Rating System (CRS) Coordinators of the municipalities of Sarasota County. This committee was formed primarily to promote participation and enhancement of CRS programs, and also coordination of public outreach requirements of the LMS and the current FEMA Flood Insurance Rate Map modernization program. This program is designed to update, digitize and re-assess flood risks using LIDAR data and additional flood risk assessment techniques. As a result of participation with this CRS committee, the Town periodically discusses mitigation strategies with Sarasota County, the Southwest Florida Water Management District, and the Federal Emergency Management Agency. The Town receives information in regards to mitigation funding opportunities through grants from these agencies as well.

RISK ASSESSMENT

Flooding results from two major sources, rain fall events that exceed the 25 year 24 hour threshold, (especially when coinciding with lunar high tides), and Tropical Storms, especially when they reach Hurricane intensity.. Coastal areas are subject to storm surge and tidal action from the Gulf of Mexico. Upland areas and lower, flatter areas, which have tidally influenced drainage systems, are subject to more repetitive flooding. Land development that has increased runoff volume can and occasionally overwhelms the natural influences associated with tides and elevated water tables, limited and manmade drainage systems. Effects of rainfall and storm surge can be dramatic even if the passage of hurricanes or tropical storms is within 200 miles of the community.

The Town of Longboat Key’s municipal storm water system was initially installed in the mid 1960’s as a swale and ditch system with conveyance to inlet boxes with pipe and or culvert conveyance to outfalls to the canals and adjacent bays. Most of the newer development in mid 1970’s through 80’s includes curb and gutter systems on Town paved streets, again with conveyance to adjacent canals and bays. During the 1990’s design criteria was based on a 25 year 24 hour level of service and most of the development from the mid 80’s to present is privately owned. As part of the original development, some drainage canals and “Mosquito Ditches” were constructed in the existing lower Mangrove sloughs and outlet to Sarasota Bay. As the Town grows, the storm-water systems are upgraded to meet the demands of current permitting requirements. Although in most areas the system is successful, localized flooding may occur, especially in the older developments on the north end of the island. The majority of the NFIP identified Repetitive Loss Properties are located in the northern half of the island, with

the exception of the Mobile Home Parks located at Mid-Key, and are identified in the Local Flood Hazard Map required for Community Rating System review and Documentation.

The Town of Longboat Key has adopted Ordinances to establish minimum standards and requirements for land management, building standards, and control measures in order to minimize flood damage to public and private property.

Life Safety

For Life safety and property protection the Town of Longboat Key utilizes an emergency telephone notification system called CodeRED®. The CodeRED® Emergency Telephone Calling System is an extremely high-speed telephone communication service available for emergency notifications. CodeRED® employs a one-of-a-kind Internet mapping capability for geographic targeting of calls, coupled with a high speed telephone calling system capable of delivering customized pre-recorded emergency messages directly to homes and businesses at the rate of up to 60,000 calls per hour. CodeRED® subscribers control their emergency broadcasts from anywhere in the world via a secure Internet Portal.2. Residents are encouraged to contact the Town via annual public outreach and via the Town's Website to make sure that their phone number is current and correct.

The annually published Town Summer Newsletter contains a section instructing residents of evacuation procedures and how to prepare for a hurricane. How to secure property, develop plans, what to take during an evacuation, and where to go during an evacuation are covered. The newsletter also informs residents of the National Flood Insurance Program and Flood Insurance policy information and how to apply for coverage.

Local evacuation information is broadcast on local cable channels: Government Access TV Channel 19, ABC Channel 7, and SNN Channel 6. Radio broadcasts are on WENG 1530 AM, and Clearchannel 1230 AM. Information can also be received on a weather radio that can be purchased at telecommunication stores.

Additional evacuation information can be found on the Internet through:

Town of Longboat Key	www.Longboatkey.org

With additional Links To:

Department of Community Affairs	www.dca.state.fl.us
Division of Emergency Management	www.floridadisaster.org
Sarasota County	www.scgov.net
Manatee County	www.mymanatee.org

Those with special needs and health considerations for assistance with evacuations are encouraged to register with the Town at (941) 316-1999, Sarasota County at (941) 861-5000, and Manatee County at (941) 749-3500.

Evacuation maps can be found on the Internet at the above listed web sites, Town Hall, 501 Bay Isles Rd., in the local phone book and at the respective County facilities.

Critical Facilities

The Towns critical facilities and infrastructures include and are not limited to:
Town Hall
Fire Stations
Police Station
Public Works Complex
Utilities Department Water Storage Tank locations
Utilities Department Sewer Lift Stations
Water, sewer and storm water pipes

The Town of Longboat Key is primarily a retirement community. According to City-Data.com, the regional economy Estimated median household income in 2008: $107,895, and the median house / condominium vale is $884,513. The Town collects ad valorem taxes through a millage rate and in fiscal year 2009 the total assessed value was estimated at $5,954,878,099.

Property Damages

The Town of Longboat Key is a community that has experienced repetitive losses due to flooding. The Federal Emergency Management Agency has identified 96 records of structures within Town limits that have had two or more claims paid by the National Flood Insurance Program (NFIP) of $1000 or more within a 10-year period. Of those 96 records, 8 are considered Severe Repetitive Loss, those 1-4 family dwelling properties that have had four or more claims of more than $5000.00 each. 15 properties on the list of records within the Town have been demolished and rebuilt to current code. For Community Rating System reporting purposes the Town has a total of 81 Repetitive Loss Properties. The Town has determined that within the areas reporting repetitive losses 574 additional structures are of similar construction and are at risk of experiencing repetitive damages from floods and are identified in the Local Flood Hazard Map required for Community Rating System review and Documentation.

Flood insurance in Florida is obtained though communities that participate in the National Flood Insurance Program (NFIP). In order to meet the Code of Federal Regulations requirements, the Town has adopted and implemented a Flood Control Ordinance, Chapter 154 of the Town Code. This floodplain management Ordinance and the adopted Comprehensive Plan both are requirements for criteria in the Community Rating System (CRS). Participation in the CRS program gives homeowners discounts on flood insurance. The Town of Longboat Key has a rating of six, with ten being the worst rating, and one being the best. This rating allows residences who purchase flood insurance through the program to receive a 20% discount. The Town has been able to secure the rating by implementing more stringent floodplain management regulations.

Natural Resource Protection

Wetlands, as defined in Chapter 9J-5.003(149) of the Florida Administrative Code, can be found in a variety of the Towns jurisdictional areas. The Town works in coordination with the Florida Department of Environmental Protection, the Southwest Florida Water Management District and

the Sarasota Bay Estuary Program, to protect the wetlands in Town limits. The Town has categorized areas designated as wetlands identified on land use maps, some of which are permanently protected as Jurisdictional Wetlands by the Florida Department of Environmental Protection agency.

In the Inter-Coastal Waterway, and the adjacent coastal shoreline slow speed areas protect the Florida Manatee. The ICW connects to bays that are important for marine food source, fish habitat, and waterfowl nesting areas.

Mangroves can be found along water areas throughout the Town of Longboat Key. The mangroves provide erosion protection, water buffering, and they also filter upland pollutants. Mangroves are specifically protected though the Florida Department of Environmental Protection and local Ordinances

The Town's beach and sand due system is very important for the protection of upland infrastructure and buildings, and also to support our tourist economy. These dune and beach areas are also habitat for several varieties of protected Sea Bird species, Sea Turtles very common along our coastal areas. The Town works diligently with the Florida Fish and Wildlife Commission, Mote Marine, and other agencies and non-profit organizations to protect the endangered species, while maintaining a reasonable level of service and access to our residents and visitors through education and code enforcement.

Along the Intracoastal Waterway (ICW) where the U.S. Army Corps of Engineers performed the original dredging of the waterway system, are a series of dredge material spoil islands. Some of these islands have significant areas of upland habitat, especially on Sister Keys. This island was acquired by the Town in 1990. It includes additional wet lands created as a recent mitigation project for development impacts and also includes a gopher tortoise habitat. Also Joan M. Durante Park has over 30 acres of land dedicated and developed as a permanent park, and many segments are visited by endangered species of waterfowl. Educational plaques can be found along the well maintained and marked trails.

Development Trends

All of the Town of Longboat key lies within what is called a "Special Flood Hazard Area" according to the FEMA Flood Insurance Rate maps, FIRM. Relative to other local jurisdictions rapid growth, the Town has not experienced significant growth most likely due to over a 90% build out of available land, coupled with a less than average investment market, and also possibly due to higher property values than other adjacent communities.

The population of the Town of Longboat Key is currently 7603. It is expected in 2010 that the population may decrease slightly. The Town is relatively densely developed and mostly residential. Some residential re-development and commercial development is expected to occur in the next five to ten years. Some re-developments that were approved prior to the down turn in the economy and market are expected to be re-evaluated as the developers initiate intent of commencing construction. As this process begins and current plans come in, they will be

carefully reviewed for negative impact on the watershed, natural resources and natural floodplain.

LOCAL HAZARDS

The Town of Longboat Key's most regular hazards are hurricanes, beach erosion, tornadoes, storm surge and flooding. Beach erosion commonly occurs during summer tropical storms and hurricanes, however historical trends also indicate significant erosion and southern transfer of sand is known to occur during winter cold front storms. Beach re-nourishments have been conducted since 1993 on a cyclical basis and were primarily completed in areas of severe erosion. They are designed to the maximum extent practicable to protect property and resources as well as to protect the safety of citizens at risk. The most recent beach nourishment was completed in 2005-2006 and the next full re-nourishment is planned for 2012.

Severe thunderstorms, tropical storms and hurricanes can spawn tornadoes and extremely strong wind bursts. Although shorter in duration these events can produce wind speeds in excess of those expected during hurricanes and tropical storms

Known Flood Hazards

Storm Surge from Gulf of Mexico is the primary flood hazard. Tidal influence can affect areas along the beach, Sarasota Bay and Longboat and New Passes. The Bay, Intracoastal Waterway (ICW) and nearby canals and tidal areas can also be impacted by the higher tide events. Most of the repetitive loss areas are along the northern reaches of the island and older slab on grade constructed houses, and especially those constructed prior to the Town entering into the national Flood Insurance Program in 1975. Depth of flooding depends on the strength of the tropical storm or hurricane, the effects of concurrent lunar tides, and the direction the storm as it impacts the region. Recent storms in 2008 caused higher than normal tides recorded in some areas as high as 2 feet above normal with the eye of the storm over 200 miles away. Coupled with the higher tides wave within shore break were up to six feet causing over-wash of the designed beach dune berm crest and flooding of some streets on the northern end of the island.

Hurricane and tropical storm watches are issued up to 72 hours in advance allowing residents, visitors and commercial property owners plenty of time to prepare if they take heed to them.

FLOOD HISTORY

October 24, 1921	Storm that originated in the western Caribbean Sea, produced high tides (approximately 7 feet) and wave action resulted in heavy damage throughout Sarasota County.
September 19, 1926	unnamed hurricane resulted in flood damage of more than $1 million. This was a 10-year storm in which it rained 8 inches in 24 hours.

June 26, 1943	7.48 inches of rain fell in 24 hours.
June 23, 1945	10.80 inches of rain fell in 24 hours.
September 10, 1960	Hurricane Donna resulted in flooding throughout the county. Tides ran more than 3 feet above normal, and rains totaled between 5 to 7 inches, and pre-storm rainfall of almost 10 inches contributed to flooding.
September 21, 1962	7.37 inches fell in 24 hours. Total storm rainfall over the three-day period was 13.83 inches. The storm caused flood damage to houses in Sarasota County.
October 1968	Unnamed storm that caused considerable flood damage.
June 18, 1972	Hurricane Agnes caused flood damage due to high tides and 5 inches of rain.
June 18, 1982	The “No Name Storm” brought 6 inches of rain and 60 mph winds to Sarasota County with little warning. The storm created high tides and structural flood damage.
Aug. 28 - Sept. 4, 1985	Hurricane Elena hovered over the west coast of Florida for six days and brought rainfall over 11 inches and required the evacuation of 37,000 people.
October 28, 1985	Hurricane Juan caused 25 to 35 foot swells in the Gulf and subsequent coastal flooding.
November 20, 1988	Tropical Storm Keith created tidal surges 4 feet above normal, rain and strong winds resulting in flood damage.
June 23, 1992	11 to 23 inches of rain fell within a 15-hour period throughout the county causing approximately 3,000 structures to suffer flood damage countywide.
June 23-26, 1993	Rain exceeded the 100-year, 24-hour storm event, 11.82 inches of rain falling in a 24-hour period.
July 18, 1995	Approximately 9 inches of rain fell within a 15-hour period and caused minor flood damage.
September 7, 1995	Rainfall of approximately 2 to 3 inches in one hour caused localized flooding. (NOAA National Climatic Data Center)

Nov./Dec. 1997	El Nino event caused 10 to 12 inches of rain to fall within 24 hours causing flooding throughout Sarasota County
August 12, 2000	Rainfall of 4 to 6 inches over 6 hours caused localized flooding of low roads.
September 15, 2001	Tropical Storm Gabrielle created storm surge and localized street flooding.

2004 season with 4 storms, Hurricanes Charlie, Francis, Ivan, and Jeanne
2005 Impacts from Hurricane Wilma
2008 Tropical Storm Fay, Hurricanes Gustav and Ike

MITIGATION STRATEGY

The Town of Longboat Key participates with both Sarasota and Manatee Counties to prepare a Local Mitigation Strategy (LMS). The purpose of the countywide LMS is to establish a mitigation plan to reduce disaster losses that may impact the Counties and their municipalities. The LMS process includes a working group of staff from various disciplines of each community to form a working group. This group compares, scores and rank mitigation projects submitted. This list combines pre-disaster and post-disaster mitigation projects. All types of mitigation projects are covered, and not limited to flooding. For the purpose of the Floodplain Management Plan, only flood related goals and objectives within Town limits will be addressed.

List LMS Goals and Objectives here.

Goal 1:	Reduce Structural Flooding
Objective 1.1:	The Town will assess repetitive loss areas and find ways to decrease the impact of coastal flooding through public outreach projects.
Goal 2:	Reduce Flooding on Major Roadways and streets.
Objective 2.1:	The Town will investigate opportunities to consider projects that reduce flooding to streets major roadways and evacuation routes.
Goal 3:	Preserve natural habitats
Objective 3.1:	The Town will undertake projects that reduce impacts to natural habitats while controlling flooding.

Preventive Activities

The Town adopted a Flood Control Ordinance, Chapter 154 Town Code in 2006 that specifies rules for development. The Ordinance adopts by reference the most current Flood Insurance Rate Maps (FIRM). The Flood Control ordinance enforces permitting, certification and building

requirements in order to avoid future repetitive losses and includes provisions for one foot of freeboard..

All Town areas seaward of the Coastal Construction Control Line (CCCL) as approved by the state on July 18, 1978 are designated as Coastal High Hazard Areas and are required to meet regulations enforced by the Florida Department of Environmental Protection, National Flood Insurance Program (NFIP) as well as those of the Flood Control Ordinance. The Coastal Zone Protection Act of 1985 and the Town Zoning Code dictates the distance that structures can go based on the established Erosion Control Line. Town Code also requires 3 feet of freeboard for construction within the Coastal Construction Control Line and development in the Coastal High-Hazard Areas, or as established by the "V" zones as defined by the Flood Insurance Rate Map (FIRM).

Any construction permits that require an approved Environmental Resource Permit or Stormwater Permit from the Southwest Florida Water Management District (SWFWMD) must have a Stormwater Site Drainage Plan certified by a Professional Engineer. All sites are required by the Town to provide a yearly site inspection report completed and certified by a Professional Engineer. This inspection ensures that the stormwater system being properly maintained. Any site that is neglected or not in compliance are reported to SWFWMD and brought to the Town's code enforcement board.

All construction must conform to the latest adopted Flood Control Ordinance, Florida Building Code Standards, Subdivision Regulations, and Town Code Zoning standards. These regulations include setback requirements, special infrastructure design, and prohibited uses.

Open space preservation is addressed in the Town's 2007 Comprehensive Plan. In the Plan's Goals, Objectives and Policies, it is states that the Town will maintain a minimum amount of open space within developments.

Property Protection Activities

Property protection flood insurance activities are achieved through public information notices. Yearly a Summer Newsletter is mailed to all residents within the Town Zip Code informing them of the flood hazard in the area and encouraging flood insurance purchase. All properties in the repetitive loss areas are also notified via an annual letter of their options for flood insurance, retrofit and flood preparation.

Protect the natural and beneficial functions of the floodplain

Wetlands are reviewed as part of the construction plan process implemented by the Planning Zoning Building Department. The process ensures mitigation and confirms if other agency or Corps of Engineers permits are required and obtained. In 2008-09 the Town exercised an agreement with a local developer to create a two acre wetlands project on Sister Keys and continues to restore the island to a natural state.

Emergency Services

Hurricanes are the most common large-scale emergency situations that the Town must prepare for. The Sarasota and Manatee County Department of Emergency Management are the responsible authorities for developing and administering hurricane preparedness planning through the *Comprehensive Emergency Management Plans*. The plans establish uniform policy and procedures for coordination throughout the counties and all local governments in county limits. Select officials from the Town of Longboat Key are stationed at both Manatee and Sarasota County Emergency Operations Center (EOC) during emergencies. The Manatee and Sarasota County EOC's operate through a variety of technologically advanced systems, have access to on-line meteorological services, are equipped with an emergency satellite communication systems, and can deliver television feeds to area communities.

The Town is partner in a Statewide Mutual Aid Agreement for Catastrophic Disaster Response and Recovery. If mutual aid is deemed necessary, the Town Manager will review, and he or the Town Commission will authorize specific requests. Mutual aid can also include cooperation from Federal entities.

Depending on the seriousness of the emergency, the Town of Longboat Key Incident Commander may chose a site for the Emergency Operations Center. The site may be a Mobile EOC (from where the incident is first managed), Mobile Command Vehicles (command post using VHF radio, cell phones and conference stations), a Primary (Fixed) EOC (at the Police Station), or Alternate (Fixed) EOC (at another critical facility). One of these options would be more likely for a localized rain event rather than a countywide hurricane event.

Prior to the arrival of a storm, the Town of Longboat Key Police Department coordinates with the Sarasota and Manatee County Emergency Operations Centers and are charged with notification and orderly evacuation of citizens and visitors in the affected areas, and with establishing and monitoring evacuation routes. The Town Manager makes the decision whether or not to activate the CodeRED ® system at this time as well, notifying residents and visitors of evacuations. Alerts are also sent to and issued by the National Weather Service and NOAA weather radio alerts. Residents and visitors that are told to evacuate are encouraged to find the shortest route to the closest open public shelter.

In the event that there is proper warning time before a storm, the Public Works department stocks sandbags. These sandbags are made available to the public, and depending on the state of emergency, these bags are prefilled by Utilities and Public Works employees and are available at the Broadway Beach Access overflow parking area.

In August 1998, Sarasota County' Emergency Management Department completed installation of an ARMS System, a virtual weather system that is linked to a satellite system and ultimately provides a picture of how much rain will fall in a specific area. There are 53 gauges in the network. The gauges function as an early warning system for storm related coastal surges and flooding. In 2009 the Town completed installation of a new SCADA system monitoring the Waste Water and Potable Water System. It also includes rainfall monitoring in three locations on the island, North, Mid, and South, as well as a tide monitoring station in the Mid section on the

bayside. This enables Public Works staff to assess current rainfall amounts with tide events in order to activate response procedures and provide earlier response initiatives to these events.

The Town has the capability to interact with our own and other agencies though an 800 MHz Truck Radio System. With this system in place, communication between Town police, public works, utilities, and emergency vehicles are possible. All Town department directors and supervisors and critical staff also carry cell phones and are able to communicate as long as towers are still standing.

The Southwest Florida Regional Planning Commission completed a Hurricane Evacuation Study in 2001. It includes information such as shelter listings, evacuation routes, and clearance times. The Study also included updated Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model. The SLOSH model includes mapping that shows hurricane surge limits for all county residents.

Every year, prior to hurricane season, the Town of Longboat Key, along with cooperation from the news media, conducts a free hurricane seminar at Town hall for all residents. The seminar is announced to all residents via telephone as part of the CodeRED ® test.

Public Outreach

Yearly a letter is mailed to all Repetitive Loss Properties and other “like” properties within the areas to educate residents on flooding, the federal flood insurance program, flood safety, and possible grant funding opportunities.

The annual newsletter that is mailed to residents includes hurricane information that explains the evacuation process, flood safety and insurance, emergency numbers, and a list of supplies that should be stocked. This same information is included on the Town web site, and also includes links to other governmental emergency agencies that can provide additional information.

FEMA Flood Insurance Rate Maps (FIRM) are available in the Building Department. The flood zone boundaries can enable property owners, residents, developers, and insurance agents to determine what flood zone a specific property is located in. They can view these maps in person, or call and ask staff for information.

ACTION PLAN

The Floodplain Management Plan contains an Action Plan that identifies those mitigation actions appropriate to the community’s resources, flood hazards, and vulnerable properties. These are incorporated with the goals and initiatives associated with the Local Mitigation Strategy.

◆ Goals: Operating Principles

Goals have been established to guide the selection of specific flood protection activities that are recommended in this Plan. The primary operating principles in development these goals are:

- Protect lives and property from the hazards of wind, storm surge, and rainfall.
- Where appropriate, flood damage prevention activities should be used to improve the environment, water quality, economic vitality and stability, and aesthetic quality of the Town.

These Floodplain Management Plan goals are supplemented by relevant goals from the Local Mitigation Strategy (LMS) as well as the Town of Longboat Key Comprehensive Plan, and Emergency Response Plans.

◆ Pre- and Post- Disaster Redevelopment Planning

The projections made by the National Oceanic and Atmospheric Administration for hurricane activity through the next decade continue to indicate more activity expected in the eastern and western Gulf of Mexico than in years past. This makes the need for both preparedness and post-disaster redevelopment plans even more critical. As exhibited by the 2004 Hurricane Season through the 2008 Hurricane Season to date, flooding from both the large amounts of rain generated by the storms and especially storm surge, are recognized as the leading cause of property damages and deaths related to these catastrophic events. In the third week of August 2008, Tropical Storm Fay dumped over 30 inches of rain in several regions of Florida alone. These types of rainfall related impacts add to the quantity of property and infrastructure damages significantly above and beyond those caused by wind.

Additionally, recent data from international studies has suggested that due to Global Warming or other natural cyclical events, sea elevation rise has become a topic of critical concern, especially for long range planning purposes for coastal communities such as Longboat Key.

The Town continues to update all of its departmental policies and procedures for pre- and post-disaster planning and operations. Included in the primary objectives of these procedures is to prepare and respond to flooding events.

The Town annually conducts a complete review and update of all of its Emergency Preparedness and response plans including the Continuity of Operations, Continuity of Government, and incorporates National Incident Management System training of staff required by Presidential Order.

In support of the Town's pre- and post- disaster planning, it submitted revisions to its Comprehensive Plan to the Department of Community Affairs and received notice of compliance of the Plan formally adopted per Ordinance 2008-13 on July 7th, 2008. This notice meets the provisions of Sections 163.3184, 163.3187, and 163.3189 of the Florida Statutes.

Included are the following items from the 2007 Comprehensive Plan, Conservation and Coastal Management Elements that pertain to Floodplain Management Planning:

- Conservation and Coastal Elements

  OBJECTIVE 3.2
  The Town will encourage the reduction of potential damage to structures subject to damage in the Coastal High Hazard Area (CHHA).

  Policy 3.2.1
  The Town will encourage the relocation, removal, or replacement of existing non-compliant structures in V-Zones, or seaward of the CCCL to safer locations.

  Policy 3.2.2
  The Town will encourage owners to take advantage of buy-out programs for structures subject to repetitive damage in the V-Zones.

  Policy 3.2.3
  The Town will encourage residents to retrofit their homes with storm resistant materials.

  Policy 3.2.4
  The Town will enforce applicable Federal Emergency Management Agency (FEMA), FDEP and the FBC requirements for the safety of structures.

  Policy 3.2.5
  The Town will require all future building setbacks, fronting the Town's north and south passes, to be equal to or greater than those setbacks required for construction along the Gulf of Mexico.

  Policy 3.2.6
  Existing structures not conforming to minimum flood elevation that suffer in excess of 50% damage will be demolished. Permits to rebuild will be issued only if the design meets current applicable local, state, and federal regulations.

  OBJECTIVE 3.3
  The Town will enforce policies related to reconstruction in the designated Coastal High Hazard Area (CHHA) following a catastrophic disaster that will reduce the danger to human life, the exposure of property damage from future natural hazards, as well as eliminate non-conformities to the extent practicable.

  Policy 3.3.1

In the event of a hurricane or storm event that requires post-disaster redevelopment actions, the Town will implement its short-term post-disaster redevelopment plan.

Policy 3.3.2
In the event of a hurricane or storm, the short-term recovery effort will be accelerated by emergency permits to repair and clean up damage to private and public structures and utilities that are potential public health, safety or welfare hazards, to the extent allowable by law.

Policy 3.3.3
It is the policy of the Town that during long-term reconstruction following a catastrophic storm event, all reconstructed structures will be brought into compliance with the FBC, FEMA requirements and local flood control regulations to the greatest extent practicable while still allowing original density and building cubic volume as described in Policy 3.3.4.

Policy 3.3.4
Legally nonconforming structures, buildings and uses that are substantially damaged by natural disaster or involuntary action by more than 50% in accordance with the Town Code, may be reconstructed to the same building cubic content and number of units in existence prior to the casualty, subject to conditions in the Town Code.

Policy 3.3.5
The Town will monitor the development of Sarasota County's long-term post-disaster redevelopment plan. The Town will also monitor Manatee County's efforts to develop post-disaster redevelopment plans.

OBJECTIVE 3.4
The Town will limit public expenditures and subsidies in the Coastal High Hazard Area (CHHA) to the population capacity established by the permitted density of the adopted Future Land Use Map and direct concentrations of people away from designated V-zones or storm breach areas.

Policy 3.4.1
Use of funds from the recreation and open space acquisition fee will be prioritized to acquire, enhance, or protect properties that serve the public interest, and are adjacent to or in close proximity to existing open space areas or within the FEMA V-Zone and must be consistent with the criteria identified in Recreation and Open Space Policy 1.2.2.

Policy 3.4.2
Public expenditures that subsidize development in the Coastal High Hazard Area (CHHA) will be limited through the implementation of Objective 1.2 (and its associated policies) of the Capital Improvements Element.

Included are the following items from the 2007 Comprehensive Plan, Future Land Use Elements that pertain to Floodplain Management Planning:

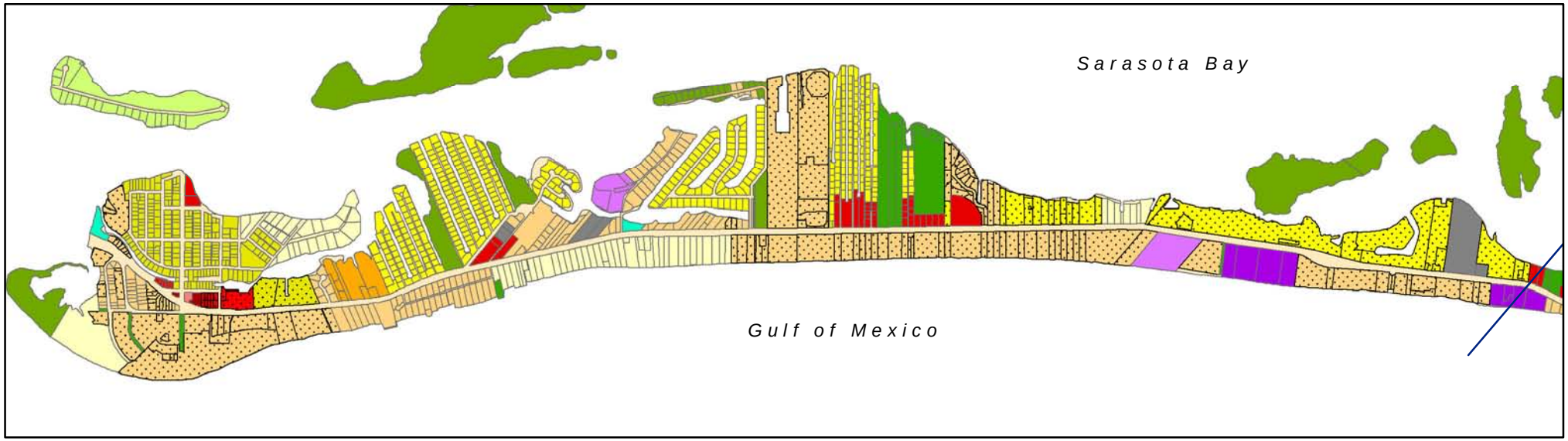
- <u>Future Land Use Element</u>

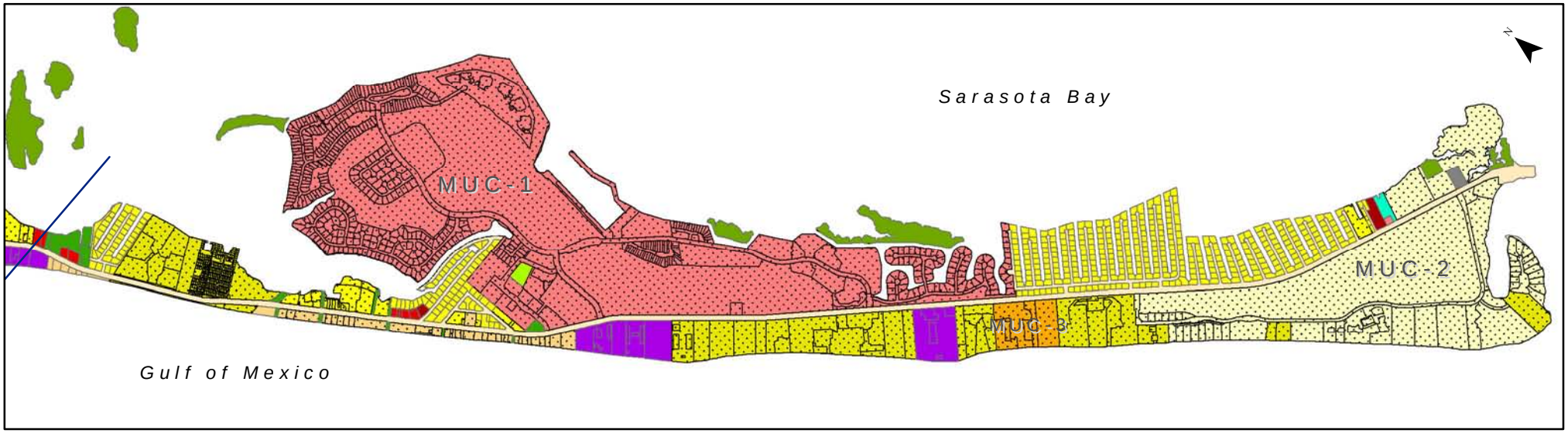
  - Policy 1.2.1 Proposals for development within the floodplains will be approved only if significant alteration of the functions of the floodplain will not occur (i.e., no increase in flood hazards should be permitted) and if the proposed development is consistent with the regulations of the appropriate agencies regulating development within floodplain areas.

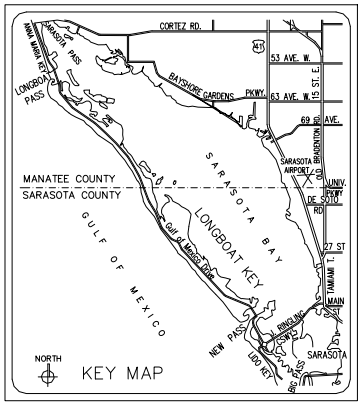
PLAN MAINTENANCE

The Floodplain Management Plan will be monitored by the Public Works and Planning and Zoning Departments as part of the regular status report procedures. The Public Works Department will also be responsible for overseeing the implementation of the action plan activities in regards to structural mitigation projects.

The Floodplain Management Plan will be reviewed and updated annually by the Certified Floodplain Manager, CRS Coordinator, submitted and reviewed by Town departments and Regional Floodplain Manager and Local Mitigation Strategy Committee members. The update will include an overview of this original plan, and provide status reports on projects and any revisions to planning. Any recommendations or changes will be included in an annual update to Town Commission and made available to the public prior to October 1st of each year.. The annual report will be available to the public and released to the media. The overall plan will be updated every five years in conjunction with the CRS Recertification process.







ZONING LEGEND

- C-1 LIMITED COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-3 HIGHWAY ORIENTED COMMERCIAL
- INS INSTITUTIONAL
- M-1 MARINE COMMERCIAL SERVICE
- MUC-1 MIXED USE COMMUNITY BAY ISLES (3.26 DU/A)
- MUC-2 MIXED USE COMMUNITY ISLANDSIDE (5.05 U/A)
- MUC-3 MIXED USE COMMUNITY PROMENADE/WATER CLUB (11.26 DU/A)
- O-I OFFICE INSTITUTIONAL
- OS-A OPEN SPACE ACTIVE
- OS-C OPEN SPACE CONSERVATION
- OS-P OPEN SPACE PASSIVE
- R-1SF SINGLE FAMILY LOW DENSITY ESTATE RESIDENTIAL (1 DU/A)
- R-2SF SINGLE FAMILY LOW DENSITY RESIDENTIAL (2 DU/A)
- R-3MX LOW MEDIUM DENSITY MIXED RESIDENTIAL (3 DU/A)
- R-3SF SINGLE FAMILY LOW MEDIUM DENSITY (3 DU/A)
- R-4MX MEDIUM DENSITY MIXED RESIDENTIAL (4 DU/A)
- R-4SF SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL (4 DU/A)
- R-6MX HIGH DENSITY MIXED RESIDENTIAL (6 DU/A)
- R-6SF SINGLE FAMILY HIGH DENSITY RESIDENTIAL (6 DU/A)
- R-IP ISLAND PRESERVE RESIDENTIAL (1 DU/5 A)
- T-3 LOW MEDIUM DENSITY TOURIST RESORT/COMMERCIAL (3 TU/A)
- T-6 HIGH DENSITY TOURIST RESORT/COMMERCIAL (6 TU/A)

TOWN OF LONGBOAT KEY FLORIDA

0.4 Miles

ZONING MAP

This is to certify that this is the Official Zoning Map of the Town of Longboat Key as of the adoption of Ordinance No. 2014-22.
Adoption Date: _____

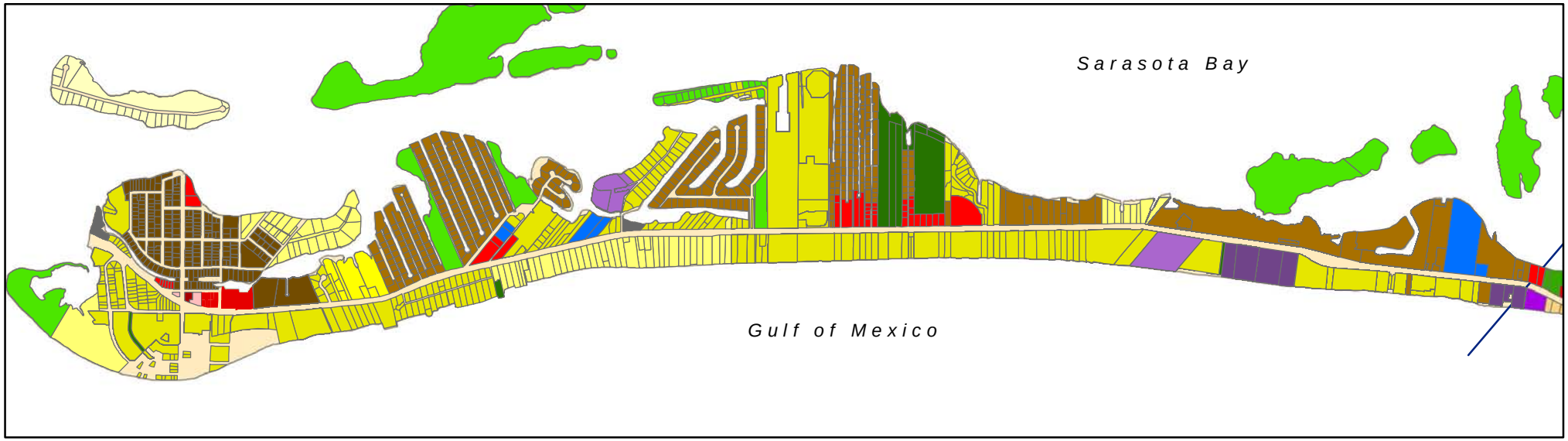
attested

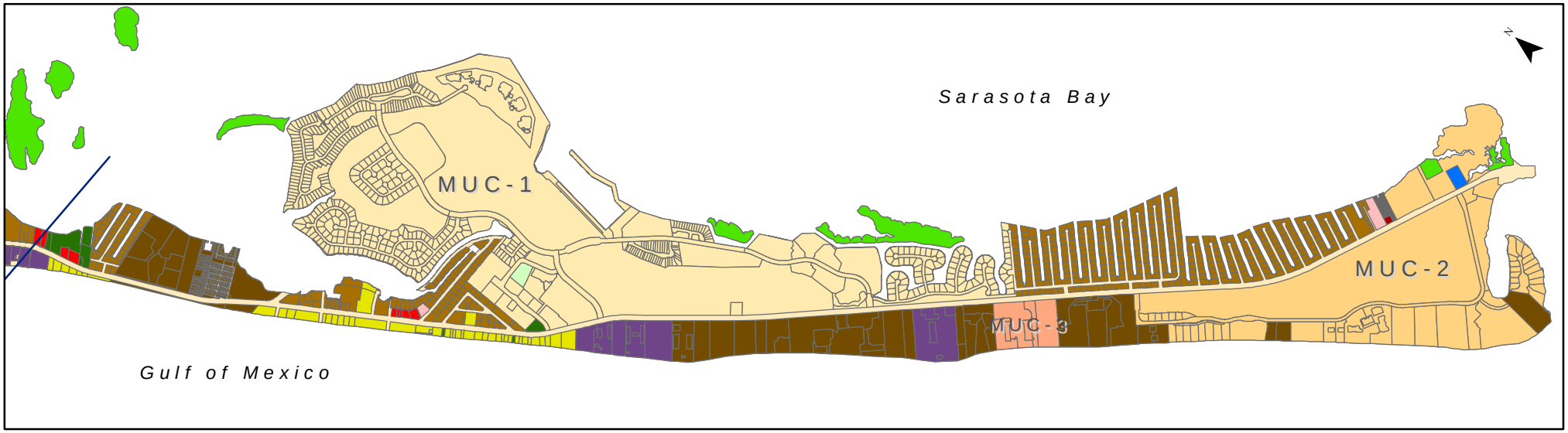
Town Clerk _____ Mayor _____

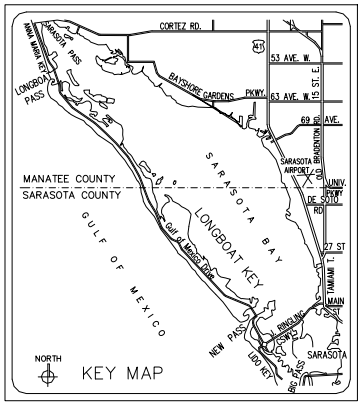
Prepared by
Department of Planning, Zoning, & Building
Town of Longboat Key

Rev. August 2014, Ozor

ZONING.mxd







Future Land Use Designations

- CG General Commercial
- CH Highway Commercial
- CL Limited Commercial
- INS Institutional
- IP Island Preserve: 1 DU/5 ACRES
- MCS Marine Commercial Service
- MUC-1 Mixed Use Community (Bay Isles): 3.26 DU/ACRE
- MUC-2 Mixed Use Community (Islandside): 5.05 U/ACRE
- MUC-3 Mixed Use Community (Promenade/Water Club): 11.26 DU/ACRE
- OI Office Institutional
- OS-A Open Space - Active
- OS-C Open Space - Conservation
- OS-P Open Space - Passive
- RH-6 High Density SF/Mixed Residential: 6 DU/ACRE
- RL-1 Low Density SF Residential: 1 DU/ACRE
- RL-2 Low Density SF Residential: 2 DU/ACRE
- RM-3 Medium Density SF/Mixed Residential: 3 DU/ACRE
- RM-4 Medium Density SF/Mixed Residential: 4 DU/ACRE
- TRC-3 Med. Density Tourist Resort/Commercial: 3 U/ACRE
- TRC-6 High-Density Tourist Resort/Commercial: 6 U/ACRE

TOWN OF LONGBOAT KEY FLORIDA

0.4 Miles

FUTURE LAND USE MAP

This is to certify that this is the Official Zoning Map of the Town of Longboat Key as of the adoption of Ordinance No. 2014-22.
Adoption Date: _____

attested

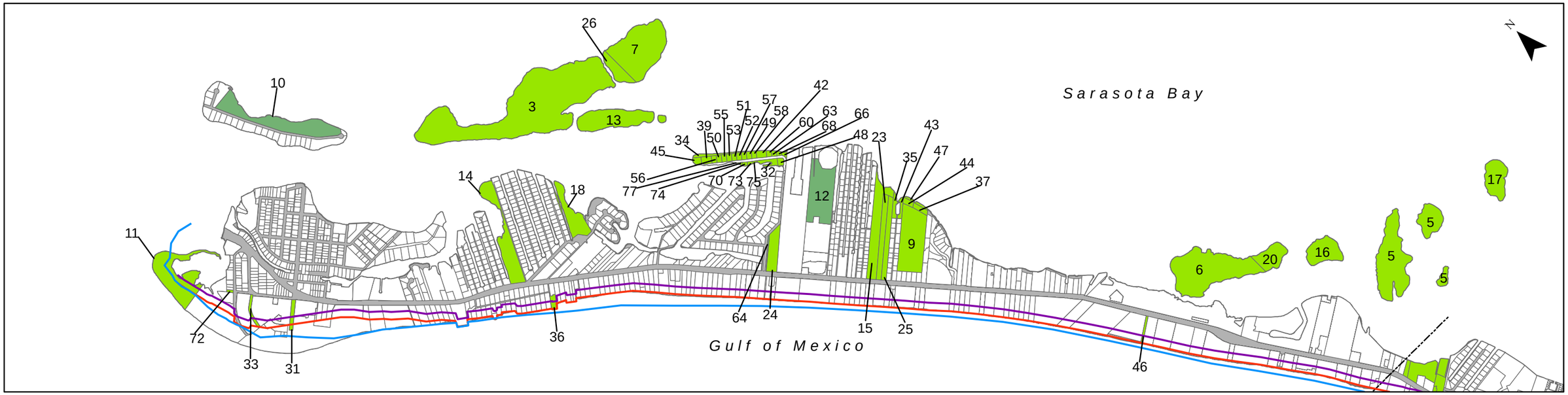
Town Clerk

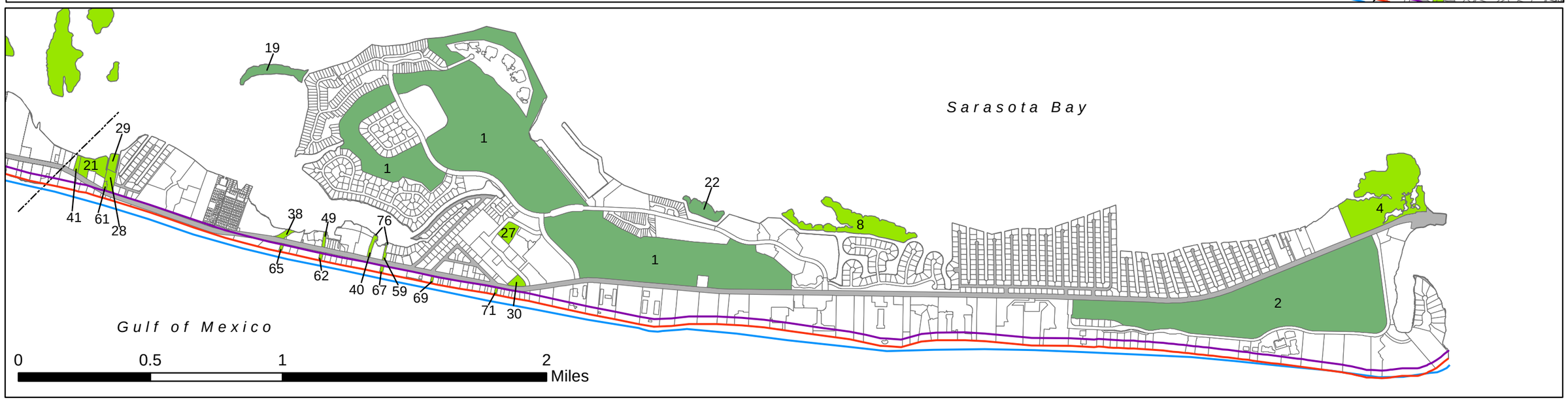
Mayor

Prepared by
Department of Planning, Zoning, & Building
Town of Longboat Key

Rev. Aug 2015, Arnold

FLU Map.mxd





Legend: Open Space Calculations (acres)

Open Space Preservation (OSP)	311.04
Open Space Deed Restricted (DR)	439.17
Natural Functional Open Space (NFOS)	420.70
Gulf Yards (150' Gulf Setback- ECL)	181.33
Beach (ECL - MHWL)	151.92
SFHA total acreage	2,732

*See attached table for parcel identification

OPEN SPACE MAP

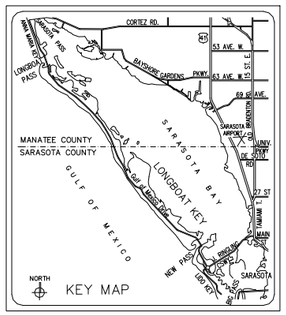
Community NFIP: 125126

Mean High Water Line (MHWL)

Town of Longboat Key

Prepared by Department of Planning, Zoning, & Building Town of Longboat

May 2015



ID	Type	Ownership	Additional Info	Area
1	DR	Private	Harborside Golf Course	267.30
2	DR	Private	Islandside Golf Course	135.77
3	OSP	Public	Sister Key	64.38
4	OSP	Public	LBK- Quick Point	35.19
5	OSP	Public	Audobon Islands	24.20
6	OSP	Public	LBK- White Key	23.60
7	OSP	Public	Binnacle Point wetland	19.59
8	OSP	Public	State of FL	16.17
9	OSP	Public	Durante Park	14.43
10	DR	Private	Jewfish Key	13.59
11	OSP	Public	Durante Park	13.42
12	DR	Private	Cedar's East wetlands	12.84
13	OSP	Public	Sister Key	11.58
14	OSP	Public	Binnacle Point wetland	10.16
15	OSP	Public	Durante Park	9.36
16	OSP	Public	LBK- White Key	6.50
17	OSP	Public	LBK- Town Island	6.31
18	OSP	Public	Wake Island	6.27
19	DR	Private	Corey's Landing	5.24
20	OSP	Public	LBK- White Key	5.12
21	OSP	Public	Bayfront Rec Center	4.21
22	DR	Private	Bay Isles	4.13
23	OSP	Public	Durante Park	4.09
24	OSP	Public	Emerald Harbor Open Space	3.99
25	OSP	Public	Durante Park	3.80
26	OSP	Public	Sister Key	3.43
27	OSP	Public	LBK- Public Tennis Center	2.38
28	OSP	Public	Sarasota County Bayfront Park	1.61
29	OSP	Public	Sarasota County Bayfront Park	1.30
30	OSP	Public	LBK- Bicentennial Park	1.21
31	OSP	Public	LBK- Broadway Beach Access	1.02
32	OSP	Public	Binnacle Point wetland	0.85
33	OSP	Public	Seabreeze Beach Access	0.83
34	OSP	Public	Binnacle Point wetland	0.82
35	OSP	Public	Durante Park	0.77
36	OSP	Public	LBK- Gulf Side Rd Beach Access	0.73
37	OSP	Public	Durante Park	0.72
38	OSP	Public	LBK- Longview Bay Access	0.71
39	OSP	Public	Binnacle Point wetland	0.70
40	OSP	Public	LBK- Portabella Bay Access	0.70
41	OSP	Public	Bayfront Rec Center	0.64
42	OSP	Public	Binnacle Point wetland	0.63
43	OSP	Public	Durante Park	0.60
44	OSP	Public	Durante Park	0.52
45	OSP	Public	Binnacle Point wetland	0.49
46	OSP	Public	Atlas Beach Access	0.49

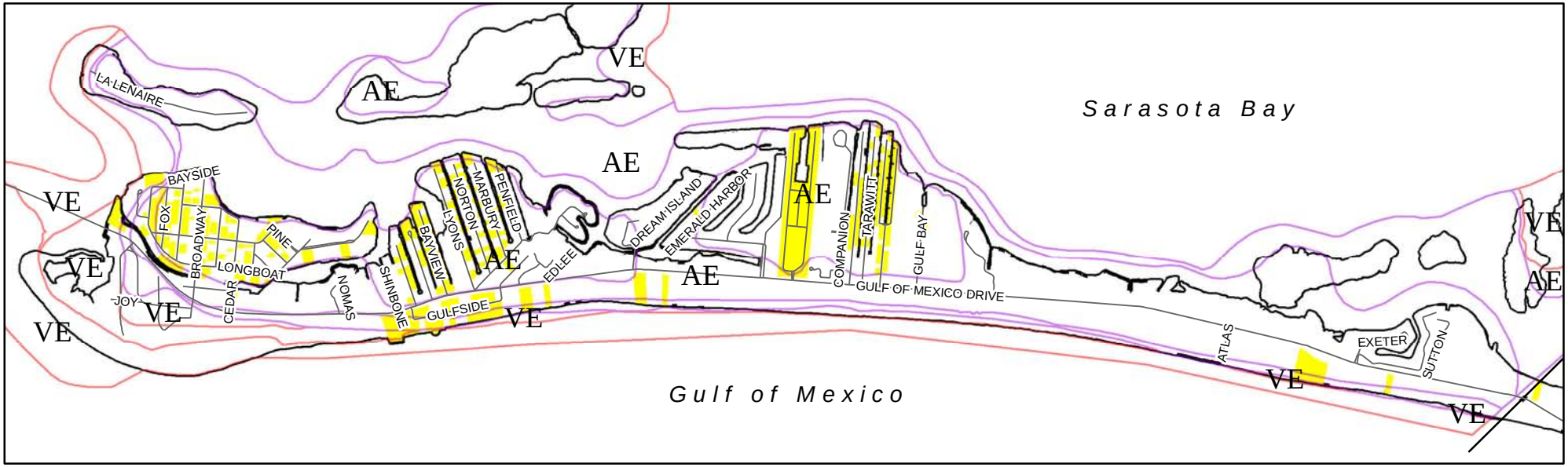
ID	Type	Ownership	Additional Info	Area
47	OSP	Public	Durante Park	0.45
48	OSP	Public	Binnacle Point wetland	0.41
49	OSP	Public	LBK- Westfield Bay Access	0.41
50	OSP	Public	Binnacle Point wetland	0.34
51	OSP	Public	Binnacle Point wetland	0.34
52	OSP	Public	Binnacle Point wetland	0.34
53	OSP	Public	Binnacle Point wetland	0.34
54	OSP	Public	Binnacle Point wetland	0.34
55	OSP	Public	Binnacle Point wetland	0.34
56	OSP	Public	Binnacle Point wetland	0.34
57	OSP	Public	Binnacle Point wetland	0.34
58	OSP	Public	Binnacle Point wetland	0.34
59	OSP	Public	LBK- Monroe Bay Access	0.31
60	OSP	Public	Binnacle Point wetland	0.28
61	OSP	Public	Sarasota County Bayfront Park	0.26
62	OSP	Public	LBK- Westfield Beach Access	0.25
63	OSP	Public	Binnacle Point wetland	0.24
64	DR	Private	Emerald Harbor	0.23
65	OSP	Public	LBK- Longview Beach Access	0.23
66	OSP	Public	Binnacle Point wetland	0.23
67	OSP	Public	LBK- Monroe Beach Access	0.22
68	OSP	Public	Binnacle Point wetland	0.19
69	OSP	Public	Sarasota County- Triton Beach Acces	0.18
70	OSP	Public	Binnacle Point wetland	0.17
71	OSP	Public	LBK- Neptune Beach Access	0.15
72	OSP	Public	LBK- Joy Street Bay Access	0.14
73	OSP	Public	Binnacle Point wetland	0.14
74	OSP	Public	Binnacle Point wetland	0.09
75	OSP	Public	Binnacle Point wetland	0.08
76	DR	Private	Hilton Place	0.07
77	OSP	Public	Binnacle Point wetland	0.00

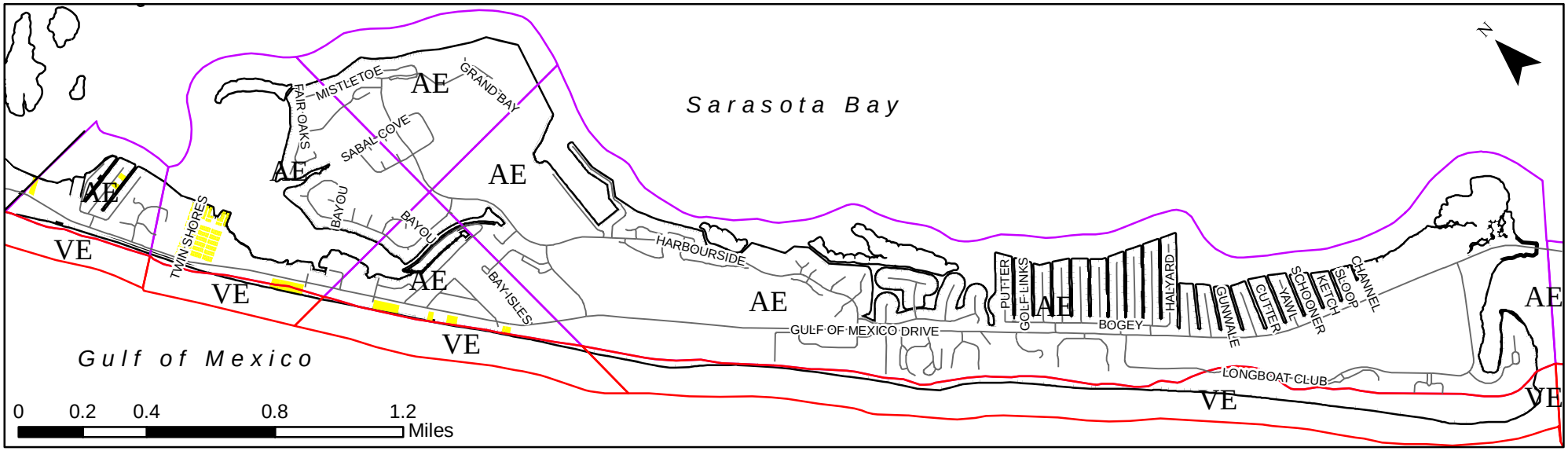
Legend

OSP	Open Space Preservation
DR	Deed Restricted
	Manatee County
	Sarasota County

Totals

OSP	311.04 acres
DR	439.17 acres





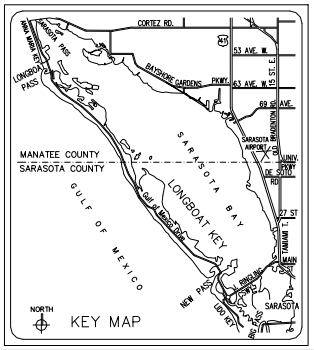
REPETITIVE LOSS ANALYSIS MAP

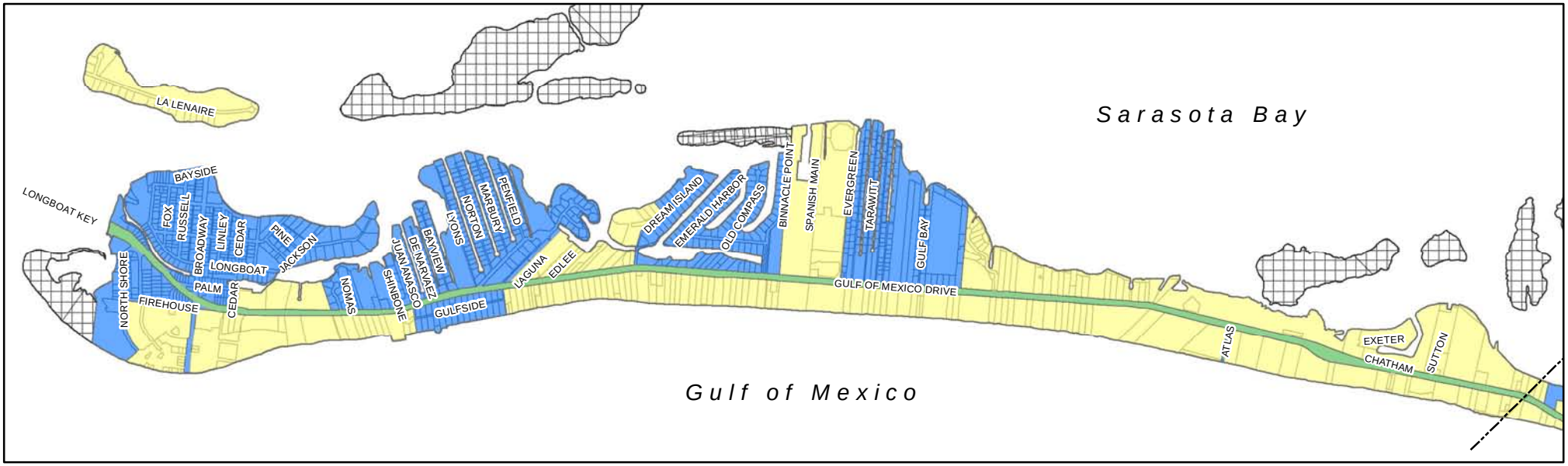
Areas of Repetitive Loss Properties and Structures of Similar Design and Elevation

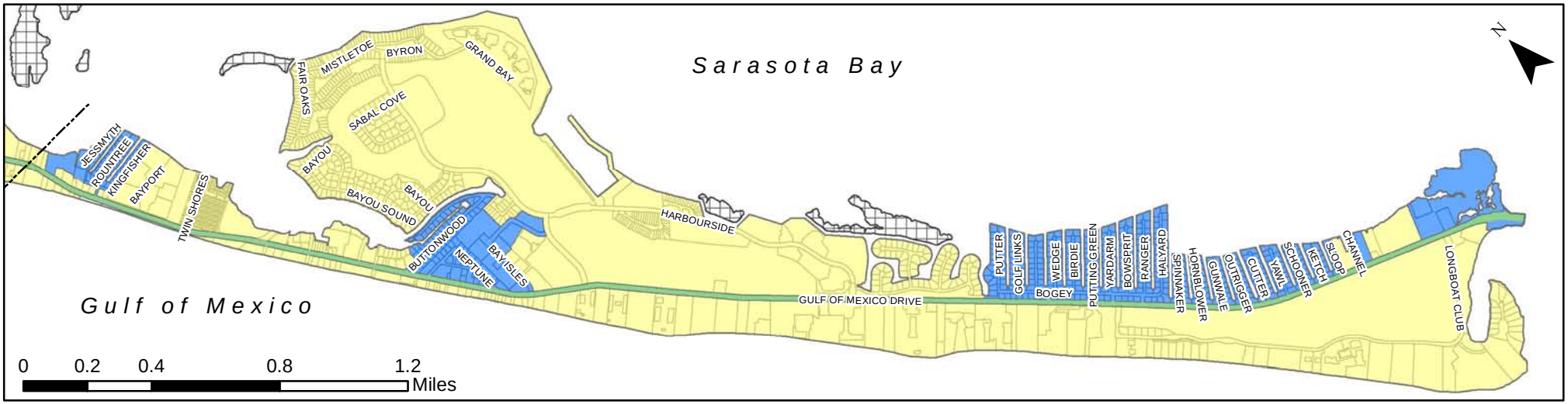
Town of Longboat Key

Prepared by
Dept of Planning, Zoning, & Building
Town of Longboat Key
501 Bay Isles Road
(941) 316-1966

October 2014







Drainage Maintenance Areas

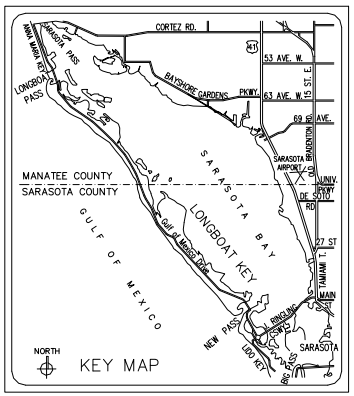
- FDOT
- PRIVATE
- TOWN OF LONGBOAT KEY
- OPEN SPACE

Town of
Longboat Key

Sheet
1 of 8

Prepared by
Department of Planning,
Zoning, & Building
Town of Longboat Key
501 Bay Isles Road
(941) 316-1966

September 2014



Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: _____

Are You a Longboat Key

1) Resident ? ☐Yes or ☐No **2)** Full-Time or Part Time? ☐Full or ☐Part

3) Please Provide your Address:

_____

4) Check the best description of your residence:
☐Mobile Home ☐Single-Family ☐Multi-Family ☐Multi-Storied

Please answer:

☐Yes ☐No 1. Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?

☐Yes ☐ No 2. Do you have a Family Disaster Plan?

☐Yes ☐ No 3. If employed, does your place of employment have a Disaster Plan?

☐Yes ☐No 4. Do you know your home is located in an arwea "A "evacuation zone?

☐ Yes ☐No 5. Would consider retrofitting your home to increase flood tolerance?

☐Yes ☐No 6. Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?

☐Yes ☐No 7. Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?

☐Yes ☐No 8. Do you know that your property is at risk of flooding from storm surge or intense rainfalls?

☐Yes ☐No 9. Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?

☐Yes ☐No 10. Do you carry Flood Insurance?

☐Yes ☐No 11. Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?

☐Yes ☐ No 12. Did you know that shuttering your home could increase wind protection by 50%?

☐Yes ☐No 13. Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?

☐ Yes ☐No 14. Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood ?

15. Comments:

_____

_____

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6/8/15

Are You a Longboat Key

1) Resident ? ☐ Yes or ☑ No 2) Full-Time or Part Time? ☐ Full or ☐ Part

3) Please Provide your Address:

3200 GMD (Longboat Bay) 3008 GMD (Gulf Tides) 5330 GMD (Little Key)

4) Check the best description of your residence:

☐ Mobile Home ☐ Single-Family ☐ Multi-Family ☐ Multi-Storied ☒ Business (3)

Please answer:

☑ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☑ Yes	☐ No	2.	Do you have a Family Disaster Plan?
☑ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☑ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☐ Yes	☑ No	5.	Would consider retrofitting your home to increase flood tolerance?
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☑ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments: We are business on LBK

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6-8-15

Are You a Longboat Key

1) Resident ? ☐Yes or ☒No 2) Full-Time or Part Time? ☐Full or ☐Part

3) Please Provide your Address:

---

4) Check the best description of your residence:
☐Mobile Home ☐Single-Family ☐Multi-Family ☐Multi-Storied

Please answer:

☒Yes	☐No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☒Yes	☐ No	2.	Do you have a Family Disaster Plan?
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☒ Yes	☐No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

_____

_____

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: _____

Are You a Longboat Key

1) Resident ? ☒ Yes or ☐ No 2) Full-Time or Part Time? ☐ Full or ☒ Part

3) Please Provide your Address: 603 BAYPORT WAY

---

4) Check the best description of your residence:
☐ Mobile Home ☐ Single-Family ☒ Multi-Family ☐ Multi-Storied

Please answer:

☒ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☒ Yes	☐ No	2.	Do you have a Family Disaster Plan?
☐ Yes	☐ No N/A	3.	If employed, does your place of employment have a Disaster Plan?
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☒ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

_____

_____

Longboat Key Customer Survey
Manatee and Sarasota Counties

6-8-15

Floodplain Management Plan
Update 2015

Date: 5-8-15

Are You a Longboat Key

1) Resident ? ☑ Yes or ☐ No 2) Full-Time or Part Time? ☑ Full or ☐ Part

3) Please Provide your Address:
2242 Harbour Court

4) Check the best description of your residence: Townhouse
☐ Mobile Home ☐ Single-Family ☑ Multi-Family ☐ Multi-Storied

Please answer:

☑ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☑ Yes	☐ No	2.	Do you have a Family Disaster Plan?
☐ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☑ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
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☐ Yes	☑ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☑ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:
I am [redacted] moving this summer from Grand Bay to Harbour Court (on the channel) to a home built and not upgraded for storms since 1980s. Who can I contact about retrofit options?
Larry Hall 312-961-5353

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6-8-15

Are You a Longboat Key

1) Resident ? ☐Yes or ☒No 2) Full-Time or Part Time? ☐Full or ☐Part

3) Please Provide your Address: 5700 Gulf of Mexico Dr.

---

4) Check the best description of your residence:
☐Mobile Home ☐Single-Family ☒Multi-Family ☐Multi-Storied

Please answer:

☐Yes	☒No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☒Yes	☐ No	2.	Do you have a Family Disaster Plan?
☒Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
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☒ Yes	☐No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

_____

_____

Longboat Key Customer Survey
Manatee and Sarasota Counties

6-8-15

Floodplain Management Plan
Update 2015

Date: _____

Are You a Longboat Key

1) Resident ? ☒ Yes or ☐ No 2) Full-Time or Part Time? ☐ Full or ☒ Part

3) Please Provide your Address:

7155 Gulf of Mexico Drive Apt. 13

4) Check the best description of your residence:

☐ Mobile Home ☒ Single-Family ☐ Multi-Family ☐ Multi-Storied

Please answer:

☒ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☐ Yes	☒ No	2.	Do you have a Family Disaster Plan?
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15. Comments:

_____

_____

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6-8-15

Are You a Longboat Key

1) Resident ? ☑ Yes or ☐ No 2) Full-Time or Part Time? ☑ Full or ☐ Part

3) Please Provide your Address: 545 Sanctuary Dr

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4) Check the best description of your residence:
☐ Mobile Home ☐ Single-Family ☐ Multi-Family ☑ Multi-Storied

Please answer:

☑ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☐ Yes	☑ No	2.	Do you have a Family Disaster Plan?
☐ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☐ Yes	☑ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☐ Yes	☑ No	5.	Would consider retrofitting your home to increase flood tolerance?
☑ Yes	☐ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☐ Yes	☑ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☑ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☐ Yes	☑ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☐ Yes	☑ No	10.	Do you carry Flood Insurance?
☑ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☑ Yes	☐ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☐ Yes	☑ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☑ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

_____

_____

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: June 8, 2015

Are You a Longboat Key

1) Resident ? ☒ Yes or ☐ No 2) Full-Time or Part Time? ☐ Full or ☒ Part

3) Please Provide your Address:
601 Putter Lane, 34228

4) Check the best description of your residence:
☐ Mobile Home ☐ Single-Family ☐ Multi-Family ☐ Multi-Storied

Please answer:

☐ Yes	☒ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☐ Yes	☒ No	2.	Do you have a Family Disaster Plan? - But we will.
☐ Yes	☐ No	3. N/A	If employed, does your place of employment have a Disaster Plan?
☒ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☒ Yes	☐ No	5.	Would consider retrofitting your home to increase flood tolerance?
☐ Yes	☒ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☒ Yes	☐ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☒ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☐ Yes	☒ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☒ Yes	☐ No	10.	Do you carry Flood Insurance?
☒ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☒ Yes	☐ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☐ Yes	☒ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☒ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments: Helpful Seminar

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6/8/15

Are You a Longboat Key

1) Resident ? ☑ Yes or ☐ No 2) Full-Time or Part Time? ☑ Full or ☐ Part

3) Please Provide your Address:
3500 GMD #301

4) Check the best description of your residence:
☐ Mobile Home ☐ Single-Family ☐ Multi-Family ☑ Multi-Storied

Please answer:

☑ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☐ Yes	☑ No	2.	Do you have a Family Disaster Plan?
☐ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☑ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☐ Yes	☑ No	5.	Would consider retrofitting your home to increase flood tolerance?
☑ Yes	☐ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☑ Yes	☐ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☑ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☐ Yes	☑ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
Condo ☑ Yes	☐ No	10.	Do you carry Flood Insurance?
☑ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☑ Yes	☐ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☐ Yes	☑ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☑ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan Update 2015

Date: 6/8/15

Are You a Longboat Key

1) Resident ? ☑ Yes or ☐ No 2) Full-Time or Part Time? ☑ Full or ☐ Part

3) Please Provide your Address: 541 Bowsprit Lane, LBK 34228

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4) Check the best description of your residence:
☐ Mobile Home ☑ Single-Family ☐ Multi-Family ☐ Multi-Storied

Please answer:

☑ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☐ Yes	☑ No	2.	Do you have a Family Disaster Plan?
☐ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☑ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☑ Yes	☐ No	5.	Would consider retrofitting your home to increase flood tolerance?
☐ Yes	☑ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☑ Yes	☐ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☑ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☐ Yes	☑ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☑ Yes	☐ No	10.	Do you carry Flood Insurance?
☑ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☑ Yes	☐ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☐ Yes	☑ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☑ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

_____

_____

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan Update 2015

Date: 6-8-15

Are You a Longboat Key

1) Resident ? ☑ Yes or ☐ No 2) Full-Time or Part Time? ☑ Full or ☐ Part

3) Please Provide your Address: 345 GMD 1F 203

4) Check the best description of your residence:
☐ Mobile Home ☐ Single-Family ☐ Multi-Family ☑ Multi-Storied

Please answer:

☐ Yes	☑ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☑ Yes	☐ No	2.	Do you have a Family Disaster Plan?
☐ Yes	☐ No	3. NA	If employed, does your place of employment have a Disaster Plan?
☑ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☑ Yes	☐ No	5.	Would consider retrofitting your home to increase flood tolerance? condo assoc. would have to
☐ Yes	☑ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☑ Yes	☐ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☑ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☐ Yes	☑ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☑ Yes	☐ No	10.	Do you carry Flood Insurance?
☑ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☑ Yes	☐ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☐ Yes	☑ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☑ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments: great program + speakers

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6-8-2015

Are You a Longboat Key

1) Resident ? ☑ Yes or ☐ No 2) Full-Time or Part Time? ☑ Full or ☐ Part

3) Please Provide your Address:

545 Sanctuary Dr. A702

4) Check the best description of your residence:
☐ Mobile Home ☐ Single-Family ☐ Multi-Family ☑ Multi-Storied

Please answer:

☑ Yes ☐ No 1. Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?

☑ Yes ☐ No 2. Do you have a Family Disaster Plan?

☐ Yes ☐ No 3. If employed, does your place of employment have a Disaster Plan?

☑ Yes ☐ No 4. Do you know your home is located in special flood hazard area and an "A "evacuation zone?

☑ Yes ☐ No 5. Would consider retrofitting your home to increase flood tolerance?

? ☐ Yes ☐ No 6. Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?

☑ Yes ☐ No 7. Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?

☐ Yes ☐ No 8. Do you know that your property is at risk of flooding from storm surge or intense rainfalls?

☑ Yes ☐ No 9. Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?

☑ Yes ☐ No 10. Do you carry Flood Insurance?

☐ Yes ☑ No 11. Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?

☐ Yes ☑ No 12. Did you know that shuttering your home could increase wind protection by 50%?

☐ Yes ☑ No 13. Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?

☑ Yes ☐ No 14. Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6/8/15

Are You a Longboat Key

1) Resident ? [X] Yes or [ ] No 2) Full-Time or Part Time? [X] Full or [ ] Part

3) Please Provide your Address:

2425 Gulf of Mexico Dr 9-C LBK FL

4) Check the best description of your residence:

[ ] Mobile Home [ ] Single-Family [ ] Multi-Family [X] Multi-Storied

Please answer:

[X] Yes	[ ] No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
[ ] Yes	[X] No	2.	Do you have a Family Disaster Plan?
[ ] Yes	[ ] No	3.	If employed, does your place of employment have a Disaster Plan?
[X] Yes	[ ] No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
[X] Yes	[ ] No	5.	Would consider retrofitting your home to increase flood tolerance?
[X] Yes	[ ] No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
[X] Yes	[ ] No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
[X] Yes	[ ] No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
[ ] Yes	[X] No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
[X] Yes	[ ] No	10.	Do you carry Flood Insurance?
[X] Yes	[ ] No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
[X] Yes	[ ] No	12.	Did you know that shuttering your home could increase wind protection by 50%?
[ ] Yes	[X] No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
[X] Yes	[ ] No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6-8-2015

Are You a Longboat Key

1) Resident ? ☐Yes or ☑No 2) Full-Time or Part Time? ☐Full or ☐Part

3) Please Provide your Address:

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4) Check the best description of your residence:
☐Mobile Home ☐Single-Family ☐Multi-Family ☐Multi-Storied

Please answer:

☑Yes ☐No 1. Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?

☑Yes ☐No 2. Do you have a Family Disaster Plan?

☑Yes ☐No 3. If employed, does your place of employment have a Disaster Plan?

☑Yes ☐No 4. Do you know your home is located in special flood hazard area and an "A "evacuation zone?

☐Yes ☐No 5. Would consider retrofitting your home to increase flood tolerance?

☐Yes ☑No 6. Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?

☑Yes ☐No 7. Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?

☑Yes ☐No 8. Do you know that your property is at risk of flooding from storm surge or intense rainfalls?

☐Yes ☑No 9. Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?

☑Yes ☐No 10. Do you carry Flood Insurance?

☐Yes ☑No 11. Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?

☑Yes ☐No 12. Did you know that shuttering your home could increase wind protection by 50%?

☐Yes ☑No 13. Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?

☐ Yes ☐No 14. Have you understood the concept of the Town Floodplain Management Plan, and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?—yes / No

15. Comments:

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Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan Update 2015

Date: June 6, 2015

Are You a Longboat Key

1) Resident ? ☒ Yes or ☐ No 2) Full-Time or Part Time? ☒ Full or ☐ Part

3) Please Provide your Address:

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4) Check the best description of your residence:
☐ Mobile Home ☒ Single-Family ☐ Multi-Family ☐ Multi-Storied

Please answer:

☐ Yes	☒ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☒ Yes	☐ No	2.	Do you have a Family Disaster Plan?
☐ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☒ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☐ Yes	☐ No	5.	Would consider retrofitting your home to increase flood tolerance? have done
☐ Yes	☒ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☒ Yes	☐ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☒ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☐ Yes	☒ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☒ Yes	☐ No	10.	Do you carry Flood Insurance?
☒ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☒ Yes	☐ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☒ Yes	☐ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☒ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

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Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6/8/15

Are You a Longboat Key

1) Resident ? ☒ Yes or ☐ No 2) Full-Time or Part Time? ☒ Full or ☐ Part

3) Please Provide your Address:

3806 Gulf of Mexico Dr

4) Check the best description of your residence:
☐ Mobile Home ☐ Single-Family ☐ Multi-Family ☒ Multi-Storied

Please answer:

☒ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☒ Yes	☐ No	2.	Do you have a Family Disaster Plan?
☐ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☒ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☐ Yes	☒ No	5.	Would consider retrofitting your home to increase flood tolerance?
☐ Yes	☐ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☐ Yes	☒ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☒ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☐ Yes	☐ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☒ Yes	☐ No	10.	Do you carry Flood Insurance?
☒ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☐ Yes	☒ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☐ Yes	☒ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☐ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan Update 2015

Date: 6-8-15

Are You a Longboat Key

1) Resident ? ☑ Yes or ☐ No 2) Full-Time or Part Time? ☑ Full or ☐ Part

3) Please Provide your Address:

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4) Check the best description of your residence:
☐ Mobile Home ☐ Single-Family ☐ Multi-Family ☑ Multi-Storied

Please answer:

☑ Yes ☐ No 1. Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?

☑ Yes ☐ No 2. Do you have a Family Disaster Plan?

☐ Yes ☐ No 3. If employed, does your place of employment have a Disaster Plan? NA

☑ Yes ☐ No 4. Do you know your home is located in special flood hazard area and an "A "evacuation zone?

☐ Yes ☑ No 5. Would consider retrofitting your home to increase flood tolerance?

☑ Yes ☐ No 6. Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?

☐ Yes ☑ No 7. Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?

☑ Yes ☐ No 8. Do you know that your property is at risk of flooding from storm surge or intense rainfalls?

☐ Yes ☑ No 9. Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?

☑ Yes ☐ No 10. Do you carry Flood Insurance?

☑ Yes ☐ No 11. Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?

☑ Yes ☐ No 12. Did you know that shuttering your home could increase wind protection by 50%?

☐ Yes ☑ No 13. Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?

☑ Yes ☐ No 14. Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments: I HAVE HURRICANE SHUTTERS ON MY CONDO

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan Update 2015

Date: 5/8/15

Are You a Longboat Key BUISNESS OWNER

1) Resident ? ☐Yes or ☐No 2) Full-Time or Part Time? ☐Full or ☐Part

3) Please Provide your Address:

3155 Gulf of Mexico DR.

4) Check the best description of your residence: MOTEL

☐Mobile Home ☐Single-Family ☐Multi-Family ☐Multi-Storied

Please answer:

☑Yes	☐No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☑Yes	☐No	2.	Do you have a Family Disaster Plan?
☑Yes	☐No	3.	If employed, does your place of employment have a Disaster Plan?
☑Yes	☐No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☑Yes	☐No	5.	Would consider retrofitting your home to increase flood tolerance?
☐Yes	☑No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☑Yes	☐No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☑Yes	☐No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☑Yes	☐No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☑Yes	☐No	10.	Do you carry Flood Insurance?
☑Yes	☐No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☑Yes	☐No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☐Yes	☑No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☑Yes	☐No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6/8/15

Are You a Longboat Key BUSINESS OWNER

1) Resident ? ☐ Yes or ☒ No 2) Full-Time or Part Time? ☒ Full or ☐ Part

3) Please Provide your Address:

3155 GULF OF MEXICO DR (HOTEL)

4) Check the best description of your residence:
☐ Mobile Home ☐ Single-Family ☒ Multi-Family ☐ Multi-Storied

Please answer:

☒ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☒ Yes	☐ No	2.	Do you have a Family Disaster Plan?
☒ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☒ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☒ Yes	☐ No	5.	Would consider retrofitting your home to increase flood tolerance?
☒ Yes	☐ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☒ Yes	☐ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☒ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☒ Yes	☐ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☒ Yes	☐ No	10.	Do you carry Flood Insurance?
☒ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☒ Yes	☐ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☒ Yes	☐ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☒ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan Update 2015

Date: 10-8-15

Are You a Longboat Key

1) Resident ? ☑ Yes or ☐ No 2) Full-Time or Part Time? ☑ Full or ☐ Part

3) Please Provide your Address:

7030 Lots Mt Longboat Key, FL 34228

4) Check the best description of your residence:
☐ Mobile Home ☑ Single-Family ☐ Multi-Family ☐ Multi-Storied

Please answer:

☑ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☐ Yes	☑ No	2.	Do you have a Family Disaster Plan?
☐ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☑ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☑ Yes	☐ No	5.	Would consider retrofitting your home to increase flood tolerance?
☐ Yes	☑ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☑ Yes	☐ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☑ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☐ Yes	☑ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☑ Yes	☐ No	10.	Do you carry Flood Insurance?
☑ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☑ Yes	☐ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☐ Yes	☑ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☑ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6-8-15

Are You a Longboat Key

1) Resident ? ☒ Yes or ☐ No 2) Full-Time or Part Time? ☒ Full or ☐ Part

3) Please Provide your Address: 5412 Sandhamn PL.

---

4) Check the best description of your residence:
☐ Mobile Home ☒ Single-Family ☐ Multi-Family ☐ Multi-Storied

Please answer:

☒ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☒ Yes	☐ No	2.	Do you have a Family Disaster Plan?
☒ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☒ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
☒ Yes	☐ No	5.	Would consider retrofitting your home to increase flood tolerance?
☒ Yes	☐ No	6.	Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?
☒ Yes	☐ No	7.	Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?
☒ Yes	☐ No	8.	Do you know that your property is at risk of flooding from storm surge or intense rainfalls?
☐ Yes	☒ No	9.	Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?
☒ Yes	☐ No	10.	Do you carry Flood Insurance?
☒ Yes	☐ No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☒ Yes	☐ No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☒ Yes	☐ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☒ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

_____

_____

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan
Update 2015

Date: 6/8

Are You a Longboat Key

1) Resident ? ☑ Yes or ☐ No 2) Full-Time or Part Time? ☑ Full or ☐ Part

3) Please Provide your Address: 620 Russell St

---

4) Check the best description of your residence:
☐ Mobile Home ☑ Single-Family ☐ Multi-Family ☐ Multi-Storied

Please answer:

☑ Yes	☐ No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☑ Yes	☐ No	2.	Do you have a Family Disaster Plan?
☑ Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☑ Yes	☐ No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
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☐ Yes	☑ No	10.	Do you carry Flood Insurance?
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☐ Yes	☑ No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☑ Yes	☐ No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments:

_____

_____

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan Update 2015

Date: 6/8/15

Are You a Longboat Key

1) Resident ? ☐Yes or ☑No 2) Full-Time or Part Time? ☐Full or ☐Part

3) Please Provide your Address:

3315 Gulf of Mexico Dr. / LBK —

4) Check the best description of your residence:
☐Mobile Home ☑Single-Family ☐Multi-Family ☐Multi-Storied

Please answer:

☑Yes ☐No 1. Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?

☑Yes ☐No 2. Do you have a Family Disaster Plan?

☑Yes ☐No 3. If employed, does your place of employment have a Disaster Plan?

☐Yes ☐No 4. Do you know your home is located in special flood hazard area and an "A "evacuation zone?

☐Yes ☐No ? 5. Would consider retrofitting your home to increase flood tolerance?

☐Yes ☑No ? 6. Do you feel there is adequate information available to you for making a sound decision about retrofitting your home?

☑Yes ☐No 7. Would you feel you would benefit from being provided information on a variety of systems and retrofit techniques (i.e. public exposition) to include flood proofing techniques?

☑Yes ☐No 8. Do you know that your property is at risk of flooding from storm surge or intense rainfalls?

☑Yes ☐No 9. Did you know that 30% of all flood insurance claims annually nationwide occur in the lesser hazard flood zones?

☐Yes ☑No 10. Do you carry Flood Insurance?

☑Yes ☐No 11. Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?

☑Yes ☐No 12. Did you know that shuttering your home could increase wind protection by 50%?

☐Yes ☑No 13. Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?

☐ Yes ☐No 14. Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments: Enjoyed / informative —

LBKds03242015

Longboat Key Customer Survey
Manatee and Sarasota Counties

Floodplain Management Plan Update 2015

Date: 6/18/15

Are You a Longboat Key

1) Resident ? ☐Yes or ☒No 2) Full-Time or Part Time? ☐Full or ☐Part

3) Please Provide your Address:

---

4) Check the best description of your residence:
☐Mobile Home ☐Single-Family ☐Multi-Family ☒Multi-Storied

Please answer:

☒Yes	☐No	1.	Have you ever experienced a hurricane, tropical storm, wind storm, or flood event?
☒Yes	☐ No	2.	Do you have a Family Disaster Plan?
☒Yes	☐ No	3.	If employed, does your place of employment have a Disaster Plan?
☐Yes	☒No	4.	Do you know your home is located in special flood hazard area and an "A "evacuation zone?
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☐Yes	☐No	10.	Do you carry Flood Insurance?
☐Yes	☐No	11.	Do you carry a Hurricane Wind Rider on your Home Owner's Insurance Policy?
☐Yes	☐No	12.	Did you know that shuttering your home could increase wind protection by 50%?
☐Yes	☐No	13.	Have you contacted your insurance company about retrofitting options that could reduce your insurance premiums?
☐ Yes	☐No	14.	Have you understood the concept of the Town Floodplain Management Plan and would you be interested in learning more and or see additional resources that are available for Town residents to mitigate against flood?

15. Comments: Renter.

Xerox WorkCentre 7845
Workflow Scanning Confirmation Report

Job Details:

Job Information

Device Name:	XeroxPwk
Submission Date:	06/09/15
Submission Time:	08:41 AM

Template Information

Name:	Scan_to_Z_Drive.XST
Owner:	
Description:	

File Settings

Format:	Image-Only PDF Multi-Page
Images Filed:	0
Bytes Filed:	0

Scan Settings

Images Scanned:	24
Original Type:	Photo and Text
How Produced:	Printed Original
Original Orientation:	Portrait Originals
Original Size:	Auto Detect
Background Suppression:	Off
Lighten/Darken:	Normal
Contrast:	Normal
Sharpness:	Normal
Saturation:	Normal
Sides Imaged:	1-Sided
Resolution:	200 dpi
Bits per Pixel:	24
Output Color:	Auto Detect
Quality/File Size:	Higher/Larger
Compression:	MRC_2LAYER_MULTI

Job Status:

0 out of 1 filed successfully.

Destination 1: **Status..... FAILED**

Status Details:	Login failure. Check user password, and/or setups.
Friendly Name:	Public Works
Server Name:	tlbkdc1.tlbk:445
Path:	PWK\\Scan
Protocol:	SMB
Filing Policy:	Add Number
Document Name:	

Destination 2: **Status.....**

Status Details:	
Friendly Name:	
Server Name:	
Path:	
Protocol:	
Filing Policy:	
Document Name:	

Destination 3: **Status.....**

Status Details:	
Friendly Name:	
Server Name:	
Path:	
Protocol:	
Filing Policy:	
Document Name:	

Destination 4: **Status.....**

Status Details:	
Friendly Name:	
Server Name:	
Path:	
Protocol:	
Filing Policy:	
Document Name:	

Destination 5: **Status.....**

Status Details:	
Friendly Name:	
Server Name:	
Path:	
Protocol:	
Filing Policy:	
Document Name:	

Destination 6: **Status.....**

Status Details:	
Friendly Name:	
Server Name:	
Path:	
Protocol:	
Filing Policy:	
Document Name:	

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Longboat Key Customer Survey Summary
Manatee and Sarasota Counties
Floodplain Management Plan Update 2015
June 8, 2015

Response	Resident	Full Time	Part Time	Business	Manatee	Sarasota	Address	Mobile	Single	Multi Fam	Multi Story	(1) Experience		(2) Family Plan		(3) Employer Plan		(4) Know Zone		(5) Consider Retrofit		(6) Adequate Info		(7) Public Exposition		(8) Know Risk	(9) Know Nation		(10) Carry Flood		(11) Carry Wind		(12) Shuttering		(13) Contacted Insurance		(14) Understood Interest More		(15) Comments
1		3		3	1		3008 Gulf of Mexico Drive			1		Y		Y		Y		Y			N	Y		Y		Y	Y		Y		Y		Y			N	Y		Business on Longboat Key
						1	3200 Gulf of Mexico Drive			1		Y		Y		Y		Y			N	Y		Y		Y	Y		Y		Y		Y			N	Y		Business on Longboat Key
						1	5330 Gulf of Mexico Drive			1		Y		Y		Y		Y			N	Y		Y		Y	Y		Y		Y		Y			N	Y		Business on Longboat Key
2												Y		Y		Y		Y				Y			N	Y		N	Y		Y		Y			N	Y		
3	1		1			1	603 Bayport Way			1		Y		Y				Y		Y		Y		Y		Y	Y		Y		Y		Y		Y		Y		
4	1	1					2242 Harbor Court			1		Y		Y		Y		Y		Y			N	Y		Y		N	Y		Y			N		N	Y		Moving to Harbour Court on channel to home built and not ugraded for storms since 1980x. Who can I contact about retrofit options? Larry Hall 312-961-5353
5					1		5700 Gulf of Mexico Drive			1			N	Y		Y		Y			N		N	Y		Y	Y		Y		Y		Y			N	Y		
6	1				1		7155 Gulf of Mexico Drive, #13			1		Y			N			Y		Y			N	Y		Y		N	Y		Y		Y		Y		Y		
7	1	1				1	545 Sanctuary Drive				1	Y			N				N		N	Y			N	Y		N		N	Y		Y			N	Y		
8	1		1			1	601 Putter Lane		1				N		N			Y		Y			N	Y		Y		N	Y		Y		Y			N	Y		Helpful Seminar
9	1	1				1	3500 Gulf of Mexico Drive, #301				1	Y			N			Y			N	Y		Y		Y		N	Y		Y		Y			N	Y		
10	1	1				1	541 Bowsprit Lane		1			Y			N			Y		Y			N	Y		Y		N	Y		Y		Y			N	Y		
11	1	1				1	3115 Gulf of Mexico Drive, #203				1		N	Y				Y		Y			N	Y		Y		N	Y		Y		Y			N	Y		Great program & speakers
12	1	1				1	545 Sanctuary Drive, A702				1	Y		Y				Y		Y				Y			Y		Y			N		N		N	Y		
13	1	1				1	2425 Gulf of Mexico Drive, 9-C				1	Y			N			Y		Y		Y		Y		Y		N	Y		Y		Y			N	Y		
14												Y		Y		Y		Y					N	Y		Y		N	Y			N	Y			N	Y	N	Does not understand Town Floodplain Management Plan; would like more information
15	1	1							1				N	Y				Y					N	Y		Y		N	Y		Y		Y		Y		Y		
16	1	1				1	3806 Gulf of Mexico Drive				1	Y		Y				Y			N				N	Y			Y		Y			N		N		
17	1	1									1	Y		Y				Y			N	Y			N	Y		N	Y		Y		Y			N	Y		Has hurricane shutters on condo
18				1		1	3155 Gulf of Mexico Drive (Motel)				1	Y		Y		Y		Y		Y			N	Y		Y	Y		Y		Y		Y			N	Y		
19				1		1	3155 Gulf of Mexico Drive (Hotel)				1	Y		Y		Y		Y		Y		Y		Y		Y	Y		Y		Y		Y		Y		Y		
20	1	1			1		7030 Lois Avenue		1			Y			N			Y		Y			N	Y		Y		N	Y		Y		Y			N	Y		
21	1	1			1		5412 Sandhamn Place		1			Y		Y		Y		Y		Y		Y		Y		Y		N	Y		Y		Y		Y		Y		
22	1	1			1		620 Russell Street		1			Y		Y				Y			N		N	Y		Y		N		N		N	Y			N	Y		
23						1	3315 Gulf of Mexico Drive		1			Y		Y		Y							N	Y		Y	Y			N	Y		Y			N			Enjoyed/informative
24											1	Y		Y		Y			N																				Renter
Totals	16	16	2	5	6	14		0	7	7	10	22	4	19	7	12	0	23	2	12	9	11	12	21	4	24	9	15	22	3	22	3	22	3	5	20	23	1	

FEMA

Fact Sheet

Federal Insurance and Mitigation Administration

How April 2015 Program Changes Will Affect Flood Insurance Premiums

The National Flood Insurance Program (NFIP) is in the process of implementing Congressionally mandated reforms required by the Homeowner Flood Insurance Affordability Act of 2014 (HFIAA) that repeal and modify the Biggert-Waters Flood Insurance Reform Act of 2012 (Biggert-Waters). The new law slows some flood insurance rate increases and offers relief to some policyholders who experienced steep flood insurance premium increases in 2013 and early 2014. Flood insurance rates and other charges will be revised for new or existing policies beginning on April 1, 2015. In addition to insurance rates, other changes resulting from Biggert-Waters and HFIAA will be implemented that will affect the total amount a policyholder pays for a flood insurance policy. Highlights of some of those changes follow. For full explanations and guidance, see WYO Bulletin (W-14053) and the Flood Insurance Manual.

The changes taking place in April include an increase in the Reserve Fund Assessment, the implementation of an annual surcharge on all new and renewed policies, an additional deductible option, an increase in the Federal Policy Fee, and rate increases for most policies. Key changes include:

- Implementing annual rate changes that set rates using rate-increase limitations set by HFIAA for individual premiums and rate classes:
  - Limiting increases for individual premiums to 18 percent of premium.
  - Limiting increases for average rate classes to 15 percent.
  - Mandatory increases for certain subsidized policyholders under Biggert-Waters and HFIAA.
- Increasing the Reserve Fund assessments required by Biggert-Waters.
- Implementing annual surcharges required by HFIAA.
- Guidance on substantially damaged and substantially improved structures, and additional rating guidance on buildings constructed before their communities' first Flood Insurance Rate Maps (FIRMs) became effective (known as pre-FIRM structures).
- Implementing a new procedure for properties newly mapped into the Special Flood Hazard Area (SFHA) and existing Preferred Risk Policy Eligibility Extension (PRP EE), a cost-saving flood insurance coverage option for property owners whose buildings were newly mapped into an SFHA. The premiums will be the same as the PRP, which offers low-cost flood insurance to owners and tenants of eligible residential and non-residential buildings located in moderate- to low-risk areas for the first year (calculated before fees and assessments) to comply with provisions of HFIAA.
- Reformulating expense loading on premiums, reducing the expense load on the highest-risk policies as an interim step while investigating expenses on policies as required by Biggert-Waters.

The changes will take effect on April 1, 2015.

Reserve Fund Assessment Increasing

- Biggert-Waters required the establishment of a Reserve Fund to help cover costs when claims exceed the annual premium collected by the NFIP. FEMA began collecting an assessment in 2013 to add money to the Reserve Fund.
- The Reserve Fund assessment initially applied to all policies other than PRPs in 2013. The assessment on those policies will increase in 2015.
- Starting in 2015, PRPs will begin contributing to the Reserve Fund.

Policy	2014 Fee (as a percent of premium)	2015 Fee (as a percent of premium)
Preferred Risk Policies (PRPs)	0%	10%
Property Newly Mapped into the SFHA (Previous Preferred Risk Policies Eligibility Extension [PRP EE])	0%	15%
All Other Policies	5%	15%

HFIAA Surcharge Begins

- HFIAA slowed the elimination of subsidies provided for in Biggert-Waters and amended most of the provisions mandating that certain policies transition immediately to full-risk rates.
- To compensate for the decrease in revenue, the new law calls for the addition of a surcharge on all policies that will be collected until, with limited exceptions, all subsidies are eliminated.
- The surcharge is a flat fee applied to all policies based on the occupancy type of the insured building and is ***not*** associated with the flood zone in which the building is located or the construction date of the building (e.g., pre- or post-FIRM).
- The surcharge also applies to a renter's contents-only policy based on the policyholder's occupancy of the building or unit.

Occupancy Type	Annual Surcharge
Primary Residential: single-family and individual condominium units	$25
Non-Primary Residential: single-family and individual condominium units	$250
Multifamily Residential: condominium and other buildings	$250
Non-Residential	$250

When a Map Change Occurs

- Current PRP EE policies and policies for insured buildings that are newly mapped into high-risk areas from moderate- to low-risk areas will be eligible to receive PRP rates for 1 year after the maps become effective. The Federal Policy Fee for these and existing PRP EE policies will increase to $45 to ensure the solvency and sustainability of the program.
- For these policies, the rates at renewal will increase no more than 18 percent each year.
- Grandfathering remains a cost-saving option for policyholders when new maps show their buildings in a higher-risk area (e.g., Zone A to Zone V; increase in Base Flood Elevation).

What Is Grandfathering?

When FIRM changes occur, the NFIP provides a lower-cost flood insurance rating option known as "grandfathering," which is available for property owners who:

- Have flood insurance policies in effect when the new flood maps become effective and then maintain continuous coverage; or
- Have built in compliance with the FIRM in effect at the time of construction.

To learn more, visit the NFIP's Grandfathering Fact Sheet at floodsmart.gov/floodsmart/pdfs/Grandfathering+Fact+Sheet+for+Agents-2010.pdf.

Other Changes Coming in April

- As required by HFIAA, the maximum deductible for a flood insurance policy will increase to $10,000 for single-family and two- to four-family dwellings. If used, the deductible must apply to both building and contents. For single-family homes, choosing the maximum deductible will result in up to a 40 percent discount from the base premium. It is important to remember that using the maximum deductible may not be appropriate in every financial circumstance and may not be allowed by lenders to meet mandatory purchase requirements.
- The Federal Policy Fee will increase by $1 for most policies other than the PRP, which remains $22. The exception is policies rated using the map change table, which will increase to $45 to ensure the solvency and sustainability of the program.
- A new rate table showing annual rate increases of 25 percent will be created for pre-FIRM buildings that have been substantially damaged or improved. However, repairs made to these structures typically must meet current building codes and, therefore, will usually receive a better rate using post-FIRM rate tables.
- In most cases, average rate increases for each rating class are capped at 15 percent; the annual surcharge and Federal Policy Fee are not included in the rate calculation and could result in the total amount charged a policyholder increasing by more than 18 percent.

For full explanations and guidance, see WYO Bulletin (W-14053) and the Flood Insurance Manual.

Read the latest WYO Bulletins for complete rate-change information at NFIPiService.com

CIS Home
Search
Previous Search
Community
CRS
CAC/CAV
Maps
SOS
Insurance
CAP-SSSE
CAV Selection

CIS Reports
Links
Request/Feedback

FAMS

Log Out

Community Information System

Release 4.06.02.00, 10/25/2013 -- Build 001, Skip Navigation

Insurance Overview

As of 07/31/2014

Community: LONGBOAT KEY, TOWN OF
County: SARASOTA COUNTY
State: FLORIDA
CID: 125126

Overview | Occupancy | Zone | Pre/Post FIRM

Total by Community

Total Number of Policies:	10,842
Total Premiums:	$7,639,563
Insurance in Force:	$2,335,033,500
Total Number of Closed Paid Losses:	772
$ of Closed Paid Losses:	$5,799,872

Group Flood Insurance

Total Number of Policies:	0
Total Premiums:	$0
Insurance in Force:	$0
Total Number of Closed Paid Losses:	0
$ of Closed Paid Losses:	$0

Post Firm Minus Rated Policies

Total Number of Minus Rated Policies:	2,159
A Zone Minus Rated Policies:	2,069
V Zone Minus Rated Policies:	90

Manufactured Homes

Total Number of Policies:	37
Total Number of Closed Paid Losses:	22
$ of Closed Paid Losses:	$38,536

ICC

Total Number of ICC Closed Paid Losses:	0
$ of ICC CLosed Paid Losses:	$0

1316

Number of Properties by Community:	0

Substantial Damage Losses

Number of Substantial Damage Closed Paid Losses:	16

Community Information System

Release 4.06.02.00, 10/25/2013 – Build 001, Skip Navigation

CIS Home
Search
Previous Search
Community
CRS
CAC/CAV
Maps
SOS
Insurance
CAP-SSSE
CAV Selection

CIS Reports
Links
Request/Feedback

FAMS

Log Out

Insurance Occupancy

As of 07/31/2014

Community: LONGBOAT KEY, TOWN OF **State:** FLORIDA
County: SARASOTA COUNTY **CID:** 125126

Overview | Occupancy | Zone | Pre/Post FIRM

	Policies in Force	Premium	Insurance in Force	Number of Closed Paid Losses	$ of Closed Paid Losses	Adjustment Expense
Single Family	1,918	$2,638,158	$519,872,400	559	$4,587,244.67	$205,092.34
2-4 Family	876	$678,604	$168,111,500	61	$392,374.39	$22,317.82
All Other Residential	7,831	$3,725,445	$1,576,470,300	114	$647,819.99	$30,730.00
Non Residential	217	$597,356	$70,579,300	38	$172,433.03	$12,565.00
Total	10,842	$7,639,563	$2,335,033,500	772	$5,799,870.00	$270,704.00

	Policies in Force	Premium	Insurance in Force	Number of Closed Paid Losses	$ of Closed Paid Losses	Adjustment Expense
Condo	8,892	$4,580,982	$1,792,772,500	82	$361,028.44	$20,900.00
Non Condo	1,950	$3,058,581	$542,261,000	690	$5,438,843.64	$249,805.16
Total	10,842	$7,639,563	$2,335,033,500	772	$5,799,871.00	$270,705.00

RESOLUTION 2015-23

A RESOLUTION OF THE TOWN OF LONGBOAT KEY, FLORIDA ADOPTING THE TOWN OF LONGBOAT KEY FLOODPLAIN MANAGEMENT PLAN 2015 AND SUPPORTING THE INCLUSION OF SUCH PLAN IN THE SARASOTA COUNTY UNIFIED LOCAL MITIGATION STRATEGY; ADOPTING THE UPDATED FLOODPLAIN MANAGEMENT PLAN 2015 AND THE SARASOTA COUNTY UNIFIED LOCAL MITIGATION STRATEGY AS FORMAL GUIDES FOR THE TOWN'S FLOODPLAIN MANAGEMENT AND HAZARD MITIGATION ACTIVITIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Longboat Key ("Town") is subject to natural hazards including hurricanes, tornadoes, and floods, which may cause damage to life, property, natural resources and the local economy; and

WHEREAS, the Floodplain Management Plan 2015 and the Local Mitigation Strategy serve as guides for floodplain management and mitigation activities for the Town; and

WHEREAS, the Town observes the Floodplain Management Plan 2015 and the Local Mitigation Strategy to ensure the Town's eligibility in the National Flood Insurance Program and ability to seek project funding from the Flood Mitigation Assistance Program; and

WHEREAS, the Floodplain Management Plan 2015 and Local Mitigation Strategy can serve as the Town's Post-Disaster Redevelopment Plan; and

WHEREAS, the Floodplain Management Plan 2015 and Local Mitigation Strategy are designed to be a process-oriented documents with review and revision policies that allow the Plans to be changed to meet new or changing conditions including hazard-event frequency, perceived local needs and funding opportunities; and

WHEREAS, the Floodplain Management Plan 2015 has been updated to meet the requirements of the National Flood Insurance Program Community Rating System program; and

WHEREAS, the Town of Longboat Key Community Rating System Floodplain Management Committee has received public input and has updated the Floodplain Management Plan 2015 and recommends including the updated Floodplain Management Plan 2015 into the Sarasota County Local Mitigation Strategy.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LONGBOAT KEY, FLORIDA, THAT:

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. The Town Commission of Longboat Key hereby adopts the Town of Longboat Key Floodplain Management Plan 2015 and supports inclusion of such plan in the Sarasota County Unified Local Mitigation Strategy. Further, the Town Commission of Longboat Key also adopts the updated Floodplain Management Plan 2015 and the Sarasota County Unified Local Mitigation Strategy act as formal guides for the Town of Longboat Key floodplain management and hazard mitigation activities.

SECTION 3. This Resolution shall take effect immediately upon adoption.

Adopted by the Town Commission of the Town of Longboat Key, Florida on the _____ day of _____, 2015.

_____
Jack G. Duncan, Mayor

ATTEST:

_____
Trish Granger, Town Clerk

End of Agenda Item