



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

MAINTENANCE BUILDING

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



MAINTENANCE BUILDING

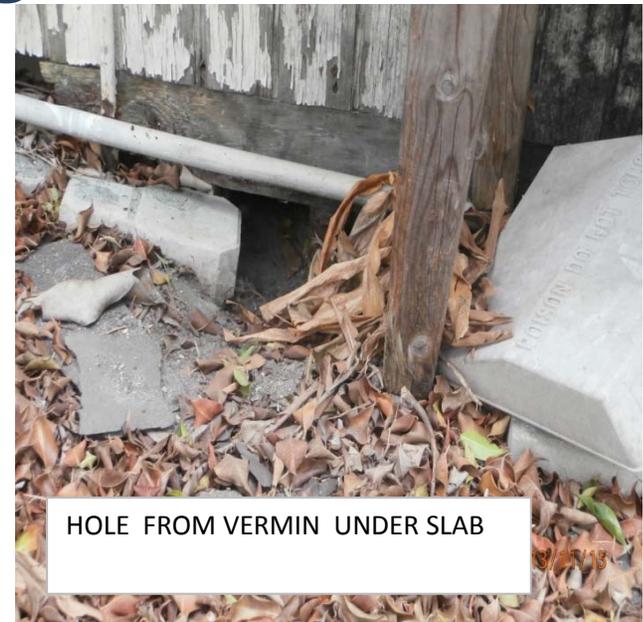


Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1241	Parcel B	House Keeping, Accounting Flowershop, Human Resources	COLONY BEACH & TENNIS CLUB INC COLONY BEACH INC COLONY LENDER LLC BREAKPOINTE LLC



MAINTENANCE BUILDING – CONCRETE

- This building is slab at grade.
Unable to inspect.





MAINTENANCE BUILDING – ALUMINUM

- No items identified



MAINTENANCE BUILDING– MASONRY

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



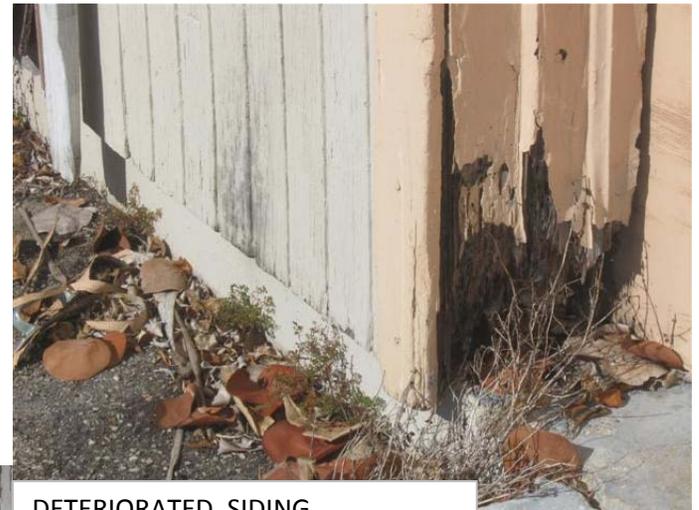
MAINTENANCE BUILDING – STEEL

- No items identified

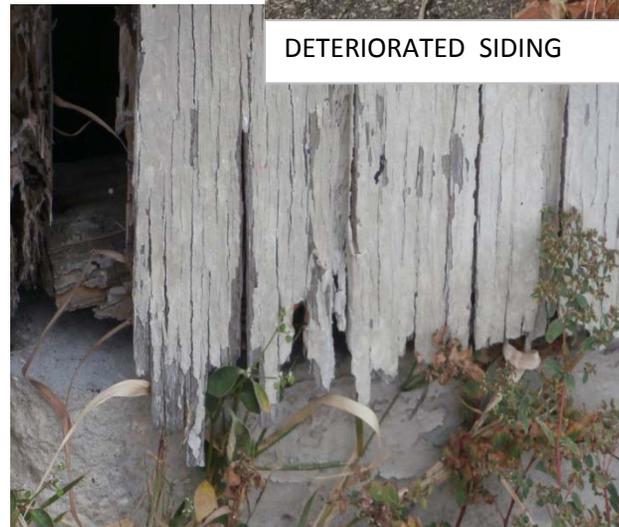


MAINTENANCE BUILDING – WOOD

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



DETERIORATED SIDING





MAINTENANCE 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%**



MAINTENANCE BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- **Deteriorated Siding Fascia Trims & Doors**
- **Door Connection Failure**



MAINTENANCE BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 3,000 Square Feet**
- **Perimeter Appx. 300 Lineal Feet**
- **Budgetary Demolition Cost: \$12,900**
- **Budgetary Perimeter Fencing Cost: \$2,600**



MAINTENANCE BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- **Remove roof framing to green house**
- **Board up/seal door with opening at the bottom on west side**
- **Board up all windows and openings on west and north elevations**



MAINTENANCE BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS (CONT)

- **Remove bee hive and seal off on east elevation**
- **Maintain perimeter security fencing**
- **Secure and maintain the structure and property in compliance with Longboat Key Code of Ordinances, State, and Federal Regulations**



