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# Street resiliency design work kicks off in Village neighborhood

By S.T. Cardinal | 5:00 a.m. August 3, 2026




Water pools at the intersection in front of Mar Vista Dockside Restaurant in the Longboat Key Village neighborhood July 30.
Photo by S.T. Cardinal

LONGBOAT KEY NEWS

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Broadway Street was once the main street on Longboat Key. Now it's a main example of incessant flooding on the barrier island.

Scott Anderson, a Longboat Key Village resident for 15 years, recalls tearing his drywall out the morning after Hurricane Helene in 2024.

"I've lived on the beach all my life. I've never seen water come up as fast as it came up. It was just a matter of like an hour," Anderson said.

But it doesn't take a perfect storm like Helene to cause flooding in the Village — just a high tide and minor rain. On the morning of July 30, a quick storm rolled over Longboat Key leaving a little more than an inch of rain. At several intersections in the Village neighborhood, pooled water remained hours after the storm subsided. A peek into the storm drain on Bay Side Drive that day showed a reflection of the onlooker just below the grates.

“It’ll stay flooded for maybe a day or two and then it goes down,” Anderson said. “It’s not something that stays for weeks at a time. Pretty much when it goes to low tide, everything gets sucked out.”

With flooding a continual problem in not just the Longboat Key Village neighborhood but several other historic neighborhoods on the barrier island, the town has a four-pronged Resiliency Project plan for the Norton Street, Longboat Key Village, Sleepy Lagoon and Buttonwood communities. Design work is nearly finished for the Sleepy Lagoon community.

In the Village, design work is just underway. Surveyors plotted the area in late July. That’s the first step in design work for a resiliency project in the neighborhood aimed at reducing flooding.


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Longboat Key Project Manager David Kushnir said an engineering firm will use the survey data to model how changes to the drainage system, street raising and other potential improvements could alleviate flooding in the neighborhood.

“The first step of design is you determine the topography, the property lines, setbacks, the makeup of the soil, locate any and all utilities, and this way the engineer knows what they’re working with,” Kushnir said.

Anderson is in a good spot as his house sits on one of the highest locations in the neighborhood, about 9 feet above sea level. His neighbors are less lucky.

“Broadway (Street) gets flooded. Anything lower than maybe 5 feet above sea level, they’ll get flooded,” Anderson said. “There’s just no place for the rain to go.”

The survey work began phase 1 of design for the resiliency work in the Village neighborhood.

### Resiliency projects to be reimbursed

HRGreen has an $839,610 contract to design improvements in the Longboat Key Village neighborhood that elevate the roadways, improve drainage and reduce tidal backflow, according to HRGreen’s website. The project is funded through the Hazard Mitigation Grant Program administered by the Florida Division of Emergency Management using FEMA funds.

“What makes it difficult on the town is even though there’s going to be grant funding available, the way these grants work is the town has to encumber the funds to pay for the project and then after the project is complete and closed out, the town gets reimbursed,” said Longboat Key Project Manager David Kushnir.

Phase 1 of the project will design improvements on Longboat Drive East, Fox Street, Russell Street, Bayside Drive, Broadway Street and Lois Avenue.

Phase 2, which is budgeted tentatively for the 2028 fiscal year, will include design work for Linley Street and Bayside Drive to Cedar Street. The second phase of design will consider further improvements to the neighborhood including shoreline stabilization, evaluating the impacts of a public boat ramp elevation and additional stormwater pipes and inlets. It is expected to cost $389,230.




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S.T. "Tommy" Cardinal is the Longboat Key news reporter. The Sarasota native earned a degree from the University of Central Florida in Orlando with a minor in environmental studies. In Central Florida, Cardinal worked for a monthly newspaper covering downtown Orlando and College Park. He then worked for a weekly newspaper in coastal South Carolina where he earned South Carolina Press Association awards for his local government news coverage and photography.

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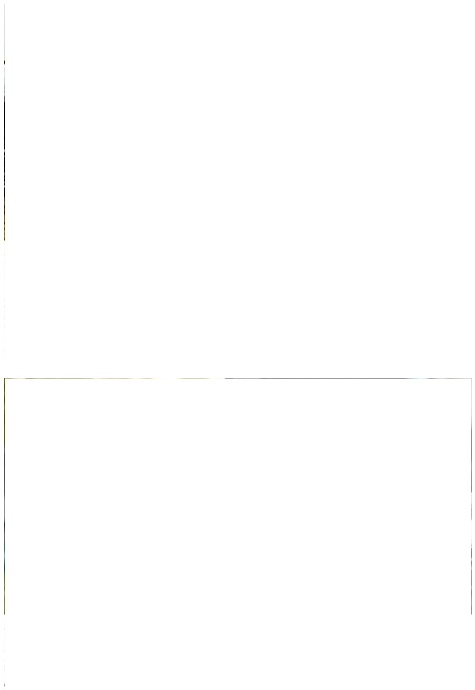
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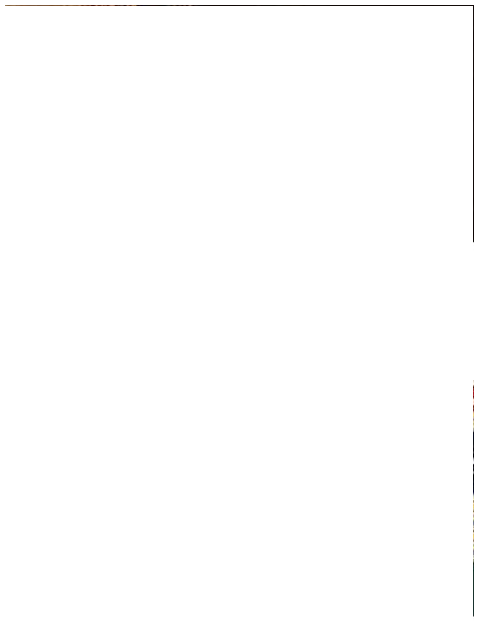
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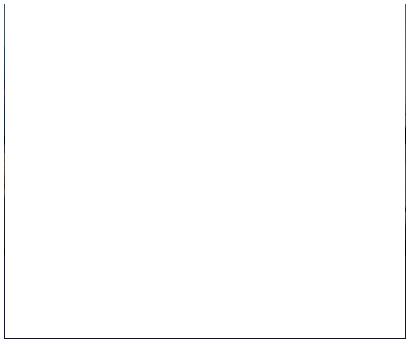
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