



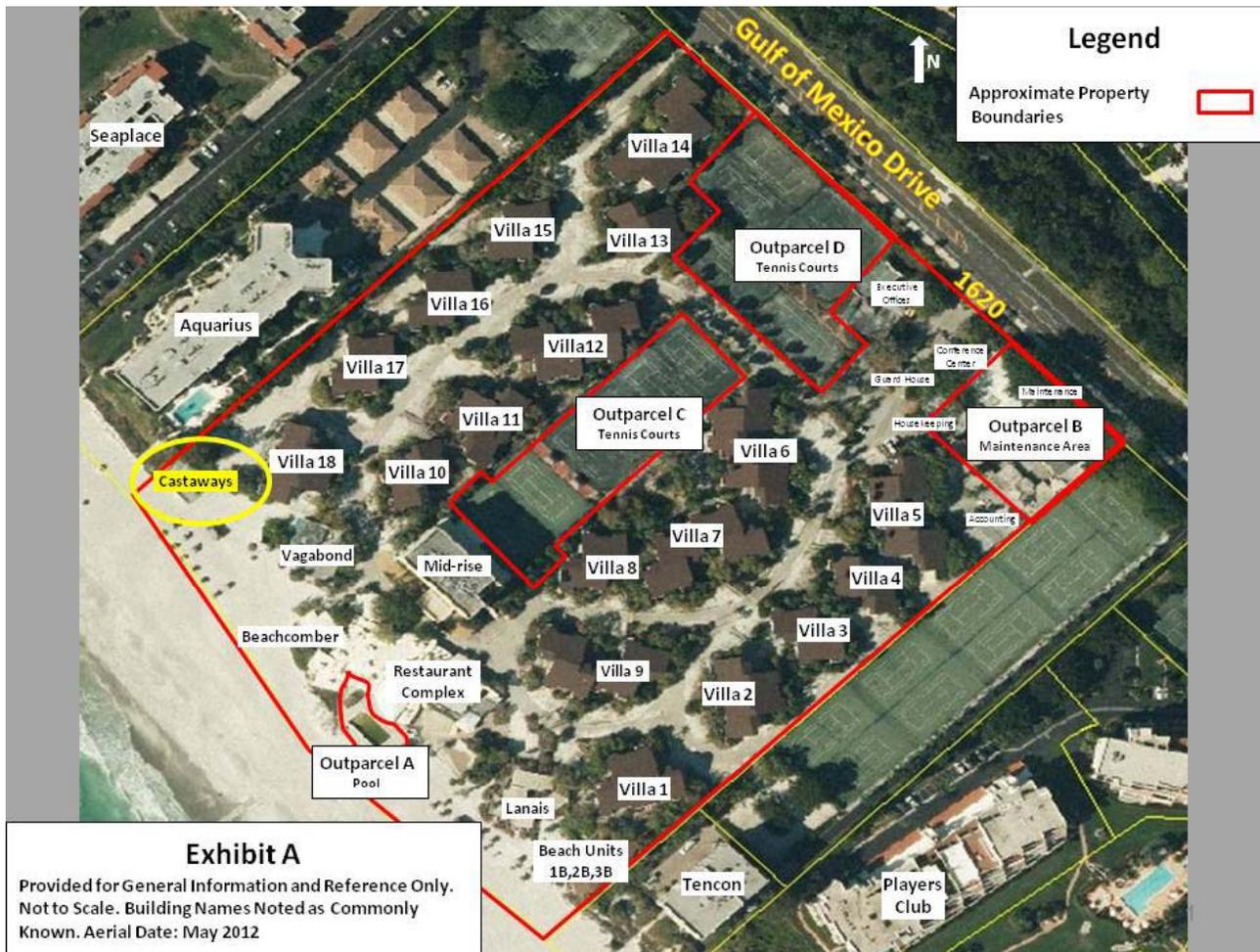
**PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE**

CASTAWAYS UNIT BUILDING

**TOWN COMMISSION SPECIAL MEETING
MAY 28, 2014
(CONTINUANCE)**



CASTAWAYS UNIT BUILDING





CASTAWAYS UNIT BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1235	14B	Castaways	NALE DEVELOPMENT (FLORIDA) INC



CASTAWAYS UNIT BUILDING CONCRETE

- **This building is supported on masonry piers. No exposed concrete identified.**



CASTAWAYS UNIT BUILDING ALUMINUM

- No items identified



CASTAWAYS UNIT BUILDING MASONRY

- Deterioration
- Fractures
- Fissures





CASTAWAYS UNIT BUILDING STEEL

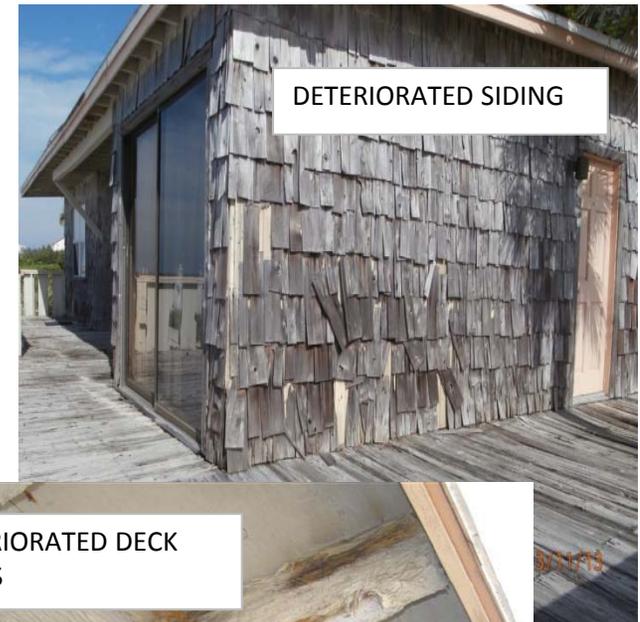
- Metal fatigue
- Detached, dislodged, or failing connections





CASTAWAYS UNIT BUILDING WOOD

- Deterioration
- Damage from insects, rodents and other vermin
- Inadequate support
- Detached, dislodged, or failing connections





CASTAWAYS UNIT BUILDING STRUCTURAL ENGINEER'S ANALYSIS

- **Substantial Damage**
- **Seaward of the CCCL**
- **Must be Demolished, Foundations Cannot be Repaired**



CASTAWAYS UNIT BUILDING WINDBORNE RISK EXPERT ANALYSIS

- **Masonry Columns Failing**
- **Extreme Deterioration Exterior Woodwork**
- **Insect Damage to Woodwork**
- **All Exterior Woodwork has Failed Joints
and a Debris Hazard**



CASTAWAYS UNIT BUILDING BUDGETARY ESTIMATES

- **Footprint Appx. 2,100 Square Feet**
- **Perimeter Appx. 230 Lineal Feet**
- **Budgetary Demolition Cost: \$9,000**
- **Budgetary Perimeter Fencing Cost: \$2,000**



CASTAWAYS UNIT BUILDING BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Disconnect and cap off sewer connection**
- **Block off front deck entry to prevent access**
- **Remove all unsecured items on roof**
- **Seal off air handler on rear of building**
- **Maintain perimeter security fencing**



CASTAWAYS UNIT BUILDING BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- **All window and door openings outside of perimeter security fencing shall be boarded and painted in a color to match building**
- **Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations**









