



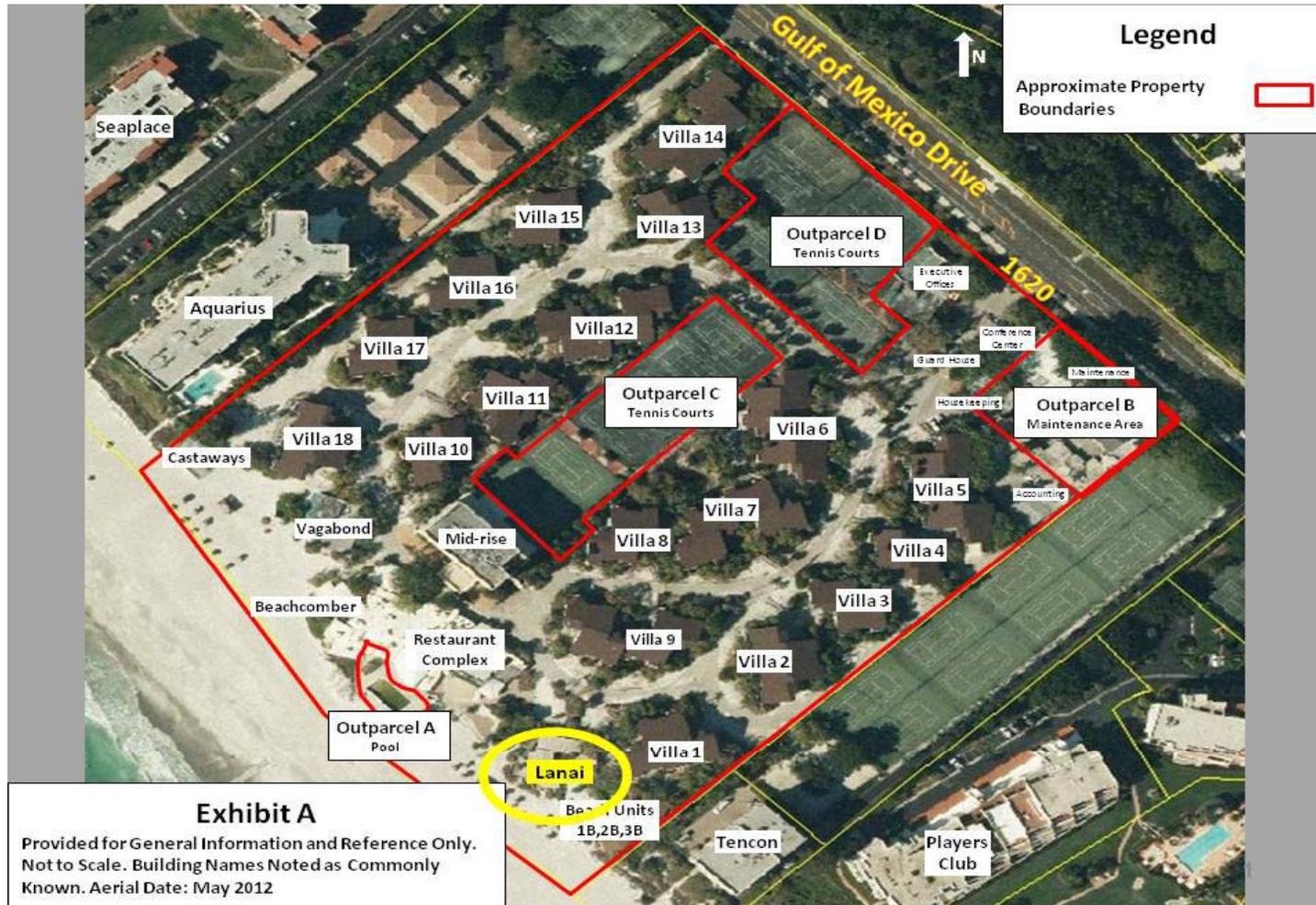
**PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE**

LANAI UNITS BUILDING

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



LANAI UNITS BUILDING





LANAI UNITS BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1227	4B	Lanai One	MILLER TTEE WALTER W, FAUN ENTERPRISES, LLC
0009-04-1228	5B	Lanai Two	ANIBOLE PAUL, ANIBOLE BARBARA, ADAMS WILLIAM A
0009-04-1229	6B	Lanai Three	BELAMARIC JOHN, BELAMARIC MARILYN
0009-04-1230	7B	Lanai Four	ESPOSITO CARMELITO
0009-04-1231	8B	Lanai Five	ECKHART TTEE DAVID



LANAI UNITS BUILDING – CONCRETE

- **THIS BUILDING APPEARS TO
HAVE MASONRY PIERS NO
CONCRETE ITEMS IDENTIFIED**



LANAI UNITS BUILDING – ALUMINUM

- **Detached, dislodged, or failing connections**





LANAI UNITS BUILDING – MASONRY

- **Fractures**
- **Fissures**
- **Spalling**
- **Exposed reinforcements**





LANAI UNITS BUILDING – STEEL

- Deterioration
- Metal fatigue
- Detached, dislodged, or failing connections





LANAI UNITS BUILDING – WOOD

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





LANAI UNITS BUILDING – STRUCTURAL ENGINEER'S ANALYSIS

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



LANAI UNITS BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- **Roof Gravel & Planters Debris Hazard**
- **Extreme Wood Deck Deterioration**
- **Foundation Column Cracking**
- **Extreme Foundation Pile Damage**
- **Exterior Wood Work & Shakes Debris Hazard**
- **AC Unit Debris Hazard**



LANAI UNITS BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 6,000 Square Feet**
- **Perimeter Appx. 375 Lineal Feet**
- **Budgetary Demolition Cost: \$26,000**
- **Budgetary Perimeter Fencing Cost: \$3,200**



LANAI UNITS - BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Remove adjacent playground**
- **Disconnect and cap off sewer connection**
- **Block off all stair and ramp entries**
- **Seal off air handler cover on south and west elevations**
- **Maintain perimeter security fencing**



LANAI UNITS - BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- **Board up access door to Unit 4**
- **Remove all patio furniture**
- **Remove all unsecured items from roof**
- **Evacuate refrigerant from 2 AC units on south side**



LANAI UNITS - BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

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



