



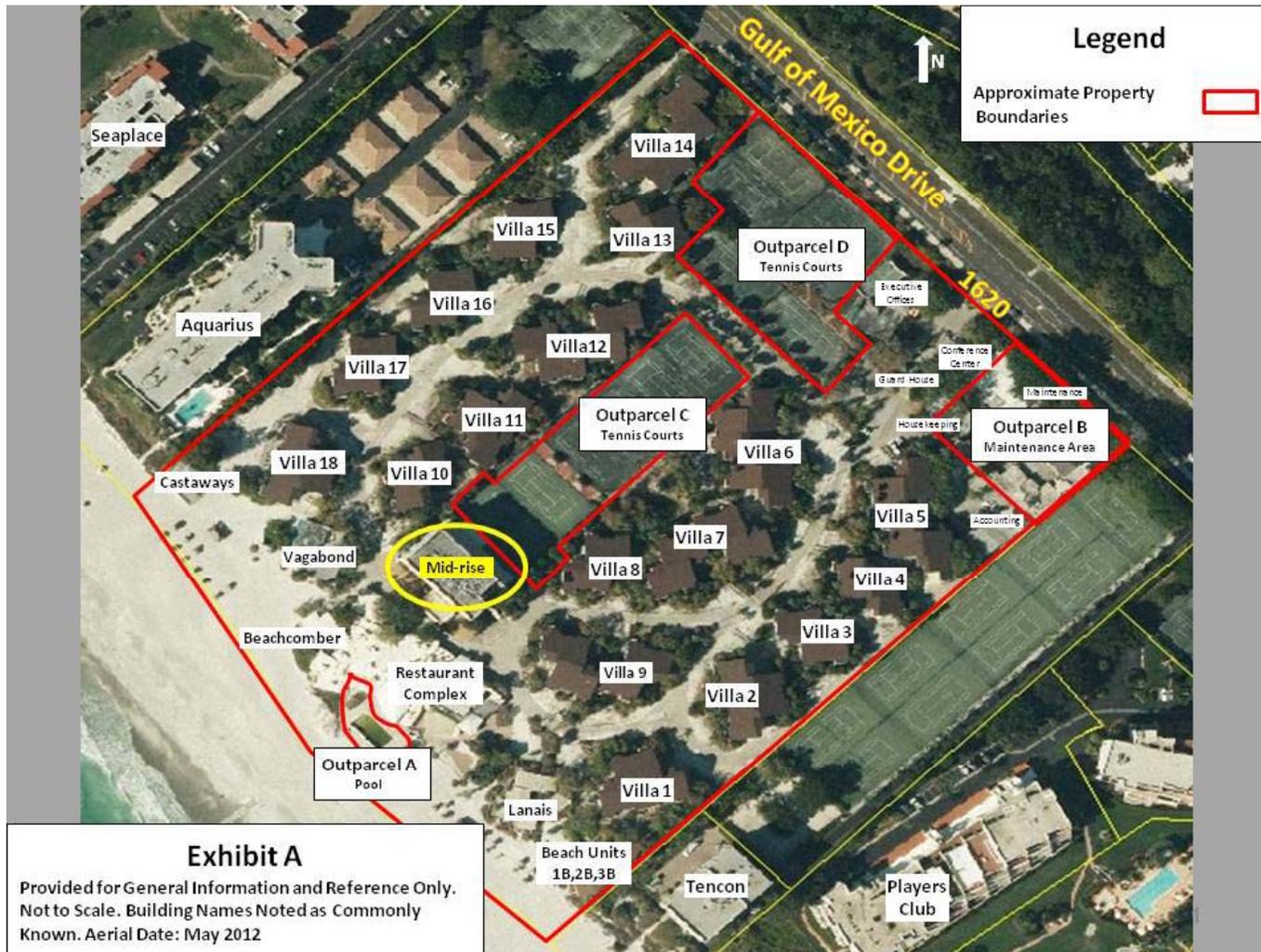
**PUBLIC NUISANCE HEARING
1620 GULF OF MEXICO DRIVE**

HI-RISE/MID-RISE BUILDING

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



HI-RISE/MID-RISE BUILDING





HI-RISE/MID-RISE BUILDING





HI-RISE/MID-RISE BUILDING

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1209	301 HI-RISE		ZIZZA SALVATORE J
0009-04-1210	303 HI-RISE		BIRCK MICHAEL J, BIRCK KATHERINE
0009-04-1211	305 HI-RISE		GRIMM ELAINE L
0009-04-1212	307 HI-RISE		LEAP LONGBOAT LLC
0009-04-1213	309 HI-RISE		ADAMS W ANDREW
0009-04-1214	311 HI-RISE		ZIZZA SALVATORE J, BRIGHT THOMAS R
0009-04-1215	401 HI-RISE		HUNT THOMAS C
0009-04-1216	403 HI-RISE		ADAMS ANDY, ADAMS DOTTY
0009-04-1217	405 HI-RISE		ADAMS WILLIAM A
0009-04-1218	407 HI-RISE		MC CARTHY JOHN R, MC CARTHY CATHLEEN
0009-04-1219	409 HI-RISE		ADAMS W ANDREW
0009-04-1220	411 HI-RISE		ADAMS ANDY, ADAMS DOTTY
0009-04-1221	500 HI-RISE		BREAKPOINTE I LLC
0009-04-1222	501 HI-RISE		KLAUBER MURRAY J
0009-04-1223	502 HI-RISE		BYERS@COLONY 503 LLC
0009-04-1246	UNIT B HEALTH SPA	LOCKER ROOM UNIT	COLONY BEACH & TENNIS CLUB INC, COLONY BEACH INC, COLONY LENDER LLC, BREAKPOINTE LLC
0009-04-1247	UNIT C PRO SHOP	PRO SHOP UNIT	COLONY BEACH INC
0009-04-1248	UNIT D MEETING ROOM	MEETING ROOM AND CLUBHOUSE UNIT	COLONY BEACH & TENNIS CLUB INC, COLONY BEACH INC, COLONY LENDER LLC, BREAKPOINTE LLC
0009-04-1249	UNIT E FOOD & BEVERAGE	FOOD AND BEVERAGE UNIT	COLONY BEACH INC



HI-RISE/MID-RISE BUILDING – CONCRETE

- Exposed Reinforcement
- Spalling



DETERIORATED CONCRETE POLE SUPPORTING
ELECTRICAL SERVICE. EQUIPMENT



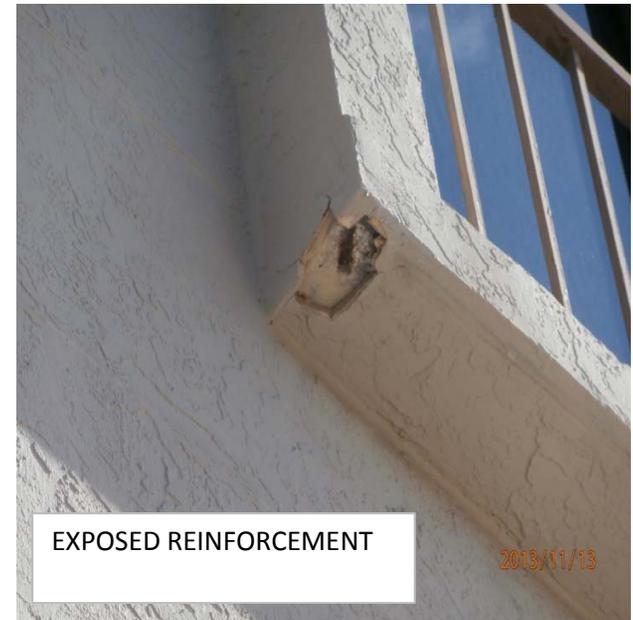
HI-RISE/MID-RISE BUILDING – ALUMINUM

- No items identified



HI-RISE/MID-RISE BUILDING— MASONRY

- **Fractures**
- **Fissures**
- **Spalling**
- **Exposed Reinforcement**





HI-RISE/MID-RISE BUILDING— STEEL

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

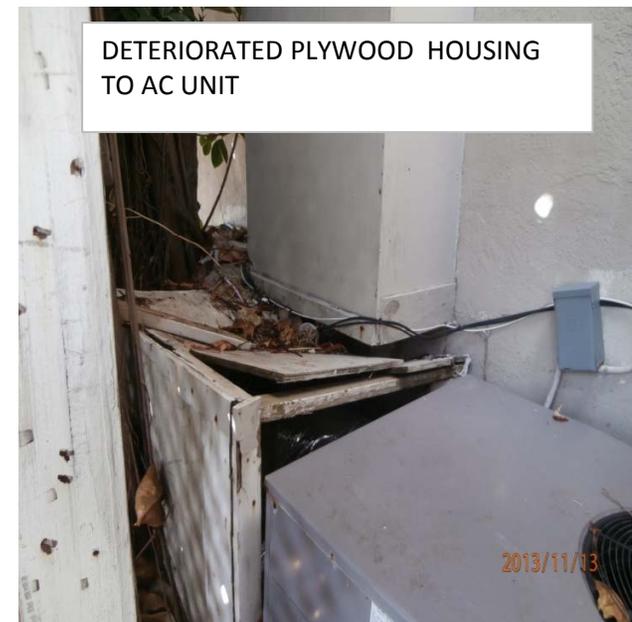
DETERIORATING STEEL AND FAILED CONNECTION





HI-RISE/MID-RISE BUILDING— WOOD

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





HI-RISE/MID-RISE BUILDING – STRUCTURAL ENGINEER’S ANALYSIS

- **Limited Access for Inspection**
- **Unable to Determine At this Time**
- **Seaward of the CCCL**



HI-RISE/MID-RISE BUILDING – WINDBORNE RISK EXPERT ANALYSIS

- **Extreme Corrosion of Open-web Bar Joists**
- **Parapet Cracking**
- **Corrosion on Exterior Steel Members**
- **Fabric Canopy Debris Hazard**



HI-RISE/MID-RISE BUILDING – BUDGETARY ESTIMATES

- **Footprint Appx. 50,000 Square Feet**
- **Perimeter Appx. 520 Lineal Feet**
- **Budgetary Demolition Cost: \$450,000**
- **Budgetary Perimeter Fencing Cost: \$4,300**



HI-RISE/MID-RISE BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS

- Remove all furniture and small items from patios
- Remove fabric from all canopies
- Cover and secure hole in ceiling at landing of rear stairs
- Bring fire sprinkler system into compliance



HI-RISE/MID-RISE BUILDING – BUILDING OFFICIAL MINIMUM RECOMMENDATIONS, CONT.

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

