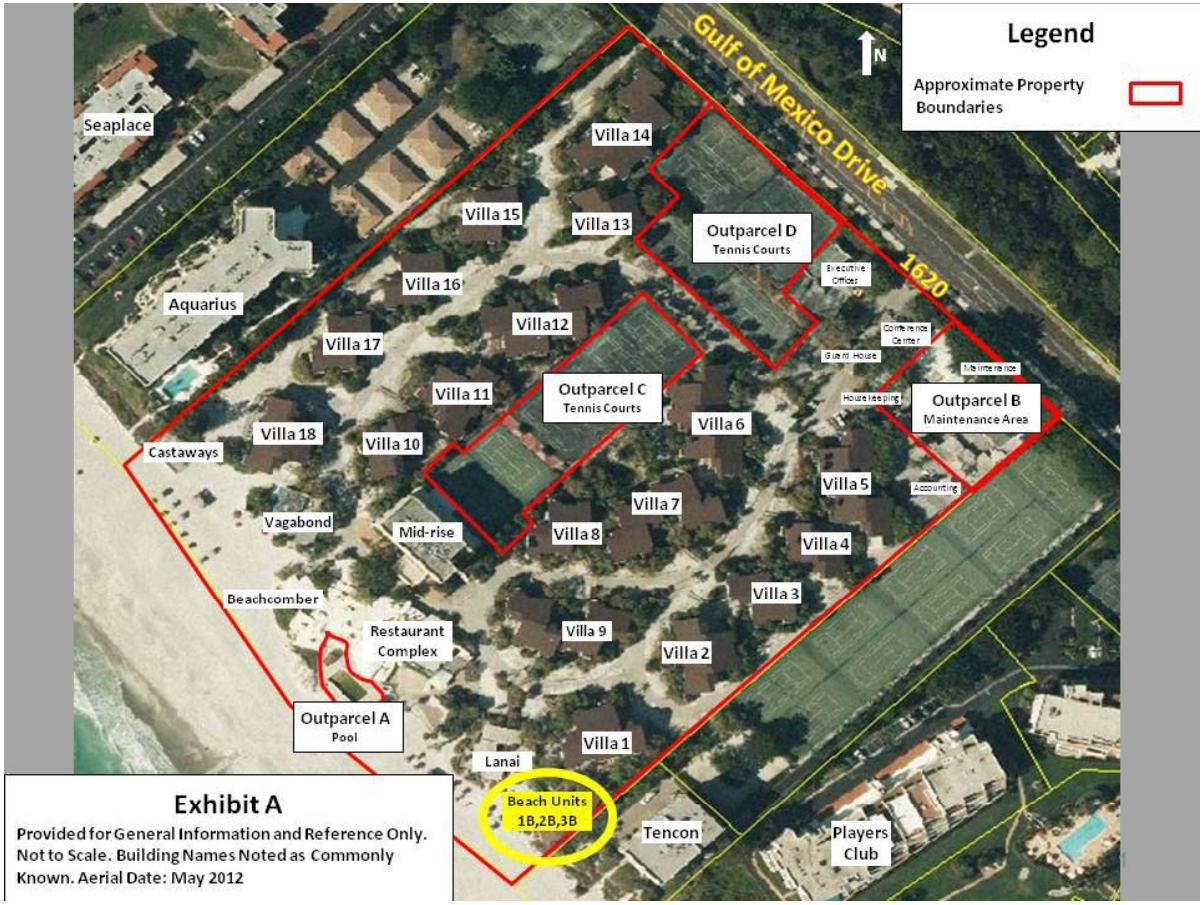
TOWN OF LONGBOAT KEY

PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE

BEACH UNITS BUILDING

TOWN COMMISSION SPECIAL MEETING
MAY 28, 2014
(CONTINUANCE)

BEACH UNITS BUILDING



BEACH UNITS BUILDING

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1224	1B	Beach One	KREINDLER RUTH B
0009-04-1225	2B	Beach Two	KREINDLER RUTH B
0009-04-1226	3B	Beach Three	FLEETWOOD BLAKE

Records as of May 8, 2014 Sarasota County Property Appraiser Database

BEACH UNITS BUILDING – CONCRETE

- Exposed Reinforcement
- Spalling
- Detached, Dislodged or Failing Connections

SPALD CONCRETE BOND BEAM ON REAR WITH EXPOSED REINFORCEMENT BAR

BEACH UNITS BUILDING – ALUMINUM

- Detached, Dislodged or Failing Connections

BEACH UNITS BUILDING – MASONRY

- Fractures
- Fissures
- Detached, dislodged, or failing connections

BEACH UNITS BUILDING – STEEL

- **Deterioration**

DETERIORATION OF METAL AT MULTIPLE AREAS OF AN AIR CONDITIONIN UNIT.

DETERIORATED STEEL AT AIR CONDITIONING UNIT. COULD ALSO BE CLASIFIED AS METAL FATIGUE.

BEACH UNITS BUILDING – WOOD

- Ultimate deformation
- Deterioration
- Inadequate support
- Detached, dislodged, or failing connections

DAMAGED ROOF SHEATHING. TRELLIS BEAM FALLING THROUGH. SIGN OF WATER DAMAGE TO SOFFICT BELOW

DETIERIORATED DOOR TRIM, TYP.

FAILING SOFFIIT DUE TO ROOF LEAK

BEACH UNITS BUILDING – STRUCTURAL ENGINEER'S INSPECTION

- Damage Approaching Substantial Damage
- Seaward of the CCCL
- Detailed Inspection Required to Determine % Damage
- Repairs May be Allowed if Damage < 50%
- Building Elevation May be Required if Damage > 50%

BEACH UNITS BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Concrete Beam Corrosion
- Heaving Walkway Slab
- Bearing Capacity & Flooding Issues
- Trellis Damage
- Exterior Wood in Extreme Distress

BEACH UNITS BUILDING – BUDGETARY ESTIMATES

- Footprint Appx. 2,800 Square Feet
- Perimeter Appx. 350 Lineal Feet
- Budgetary Demolition Cost: $12,000
- Building Perimeter Fencing Cost: $ 3,000

Measurements and Costs are Estimates for Informational Purposes and provide Order of Magnitude

BEACH UNITS BUILDING – - BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- Remove or provide support of the failing connection of the trellis system
- Remove or replace loose soffits on north and south elevations

BEACH UNITS BUILDING – - BUILDING OFFICIAL MINIMUM RECOMMENDATIONS, CONT.

- Remove or secure in place the loose lattice panel between Units 2 and 3
- Maintain perimeter security fencing
- Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations

2013/11/13

2013/11/13

Beach
Three
2013/11/13

2013/11/13

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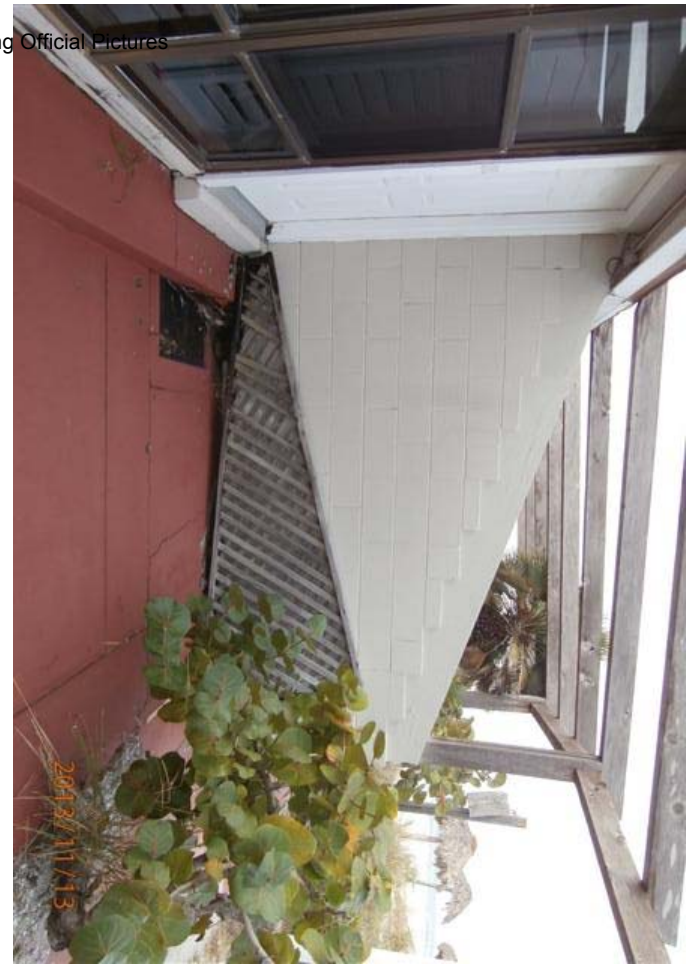
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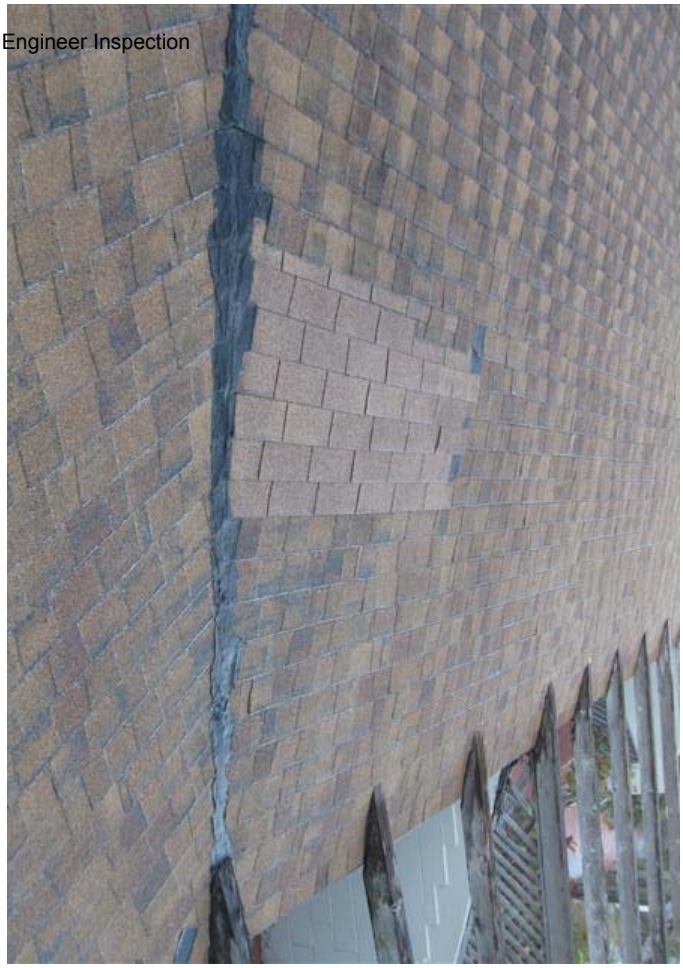
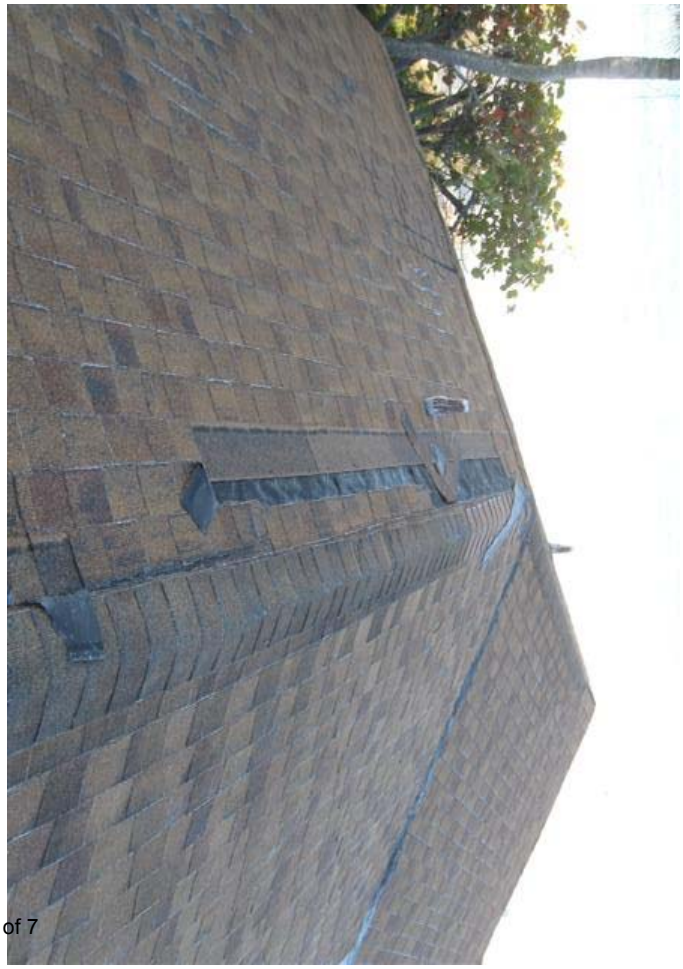
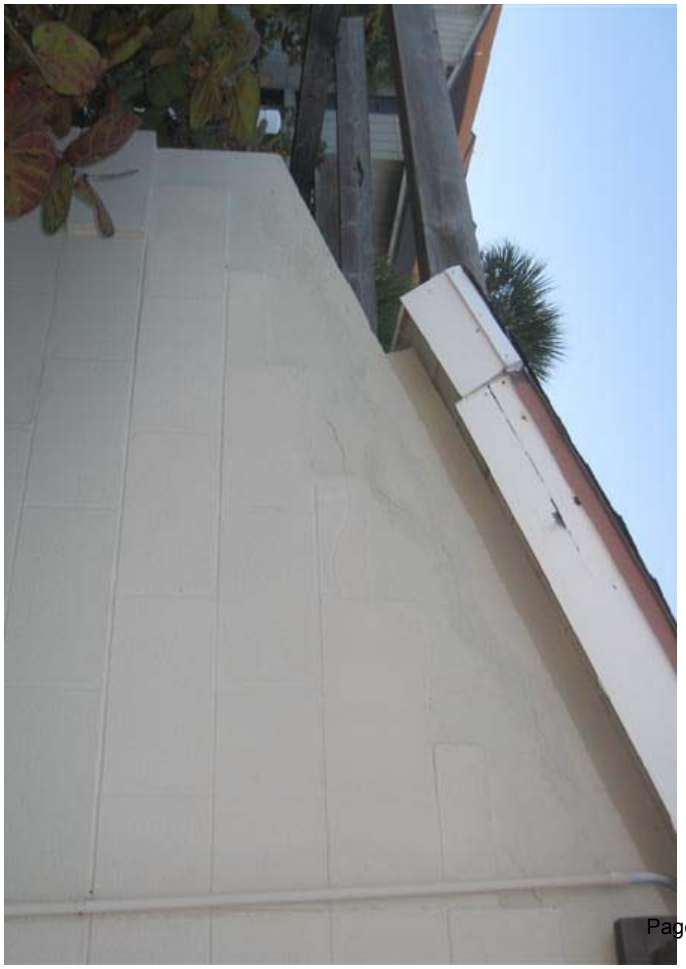




Beach Three
Beach Two



Beach
Two