

# Plymouth Harbor on Sarasota Bay

An aerial photograph of Plymouth Harbor on Sarasota Bay. The harbor is filled with numerous white yachts and boats docked at a marina. To the left, a tall, modern apartment building stands prominently, surrounded by lush green trees and other buildings. The water is a deep blue-green, and the sky is a clear, bright blue. In the distance, the horizon shows more buildings and the open sea.

Hurricanes Helene and Milton  
Two Evacuations in two weeks

# Plymouth Harbor on Sarasota Bay


- Not-for-profit continuing care retirement community.
- Opened in 1966.
- Located on Coon Key between Sarasota and Lido Beach.
- 280 Independent Living Residents,
- 30 Assisted Living Residents
- 30 Memory Care Residents
- 35-40 Skilled Nursing Residents



# Plymouth Harbor on Sarasota Bay

- “Unique Geographical Location”
  - Tallest Building in Sarasota at 25 stories
  - Located on barrier island
  - Access by Ringling Bridge
  - Elevation 4 feet above sea level
  - Peninsula is one of 3 bird rookeries in Sarasota County



An aerial photograph of a university campus. In the center, a tall, multi-story, light-colored building stands prominently. To its left, a large, blue body of water, likely Sarasota Bay, stretches across the frame. The foreground is filled with green trees and a paved area with a circular driveway. The sky is clear and blue.

# Water, Water Everywhere!

- The community is surrounded by water.
- Sarasota Bay wraps the community.
- The Gulf of Mexico is just several blocks to the west.

# Unique Location



# Hurricane Helene: Evacuated 9/24 returned 9/30

Storm Team Activated on Friday, September 30<sup>th</sup>

Did not anticipate significant impact.

Monday 9/23, the storm path shows likely impact near us with significant storm surge predicted.

Began evacuation plans to 5 sites (SNF, AL, MC, 2 hotels)

Tuesday 9/23, notified residents that evacuation would be likely on Wednesday.

Wednesday 9/24, received evacuation order and began the process. All residents evacuated by 5:00pm.

Mobilized supply teams

Arranged transportation

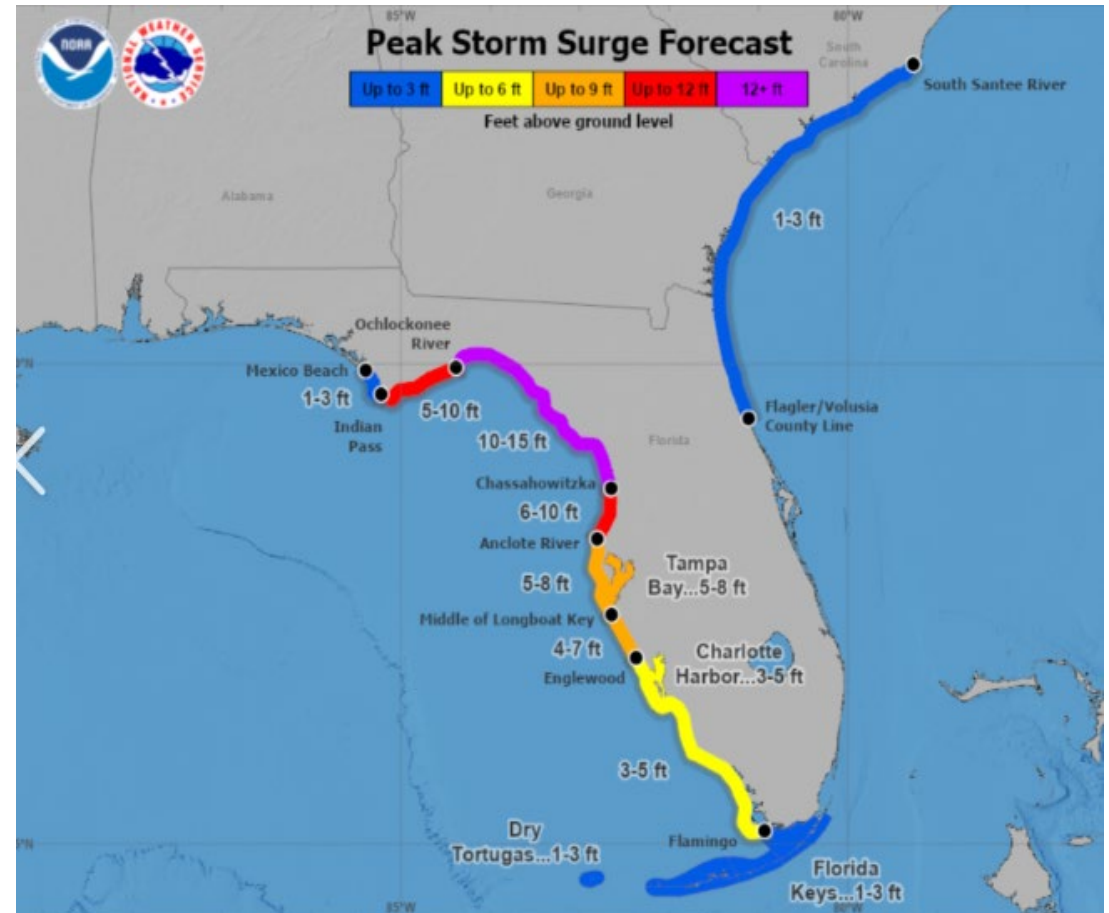
Prepared for flooding but did not relocate all vehicles and move furnishings from lower-level areas

Thursday, 9/25, Ringling Bridge closed, power and water was out to the community, experiencing surge.

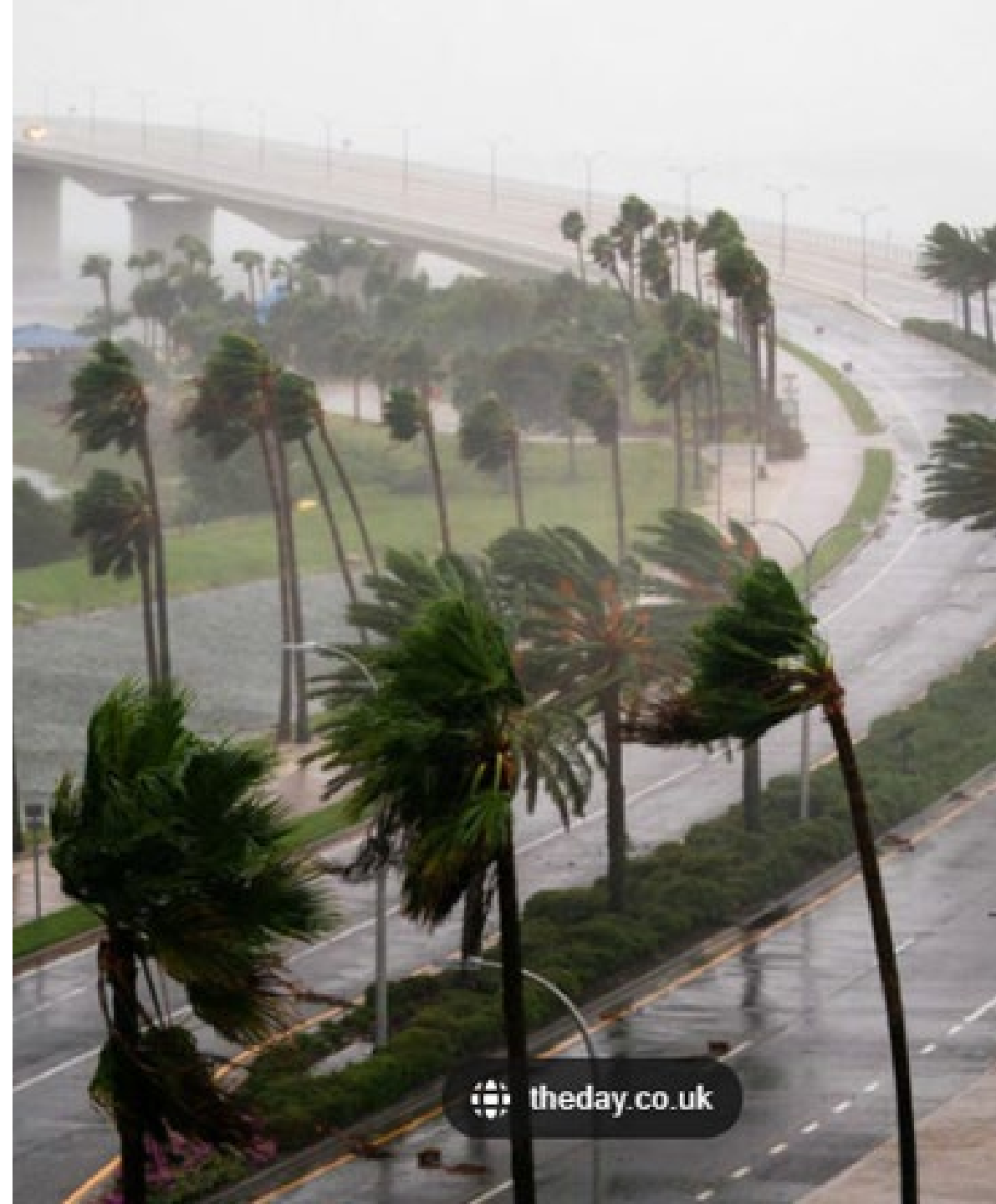
7 feet surge

Occurred in 1 hour

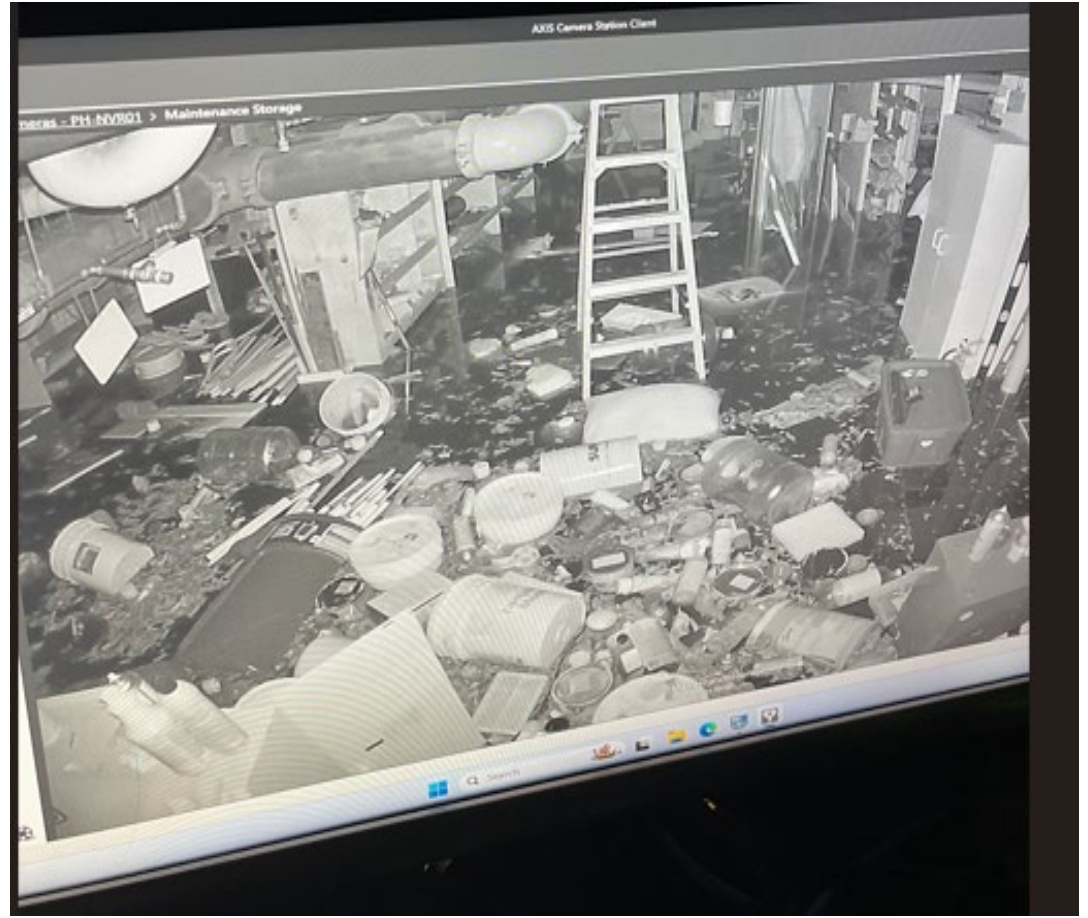
Returned to the community on Monday, 9/30.



Impact of  
Surge:  
Plymouth  
Harbor *in*  
Sarasota Bay

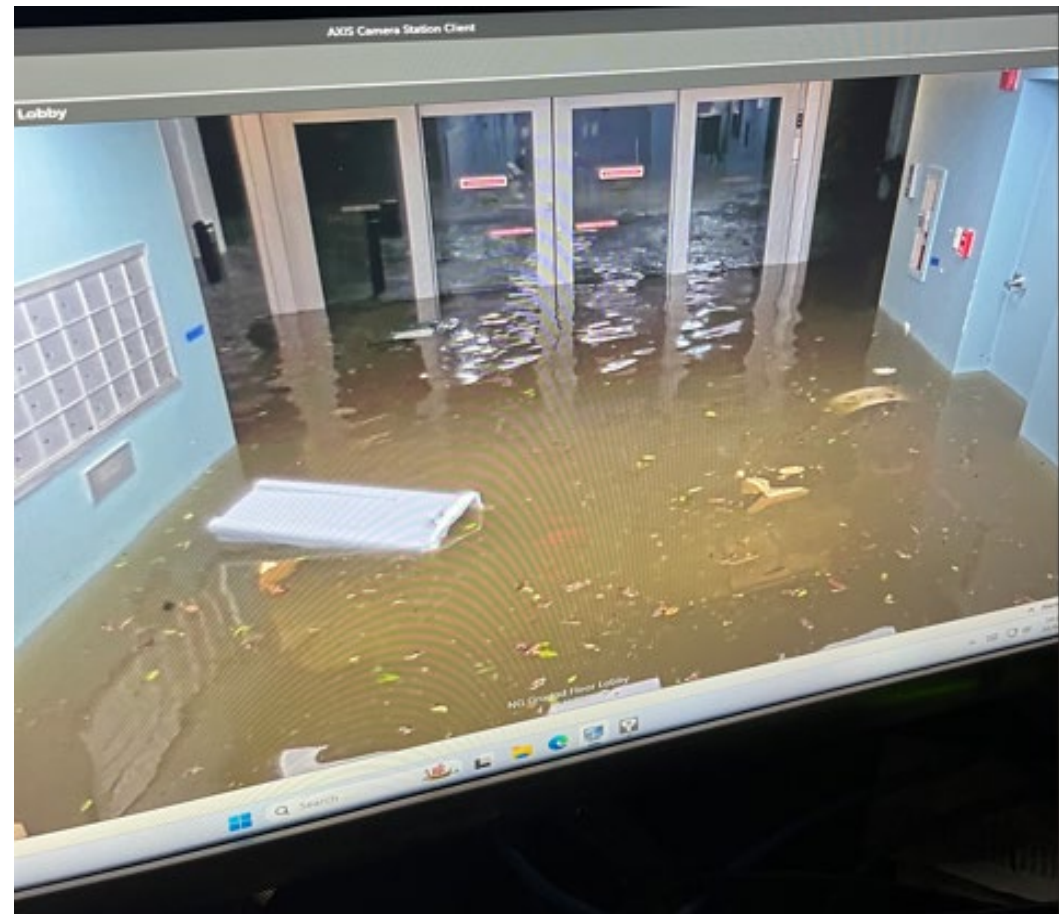
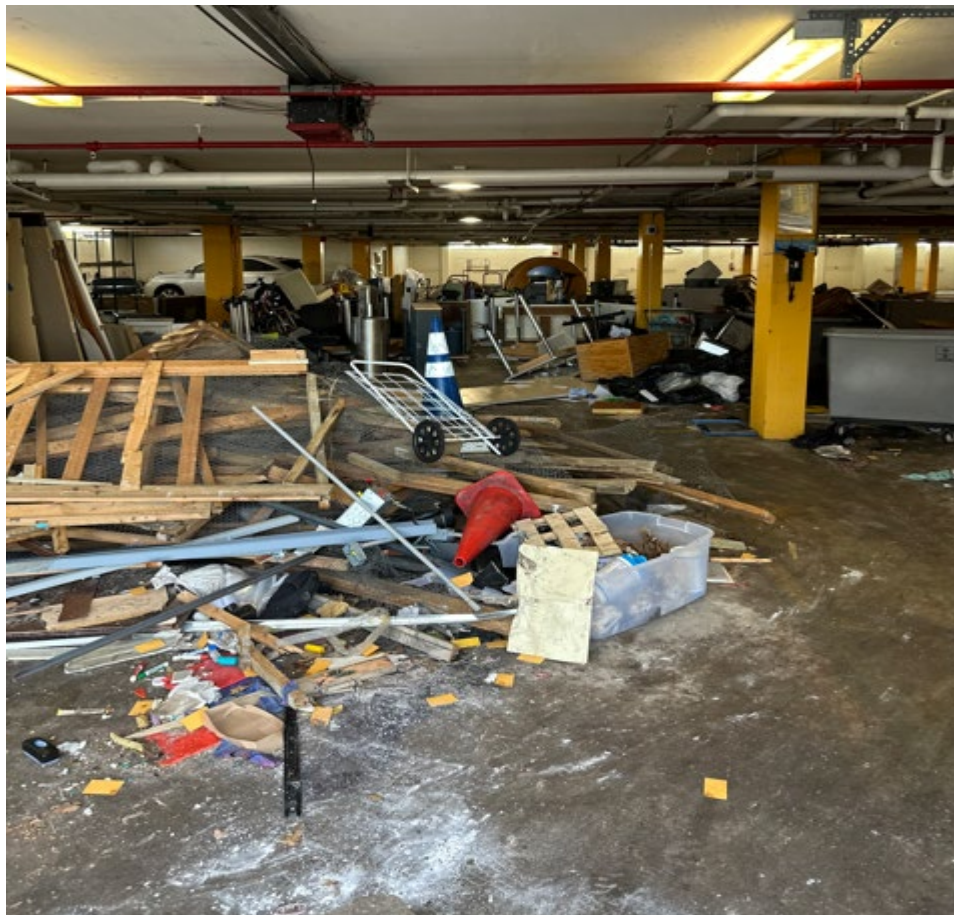


# Impact of Surge





# Impact of Surge



# Impact of Surge



# Damage to the Community

- Entire ground floor flooded with 3 ft. of salt water.
- Loss of Wellness Center, Wood shop, Art Studio, Resident Storage, Resident resale shop, beauty shop, commercial laundry, maintenance, housekeeping, safety services, and construction offices and storage, all vehicles left on site (40).
- All 12 elevators flooded and inoperable.
- Total loss of resident funded Peninsula Revitalization completed April of 2024.
- 20 Cuban Laurel Trees planted when community opened in 1966, and nearly all other plants around the community.

# Immediate notification to Insurance Broker

- Arrangement for disaster reclamation company.
  - Onsite within three days.
  - Still no power or water service.
- Initiation of claims for Hurricane & Flood policies as well as Auto Insurance for lost vehicles.
  - We began replacing vehicles within three days.
  - 9 million of coverage, excluding landscaping.

## Hurricane Milton: Evacuated 10/8 and Returned 10/14

- Tuesday, 10/8 evacuated again for Milton.
- Obtained 1 hotel to house IL residents.
- IL residents increased from 45 people to over 80 with this evacuation.
- Same surge and damage to the community.

EXCLUSIVE ACCUWEATHER FORECAST

## MILTON EYE PATH\*

ROUGH FRIDAY

Times EDT

at 2 AM  
Friday

8 AM WED

2 AM THU

8 AM THU

MILTON



# Lessons Learned:

- We were complacent with previous experiences so didn't act to preserve assets.
- Don't leave matters up to residents (even the most independent).
- Communication will always be a challenge.
- Don't underestimate the emotional reaction to loss.
- Restoration:
  - Harden the property where possible.
  - Keep people informed and engaged.
  - Celebrate the restoration.
  - People need rest!

# Where are we now?

- 10 of 12 elevators are restored with 2 being rebuilt to better protect in the future. No one is without an elevator.
- Resident amenities are coming on-line weekly. Temporary locations and services has been key.
- Longest lead time project will wrap up in October.
- Put back has been focused on getting resident facing features on a higher floor AND anything on the ground floor needs to be portable/movable.
- Investing in mitigation plans...to the extent possible.

# Generosity in the face of the loss

- Residents acknowledged the excellent service of staff amidst community loss.
- Residents supported a team member hardship fund in the amount of \$385,000.
- Staff received over \$200,000 to date to assist in getting their homes and lives restored.