



TOWN OF LONGBOAT KEY

Incorporated November 14, 1955

Planning, Zoning & Building
501 Bay Isles Road
Longboat Key, FL 34228
(941) 316-1966
FAX (941) 316-1970
www.longboatkey.org

EMERGENCY CONDEMNATION ORDER **AND** **NOTICE OF INTENT TO DEMOLISH**

VIA U.S MAIL FIRST CLASS &
CERTIFIED MAIL RETURN RECEIPT REQUESTED

May 31, 2018

(Insert Name)
(Insert Address)
(Insert Address2)
(Insert City, State, Zip)

Subject: 1620 Gulf of Mexico Drive – Building (Insert No.)

Dear [insert actual name] :

In accordance with Section 150.21(J) of the Town of Longboat Key (“Town”) Code of Ordinances, in cases where there is imminent danger to the public health, safety or welfare, or immediate danger to the life or safety of any person, or where the public or their property is endangered by wind, storm, fire, or other natural disasters, or where a structure is in imminent danger of collapse from structural decay, the Building Official shall promptly cause such structure or equipment to be made safe or cause its removal. Building (Insert No.) located at **1620 Gulf of Mexico Drive, Longboat Key, Florida 34228** is hereby condemned. The structure has been abandoned and its structural integrity has been compromised. This letter shall serve as written notification of the Town’s intent to demolish the above described structure. The condition of the structure poses a life safety issue to the citizens of the Town and must be demolished. The structure is also “dangerous” as defined in Section 202 of the Florida Building Code. See the enclosed report by the Building Official and Fire Marshal for further details as to the condition of the structure. Supporting structural engineering reports are also available at: <http://www.longboatkey.org/pView.aspx?id=52836&catid=46>.

The Building Official and Fire Marshal shall authorize the demolition and removal of the structure and shall utilize independent contractors licensed in the State of Florida. The Town will proceed with the demolition of the structure **on or after June 15, 2018**.

The Building Official shall assess the entire cost of boarding up or securing, demolition, removal, asbestos abatement, sodding or seeding of the lot, vegetative landscaping, rodent and/or pest extermination, and any other costs associated with abatement of the unsafe or unfit conditions against the real property in the form of a lien recorded in the public records

of Sarasota County. To the extent permitted by applicable law, this lien shall be superior to all others except property taxes and shall include all administrative costs, including but not limited to expert reports or assessments, postal expenses, the cost of newspaper publications, and similar expenses incurred by the Town.

Any appeal of this Emergency Condemnation Order and Notice of Intent to Demolish must be filed in the appropriate circuit court within **ten (10) calendar days** of the date this Emergency Condemnation Order and Notice of Intent to Demolish was mailed. Please note that the Building Official is not prevented from demolishing and removing the structure prior to the end of the appeal period.

Should you have any questions regarding this Emergency Condemnation Order and Notice of Intent to Demolish, please contact the Planning, Zoning and Building Department at (941) 316-1966.

Stan Dinwoodie, C.B.O
Building Official
Town of Longboat Key

Lou Gagliardi
Fire Marshal
Longboat Key Fire Rescue Department

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was sworn to and subscribed before me this 31st day of May, 2018, by Stan Dinwoodie, as Building Official, and Lou Gagliardi, as Fire Marshal, who are personally known.

(SEAL)

Notary Public, State of Florida

Print Name

cc: Tom Harmer, Town Manager
Allen Parsons, Director, Planning, Zoning and Building
Maggie Mooney-Portale, Town Attorney