



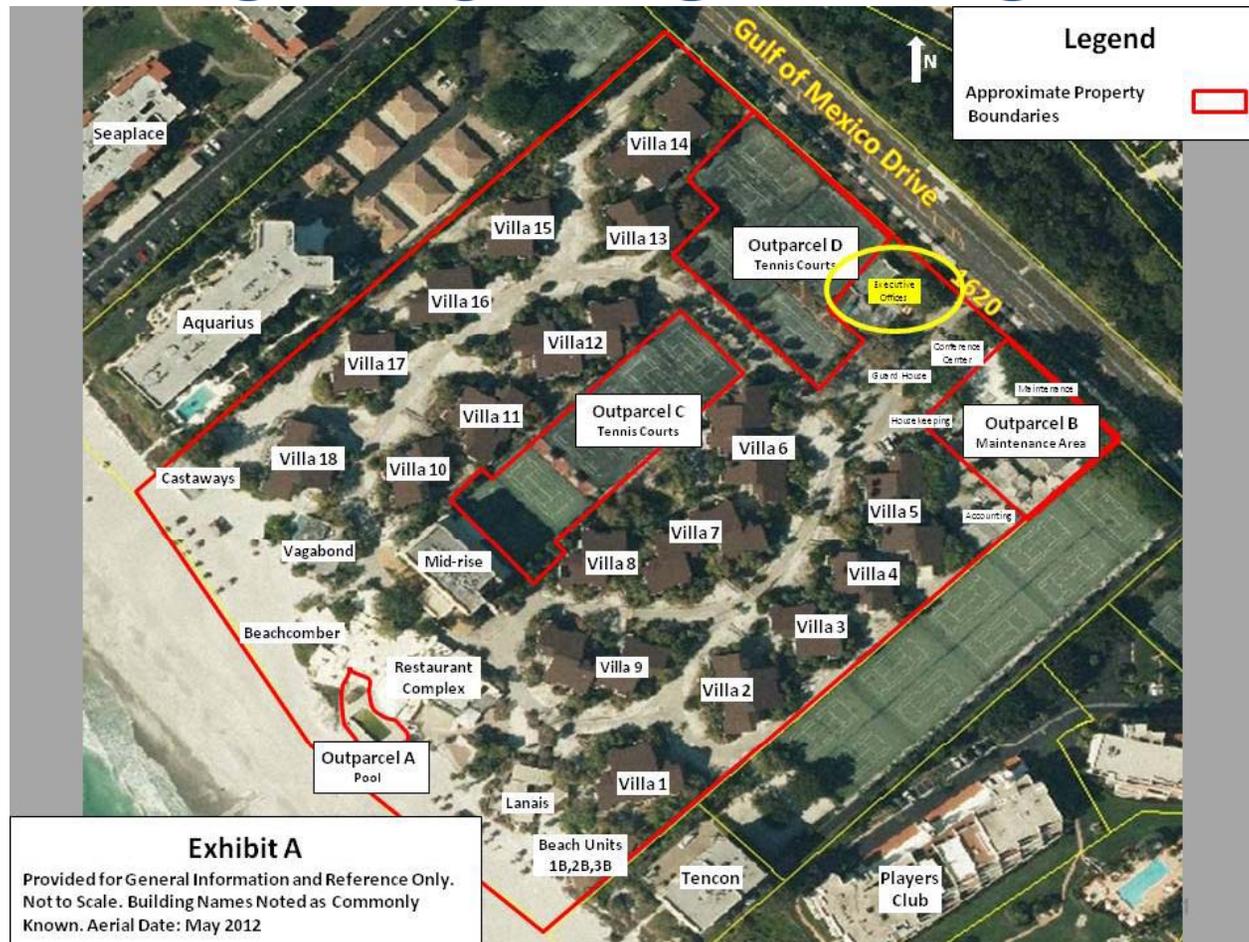
**PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE**

**SALES AND MARKETING/EXECUTIVE OFFICE
BUILDING**

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



SALES AND MARKETING/EXECUTIVE OFFICE BUILDING





SALES AND MARKETING/EXECUTIVE OFFICE BUILDING



Parcel ID	Legal Units	Commonly Known As	Property Owners
Common Area		Sales, Marketing, Executive Office	COLONY BEACH & TENNIS CLUB ASSN



SALES AND MARKETING/EXECUTIVE OFFICE BUILDING – CONCRETE

- **This building appears to have a slab on grade and portions on piers. No items identified at time of inspection.**



SALES AND MARKETING/EXECUTIVE OFFICE BUILDING – ALUMINUM

- No items identified.



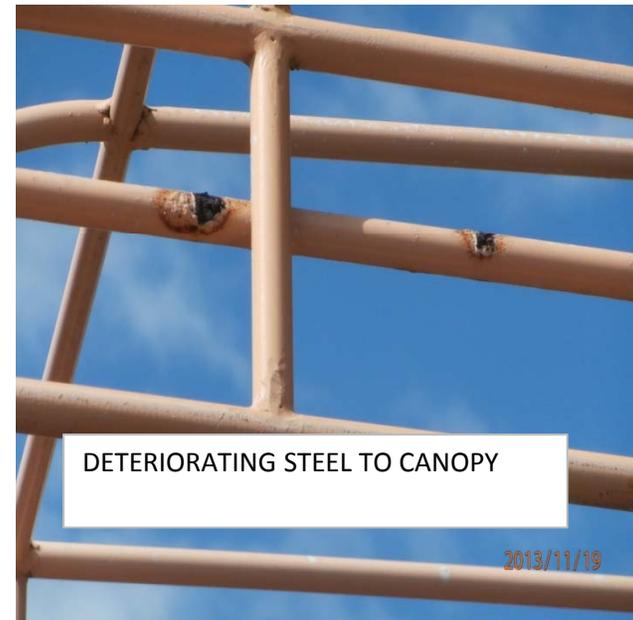
SALES AND MARKETING/EXECUTIVE OFFICE BUILDING – MASONRY

- **This building is of wood frame construction. No masonry identified.**



SALES AND MARKETING/EXECUTIVE OFFICE BUILDING – STEEL

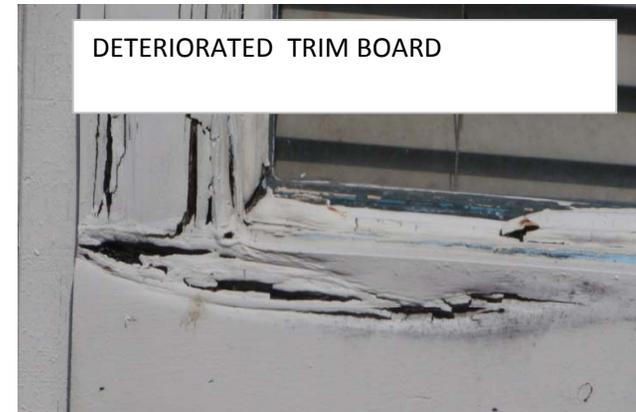
- Deterioration
- Metal fatigue





SALES AND MARKETING/EXECUTIVE OFFICE BUILDING – WOOD

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





SALES AND MARKETING/EXECUTIVE OFFICE 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%



MARKETING – SALES BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- Exterior Wood Deterioration
- Rusted Canopy Frames
- Dethatched Doors
- Rear Deck Uneven, Heaving & Rot



MARKETING – SALES BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 4,500 Square Feet**
- **Perimeter Appx. 300 Lineal Feet**
- **Budgetary Demolition Cost: \$19,300**
- **Budgetary Perimeter Fencing Cost: \$2,600**



MARKETING – SALES BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Remove fabric from all canopies**
- **Remove thatch from tiki structure at rear**
- **All window and door openings outside of perimeter security fencing shall be boarded and painted in a color to match building**
- **Maintain perimeter security fencing**



MARKETING – SALES 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**

