



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

RESTAURANT/BAR COMPLEX

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



RESTAURANT/BAR COMPLEX





RESTAURANT/BAR COMPLEX



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1245	Unit A Restaurant & Bar Area	Restaurant/Bar Complex	COLONY BEACH INC
0009-04-1236	9B PRESIDENTIAL SUITE	Presidential Suite	UNIT 9B LLC
0009-04-1237	10B VICE PRESIDENTIAL SUITE	Vice Presidential Suite	PEPE NANCY J
0009-04-1250	UNIT F MENS SHOP	Men's Shop	COLONY BEACH INC
0009-04-1251	UNIT G	GIFT SHOP UNIT	COLONY BEACH INC



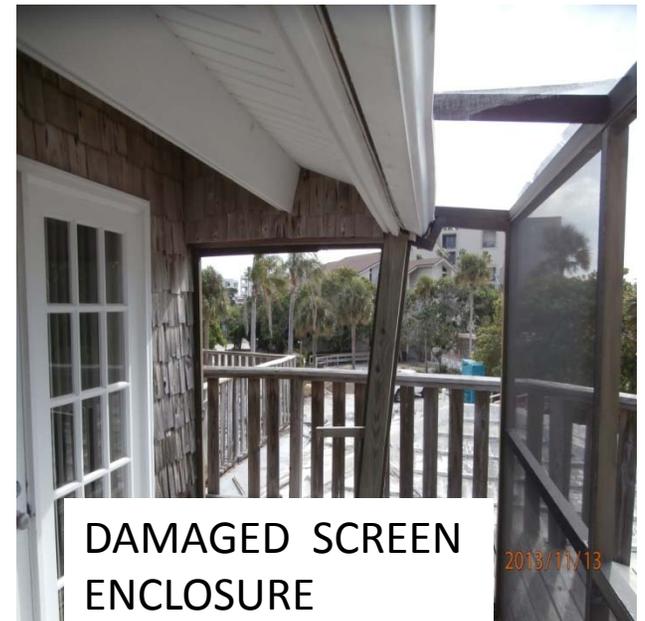
RESTAURANT/BAR COMPLEX— CONCRETE

- **This building has an grade foundation system. No items identified.**



RESTAURANT/BAR COMPLEX— ALUMINUM

- Joint fatigue
- Detached, Dislodged or Failing Connections





RESTAURANT/BAR COMPLEX – MASONRY

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

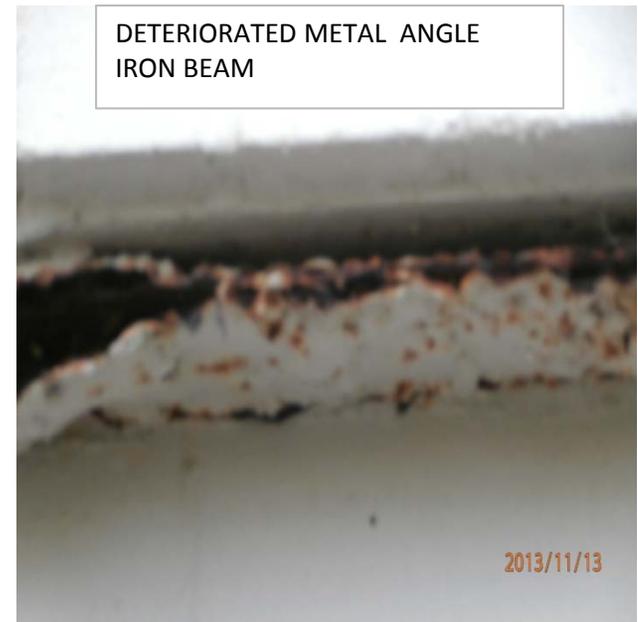




RESTAURANT/BAR COMPLEX— STEEL

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

DETERIORATED METAL ANGLE
IRON BEAM



2013/11/13



RESTAURANT/BAR COMPLEX – WOOD

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



COLLAPSING CEILING DUE TO REMOVED ROOF



RESTAURANT/BAR COMPLEX – STRUCTURAL ENGINEER'S ANALYSIS

- **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%**



RESTAURANT COMPLEX– WINDBORNE RISK EXPERT ANALYSIS

- **Loose Roof Gravel, Hand Rails, Screen Enclosures are are Debris Hazard**
- **Loose Items in, around, and on Building are Debris Hazard**
- **Deterioration of Steel Beams & Connections**
- **Elevated Deck Panels are Debris Hazard**
- **Failed Wood Posts**



RESTAURANT COMPLEX– BUDGETARY ESTIMATES

- **Footprint Appx. 22,000 Square Feet**
- **Perimeter Appx. 820 Lineal Feet**
- **Budgetary Demolition Cost: \$94,000**
- **Budgetary Perimeter Fencing Cost: \$6,600**



RESTAURANT COMPLEX— BUILDING OFFICIAL

MINIMUM RECOMMENDATIONS

- **Block all stairway accesses to upper level and roof**
- **Remove all unsecured items on roofs**
- **Secure all access panels to HVAC equipment on roof**
- **Remove leaning Tiki hut at north end of pool**



RESTAURANT COMPLEX– BUILDING OFFICIAL

MINIMUM RECOMMENDATIONS (CONT)

- **Secure hole in siding at rear of realtors office**
- **Secure access to all storage area**
- **Remove or secure all damaged and loose railings and balusters**
- **Remove fabric from small canopies and awnings**
- **Maintain existing building and perimeter security fencing**



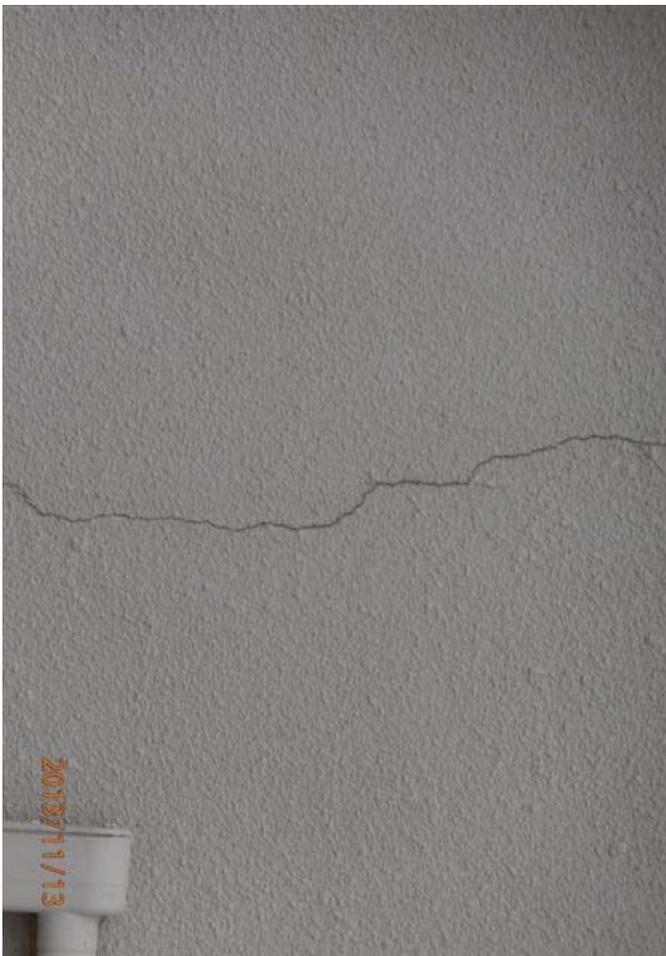
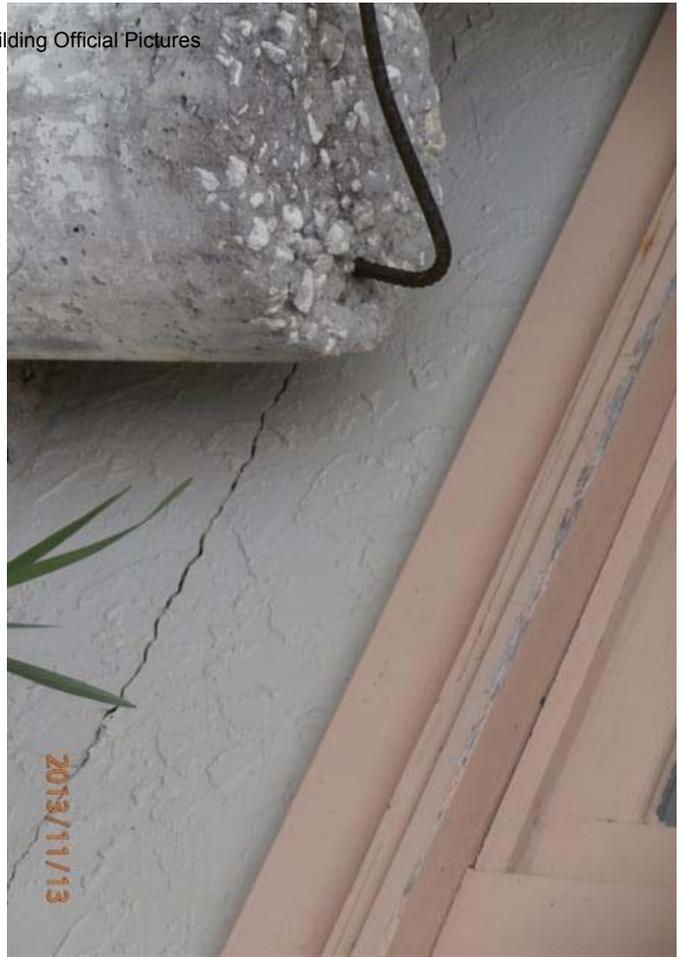
RESTAURANT COMPLEX– BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

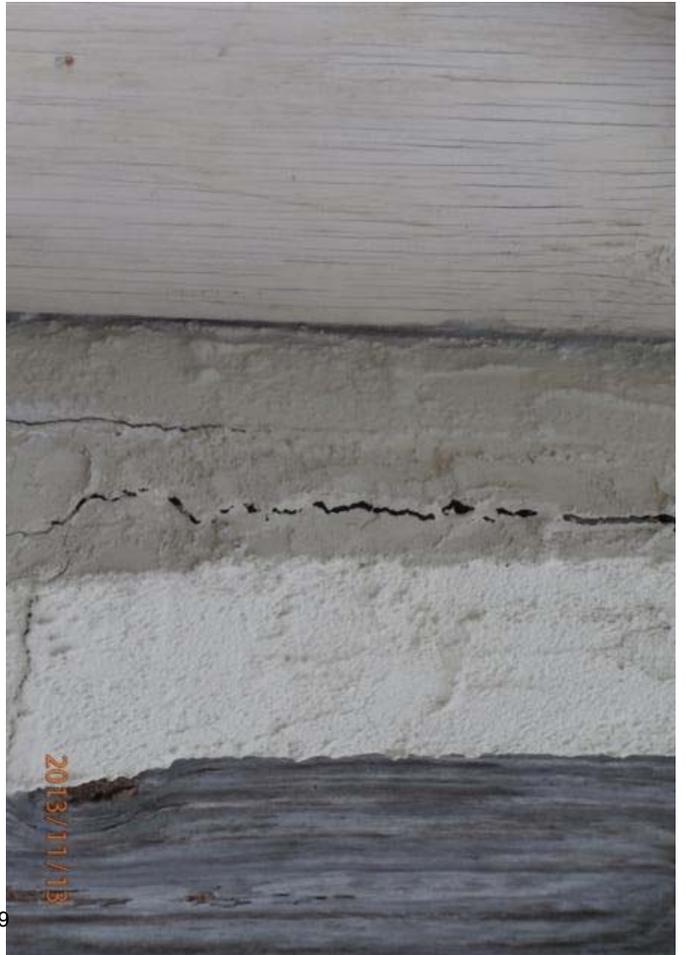
- **Remove thatch from Tiki hut on south side of pool**
- **Remove balance of roof at entry to Monkhe/she entry point**
- **To prevent accumulation of water in the pool, punch through a hole in the deep end to allow for draining**



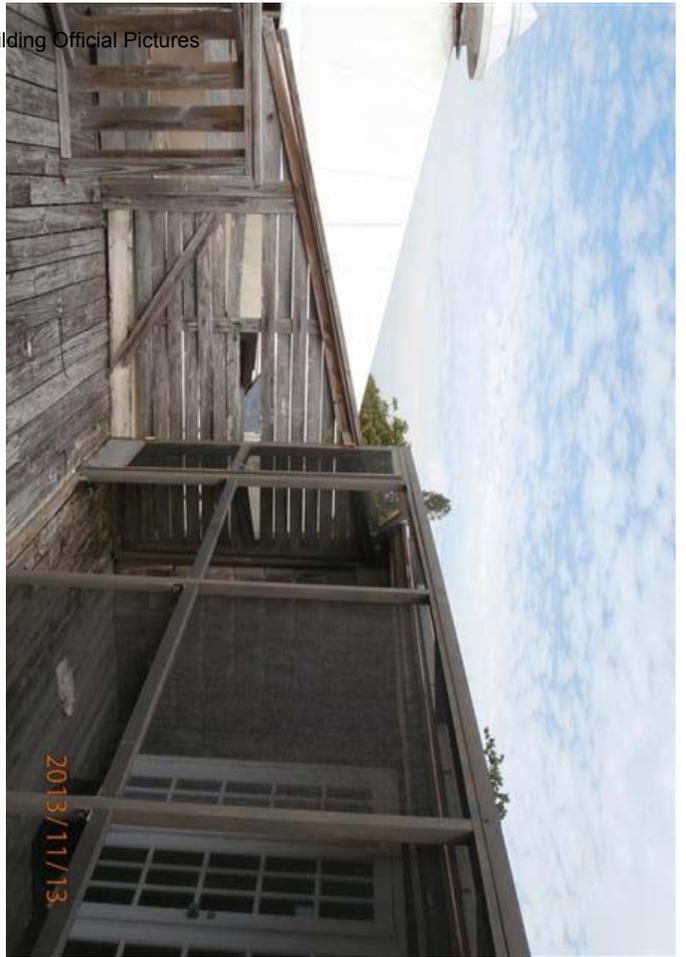
RESTAURANT COMPLEX– BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

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



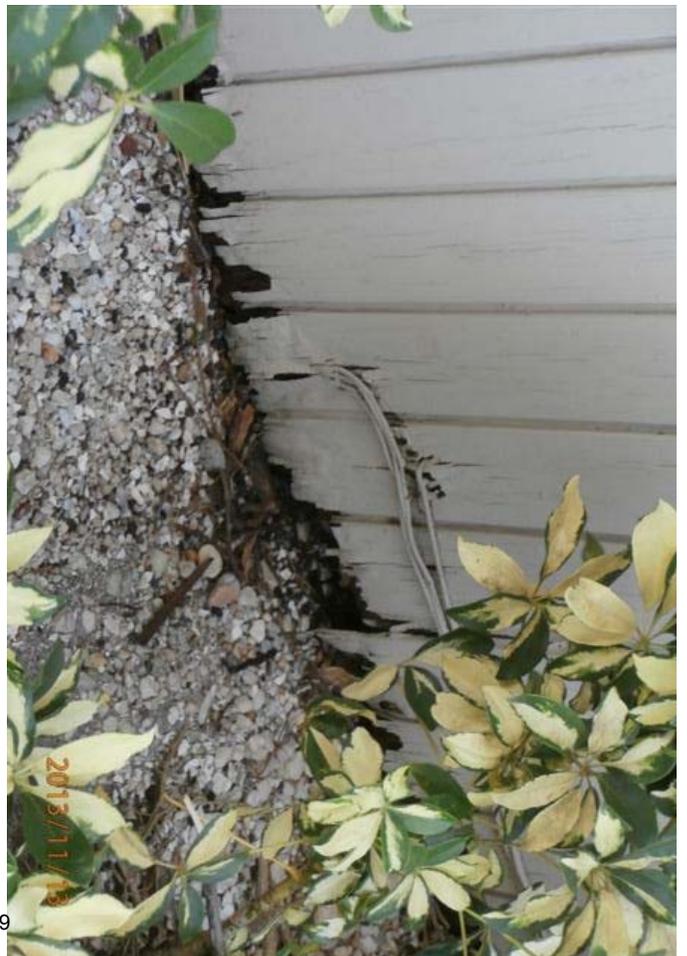


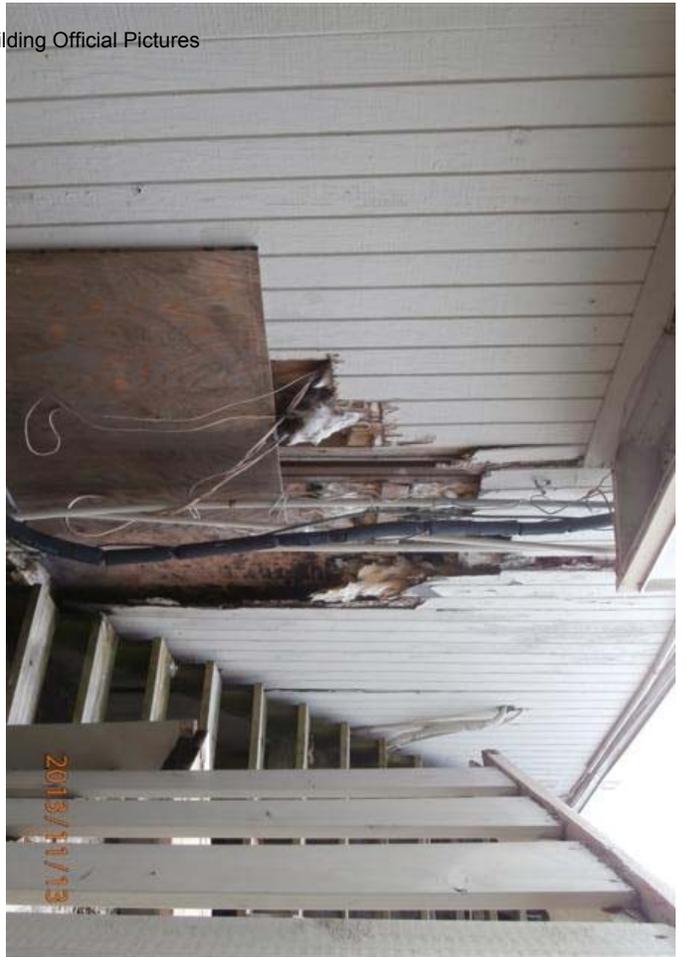








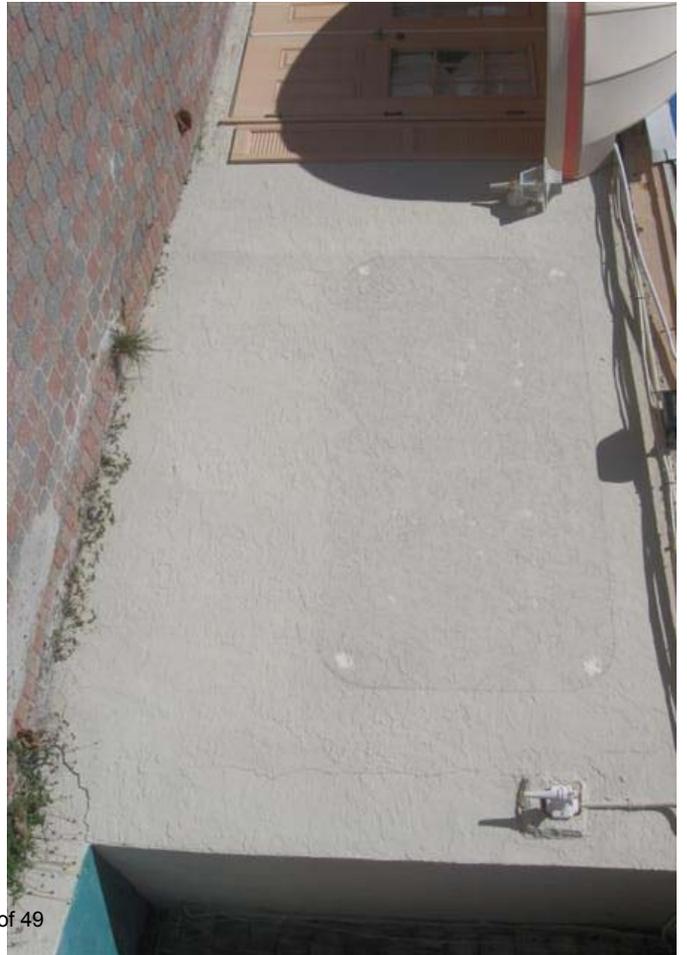
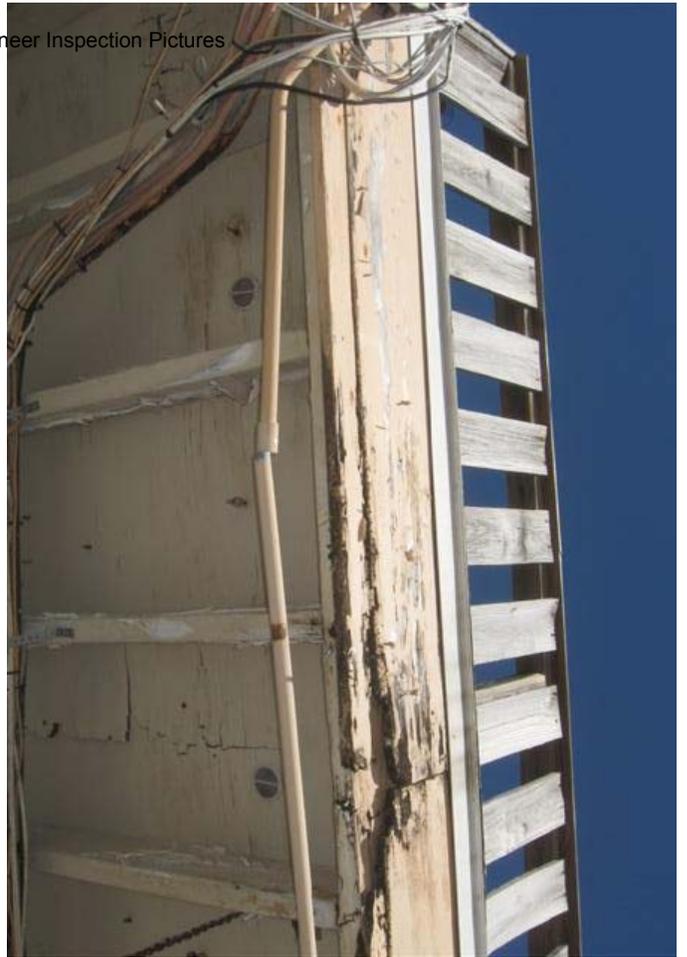






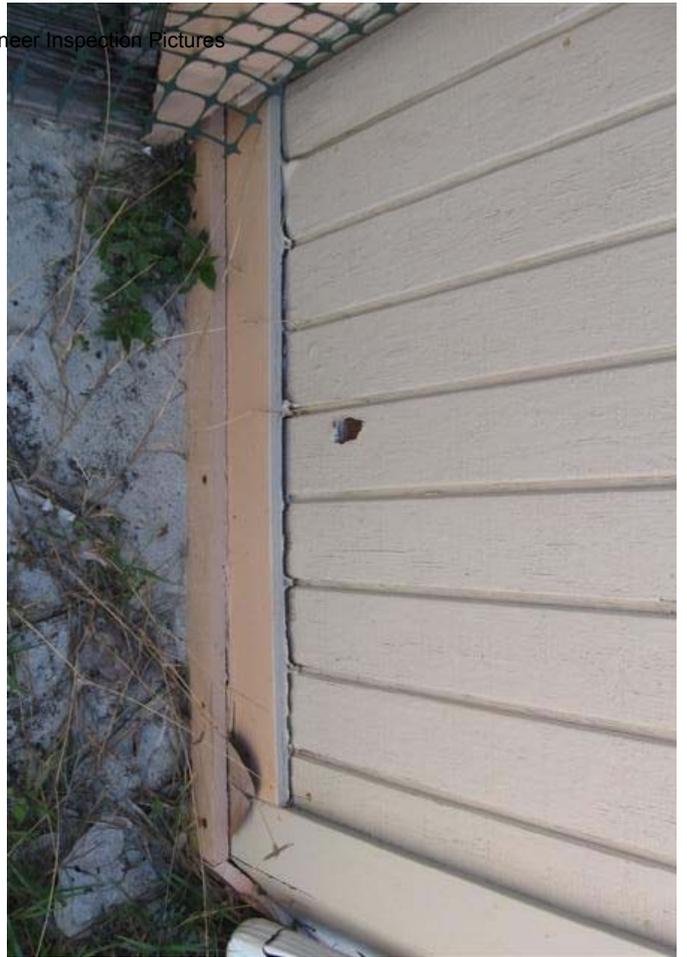






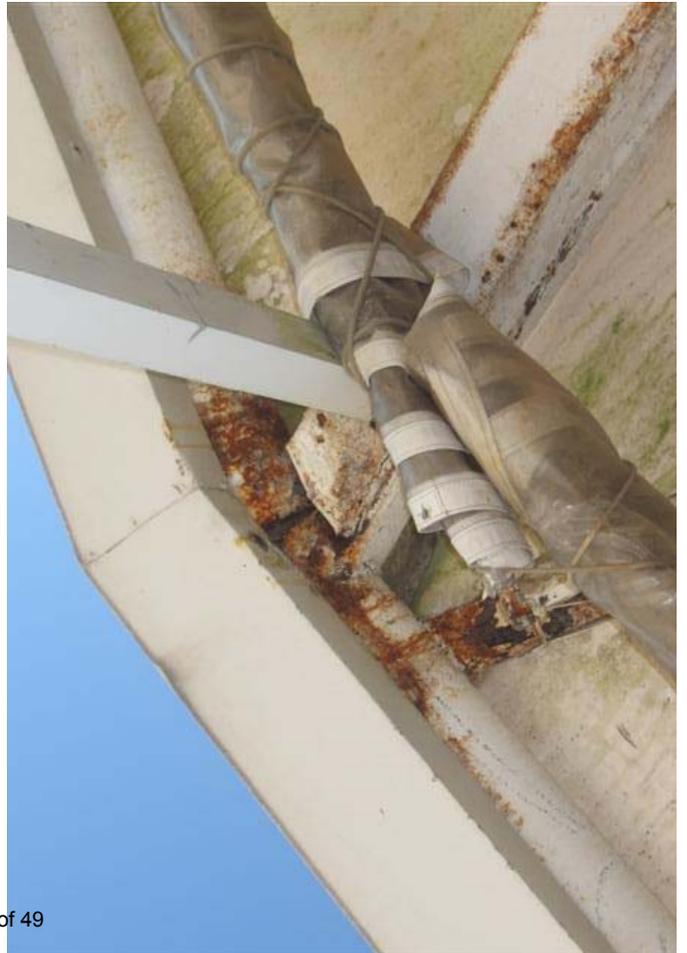
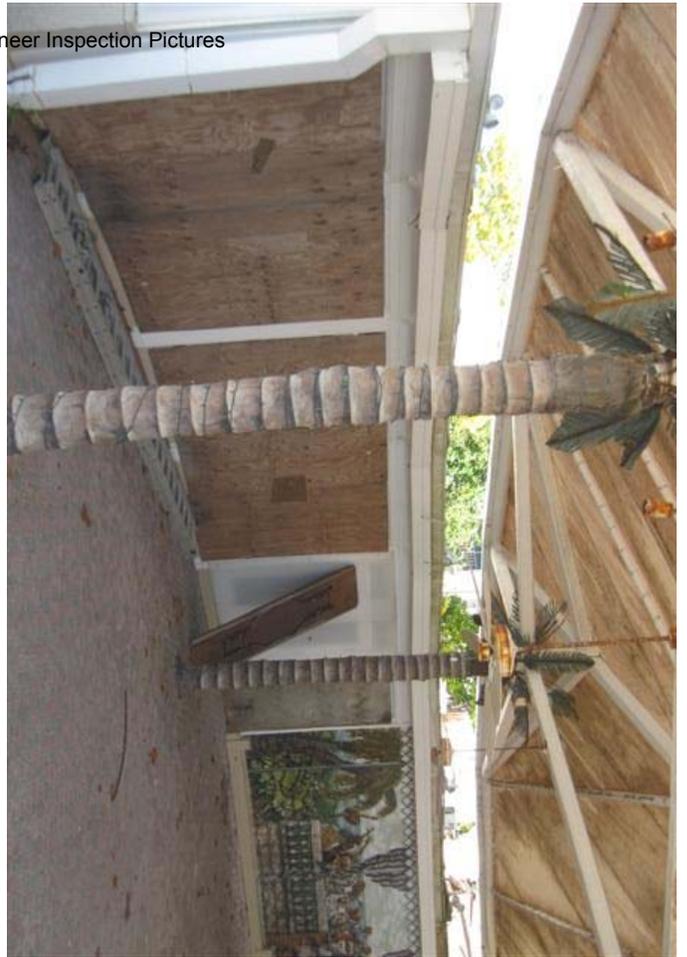


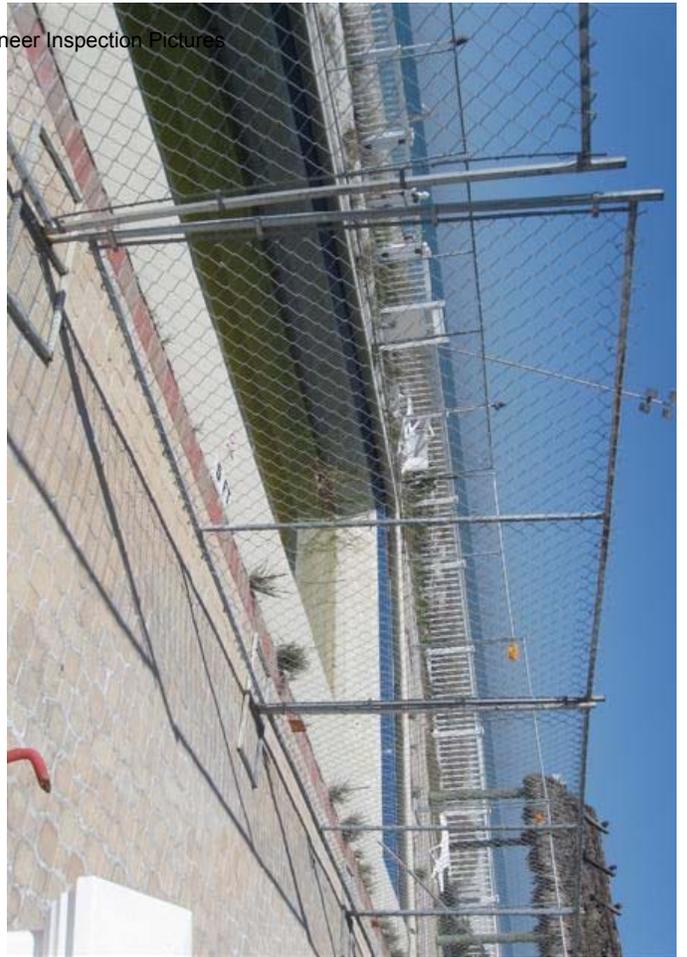










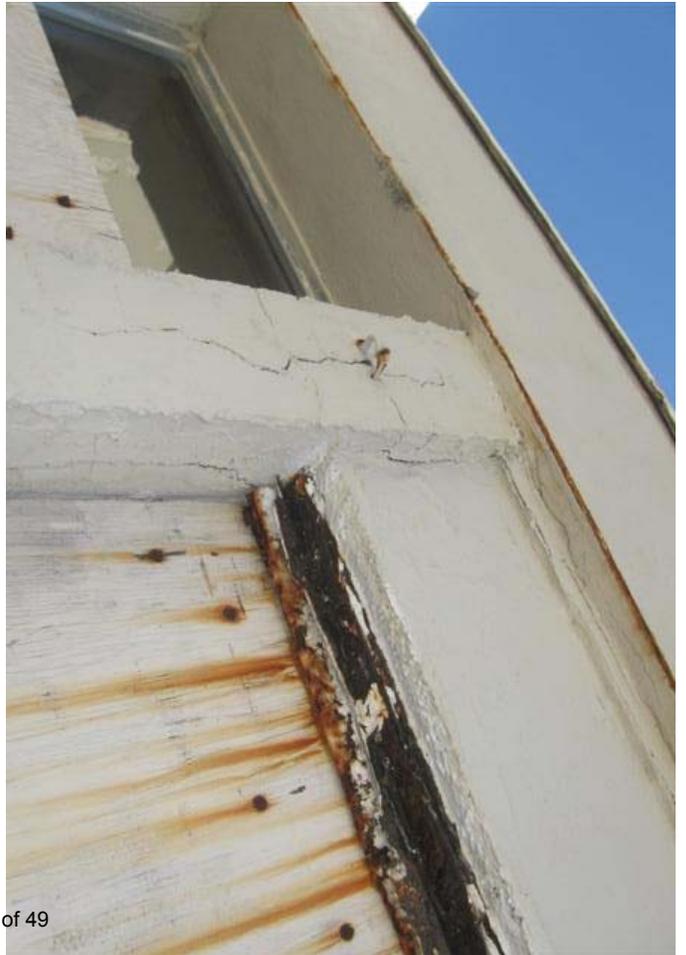
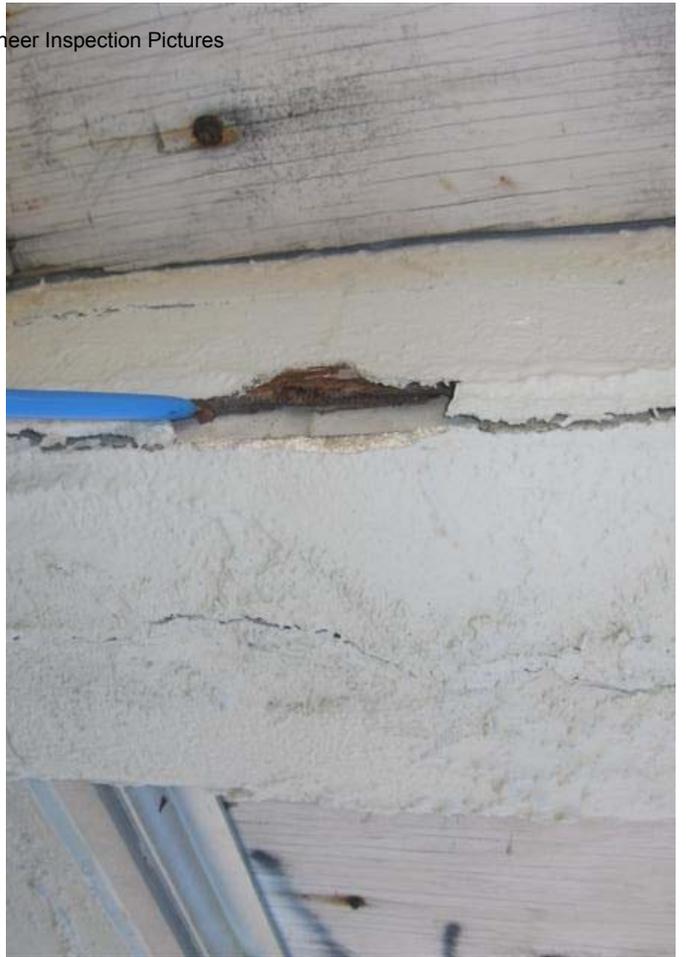


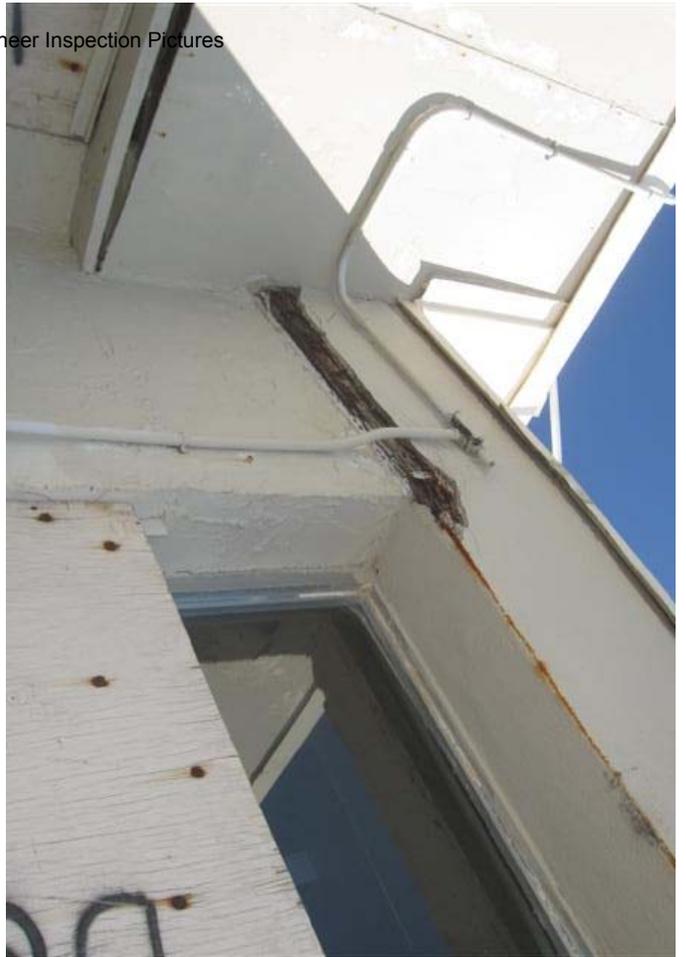






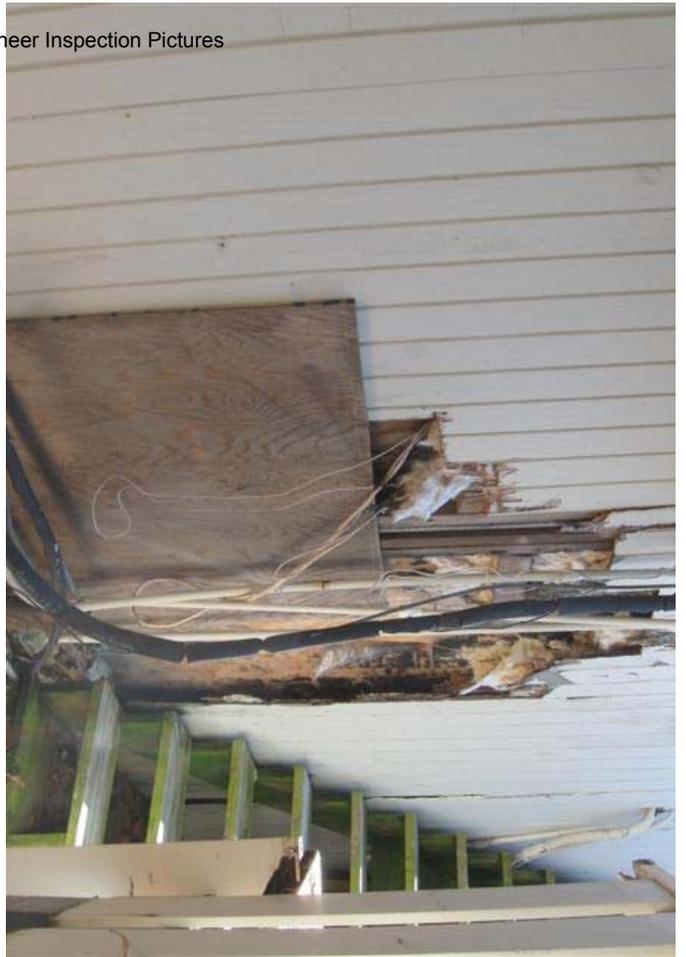


















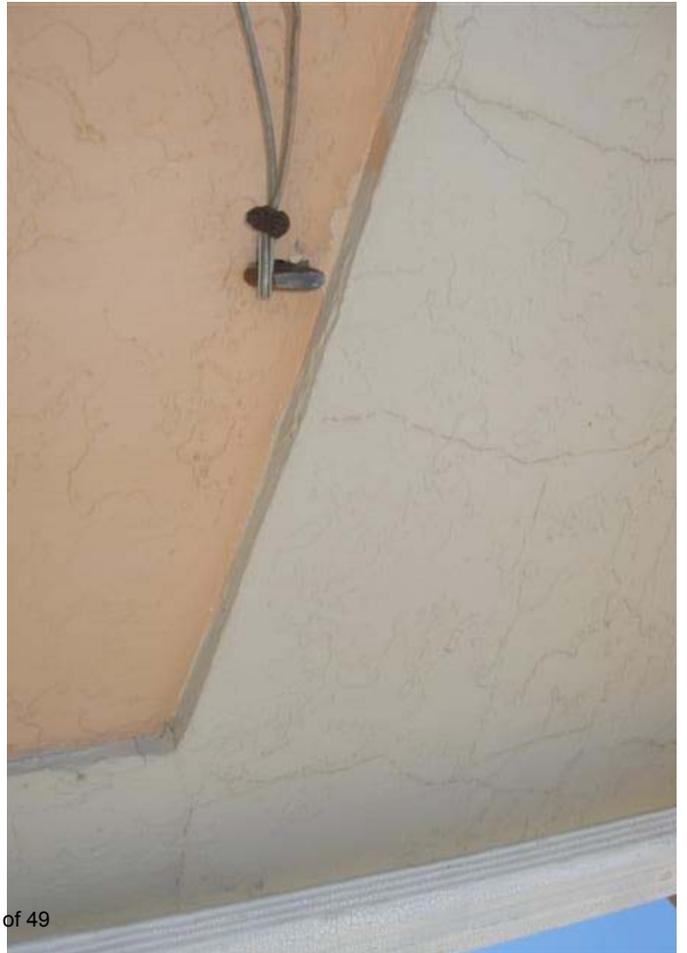


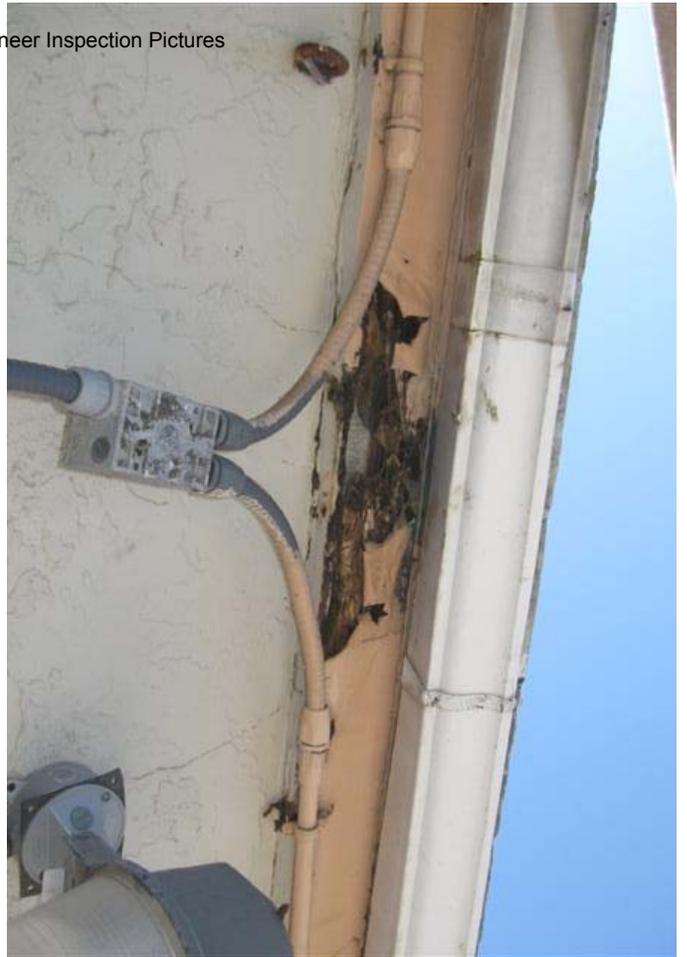


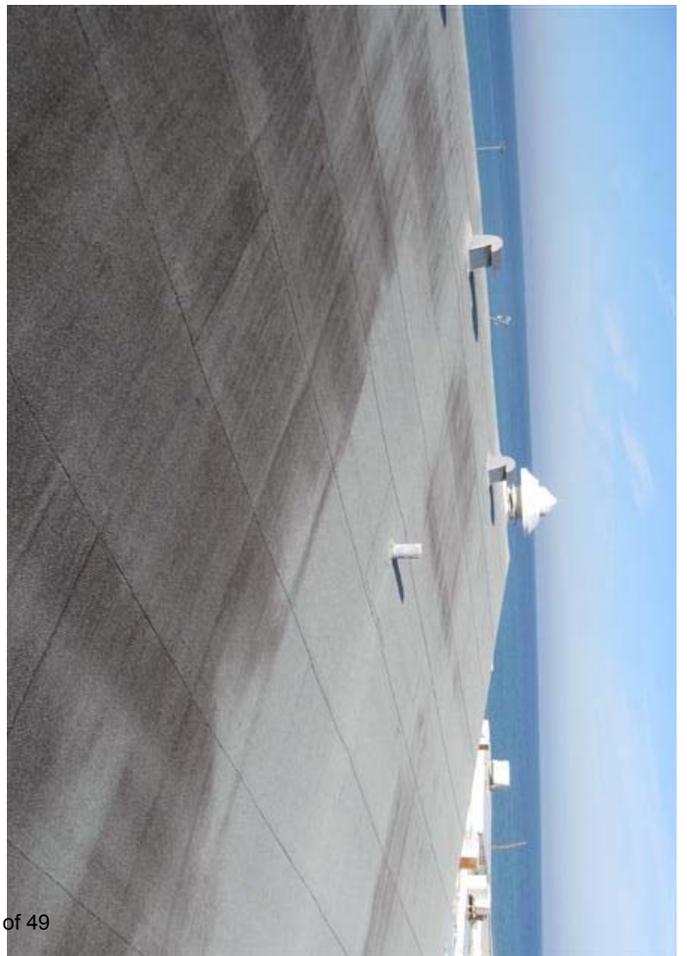






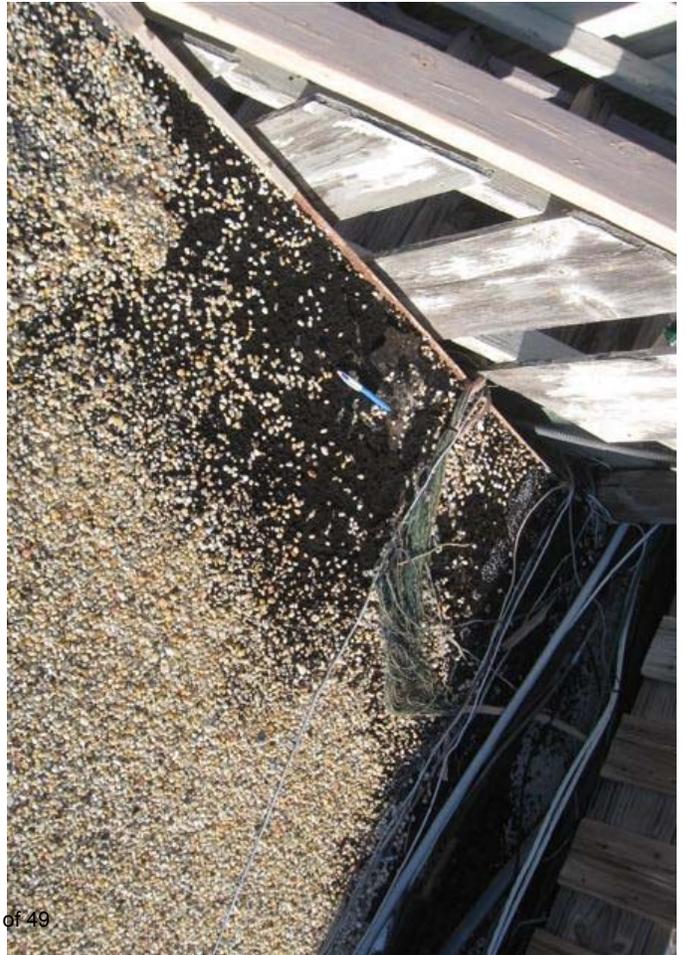
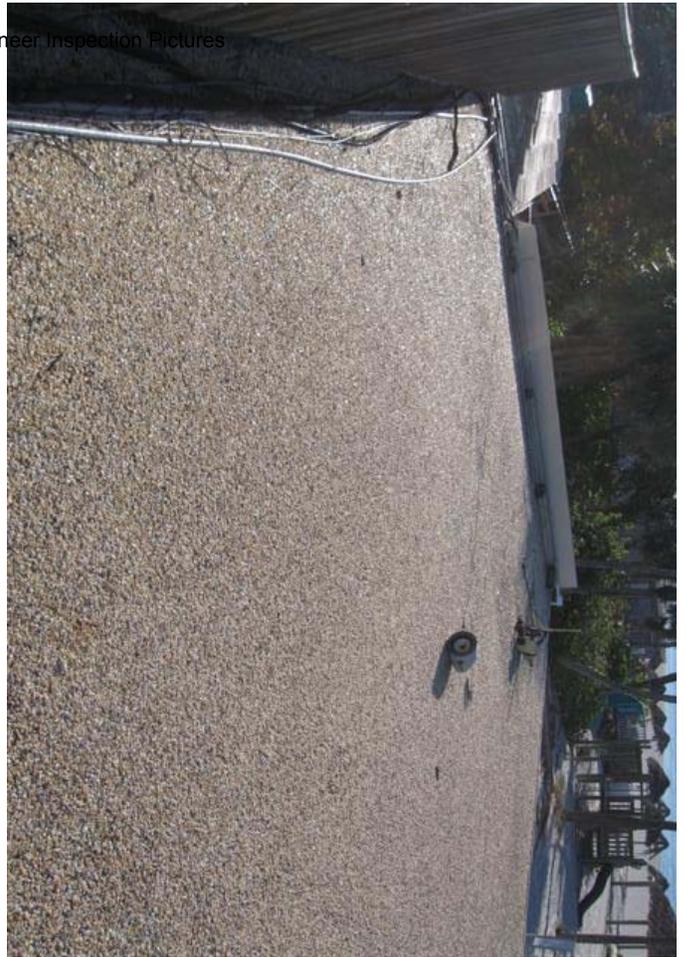


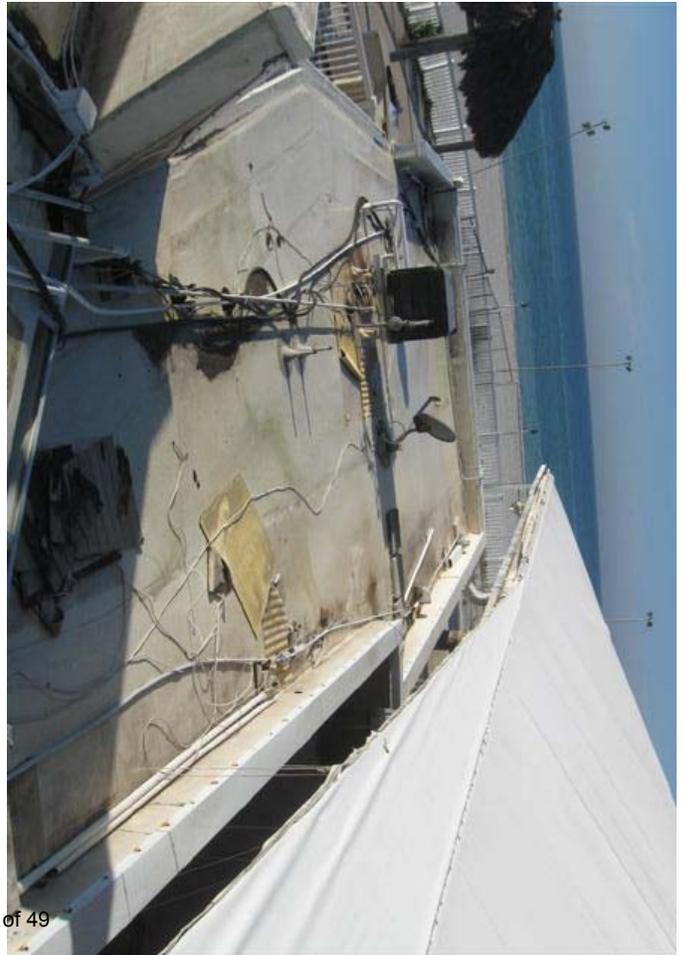


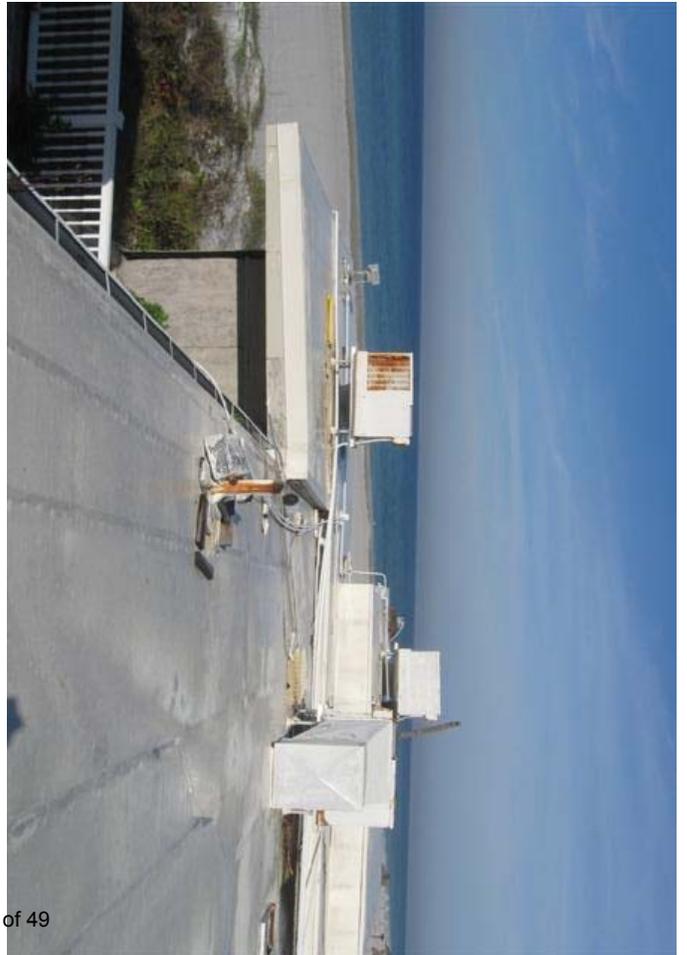












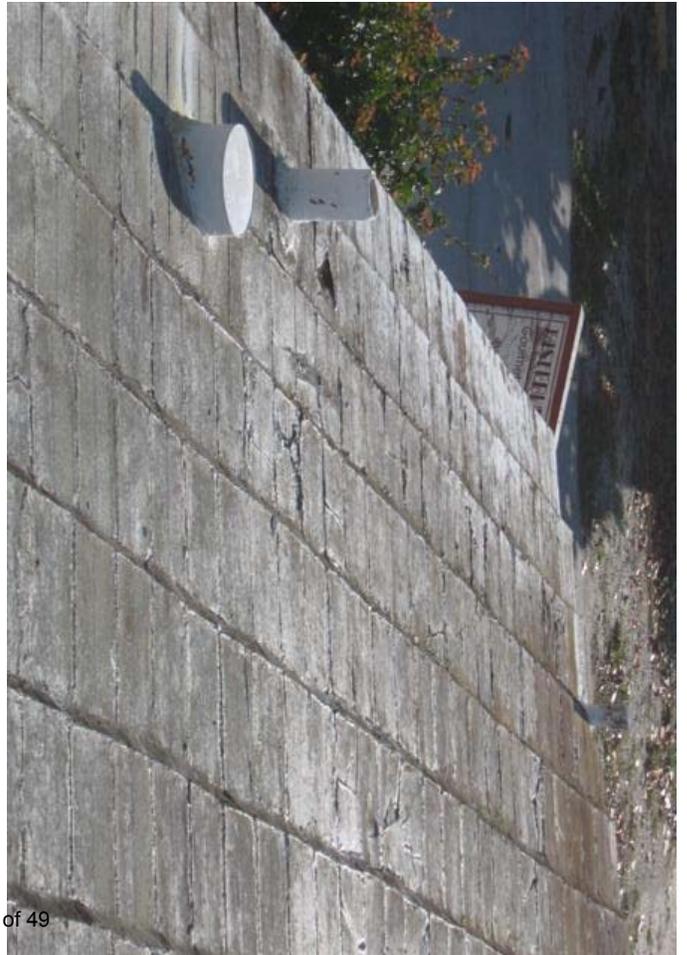




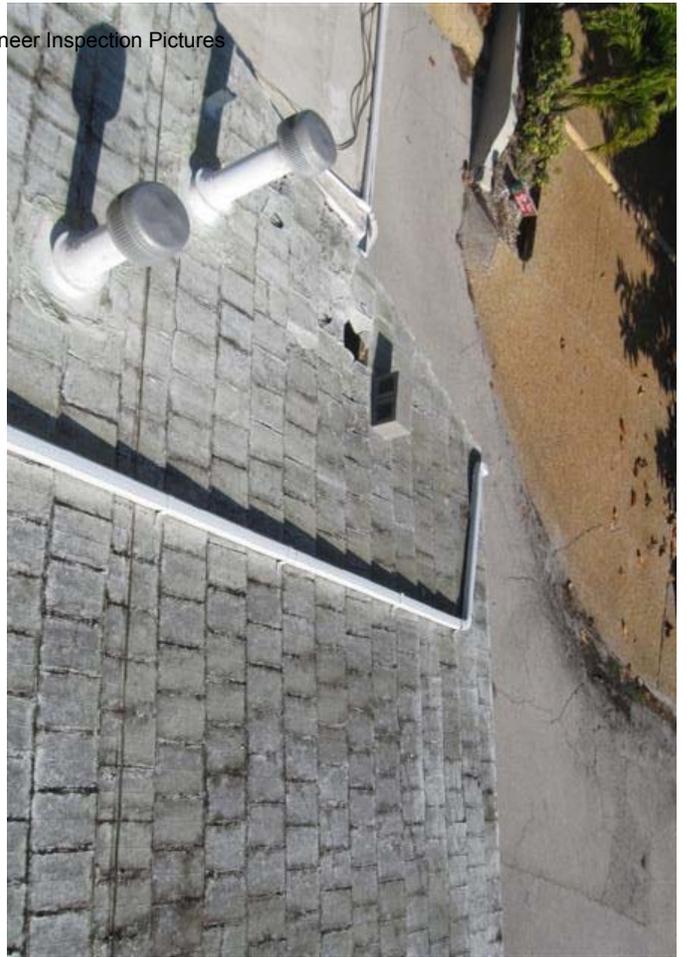


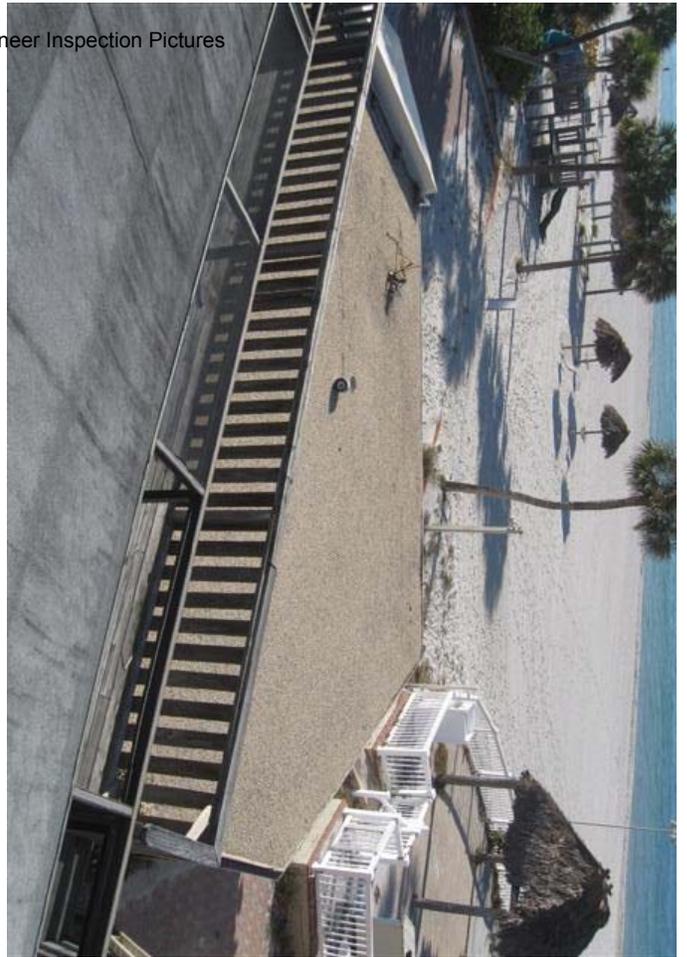








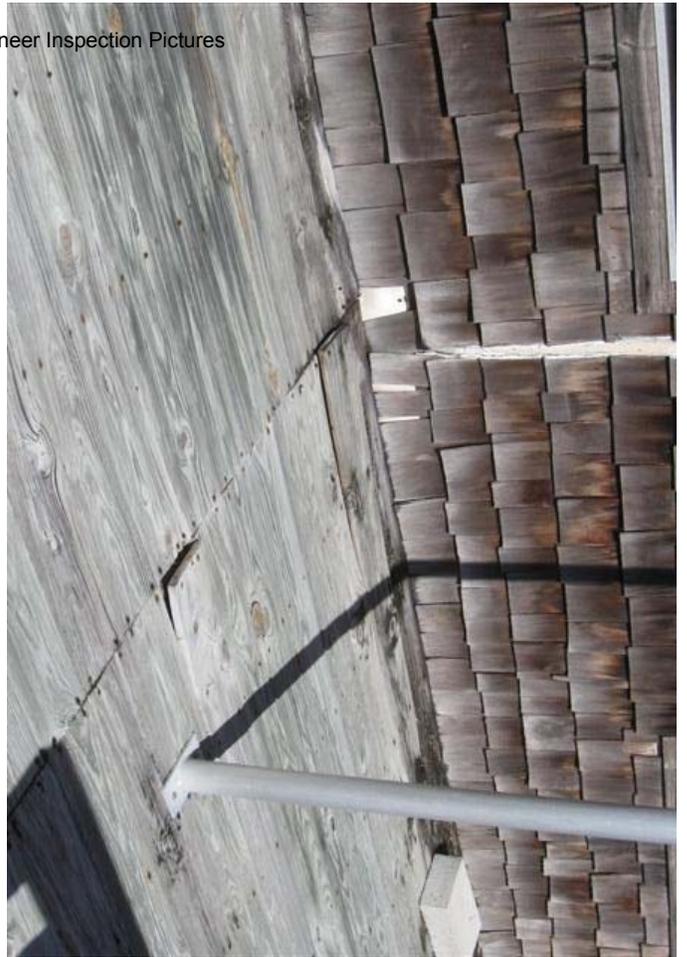








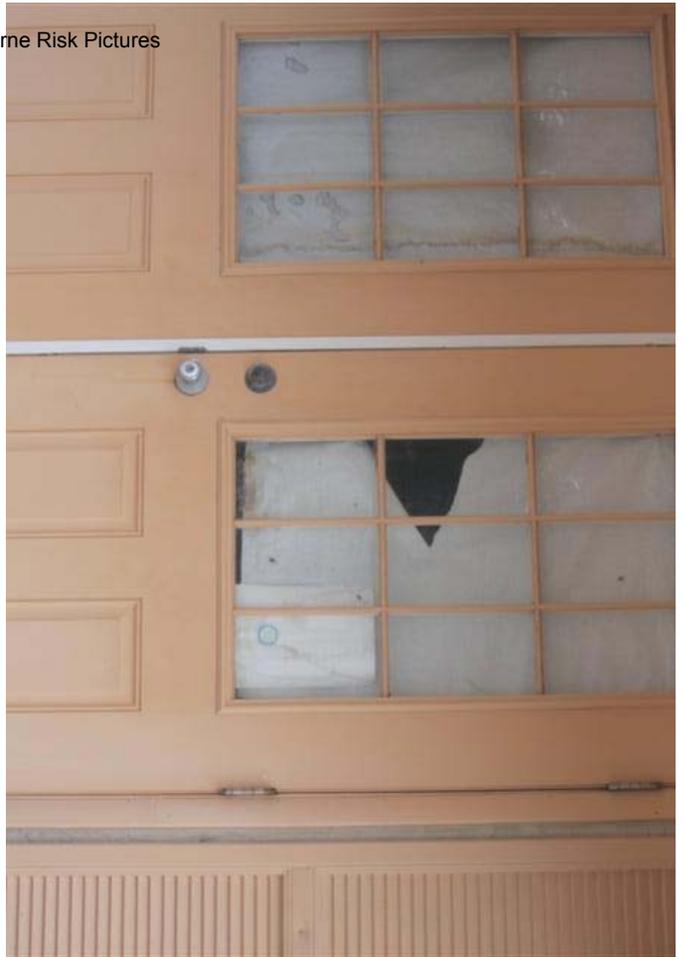




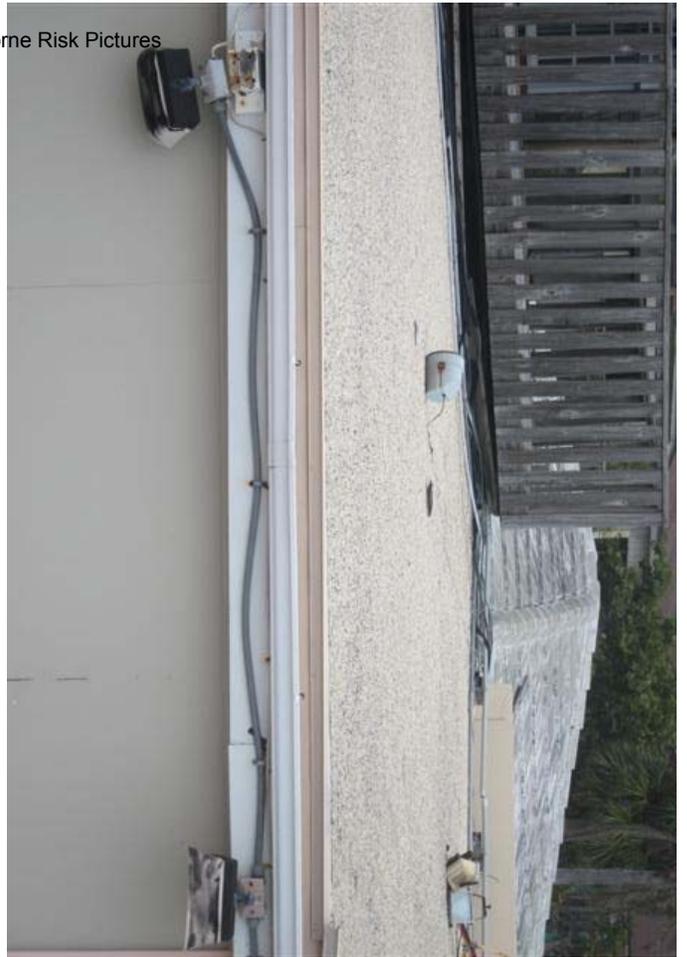


Restaurant - Windborne Risk Pictures









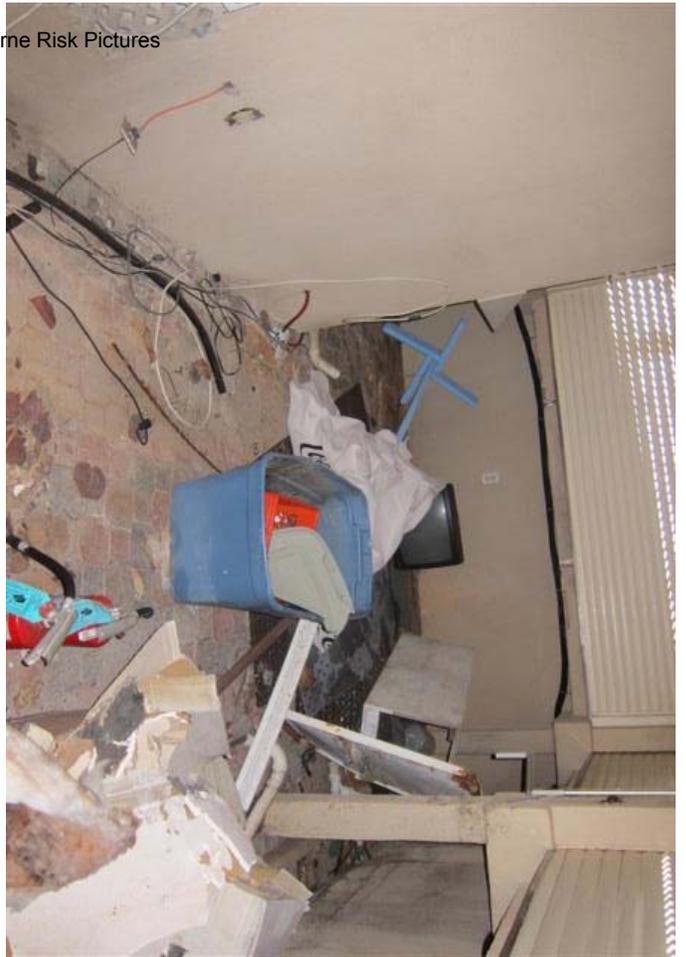
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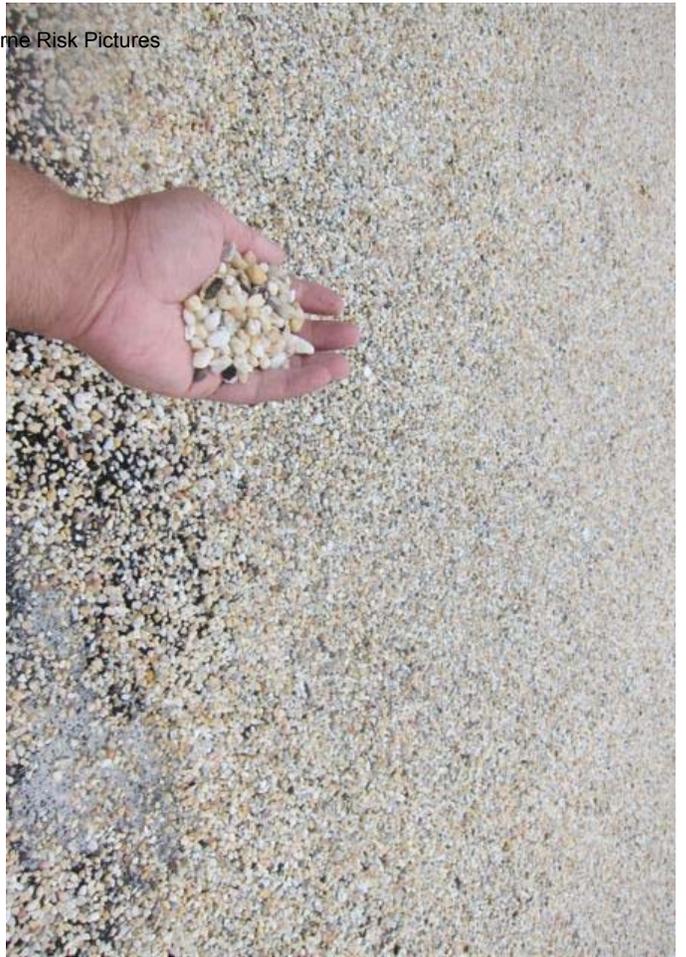
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