



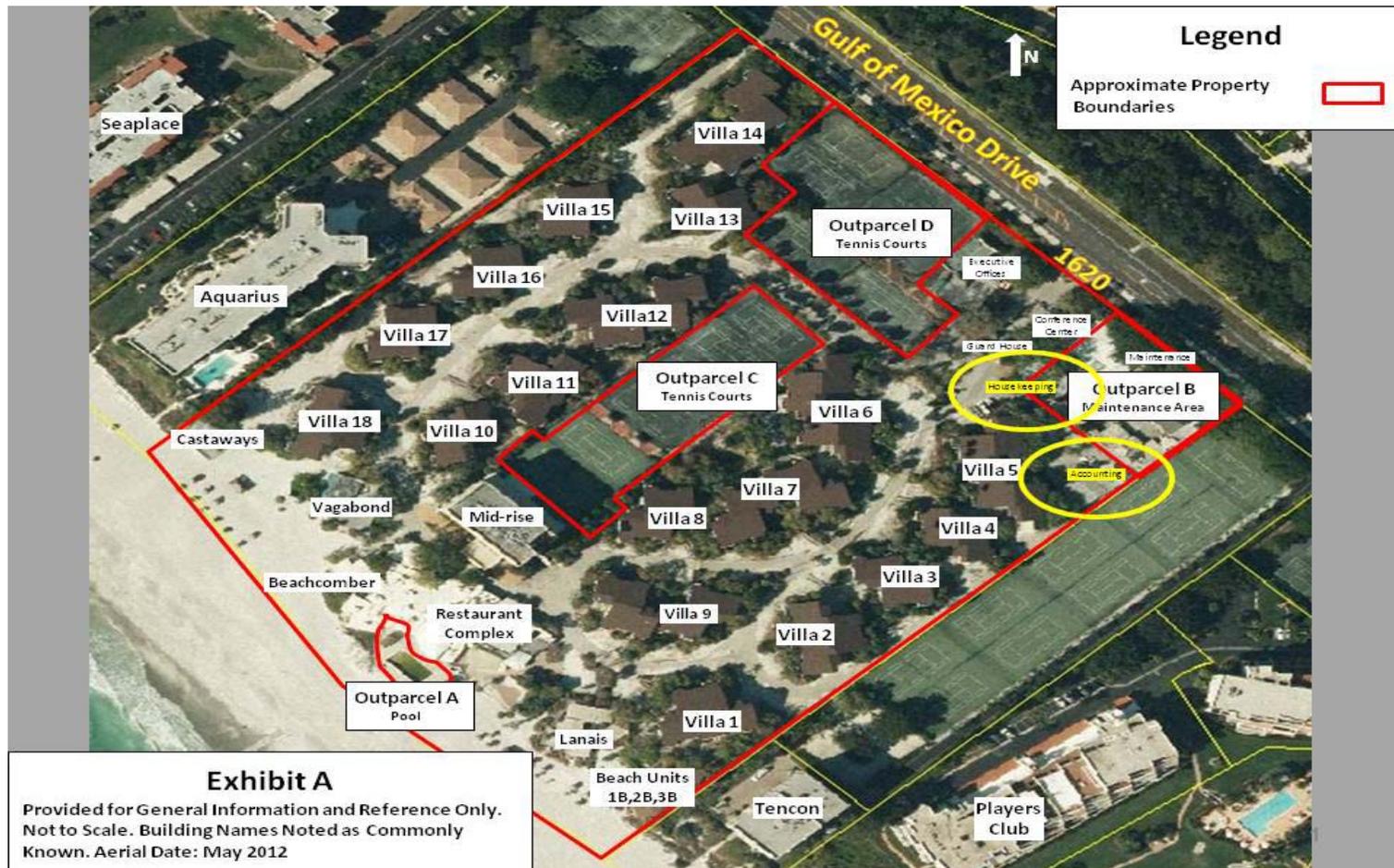
**PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE**

**HOUSEKEEPING/ACCOUNTING/FLOWER
SHOP/PURCHASING AND RECEIVING/
HUMAN RESOURCES BUILDING**

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



HOUSEKEEPING/ACCOUNTING/FLOWERSHOP/PURCHASING AND RECEIVING/HUMAN RESOURCES BUILDING





TOWN OF LONGBOAT KEY

HOUSEKEEPING/ACCOUNTING/FLOWER SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1241 and Common Area	Parcel B	House Keeping, Accounting Flowershop, Human Resources Purchasing and Receiving	COLONY BEACH & TENNIS CLUB ASSN COLONY BEACH & TENNIS CLUB INC COLONY BEACH INC COLONY LENDER LLC BREAKPOINTE LLC



**HOUSEKEEPING/ACCOUNTING /FLOWER
SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES
BUILDING - CONCRETE**

- **This building is a combination of slab at grade and pier foundation type. No items identified.**



**HOUSEKEEPING/ACCOUNTING/FLOWER
SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES
BUILDING – ALUMINUM**

- **No items identified**



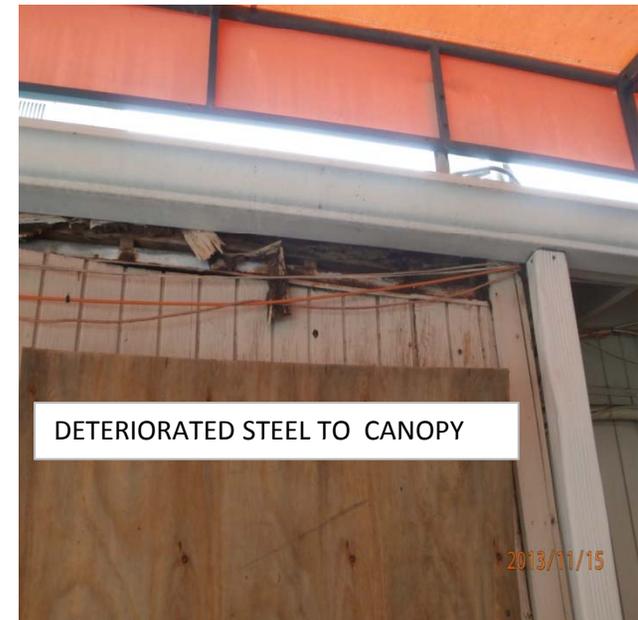
**HOUSEKEEPING/ACCOUNTING/FLOWER
SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES
BUILDING– MASONRY**

- **This building is a wood framed structure.
No masonry identified.**



HOUSEKEEPING/ACCOUNTING/FLOWER SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES BUILDING– STEEL

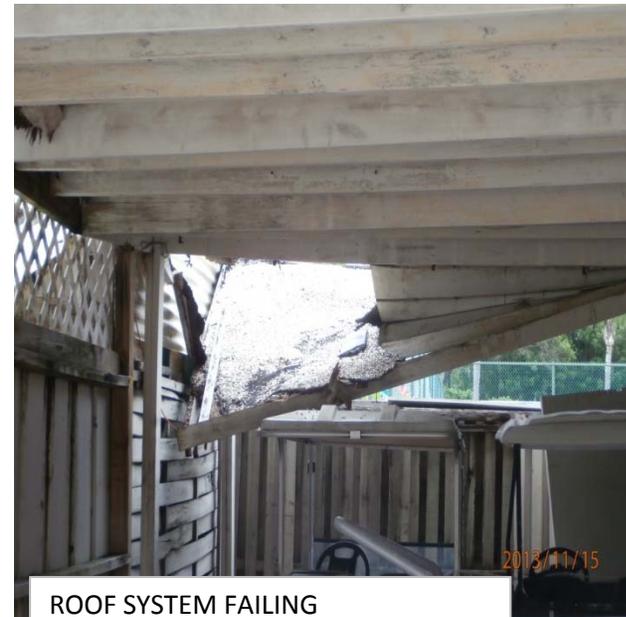
- Deterioration
- Metal fatigue





HOUSEKEEPING/ACCOUNTING/FLOWER SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES BUILDING - WOOD

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



ROOF SYSTEM FAILING



**HOUSEKEEPING/ACCOUNTING/FLOWER
SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES
BUILDING– STRUCTURAL ENGINEER'S ANALYSIS**

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



**HOUSEKEEPING/ACCOUNTING/FLOWER
SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES
BUILDING– WINDBORNE RISK EXPERT ANALYSIS**

- **Canopy Deterioration**
- **Signs of Termite Damage**
- **Collapsing Shed Roof**
- **Siding Damage**



**HOUSEKEEPING/ACCOUNTING/FLOWER
SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES
BUILDING– BUDGETARY ESTIMATES**

- **Footprint Appx. 8,500 Square Feet**
- **Perimeter Appx. 480 Lineal Feet**
- **Budgetary Demolition Cost: \$36,500**
- **Budgetary Perimeter Fencing Cost: \$4,000**



**HOUSEKEEPING/ACCOUNTING/FLOWER
SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES
BUILDING– BUILDING OFFICIAL
MINIMUM RECOMMENDATIONS**

- **Disconnect and cap off sewer connection**
- **Cover/ seal off all holes into building at west and east elevations**
- **Remove the carport roof on the east side**
- **Seal off damaged openings in roof**



**HOUSEKEEPING/ACCOUNTING/FLOWER
SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES
BUILDING– BUILDING OFFICIAL
MINIMUM RECOMMENDATIONS (CONT)**

- **Remove all unsecured items on roof**
- **Remove fabric for all canopies/awnings**
- **Board up all unprotected openings into building**
- **Maintain perimeter security fencing**



**HOUSEKEEPING/ACCOUNTING/FLOWER
SHOP/PURCHASING AND RECEIVING/ HUMAN RESOURCES
BUILDING– BUILDING OFFICIAL
MINIMUM RECOMMENDATIONS (CONT)**

- **Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations**

